

WaterView on Highland

Southeast corner of Highland Avenue and 21st Street, Phoenix

Planned Unit Development Development Narrative

Case No. Z-41-23-6



1st Submittal: June 22, 2023
2nd Submittal: November 6, 2023

CITY OF PHOENIX

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**Planning & Development
Department**

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). 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.

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A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

The intent of this application is to rezone approximately 14 gross acres at the southwest corner of 22nd Street and Highland Avenue from C-1 CEPCSP (Neighborhood Commercial, Camelback East Primary Core Specific Plan), C-O CEPCSP (Commercial Office, Camelback East Primary Core Specific Plan), and C-O Special Permit CEPCSP (Commercial Office Special Permit, Camelback East Primary Core Specific Plan) to PUD CEPCSP (Planned Unit Development, Camelback East Primary Core Specific Plan). This rezoning will allow a mixed use project that combines a new multifamily residential development called Dwell: A Work @ Home Community (“Dwell”) and an existing office development; amenities for the apartments and offices will be shared. This PUD application is tailored to establish development standards and guidelines for the Dwell multifamily residential community and office development that contributes to and enhances the subject portion of the Camelback East Primary Core. A Vicinity Map at **Exhibit A** shows WaterView and its relationship to surrounding parcels.

WaterView, which has a General Plan designation of Commercial, is comprised of two (2) parcels (Maricopa County APNs 163-22-001H & 163-22-001L). Holualoa proposes to combine the parcels through a separate application to enable a true mixed-use, unified development. However, the PUD has two development zones – Area A (2.15 gross acres that approximates the Half Moon restaurant site) for Dwell and Area B (11.81 gross acres) for the existing two and four story office buildings, two level parking structure, and significant open space surrounding a lake. Holualoa is renovating the office buildings and amenity areas and proposes to demolish the restaurant building to accommodate the Dwell project. See Site Aerial at **Exhibit B**.

The proposed project complements the revitalization and rejuvenation occurring in this portion of the Camelback East Primary Core, with additional residential units being constructed to serve the existing office and commercial assets in support of a vibrant corridor. New housing options in this immediate area are somewhat limited and have been at the luxury end of the market.

Dwell is a unique infill project designed to provide 149 attainable housing units in the Camelback East Primary Core. where property values are at the highest in the city. Holualoa seeks to deliver a new, innovative work-at-home housing project at attainable rental rates for every unit without government subsidies; its goal is to achieve the lowest rental rates for comparable housing in the area. To support the proposed rent structure, Dwell is being designed to keep development costs down. The proposed density and efficient units will spread the relatively fixed urban development costs such as land prices and design features across the Dwell site. Use of both existing below-grade parking and contiguous above-grade structured parking for the apartments will reduce costs. Holualoa selected the WaterView site for Dwell given the Property’s

walkability, access to mass transit on 24th Street and Camelback Road, and bikeability, e.g. with the new 20th Street Bicycle Corridor; all of these items provide easy alternative transportation options for Dwell residents. Modernized and efficient product design, with unique work-from-home amenities and a mix of smaller floor plans, reduce variable costs and maintain the project’s market affordability. These design strategies ensure that Dwell can provide attainable housing in the Camelback East Primary Core where the residents need housing within walking distance to employment and other daily living needs. The Dwell residents will have easy access to, and help support, existing and new retail, restaurant and commercial uses, including the options at the Camelback Colonnade and Town & Country, which are within easy walking and biking distance of the Property.

Some elements of this project include:

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ 100% attainable housing ○ Live/Work oriented amenity rooms for residents ○ “Zoom” Rooms with green screen for residents ○ Private meeting rooms for residents ○ Conference room with A/V equipment ○ Acoustic office/Podcast studio ○ Private phone booth | <ul style="list-style-type: none"> ○ Gaming room reservable for residents ○ Large “coffee shop” style work room ○ Dog run ○ Laundry room for residents ○ Incorporation with existing office buildings ○ Shared amenities with office – lakeside attractions and fitness facility ○ Access to transit and bike lanes |
|---|--|

Dwell’s model relies upon private sector regulation of rents via product type, work from home amenities, and unit sizes. Holualoa will not request government subsidies and is not proposing to restrict or covenant its rents. The market will naturally keep the rents lower for the smaller Dwell units geared toward the area workforce and those working partially or mainly from home. Internal analysis concludes this model will keep Dwell’s proposed attainable rental rates within the lowest in the area for new product.

2. OVERALL DESIGN CONCEPT

Building and Site Design

The design concept for Dwell centers around a contemporary aesthetic that enhances the existing site while also remaining sensitive to context, specifically the scale, massing, and character of the existing buildings along Highland Ave. The architecture will also respect the design character of the existing WaterView buildings. Conceptually, the buildings also serve to define the edges of a series of new outdoor “rooms” and amenity spaces.

The WaterView property has extensive open space, with a lake bordered by the office buildings and their uses; this outdoor living room is partially visible from adjacent streets and is a well-used asset for the community. With construction of Dwell, Holualoa will enhance the pedestrian connections from the street to the site and from the buildings to the pedestrian network in the area. The project will remove the vehicular access east of the Half Moon, providing an uninterrupted pedestrian way along Highland Avenue from 22nd Street to 20th Place.

Landscaping

The existing landscape design concept, which will be enhanced with new site improvements, draws on the idea of an urban oasis. The mature trees, green spaces, and central lake are a surprise park-like space within its larger urban context. Meandering pedestrian walkways allow the public to engage with the outdoor amenities and vary their experience with each visit. Mature trees, planted over 30 years ago, line Highland Avenue for a portion of the frontage adjacent to the Dwell site. Holualoa proposes to retain these trees, and the sidewalk attached to Highland, to provide shade of pedestrians. Detaching the entire length of the sidewalk next to Dwell would require removal of the trees and violate the intent and letter of Phoenix’ mandate that healthy vegetation on a development site be preserved.

Amenities

WaterView’s amenities serve to enhance the overall site design. Holualoa is improving the lake and the series of green spaces around it with addition of more shaded seating zones, water fountains, ramadas, game areas, an island park, a boardwalk, and public café. It is installing a walking path around and through the site with signage marking distances to help exercisers track their progress. These amenities will be available to Dwell residents and continue to be open for workers at WaterView and area residents. This oasis is a public living room that supports the goals of the Camelback East Primary Core Specific Plan to have places for pedestrians and others to meet, sit, and enjoy. The lake and its water rights remain from the golf course that was on the Property before construction of the WaterView offices in 1982.

See Conceptual Site Plan at **Exhibit C** and Conceptual Elevations at **Exhibit D**.

3. COMPLIANCE WITH CAMELBACK EAST PRIMARY CORE SPECIFIC PLAN

The Property is within the boundaries of the Camelback East Primary Core Specific Plan (the "CEPCSP") and is classified as a Core Gradient 2 parcel. WaterView on Highland complies with the policies, design guidelines, and regulations of the CEPCSP as detailed herein.

a. CEPCSP Vision

The development of the Property subject to this PUD supports the vision/goals/policies of the CEPCSP as follows:

- 1) "The Core should become a place for people – active and lively, with many options for shopping, entertainment, employment, and services. People should be encouraged to live within and adjacent to the Core and be able to select from a broad range of housing types. There should be an emphasis on creating high-quality pedestrian experiences throughout the Core, not just in isolated areas." CEPCSP Vision statement – p. 18.

Dwell will provide a new, alternative form of housing at a more attainable price than most new housing in the Core. As discussed above, Dwell concept is to create an active live-work environment for workforce housing. The proposed density and efficient design of units will lower development costs and, in turn, rental rates. Proximity to shopping, including three grocery concepts, numerous restaurants, and a fitness center at 20th Street and Highland Avenue, a significant office core focused on 24th Street and Camelback Road, and transit routes near the site will attract new residents to support a more active and livelier Core. Site improvements will include direct access to the pedestrian environment along Highland and throughout the site.

- 2) "Pedestrians should be given greater priority...Walking along the streets should also be a pleasant experience. Sidewalks should be separated from motor traffic. There should be amenities such as shade, benches, drinking fountains and waste receptacles. There should be things to see and enjoy – sidewalk cafes, window shopping, exhibits, public art, music, water and, best of all, other people." CEPCSP Vision statement, p. 19.

A row of mature (32 year old) trees along Highland Avenue in Area A enhance the street frontage and provide generous shade coverage to the existing, attached sidewalk. Holualoa proposed to maintain these trees with the new development. This proposal conforms to the regulations in Phoenix Zoning Ordinance §703.E.1, which require protection of existing, mature trees, plants, and cacti. Staff indicated

the desire for a detached sidewalk along Highland, which would require destruction of the trees. To maintain the mature trees, it would be most appropriate to provide a detached sidewalk along the frontage of Area B only when/if that portion of the Property is redeveloped.

The lake on the Property is a long overlooked amenity, which the development is enhancing for the commercial tenants, residents and the public with new recreational areas, a possible glass-walled meeting space on the lake's island, and revitalized design features. The pedestrian experience is a key part of WaterView on Highland. The upgraded site will include series of public pedestrian walking paths around the site that allow residents, commercial office tenants, and the public to engage with the active open space amenity areas within the site. These site amenities include the lake and its wildlife (area residents report enjoying visits to the lake to watch the turtles and water fowl), a series of green spaces with shaded seating zones, water fountains, shaded ramadas, game area, island park, boardwalk, and public café. A new series of pedestrian trail loops will enable pedestrians to choose from a variety of paths with varying lengths so that patrons can base their activity on specific time and distance desired. Each loop will traverse different areas of the site and will be marked with signage denoting the specific length and average walking time necessary to complete. Paths will vary in width from 5'-8'. Each path will be connected to 22nd Street or Highland Avenue, the contiguous public rights-of-way, at various site entry points shown on **Exhibits C** and **E**.

- 3) "Pedestrians should be able to identify building entrances easily, and access buildings directly from the street and other pedestrian spaces rather than having to detour by an inconvenient route to a building entrance oriented primarily to motor vehicles." CEPCSP Vision statement, p. 19.

Building entrances for the existing offices are being redesigned to provide an obvious and pleasant arrival experience for visitors. Key entrances are adjacent to the streets and to the lakeside promenade. The new apartments will have similar orientation for both residents and their guests.

- 4) "There should be plenty of places to live within easy walking distance of the Core's many attractions." CEPCSP Vision statement, p. 19.

Although the Core has experienced construction of many new residential units in recent years, most of those have been luxury apartments. WaterView on Highland will provide workforce housing across the street from shopping, dining, fitness, and office spaces. With signalized intersections at both 20th and 22nd Streets and Highland, safe walking is convenient and available.

- 5) "Housing types should include a balanced range from low-density single-family to high-density condominium and/or apartments. Community facilities such as a library, meeting rooms, day care, museums and other cultural centers should be provided, along with attractive parks, open spaces, plazas and 'good places to walk.'" CEPCSP Vision statement, p. 19.

WaterView on Highland will help balance the housing available in the Core with both its high quality, dense work-at-home housing. It also includes an attractive and usable open space, which Holualoa is enhancing with upgraded amenities, including a potential new meeting space on the island. The project will help the Core fulfill the mission "to demonstrate that the Urban Village concept is alive and well" with new residents living, working, and playing together in an exciting new way. CEPCSP Vision statement, p. 19.

b. Design Guidelines

The CEPCSP includes specific design guidelines for development within the Core in §5.4. The guidelines are intended to implement the Design Guideline Goals and Objectives from CEPCSP §3.2 and to protect the unique identity of the Core with the scale of development, landscaping plans and outdoor rooms, and walkability. The Camelback East Village Planning Committee appointed an Application Review Committee ("ARC") to evaluate all projects in the Core and Core Gradient areas against the guidelines. The related checklist submitted to ARC, which details how WaterView on Highland satisfies the guidelines, is included at **Exhibit G**.

c. Regulations

In addition to design guidelines classified as requirements/regulations, the CEPCSP establishes parameters that regulate development for each sub-area type within the Core. CEPCSP Tables B and E address building height and density for Core Gradient 2 properties that differ from underlying zoning as follows:

Table B – Building Height and Floor Area Ratio				
	FAR Standards		Building Height (Stories)	
	Base	Bonus	Base	Bonus
CG1 and CG2	.25	.50	4(56')	4(56')

Note: Floor area ratio (FAR) is defined for purposes of this Specific Plan as the ratio of the gross floor area of the building(s) to the gross

land area for the site. **Residential and hotel uses within a mixed use development are excluded from the gross floor area of the buildings** but are included in the gross land area of the site. **This also only applies to new development as existing buildings can remain with their existing FAR.** (Emphasis added.)

Table E – Development Standards			
	Density (du’s/acre)	Building Height	Lot Coverage
CG1 and CG2	96.8 dwelling units per acre for development over four stories	Residential: per underlying zoning with max height of 56’ allowed	Per underlying zoning

The proposed height and density of the WaterView on Highland apartments will conform to these CEPCSP standards. Please note: the PUD’s development standard tables, below, do not address FAR for the offices as they are existing structures or Dwell as it is a residential component of a mixed-use project.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 14 gross acre site is designed to allow multifamily residential and office uses with shared amenities and some accessory commercial uses. The PUD includes two areas on the Property to distinguish the multifamily and office foci – **Area A** for the proposed apartments (2.15 gross acres) and **Area B** (11.81 gross acres) for the offices and parking structure; these areas are legally defined in **Section J** and depicted on the conceptual site plan at **Exhibit C**. This use of the two subareas ensures the multifamily building will locate along Highland Avenue unless a Major Amendment of this PUD is processed and approved.

2. CONCEPTUAL SITE PLAN

The plans, renderings, and elevations provided with this submittal are conceptual in nature and meant to depict the envisioned scale, materials, and design guidelines for this site. The development standards and design guidelines in this PUD are formulated to allow this conceptual vision to be realized.

Access, Parking & Pedestrian Circulation

Vehicular access to the site will be provided from public 22nd Street and private 21st Street. Parking is available in two surface lots, an above-grade parking deck, and two below-grade parking garages. Pedestrian connectivity from parking to residential and commercial entries are and will continue to be provided via shaded walkways. Elevators and stairs are also provided for multilevel parking access. As noted above, a series of public pedestrian walking paths will allow residents, commercial office tenants, and the public to engage with the active open space amenity areas within the site. These amenities include the lake, a series of green spaces with shaded seating zones, water fountains, shaded ramadas, game area, island park, boardwalk, and public café. The pedestrian trail loops will enable pedestrians to choose from a variety of paths with varying lengths so that patrons can base their activity on specific time and distance desired. Each loop will traverse different areas of the site and will be marked with signage denoting the specific length and average walking time necessary to complete. Paths will vary in width from 5'-8'. Each path will be connected to 22nd Street or Highland Avenue, the contiguous public rights-of-way at various site entry points shown on **Exhibits C and E**.

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.A.3.

1. PERMITTED LAND USES

Permitted and accessory uses shall be limited as follows:

AREA A
1. All uses permitted in Phoenix Zoning Ordinance §608, Residence Districts.
2. All uses permitted in Phoenix Zoning Ordinance §618, R-5 Multifamily Residence District.
3. Temporary uses shall be allowed subject to the provisions of Phoenix Zoning Ordinance §708.
AREA B
1. All uses permitted in Phoenix Zoning Ordinance §621.B, Commercial Office, except as modified herein.

2. Conference center as an accessory use in conjunction with an individual tenant or to serve the entire development, permitted by right.
3. Health/recreation facility open to the public permitted by right, provided that the gross floor area shall not exceed 5% of the gross leasable area on the Property.
4. Restaurant shall be permitted as follows: <ul style="list-style-type: none"> a. Outdoor dining shall be permitted by right when located at least 200 feet from a residential zoning district boundary; b. Sales of alcoholic beverages, including outdoor consumption of alcoholic beverages, shall be permitted by right when located at least 200 feet from a residential zoning district boundary; and c. Approval of a use permit in accordance with the provisions of Phoenix Zoning Ordinance §307 shall be required when the uses listed in 5.a and 5.b, above, are less than 200 feet from a residential zoning district boundary.
5. Temporary uses shall be allowed subject to the provisions of Phoenix Zoning Ordinance §708.
6. Residential use is prohibited.

D. DEVELOPMENT STANDARDS

The purpose and intent of the provisions defined within this PUD is to promote the development of quality multifamily and commercial office projects at WaterView. The development standards of this PUD will ensure compatibility with surrounding properties and conformance with the Camelback East Primary Core Specific Plan. The standards and design guidelines reflect the environment envisioned for the project for new multifamily uses on Area A and, if redeveloped, commercial office uses on Area B.

1. DEVELOPMENT STANDARDS TABLE – AREA A – MULTIFAMILY

Area A, the Dwell multifamily site, shall be subject to the development standards of Phoenix Zoning Ordinance §618, the R-5 District, as modified below.

GENERAL REQUIREMENTS – AREA A	
Maximum Building Height	56 feet
Maximum Lot Coverage	45%
Maximum Density	10.7 du/ac (entire site) 69 du/ac (Area A)
Minimum Building Setbacks	
Highland Avenue	20 feet
N. 20 th Place/private drive	10'
Interior (between Parcel A and B)	0'
Side/Rear	Refer to Exhibit F
Minimum Open Space	30% (Area A) 35% (entire site)
Bulk Building Line	70 degrees from North Property Line

2. DEVELOPMENT STANDARDS TABLE – AREA B – COMMERCIAL/OFFICE

Redevelopment of Area B, the commercial development site, shall be subject to the development standards of Phoenix Zoning Ordinance §621, as modified below.

GENERAL REQUIREMENTS – AREA B	
Maximum Building Height	60' from F.F.
Maximum Lot Coverage	40%
Minimum Building Setbacks	
Highland Avenue	20' from existing ROW
N. 20 th Place	Non applicable
N. 22 nd Street	20'
W. 21 st Street / private drive	5'
Interior (between Parcel A and B)	0'
Side/Rear	Refer to Exhibit F
Minimum Open Space	35%
Bulk Building Line	70 degrees from north property line

3. LANDSCAPE SETBACKS TABLE

GENERAL REQUIREMENTS – AREAS A & B	
Minimum Landscape Setbacks	
Highland Avenue	Same as building setback
21 st Street	Same as building setback
22 nd Street	Same as building setback
N. 20 th Place	5’ buffer between the back of curb and building (sidewalks included within buffer)
Parking Lot Area Landscape standards: Interior surface area (exclusive of perimeter landscaping and all required setbacks)	5% for new surface parking lots; existing lots to remain as previously developed

4. STREETScape

STREETScape – AREAS A & B	
Streetscape Standards	Minimum
Highland Avenue	Landscape strip located between back of curb and sidewalk: 8 feet, <i>where possible</i> Landscape strip planting standards: 2” caliper trees spaced 20 feet on center or equivalent spacing Sidewalk width: 5 feet Shading: 75% per §E.2 of this PUD

5. PARKING

Parking at WaterView shall conform to a Shared Parking Model approved by the Planning & Development Department per Phoenix Zoning Ordinance 702.E.2 as a mixed use center with a gross floor area greater than 25,000 square feet and a mix of businesses with hours of operation compatible with shared parking. As part of the parking, WaterView shall provide the following:

a. EV Parking

WaterView shall provide eight (8) parking spaces in the above-grade parking structure with EV-installed infrastructure.

b. Bicycle Parking

- i. WaterView shall provide 30 bicycle parking spaces on the Property.
- ii. Bicycle parking spaces may be placed in the frontage setback and may be allowed in the right-of-way subject to review and approval by the Planning & Development Department Traffic Engineer.
- iii. Bicycle parking shall comply with ADA requirements and shall not impede on-site pedestrian access. A clearance of at least four (4) feet in width must be provided for pedestrian access.
- iv. A bicycle rack should be a minimum of 30 inches from a wall or other obstruction. The minimum length for a bicycle parking space should be 72 inches.
- v. Bicycle racks should be located near high traffic areas and visible to the public, but should not impede the function of the pedestrian ways.
- vi. WaterView shall provide 120-volt receptacles for three (3) bicycle parking spaces to accommodate electric bicycle charging.
- vii. One bicycle repair station (“fix-it station”) shall be provided in a WaterView amenity area near a primary entrance that has high visibility and is separated from vehicular maneuvering areas.
- viii. WaterView shall include secure resident bicycle storage within the first level of the above-grade parking structure for a minimum of 15 bicycles.

6. AMENITIES

WaterView amenities will be available to commercial tenants, Dwell residents, and the public, which will help to foster a social atmosphere and encourage

social interaction for residents and visitors. The development will feature amenities that are desirable for residents and employees alike.

The development will include a minimum of five (5) amenities, which may include, but not be limited to the following:

a. Indoor Amenities:

Proposed indoor amenities within Area A include a variety of co-work spaces, small meeting and collaboration spaces, conference rooms, fitness space, and multiple lounge spaces. Indoor amenities within Area B include a café as well as gym. A glass-walled conference/community room is contemplated for construction on the island in the WaterView lake.

b. Outdoor Amenities:

The lake on the Property is a long overlooked amenity, which the development is enhancing for the commercial tenants, residents and the public with new recreational areas, a possible glass-walled meeting space on the lake's island, and revitalized design features. The pedestrian experience is a key part of WaterView on Highland. The upgraded site will include series of public pedestrian walking paths around the site that allow residents, commercial office tenants, and the public to engage with the active open space amenity areas within the site. These site amenities include the lake and its wildlife (area residents report enjoying visits to the lake to watch the turtles and waterfowl), a series of green spaces with shaded seating zones, water fountains, shaded ramadas, game area, island park, boardwalk, and public café. A new series of pedestrian trail loops will enable pedestrians to choose from a variety of paths with varying lengths so that patrons can base their activity on specific time and distance desired. Each loop will traverse different areas of the site and will be marked with signage denoting the specific length and average walking time necessary to complete. Paths will vary in width from 5'-8'. Each path will be connected to 22nd Street or Highland Avenue, the contiguous public rights-of-way, at various site entry points shown on **Exhibits C** and **E**.

E. DESIGN GUIDELINES

1. Architecture

The design shall comply with the following enhanced standards:

- A. Contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, masonry towers, decorative pipe railings and details, simulated wood siding, or similar features.

- B. Enhanced building materials may include block, storefront, stucco, metal accents and will be incorporated in mass articulation such as architectural projections and vertical and horizontal mass articulation.
- C. Buildings shall incorporate architectural features from the nearby buildings in the building such as, but not limited to masonry block walls, horizontal insulated wood siding, and vertical features that create shade and visual interest.
- D. Building shall consist of architectural embellishments such as pop-out features, vertical and horizontal accents, and metal accents.
- E. Refuse areas shall be fully screened from view by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials.
- F. Bicycle racks shall consist of an inverted U or other decorative design and installed pursuant to the requirements of Phoenix Zoning Ordinance §1307.H.
- G. All residential units will have balconies that vary in size, depending on unit size and location.
- H. Visible side and rear building facades shall have a level of trim and finish compatible with the front façade.
- I. Lighting standards from Phoenix Zoning Ordinance §507 Tab A.II.A.8 and Phoenix City Code §23-100 shall apply.
- J. Pedestrian entrances and public pedestrian accessible ways shall be defined by the use of distinctive paving that visually contrasts with the adjacent parking and drive aisles surfaces.

2. Shade

Shading is provided on the site through a combination of landscaping and built shade structures. Mature trees shade the pedestrian walkways throughout the site; a proposed ramada structure will add additional shading for pedestrians. A large portion of the surface parking lots are shaded with covered canopies. Additional canopies are proposed for the 2nd level of the existing parking structure to provide additional shading. A minimum of 75 percent of sidewalks or pedestrian ways shall be shaded, with calculations based on noon on the summer solstice; shade cast by buildings may count towards shade calculations.

F. SIGNS

Signage for the development shall be governed by Phoenix Zoning Ordinance §705, with the following addition:

Wall signs for multifamily residential, office and commercial uses may include projecting/blade signs perpendicular to the building facade and placed no closer to the roofline than one-half the vertical dimension of the sign, subject to the area limitations for wall signs in Phoenix Zoning Ordinance §705.

G. SUSTAINABILITY

The project will incorporate several sustainable/ green building strategies including:

1. City Enforceable Standards

- a. Reduce heat island effect with minimum shade requirement for sidewalks.
- b. Encourage recycling through the inclusion of recycling bins within garbage enclosures.
- c. Encourage water conservation through the selection of drought tolerant landscaping.
- d. Encourage water conservation through drip irrigation system.
- e. Encourage the use of recycling collection.

2. Additional Considerations

- a. Encourage energy use reduction with increased efficiency rating HVAC system.
- b. Encourage healthy air quality with low-VOC or no-VOC paints.
- c. Encourage water conservation with low-flow water fixtures.

H. INFRASTRUCTURE

1. GRADING AND DRAINAGE

Development shall conform to the City of Phoenix Grading and Drainage regulations and design guidelines, as approved by the Planning and Development Department.

2. WATER AND WASTEWATER

There are existing water and sewer lines that can serve the site. Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with city Code requirements and Water Service Department Design Standards and Policies.

3. CIRCULATION SYSTEMS, TRANSIT AND BICYCLES

a. Circulation Systems

Highland Avenue is classified as a major collector roadway per the City of Phoenix Street Classification Map dated March 2014 from SR51 to 24th Street, with a D cross section (50 feet of right-of-way measured centerline to right-o-way line); the Highland dedications between SR51 and 24th Street are predominantly 40-foot half streets. Holualoa proposes to dedicate 10 feet of Highland Avenue right-of-way. Along the northern edge of the property, Highland Avenue consists of two travel lanes in the east- and westbound directions separated by a raised median. The posted speed limit along Highland Avenue within the vicinity of the site is 30 miles per hour.

21st Street is a private roadway within the development; it is not shown on the City of Phoenix's street classification map. Within WaterView, 21st Street consists of one lane in each direction. The speed limit is 25 miles per hour.

Currently, two full movement accesses exist for Area A restaurant. The primary access is from 21st Street approximately 200 feet south of Highland Avenue, measured centerline to centerline. The second access, which is available for both Area A and Area B, exists on Highland Avenue, approximately 390 feet east of 21st Street, measured centerline to centerline. A median break exists on Highland Avenue to allow for full turning movements.

As depicted on the new site plan at **Exhibit C**, these accesses will be removed, and the curb and gutter will be reconstructed across the two existing accesses. The median on Highland Avenue will also be reconstructed to eliminate the existing west-bound exclusive left turn lane at the eastern access to the site.

Access to Area A will be from 21st Street. Parking for Area A will be provided within the existing underground parking garage below the site and in the above-grade parking structure located south of Area A on 21st Street.

b. Transit

Transit lines closest to WaterView are:

- 1) The 50 bus route on Camelback Road, which runs east-west from Scottsdale Community College, Scottsdale, to 107th Avenue, Phoenix;
- 2) The 41 bus route on Indian School Road, which runs east-west from Granite Reef Road, Scottsdale, to 107th Avenue, Phoenix; and
- 3) The 70 bus route on 24th Street, which runs north-south from Glendale Avenue, Phoenix, to Baseline Road, Phoenix (and east-west

on Glendale Avenue from 20th Street to Luke Air Force Base, Glendale).

c. Bicycles

The closest bicycle lanes to WaterView are along 20th Street. Phoenix is improving the bike lanes with the 20th Street Improvement Project. The Project includes the following:

- 1) Phase 1A is between the Grand Canal and Highland Avenue. Planned improvements include buffered bike lanes, narrowed traffic lanes, ADA ramp upgrades, ADA compliant driveway upgrades, street lighting, and traffic signal upgrades at the Osborn Road, Indian School Road, Campbell Avenue, and Highland Avenue intersections. Construction of these improvements is scheduled to begin in fall 2024.
- 2) Phase 1B is between Highland and Missouri Avenues. Possible improvements include bike lanes, buffered bike lanes, protected bike lanes, and/or shared use paths, where appropriate. The city has no funding or schedule for these improvements. However, marked bike lanes exist on 22nd Street between Camelback Road and the Arizona Canal.
- 3) Phase 2 is between Missouri and Glendale Avenues. Possible improvements include shared lane markings (“sharrows”). The city has no funding or schedule for these improvements.

4. COMPLETE STREETS

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

Design for Context

The project will enhance the area and create an engaging and inviting Highland Avenue with residential style frontage types, including ground level patios, which are appropriate in scale and design for the area. Pedestrian access to 22nd Street and Highland Avenue will be maintained connections to buildings on site and to the enhanced amenity package at WaterView. The new pedestrian trail loops through and across the site will allow safe exercise removed for vehicular traffic. Holualoa proposes to detach portions of the sidewalk from Highland Avenue in locations that will avoid demolition of mature shade trees and other landscape features on site.

Design for Safety

The site was designed with pedestrian safety in mind. The developer will enhance the pedestrian context within and around the Property to provide

connectivity and safety. As noted above, many pedestrian improvements are planned along the perimeters of, and within, the Property. Removal of the vehicular access to the site from Highland Avenue at the eastern edge of Area A will eliminate a potential area for vehicular/pedestrian conflict. Detaching the sidewalk from Highland in strategic and practical locations, while retaining existing shade trees and adding new trees to the streetscape, will make walking along the street a more pleasant and safer experience.

Design for Comfort and Convenience, Sustainability and Connectivity

The site was designed and landscaped in such a way to provide thermal comfort to pedestrians year-round with the use of drought-tolerant shade trees. The sidewalks along Highland Avenue and pedestrian ways within the site will have a minimum of 75 percent shade per the requirements of this PUD.

I. COMPARATIVE ZONING TABLE – AREA A (MULTIFAMILY)

MULTIFAMILY DEVELOPMENT – AREA A		
	Proposed PUD	R-5 CEPCSP
Maximum Building Height	56 feet	56 feet / 4 story
Maximum Lot Coverage	45%	50%
Maximum Density	10.7 du/ac (entire site) 69 du/ac (Area A)	96.8 dwelling units per acre
Minimum Building/Landscape Setbacks		
Highland Avenue	20 feet	20 ft
21st Street/private drive	10 ft	10' adjacent to property line
Interior (between Parcel A and Parcel B)	0 ft	10' adjacent to property line
Side/Rear	Refer to Exhibit F	10' adjacent to property line
Minimum Open Space	30% (Area A) 35% (entire site)	5%
Bulk Building Line	70 degrees from Highland Avenue property line	60 degrees (+/- 3 degrees) from front property line

J. LEGAL DESCRIPTIONS

WATERVIEW PARCEL A ZONING BOUNDARY LEGAL DESCRIPTION

A portion the Northeast Quarter of Section 22, Township 2 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found PK nail with no I.D. accepted as the northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 22 from which a found PK nail accepted as the southeast corner of the Southwest Quarter of the Northeast Quarter thereof bears South 00°37'39" West, 1319.63 feet;

Thence North 89°59'32" West, 388.08 feet along the north line of the Southwest Quarter of the Northeast Quarter of said Section 22, to the POINT OF BEGINNING;

Thence leaving said north line, South 00°00'28" West, 115.29 feet; Thence North 89°59'32" West, 134.05 feet;

Thence South 45°00'28" West, 293.03 feet;

Thence North 59°59'32" West, 86.79 feet to the beginning of a tangent curve concave northeasterly, having a radius of 80.00 feet;

Thence northwesterly along said curve, through a central angle of 60°00'00", an arc length of 83.78 feet to a tangent line;

Thence North 00°00'28" East, 209.81 feet to the north line of the Southwest Quarter of the Northeast Quarter of said Section 22.

Thence South 89°59'32" East, 456.42 feet along said north line to the POINT OF BEGINNING.

The above described parcel contains a computed area of 93,774 sq. ft. (2.1528 acres) 1rmore or less and being subject to any easements, restrictions, rights-of- way of record or otherwise.

WATERVIEW PARCEL B ZONING BOUNDARY LEGAL DESCRIPTION

A portion of the Northeast Quarter of Section 22, Township 2 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found PK nail with no 1.0. accepted as the northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 22 from which a found PK nail accepted as the southeast corner of the Southwest Quarter of the Northeast Quarter thereof bears South $00^{\circ}37'39''$ West, 1319.63 feet;

Thence South $00^{\circ}37'39''$ West, 680.00 feet along the east line of the Southwest Quarter of the Northeast Quarter of said Section 22;

Thence leaving said east line, North $89^{\circ}22'21''$ West, 147.69 feet to the beginning of a tangent curve concave northeasterly, having a radius of 80.00 feet;

Thence northwesterly along said curve, through a central angle of $45^{\circ}00'00''$, an arc length of 62.83 feet to a tangent line;

Thence North $44^{\circ}22'21''$ West, 138.18 feet to the beginning of a tangent curve concave southwesterly, having a radius of 80.00 feet;

Thence northwesterly along said curve, through a central angle of $44^{\circ}58'28''$, an arc length of 62.80 feet to a tangent line;

Thence North $89^{\circ}20'49''$ West, 110.38 feet;

Thence South $00^{\circ}39'11''$ West, 280.00 feet;

Thence North $89^{\circ}20'49''$ West, 98.00 feet;

Thence South $00^{\circ}39'11''$ West, 54.15 feet to the beginning of a tangent curve concave northeasterly, having a radius of 60.00 feet;

Thence southeasterly along said curve, through a central angle of $45^{\circ}00'00''$, an arc length of 47.12 feet to a tangent line;

Thence South $44^{\circ}20'49''$ East, 45.56 feet;

Thence South $45^{\circ}39'11''$ West, 101.20 feet;

Thence North $89^{\circ}20'49''$ West, 206.71 feet;

Thence North $00^{\circ}39'11''$ East, 682.75 feet;

Thence North 45°00'00" East, 37.51 feet;

Thence South 59°59'32" East, 49.61 feet;

Thence North 45°00'28" East, 293.03 feet;

Thence South 89°59'32" East, 134.05 feet;

Thence North 00°00'28" East, 115.29 feet to the north line of the Southwest Quarter of the Northeast Quarter of said Section 22;

Thence South 89°59'32" East, 388.08 feet along said north line to the POINT OF BEGINNING.

EXCEPT

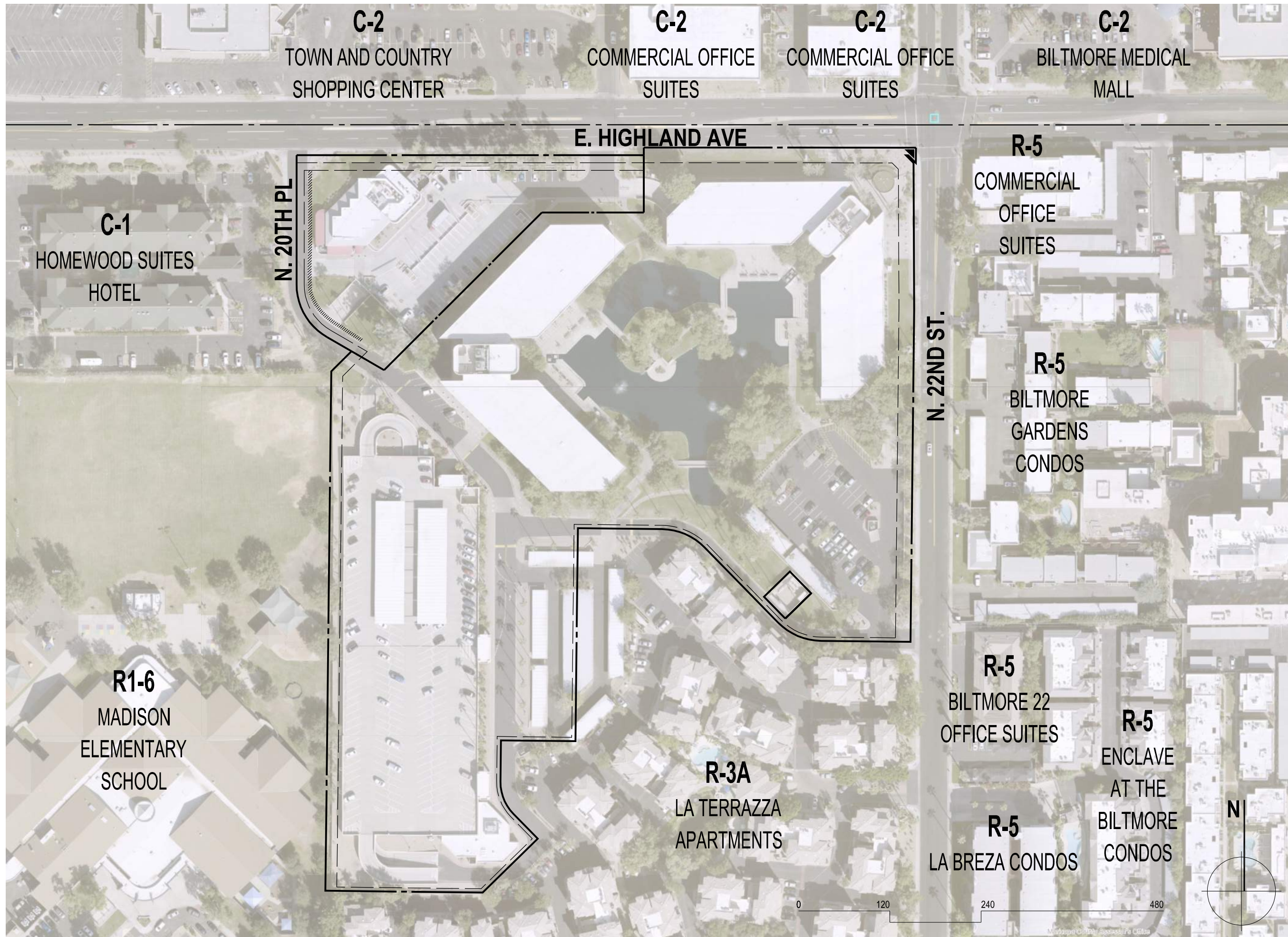
That parcel described within the "Final Order of Condemnation" filed as Document No. 2021-0282581, records of Maricopa County, Arizona.

The above described parcel contains a computed area of 514,746 sq. ft. (11.8169 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

K. EXHIBITS

Vicinity Map	A
Site Aerial	B
Conceptual Site Plans	C
Conceptual Elevations	D
Open Space Plan	E
Setback Plan	F
CEPCSP Design Guidelines	G

EXHIBIT A



WORKSBUREAU
 2524 NORTH 24TH STREET
 PHOENIX ARIZONA 85008 USA
 +1 602 324 6000

4
 2
 1
 0
 DWELL WATERVIEW
 22ND ST & HIGHLAND AVE
 PHOENIX, AZ 85016

ADJACENT USES PLAN

20 OCTOBER 2023
 DRAWN BY: EB
 CHECKED BY: RG
 PROJECT # 21135
 PUD APPLICATION

PUD-03

EXHIBIT B



EXHIBIT C

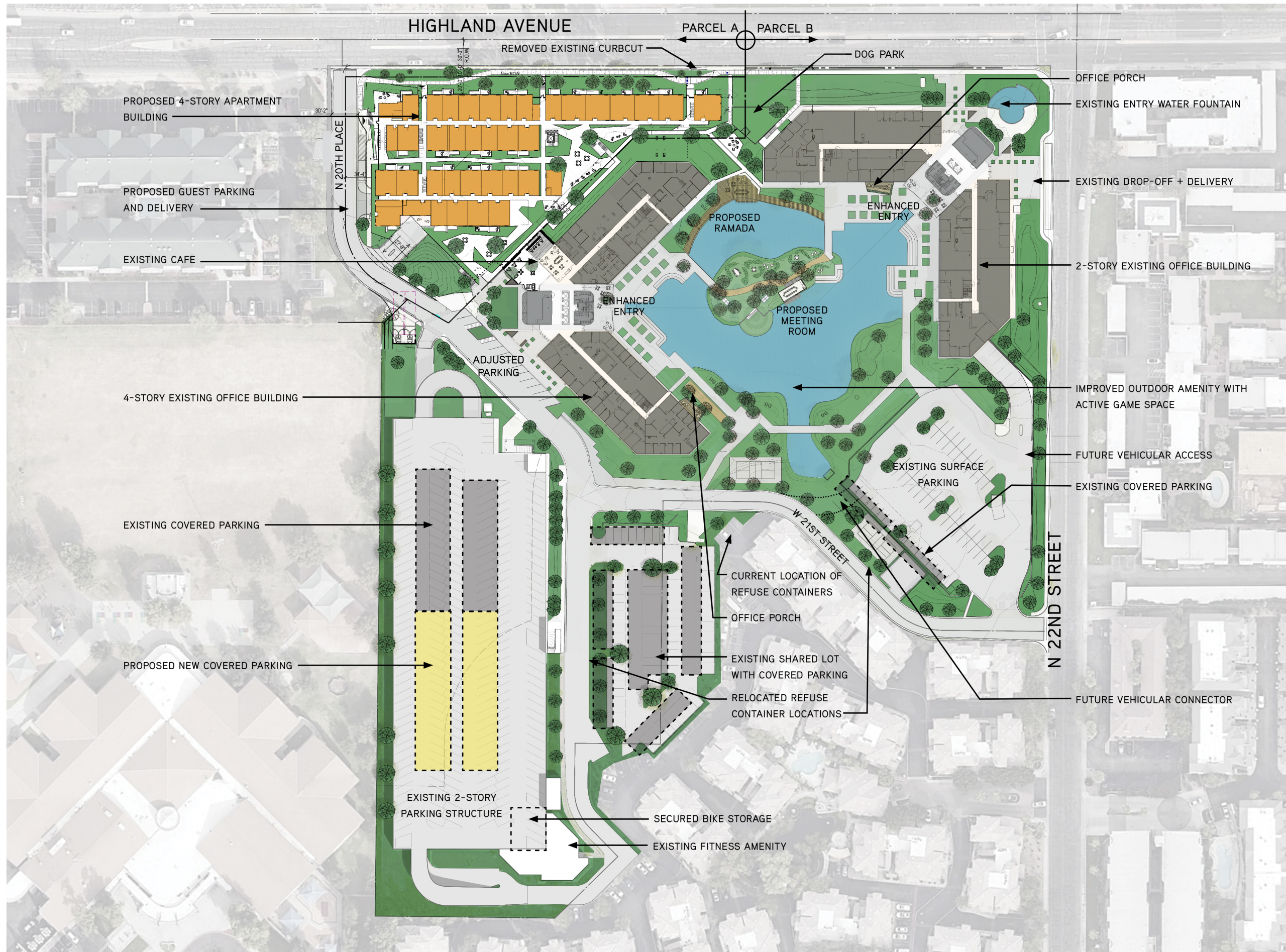


EXHIBIT 3
CONCEPT SITE PLAN
 NOT TO SCALE

PLANNED UNIT DEVELOPMENT
WATERVIEW MIXED-USE

EXHIBIT D



HIGHLAND AVE ELEVATION A
SCALE: 3/64" = 1'0"

- PARAPET
1204' - 9 3/4"
- ROOF 4 STORY TRUSS BEARING
1198' - 10 1/4"
- L4 T.O.SLAB
1189' - 8 3/4"
- L3 T.O. SHEATHING
1179' - 2 1/2"
- L2 T.O. SHEATHING
1168' - 8 1/4"
- L1 T.O. SLAB
1158' - 2"
- T.O. PODIUM SLAB
1156' - 2"

KEYNOTES

1. CLEAR ANODIZED ALUMINUM WINDOW, 4'-0"W x 5'-6" H [G-1, M-1]
2. CLEAR ANODIZED ALUMINUM WINDOW, 2'-0"W x 5'-6" H [G-1, M-1]
3. CLEAR ANODIZED ALUMINUM JULETTE BALCONY SLIDER, 7'-0"W x 8'-0" H [G-1, M-1]
4. SANDED FINISH STUCCO [STC-1, P-1]
5. NATURAL STEEL WELDED WIRE FENCE AT PATIOS, 60" HIGH SOLID STEEL PANEL AT BEDROOMS [M-2]
6. PAINTED PICKET GUARDRAIL, (PAINT TO MATCH ADJACENT ACCENT COLOR)
7. HIGH PERFORMANCE LUMBER PICKET GUARD AND ACCENT BAND AT JULETTE BALCONY [WD-1]
8. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM [G-1, M-1]
9. PLANTER BOX
10. NATURAL STEEL WELDED WIRE SCREEN AND STRUCTURE BETWEEN ROOF SUPPORT COLUMNS [M-2]
11. NATURAL STEEL BRIDGE AND GUARDRAIL, HORIZONTAL CONFIGURATION [M-2]
12. RECESSED FACADE NICHE WITH VERTICAL RAKED TEXTURED STUCCO [STC-2, P-2]
13. WALL BEYOND
14. NATURAL STEEL STAIRS AND GUARDRAIL, HORIZONTAL CONFIGURATION [M-2]
15. CMU WALL, SANDBLASTED TO MATCH EXISTING WALL BEYOND [S-1]
16. VERTICAL RAKED TEXTURED STUCCO [STC-1, P-2]
17. ACCENT COLOR STUCCO [STC-1, P-3.1]
18. NATURAL STEEL GUARDRAIL, HORIZONTAL CONFIGURATION [M-2]
19. 3/8" SQUARE REVEAL STUCCO JOINT, TYPICAL
20. POLYCARBONATE SCREEN IN CLEAR ANODIZED ALUMINUM SLIDING FRAME [M-1]
21. CMU ELEVATOR SHAFT, SANDBLASTED TO MATCH [P-3.1]
22. HIGH PERFORMANCE LUMBER PICKET FENCE AND GATE [WD-1]
23. ACCENT COLOR STUCCO [P-3.2]
24. HIGH PERFORMANCE LUMBER CLADDING

EXTERIOR FINISH SCHEDULE

- | | |
|-------|--|
| GL-1 | CLEAR INSULATED GLASS |
| P-1 | FIELD COLOR CANYONVILLE
[DUNN EDWARDS DE5100 LRV71] |
| P-2 | ACCENT COLOR GALVESTON TAN
[DUNN EDWARDS DE5101 LRV58] |
| P-3.1 | ACCENT COLOR - BLDG. C1 HARRISON RUST
[DUNN EDWARDS DET467 LRV15] |
| P-3.2 | ACCENT COLOR - BLDG. C2 BROODING STORM
[DUNN EDWARDS DE504 LRV15] |
| CMU-1 | CMU SANDBLAST FINISH PLUM |
| STC-1 | STUCCO SANDED FINISH COLOR TO MATCH P-1 |
| STC-2 | STUCCO RAKED FINISH COLOR TO MATCH P-6 |
| MTL-1 | WINDOW TRIM ANODIZED ALUMINUM |
| MTL-2 | STEEL NATURAL RUST FINISH |
| MTL-4 | STEEL PAINTED |
| WD-1 | HIGH PERFORMANCE LUMBER |

EXTERIOR FINISH NOTES

- A. CONCRETE STRUCTURE TO REMAIN NATURAL WHERE EXPOSED - KEEP FREE OF MARKS DURING CONSTRUCTION
- B. PROVIDE MOCK-UP OF STC-1 AND STC-2 WITH FINAL COLOR TO BE APPROVED BY ARCHITECT AND OWNER
- C. BUILDING ACCENT COLORS TO OCCUR WHERE SHOWN ON ELEVATIONS AND AT CUT-OUTS AT END OF CORRIDORS (THICKENED STUCCO AREAS), AT STUCCO SOFFITS AT LEVELS 3 AND 4, AND AT VERTICAL FACES ONLY OF STUCCO SOFFITS AT LEVEL 1.

HATCH LEGEND

- STC-1
- STC-2
- CMU-1



HIGHLAND AVE ELEVATION B
SCALE: 3/64" = 1'0"

- PARAPET
1204' - 9 3/4"
- ROOF 4 STORY TRUSS BEARING
1198' - 10 1/4"
- L4 T.O.SLAB
1189' - 8 3/4"
- L3 T.O. SHEATHING
1179' - 2 1/2"
- L2 T.O. SHEATHING
1168' - 8 1/4"
- L1 T.O. SLAB
1158' - 2"
- T.O. PODIUM SLAB
1156' - 2"

ELEVATION A | ELEVATION B



HIGHLAND AVE ELEVATION
SCALE: 1/32" = 1'0"

EXHIBIT 6
DWELL HIGHLAND CONCEPTUAL ELEVATIONS
SCALES VARY

PLANNED UNIT DEVELOPMENT
WATERVIEW MIXED-USE



SOUTH ELEVATION ALONG NORTH 20TH PLACE
SCALE: 3/64" = 1'0"

- PARAPET
1204' - 9 3/4"
- ROOF_4 STORY TRUSS BEARING
1198' - 10 1/4"
- L4 T.O.SLAB
1189' - 8 3/4"
- L3 T.O. SHEATHING
1179' - 2 1/2"
- L2 T.O. SHEATHING
1168' - 8 1/4"
- L1 T.O. SLAB
1158' - 2"
- T.O. PODIUM SLAB
1156' - 2"

- KEYNOTES**
1. CLEAR ANODIZED ALUMINUM WINDOW, 4'-0" W x 5'-6" H [G-1, M-1]
 2. CLEAR ANODIZED ALUMINUM WINDOW, 2'-0" W x 5'-6" H [G-1, M-1]
 3. CLEAR ANODIZED ALUMINUM JULETTE BALCONY SLIDER, 7'-0" W X 8'-0" H [G-1, M-1]
 4. SANDED FINISH STUCCO [STC-1, P-1]
 5. NATURAL STEEL WELDED WIRE FENCE AT PATIOS, 60" HIGH SOLID STEEL PANEL AT BEDROOMS [M-2]
 6. PAINTED PICKET GUARDRAIL (PAINT TO MATCH ADJACENT ACCENT COLOR)
 7. HIGH PERFORMANCE LUMBER PICKET GUARD AND ACCENT BAND AT JULETTE BALCONY [WD-1]
 8. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM [G-1, M-1]
 9. PLANTER BOX
 10. NATURAL STEEL WELDED WIRE SCREEN AND STRUCTURE BETWEEN ROOF SUPPORT COLUMNS [M-2]
 11. NATURAL STEEL BRIDGE AND GUARDRAIL, HORIZONTAL CONFIGURATION [M-2]
 12. RECESSED FACIADIE NICHE WITH VERTICAL RAKED TEXTURED STUCCO [STC-2, P-2]
 13. WALL BEYOND
 14. NATURAL STEEL STAIRS AND GUARDRAIL, HORIZONTAL CONFIGURATION [M-2]
 15. CMU WALL, SANDBLASTED TO MATCH EXISTING WALL BEYOND [S-1]
 16. VERTICAL RAKED TEXTURED STUCCO [STC-1, P-2]
 17. ACCENT COLOR STUCCO [STC-1, P-3.1]
 18. NATURAL STEEL GUARDRAIL, HORIZONTAL CONFIGURATION [M-2]
 19. 3/8" SQUARE REVEAL STUCCO JOINT, TYPICAL
 20. POLYCARBONATE SCREEN IN CLEAR ANODIZED ALUMINUM SLIDING FRAME [M-1]
 21. CMU ELEVATOR SHAFT, SANDBLASTED TO MATCH [P-3.1]
 22. HIGH PERFORMANCE LUMBER PICKET FENCE AND GATE [WD-1]
 23. ACCENT COLOR STUCCO [P-3.2]
 24. HIGH PERFORMANCE LUMBER CLADDING

EXTERIOR FINISH SCHEDULE

GL-1	CLEAR INSULATED GLASS
P-1	FIELD COLOR CANYONVILLE [DUNN EDWARDS DE5100 LRV71]
P-2	ACCENT COLOR GALVESTON TAN [DUNN EDWARDS DE5101 LRV58]
P-3.1	ACCENT COLOR - BLDG. C1 HARRISON RUST [DUNN EDWARDS DET467 LRV15]
P-3.2	ACCENT COLOR - BLDG. C2 BROODING STORM [DUNN EDWARDS DE604 LRV15]
CMU-1	CMU SANDBLAST FINISH PLUM
STC-1	STUCCO SANDED FINISH COLOR TO MATCH P-1
STC-2	STUCCO RAKED FINISH COLOR TO MATCH P-6
MTL-1	WINDOW TRIM ANNOXIDIZED ALUMINUM
MTL-2	STEEL NATURAL RUST FINISH
MTL-4	STEEL PAINTED
WD-1	HIGH PERFORMANCE LUMBER



WEST ELEVATION ALONG NORTH 20TH PLACE
SCALE: 3/64" = 1'0"

- PARAPET
1204' - 9 3/4"
- ROOF_4 STORY TRUSS BEARING
1198' - 10 1/4"
- L4 T.O.SLAB
1189' - 8 3/4"
- L3 T.O. SHEATHING
1179' - 2 1/2"
- L2 T.O. SHEATHING
1168' - 8 1/4"
- L1 T.O. SLAB
1158' - 2"
- T.O. PODIUM SLAB
1156' - 2"

- EXTERIOR FINISH NOTES**
- A. CONCRETE STRUCTURE TO REMAIN NATURAL WHERE EXPOSED - KEEP FREE OF MARKS DURING CONSTRUCTION
 - B. PROVIDE MOCK-UP OF STC-1 AND STC-2 WITH FINAL COLOR TO BE APPROVED BY ARCHITECT AND OWNER
 - C. BUILDING ACCENT COLORS TO OCCUR WHERE SHOWN ON ELEVATIONS AND AT CUT-OUTS AT END OF CORRIDORS [THICKENED STUCCO AREAS], AT STUCCO SOFFITS AT LEVELS 3 AND 4, AND AT VERTICAL FACES ONLY OF STUCCO SOFFITS AT LEVEL 1.

HATCH LEGEND

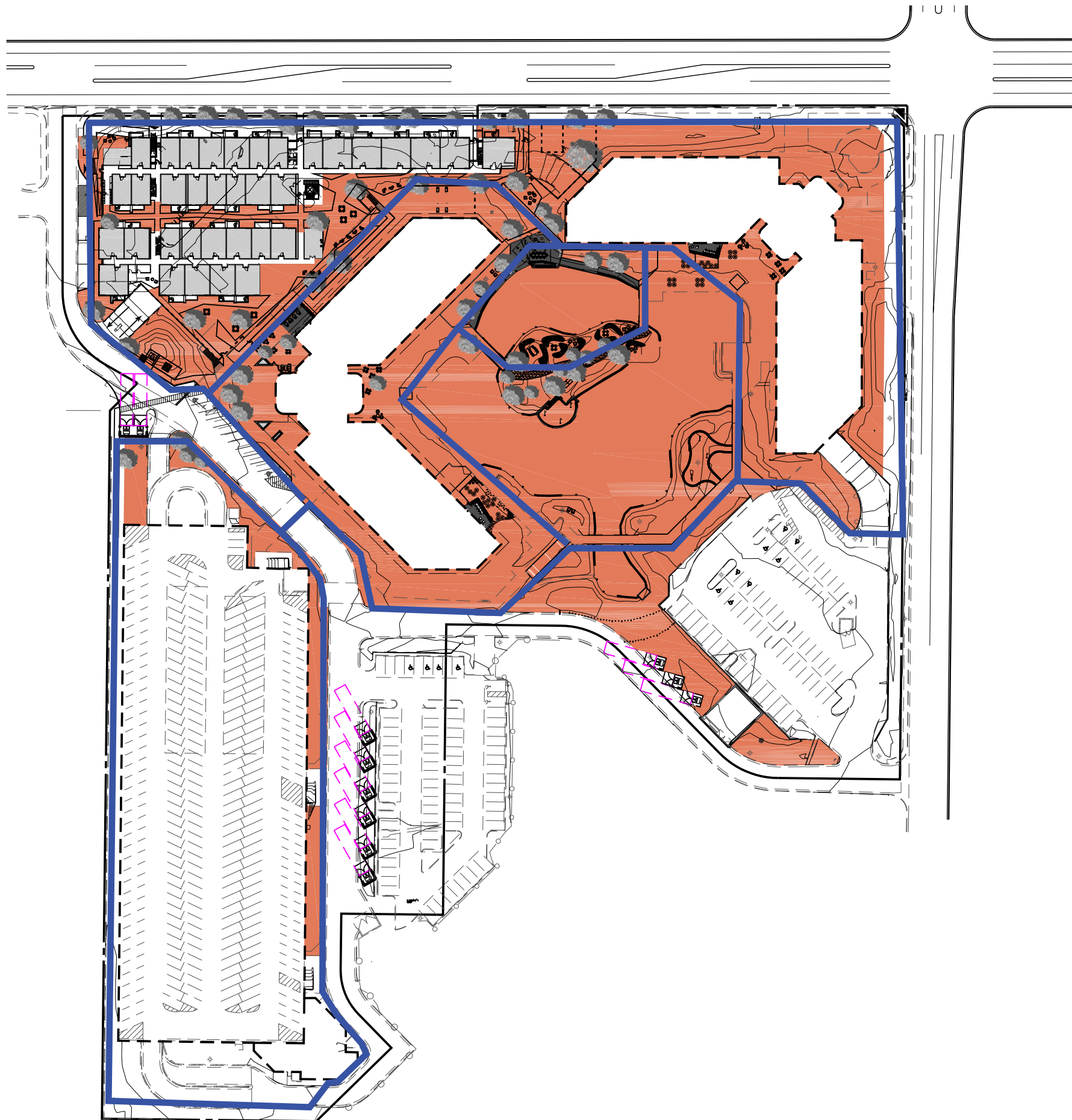
	STC-1
	STC-2
	CMU-1

EXHIBIT 7
DWELL 20TH PLACE CONCEPTUAL ELEVATIONS
SCALE: 3/64" = 1'0"





EXHIBIT E



— PEDESTRIAN WALKING LOOP
■ PROPOSED OPEN SPACE: 202,910 SF
 36.3% NET SITE AREA
 (202,910/558,811= 0.363)*
 *AMOUNT DEPICTED EXCEEDS
 AMOUNT REQUESTED

EXHIBIT 2
OPEN SPACE PLAN
 NOT TO SCALE

PLANNED UNIT DEVELOPMENT
WATERVIEW MIXED-USE

EXHIBIT F



WORKSBUREAU
 2524 NORTH 24TH STREET
 PHOENIX ARIZONA 85008 USA
 +1 602 324 6000



DWELL WATERVIEW
 22ND ST & HIGHLAND AVE
 PHOENIX, AZ 85016

SETBACK PLAN

20 OCTOBER 2023
 DRAWN BY: XX
 CHECKED BY: RG
 PROJECT # 21135
 PUD APPLICATION

PUD-01

EXHIBIT G

Planning Process



"Planning with People for a Better Phoenix"

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Camelback East Village Planning Committee Application Review Committee (ARC) Camelback East Primary Core Specific Plan Design Guidelines Comments

PROJECT WaterView on Highland

DATE OF COMMENTS _____

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance			
A.3 Landscape Architecture					
3.1.1. Materials listed on the Phoenix low-water use plant list should be used within the right-of way. However, the selected plant material should contribute to the Biltmore landscape design theme.	P	Low-water use plants are proposed in the right-of-way; the plant materials contribute to the Biltmore landscape design theme (see below).			
3.1.2 On private property, the existing "Old Phoenix" or "Arizona Biltmore" landscape theme should be continued and strengthened in the Core Center and Core Gradient through use of plant materials such as: <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"><u>TREES</u> jacaranda Palms olive trees eucalyptus pepper trees juniper mesquite palo verde</td> <td style="vertical-align: top;"><u>SHRUBS</u> oleanders privet boxwood pyracantha catclaw bougainvillea</td> <td style="vertical-align: top;"><u>ACCENTS</u> roses annuals jasmine specimen cacti</td> </tr> </table> These and other "historic" plant materials should be used in combination with native plants and other low-water use landscape materials. This landscape theme features cacti and other native plants as exotics, setting them in a framework of plant materials historically used in the Core area.	<u>TREES</u> jacaranda Palms olive trees eucalyptus pepper trees juniper mesquite palo verde	<u>SHRUBS</u> oleanders privet boxwood pyracantha catclaw bougainvillea	<u>ACCENTS</u> roses annuals jasmine specimen cacti	P	The landscape palette includes plants from and complements the "AZ Biltmore" landscape theme and plant list.
<u>TREES</u> jacaranda Palms olive trees eucalyptus pepper trees juniper mesquite palo verde	<u>SHRUBS</u> oleanders privet boxwood pyracantha catclaw bougainvillea	<u>ACCENTS</u> roses annuals jasmine specimen cacti			

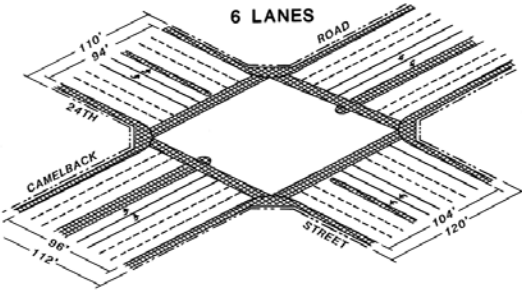
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>3.4.1 An overall theme should be established for the gateways with public input, by an artist or artist collaboration selected through the Phoenix Arts Commission's public art guidelines and process. An artist or artists should be involved in the design and construction of all Core Gateways.</p> <p>A. Core Gateways should be established within the public right-of-way at:</p> <ol style="list-style-type: none"> 1. 26th Street and Camelback Road; 2. 24th Street, south of Colter Avenue; 3. 24th Street at Highland Street; 4. Piestewa Peak Parkway and Camelback Road (for Camelback Road traffic) 5. Piestewa Peak Parkway and Highland 	C	Not applicable as this property is not at a noted gateway location.
<p>B. Developers and other private sector interests should be encouraged to contribute to the development of the Gateways.</p>	C	N/A - see above.
<p>C. Highest priority and symbolic importance should be given to the Camelback Road Gateways.</p>	C	N/A
<p>D. Gateways should indicate the boundaries of special Core landscaping and streetscape treatment.</p>	C	N/A
<p>3.4.2 Locate fountains and/or other water features at those points along the pedestrian spine where the highest concentrations of pedestrians are anticipated engage in activities other than walking through the area.</p>	P	An existing fountain at the SWC of 22nd St and Highland will be retained; the lake on the site will also be retained and enhanced.
<p>3.4.3 Developers should consider planning for and installing public art within their projects or the adjoining right-of-way and provide opportunities for artist/designer collaborations in accordance with the City's "Private Percent for Art Guidelines."</p>	C	An art piece on site is something that is considered and will be decided during the development or permitting process
<p>A.4 Open Space/Amenities</p>		
<p>4.1 Shade and street furnishings should be provided for the comfort and convenience of pedestrians especially within and/or adjoining the pedestrian spine, (see Map 8 of Specific Plan). Furnishings should include pedestrian lighting fixtures and one or more of the following:</p> <ul style="list-style-type: none"> - drinking fountains - benches - trash receptacles - information kiosks 	P	Amenities around the lake are being expanded. The site is not along the CE pedestrian spine.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>4.2 The Location of active uses at ground level in high-traffic pedestrian areas with particular emphasis along the pedestrian spine should be encouraged, including one or more of the following uses:</p> <ul style="list-style-type: none"> - retail - restaurants (food and beverage) - service (includes public, community uses) - entertainment - outdoor room with eating options - public art with kinetic movement or descriptive interpretation narrative - office space with visual interactive glazing - display windows or shadow boxes 	P	The lake and its surroundings at the center of the project site are the outdoor room on which amenities are focused, including areas to recreate, sit, walk, and eat.
<p>4.3 Uses and activities that "spill out" into pedestrian areas, especially those adjoining the pedestrian spine (sidewalk cafes, etc.) should be encouraged.</p> <p>A. Open space provided in front of a building should be an extension of the public streetscape and act as a transition to the building.</p>	P	The open space along both street frontages will continue to function as an extension of the streetscape and transition to the buildings on the property.
<p>4.4 Along the defined pedestrian spine, active, pedestrian outdoor public spaces (a plaza, courtyard, garden, "outdoor room," or a promenade) should be provided within private developments and connected with pedestrian walkways.</p>	P	Connections from the on-site amenities to the pedestrian system at the edge of the project are being enhanced.
<p>A.5 Trails/Pathways/Walkways</p>		
<p>5.1 Continuous sidewalks or other pedestrian walkways linking private developments with sidewalks along public streets should be provided.</p>	P	Pedestrian access to/from the site and the adjacent sidewalks is provided.
<p>5.2 A continuous walkway system shall be as shown on Map 8, pedestrian facilities plan. The pedestrian spine should always be continuous and provide connectivity between pedestrian destinations, even if the alignment is modified.</p>	P	The site is not along or connected to the CE pedestrian spine.
<p>5.3 Safe and convenient means of pedestrian access should be created between neighborhoods and the Core.</p> <p>A. Access via other than public streets should be provided if requested by the affected homeowners association, with consent of adjacent properties and if security measures for the neighborhood are addressed.</p>	P	A detached sidewalk between the apartments and Highland Avenue will enhance pedestrian safety. Walkways through the office project will remain available to interested residents who live south of the site.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
B. Access via public streets should be provided in the form of a continuous sidewalk connecting all residential areas within or adjacent to the Core Center or Gradient to Camelback Road.	P	Continuous sidewalks will remain along the street frontages of the site. A new sidewalk on the east side of 21st Street next to the apartments will improve the connection.
5.4 Vehicular access across the pedestrian spine should be minimized. Exceptions may be made for delivery access only, travel distance around project perimeters on private property, and for "main street" development that enhances the pedestrian environment.	P	No additional vehicular access points to/from the property are proposed.
5.5. Pedestrian spine identity items and way-finding aides shall be provided, including decorative hardscape, medallions, lighting standards and luminaries	P	N/A as the property is not along the pedestrian spine. The noted items, however, will be included on-site to enhance the visitors' experience.
A.6 Parking/Circulation		
6.1.1 Parking must be conveniently located, but visually unobtrusive. A. Parking lots must be screened from street view with landscaping, berms, walls, grade changes or a combination of these elements.	C	Parking will be provided below grade or internal to the site, away from public view.
B. For office and retail commercial projects, every parking space shall be no greater than 150 feet from a sidewalk leading to the building or from a building entrance, and unshaded segments of walkways shall not exceed 15 feet except at a driveway crossing.	P	The office portion of the project exists and its parking will remain as is. Much of the parking is within the 150 foot range, with the exception of some parking in the existing parking structure. The site has much shade and mature trees that provide shade to all walkways on site.
C. For all new development a minimum of 15% of parking lot area must be landscaped with trees and shrubs. For all expansions to existing development, remodeling, or additions, a minimum of 10% of parking lot area must be landscaped. Minimum width of landscape area is five feet (seven with parking overhangs).	P	The only at-grade parking for the new building will be along 21st Street; no new parking lot parking is proposed for the site.
6.1.2 Within the Core Center, all parking for office uses should meet the following standards. A. If such parking exceeds 50 spaces, 80 percent of the total number of parking spaces required for office use must be within above grade or below grade parking structures.	P	N/A
B. This requirement can be varied by 20 percent subject to approval of a use permit through the Zoning Administrator.	P	N/A

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
C. These guidelines apply to the review of a development plan for office uses within the Core Center. For development plans which include more than one phase of office construction, the development plan should demonstrate how this requirement will be complied with when office development exceeds 50 spaces. If an existing office development with 50 parking spaces or less proposes to expand and exceed 50 spaces, then the total existing and proposed spaces should comply with these guidelines.	P	N/A
6.2.1 Parking must be conveniently located, but visually unobtrusive A. Parking structures must be either architecturally integrated with adjoining buildings or should be designed with architectural features similar to adjoining buildings for visual continuity.	P	N/A
B. Above grade parking structures should not be located within 150 feet of a major street, collector street or pedestrian spine unless the ground level of the structure is devoted to retail, service, food and beverage, entertainment uses, or has such uses between the parking structure and the pedestrian spine.	P	N/A
C, Openings in parking structures must be screened to eliminate visual impacts of headlights, cars and bright security lighting on adjacent residential properties and streets and major pedestrian areas.	C	N/A
D. Parking on the roof of a parking structure shall be screened on all sides and on the top with a structure to block visibility of cars.	C	N/A
6.3.1 Interruptions to pedestrian circulation along streets e.g., driveways, private streets, garage entrances) should be minimized. A. Driveways within or near bus stop zones should be eliminated to avoid vehicular/pedestrian conflicts and to avoid sight distance constraints around transit structures for vehicles exiting from developments.	P	No additional interruptions to pedestrian circulation are proposed; existing interruptions are minimal.
B. Driveways along major streets shall be limited to one per property per street. For properties in excess of 660 feet of frontage along a street, driveways shall be allowed at a minimum separation of 330 feet.	P	See above.

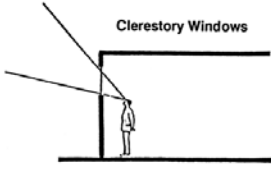
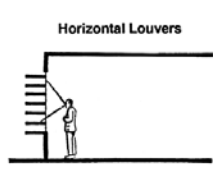
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
6.3.2 Bicycle facilities (such as wide curb lanes, bicycle lanes or paths consistent with AASHTO standards) should be provided linking Core developments to adjoining neighborhoods and to the citywide bikeway system.	C	The scope of the project is not within the r-o-w. The private road/accessway through the site will remain as originally constructed. Sidewalks and pathways on site provide safe routes to navigate on bicycles.
6.3.3 The Core shuttle should be routed to help create activity along major pedestrian corridors and provide maximum utility for travel.	C	N/A
6.3.4 If the city adopts a plan for a Core shuttle system, the route should be parallel to but not more than 300 feet away from the pedestrian spine. Do not locate the Core shuttle route above the pedestrian spine.	P	N/A
6.3.5 For walkways connecting the Core shuttle route to the pedestrian spine, provide continuous shade along the route and at Core shuttle stops.	P	N/A
6.4.1 Secure bicycle parking areas must be provided, preferably in supervised enclosures or in bicycle lockers. The provision of bicycle parking may be phased per approval of the Traffic Management Association. However, a minimum of 25% of the required bicycle parking shall be provided at the time of construction. A. Bicycle parking must be located within parking structures or other secure covered areas for employees and within convenient distance of primary commercial and community facility destinations.	C	Secured bicycle parking is being provided for the new residential portion of the project. These areas are included on site and within individual units.
B. Bicycle parking spaces must be provided at a ratio of one space per 10,000 square feet of retail uses and one space per 15,000 square feet of office or other non-residential uses.	C	Secured bicycle parking is being provided within the existing parking structure in sufficient numbers to meet the indicated parking ratios.
C. Bicycle parking spaces must be either within lockers, a secure enclosure or other facility designed for use of high-security locks, for securing both wheels and frame and offering support (per Appendix J, Arizona Bicycle Facilities Planning and Design Guidelines, 1988). A minimum space of two feet by six feet per bicycle should be provided.	C	The required bicycle parking parameters will be provided.
A.8 Site Lighting		
Citywide lighting standards apply to all light sources in each phase of development.	R	Understood. Project lighting will meet standards.
A.10 Improvements within the Public Right-of-Way		

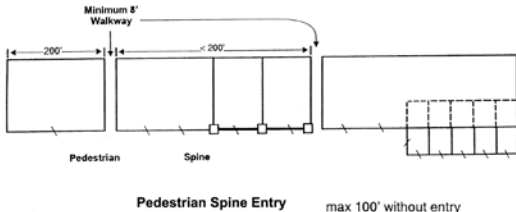
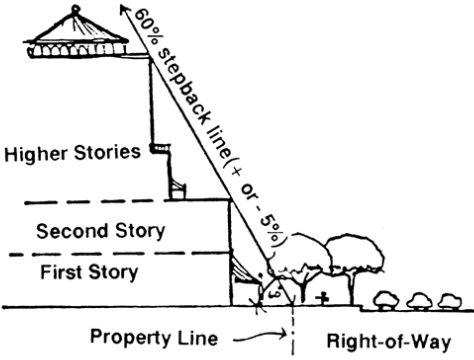
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>10.1 Streets should be designed so that a pedestrian can cross easily, safely and comfortably.</p> <p>A. Safe, convenient places for pedestrians waiting to cross streets should be provided, including medians for all Core arterials.</p>	P	N/A
<p>B. Signalized or other protected mid-block pedestrian crossings should be provided on Camelback Road between 24th and 26th Streets, and on 20th Street, 22nd and 24th Streets between Camelback and Highland.</p>	P	N/A
<p>C. Camelback Road should be improved in accordance with the street section shown below.</p> <p>Figure 11 Six Through Lanes at Camelback Road Intersection</p> 	P	N/A
<p>10.2 Design elements should be provided within the public right-of-way that contributes to creating a lively and interesting street environment. (This guideline refers to elements that go beyond the merely functional. They can include art, water features, AND gathering places for people, or entertainment.)</p> <p>A. Public art should be incorporated into the streetscape as a part of the City's "Percent for the Arts" program.</p>	C	N/A
<p>B. A diversity of overall streetscape elements should be provided within a consistent framework.</p>	C	N/A

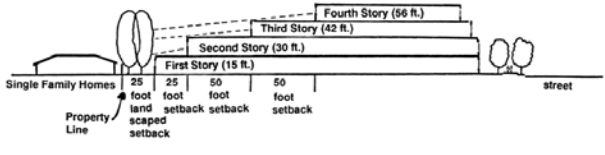
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>10.3 For development site frontage within the Core and adjoining Camelback Road, 24th Street, 22nd Street, 20th Street, 16th Street (east side), and Highland Avenue, ten-foot (10) wide sidewalks should be provided and separated from the roadway with a six-foot (minimum width) landscaped area to achieve the following benefits:</p> <ul style="list-style-type: none"> - Increased aesthetic quality - Increased safety - Increased incentive to walk - Decreased noise - Decreased fumes - Decreased dirt - Decreased heat <p>Separation of sidewalks from the roadway is required except at bus stops and pedestrian street crossings or where access to the curb is necessary, or on the north side of Camelback, between 24th and 26th streets, to maintain the established, mature olive tree theme. If a transit shelter is provided, the distance between curb and right-of-way line shall be increased by the width of the transit shelter if the shelter is placed between curb and sidewalk. (See also Design Guideline A.10.10)</p>	P	A detached sidewalk with a landscaped strip adjacent to Highland is planned along the apartment site, as shown in the site plan.
<p>10.4 Street improvements on Camelback Road from 28th Street to Piestewa Peak Parkway and on 24th Street from Highland to Colter should be designed and constructed to provide a condition for reducing vehicular speed.</p>	P	N/A
<p>10.5 Transit waiting areas should be of a design, consistent with the Core's design theme. They should be designed to meet or exceed City standards for shelter, information, location and convenience.</p>	C	N/A
<p>10.6 Views from the roadway of Piestewa Peak and Camelback Mountain should be protected, looking east along Camelback Road and looking north along 24th Street, 22nd Street, and 20th Street in the following ways:</p> <p>A. Median planting should not exceed three feet in height.</p>		N/A
<p>B. Pedestrian overpasses should not be constructed spanning 24th Street or Camelback Road, except an open pedestrian bridge may be located on 24th Street between Camelback Road and Esplanade Lane.</p>	P	N/A
<p>C. The size and placement of traffic signals, light standards and other street signage should not interfere with views, consistent with safety requirements.</p>	P	N/A

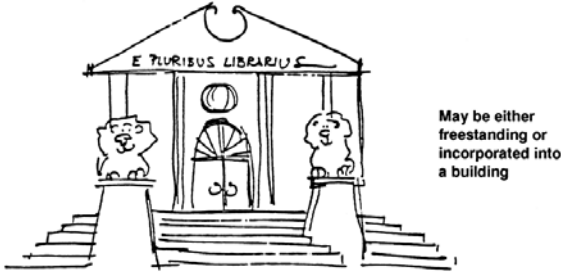
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
D. New utility lines should be located underground.	P	Utilities on site are underground.
E. Gateways should not obstruct mountain views from major roadways.	P	N/A
<p>10.7 Views from the roadway of Piestewa Peak and Camelback Mountain should be framed with a formal, double row of trees, spaced approximately 25 feet on center. The double row of street trees shall be planted along 24th Street, Camelback Road, Highland Avenue, 20th Street and 22nd Street.</p> <p>A. The row of trees on the development side of the pedestrian path is the responsibility of the private developer.</p>	P	Trees are proposed along the south side of the sidewalk adjacent to the apartment site.
B. The row of trees nearest the street should be provided as part of an improvement district, street project or by private development. (See also Design Guideline A.10.6)	P	Trees are proposed within the landscape strip that separates the sidewalk from Highland Avenue along the apartment site.
<p>C. One theme tree shall be adopted for each of the following streets as follows:</p> <ul style="list-style-type: none"> ▪ <u>Camelback Road</u> - Native Mesquite, Medjool Date Palm and Swanhill Olive ▪ <u>Highland Street</u> – Native Mesquite, and Swanhill Olive ▪ <u>24th Street</u> – Palo Brea, <u>Swanhill Olive (adjacent to Biltmore Fashion Park)</u> ▪ <u>20th Street</u> – Palo Brea ▪ <u>22nd Street</u> – Palo Brea <p>The outer (street side) row of trees will be exclusively of the “theme” variety; and the inner row shall use the theme tree to supplement existing trees along the sidewalk. The intention is not to remove existing, mature trees to create the “inner row” if such trees are located in the way of the formal street trees but to use the “theme” trees to finish out the row and create a strong landscape transition.</p>	P	The landscape plan for the apartment site will incorporate the noted trees along Highland.

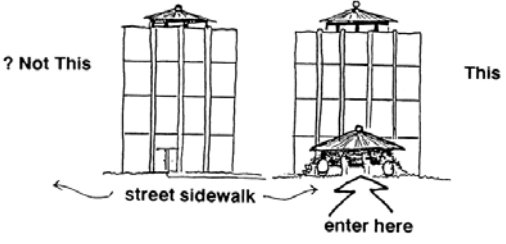
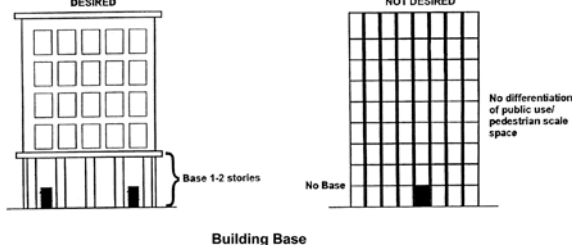
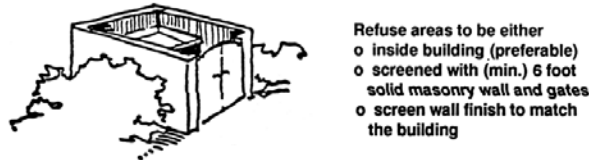
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>D. A continuous streetscape theme should be established based on the “Arizona Biltmore Hotel” style utilizing street trees, street and pedestrian scaled light standards, street furniture, and street medians as primary elements. An artist or artists shall be included in the development of this theme and in the design and construction of appropriate streetscape elements. This streetscape treatment should be used on Camelback Road from 26th Street to the Piestewa Peak Parkway, on Highland Avenue from 24th Street to the Piestewa Peak Parkway, on 20th Street from Highland Avenue to the post office, on 22nd Street from Highland Avenue to Camelback Road and on 24th Street from Highland Avenue to the north boundary of Biltmore Fashion Park.</p>	P	N/A - the team is aware of no streetscape theme for Highland Avenue.
<p>B.1 Placement/Orientation</p>		
<p>1.1 A strong and relatively continuous building frontage adjacent to public streets and the pedestrian spine should be provided. A minimum 30% of the lot frontage should include buildings at the setback line of each lot* along the defined pedestrian spine, with the exception of intersecting walkways and outdoor rooms, the frontage should be continuous along at least one side of the defined pedestrian spine. On the Colonnade (CCI) site this is most important along 20th Street. * “lot” means the project development lot for zoning.</p>	P	100% of the apartment building will be placed at the minimum setback line established in the WaterView Highland PUD.
<p>A. Parking fields should not exceed 250 feet in depth. If greater than 250 feet then 30 % of the frontage on a public street should have building abutting the street.</p>	P	No parking fields are proposed for the new development.
<p>1.2 Use streetscape elements (landscaping, art, special paving) to provide visual interest where buildings are not at the setback line to provide continuity.</p>	P	The apartment building will be at the setback line. Its design and project landscaping are intended to provide visual interest.
<p>1.3 Development proposals should analyze and illustrate on the shading plan the impacts of summer and winter sun and shade of pedestrian spaces (plazas, walkways, public sidewalks, etc.) and on adjoining neighborhoods.</p>		Understood. The project design incorporates elements to provide needed shade.
<p>A. Projects should minimize negative microclimatological impacts on adjacent residences and pedestrian areas.</p>	C	Understood.

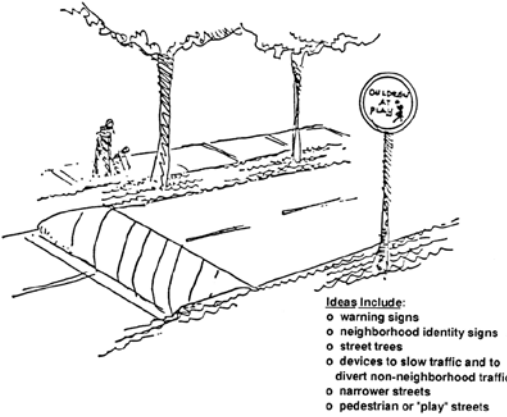
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
B, In the design of pedestrian-oriented plazas and courtyards, hard surfaces should be shaded from mid-may through mid-October.	C	The project incorporates shade as noted on the landscape and site plans.
1.3.1 To the maximum extent practical the pedestrian spine should provide substantial, evenly distributed areas that will be 1) in sunshine during the middle of the day from mid-October through the end of May, and 2) in shade from the end of March through Mid-October. The goal is to enhance the comfort of people using the pedestrian spine throughout the year and thereby encourage its use. With the exception of vehicular crossings, those portions of the pedestrian spine crossing surface parking areas should be in <u>near</u> continuous shade from the end of March through mid-October.	P	Shade is provided along walkways adjacent to or within the site, as noted on the landscape and site plans. The site is not along the CE pedestrian spine.
1.4 Buildings in the Core Gradient should be designed to preserve privacy for adjacent single family residential areas through such measures as building orientation, clerestory windows, positioning windows so they do not face residential properties, eliminating windows or providing other window screening devices.	P	N/A as no single family residential development is proximate to the site,
<p>A. A statement must be submitted at the time of development review demonstrating both the extent of impacted residential areas and measures taken to ensure privacy.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Clerestory Windows</p> </div> <div style="text-align: center;">  <p>Horizontal Louvers</p> </div> </div>	R	See above.
1.5 For buildings that abut the pedestrian spine or front on an outdoor room that abuts the pedestrian spine:		N/A as the site does not abut the pedestrian spine.
A. Provide an outdoor walkway that passes between buildings and connects to the pedestrian spine or the abutting outdoor room at intervals of approximately every two hundred (200) feet. The minimum walk way width shall be eight feet.	P	N/A as the site does not abut the pedestrian spine or an abutting outdoor room.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>B. For buildings that exceed two hundred feet in length before providing a walkway as per 1.5 A, provide retail shops with clear, non-reflective glass windows and individual shop entries fronting on the pedestrian spine at a maximum of 100 feet apart. Such shops shall be distinctive through the use of offsets or architectural treatment from the larger user.</p> 	P	N/A as the project does not abut the CE pedestrian spine.
B.2 Height, Bulk and Area		
<p>2.1 Buildings should be designed so they do not extend closer to the street than a line drawn at 60 degrees from the front property line (plus or minus 5% or 3 degrees) on Camelback Road, 24th Street, 20th Street, 22nd Street and Highland Avenue.</p> 	P	<p>The multifamily building along Highland Ave will not extend closer to the street than 70 degrees from the relocated front property line; the property line is moving south due to dedication for Highland Ave r-o-w. The line drawn is at 63 degrees from the current property line.</p> <p>The existing office buildings along Highland Ave meet the 60 degree standard.</p>
<p>2.2 In core center areas building height should be limited to four stories (56 feet) within 150 feet of a single-family residential district.</p>	P	N/A as the site is not within the core center AND has no single family residential within 150 feet.
<p>2.3 Except as provided in Table E, the following building height and setback standards will apply to all development within the Core Gradient that is adjacent to existing single-family district in conformance with the diagram below:</p>		N/A as the site is not adjacent to a single family district.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>A. A 25 foot setback and landscape buffer, with two rows of trees, (minimum 24-inch box/2-1/2 inch caliper) of a fast-growing variety that will reach maturity within three (3) years shall be provided along the property line(s) adjoining single-family district to provide screening.</p>	R	N/A as the site does not adjoin a single family district.
		
<p>B. Parking will not be allowed within 25 feet of an adjacent residential zoning district.</p>	R	New parking is not proposed w/i 25 feet of the adjacent MF residential district.
<p>C. Mechanical and electrical equipment, ventilators, loading facilities, trash enclosures or other noise generating devices or equipment, will not be located on a building wall or roof facing residential property or within 50 feet of the property line adjacent to a residential zoning district.</p>	R	Existing trash containers that were located over the property line have been relocated to a min. 15' from the line. Added trash containers are as far from adjacent residential as possible while meeting city requirements for numbers. An air handler for the gym in the garage is 20' from the residential district & screened w/ parapet.
<p>D. An eight foot high solid masonry wall must be provided on the property line adjacent to a single family residential zoning district. The wall height will be measured from grade of the higher elevation property.</p>	R	N/A as the site is not adjacent to a single family district.
<p>E.1 Roof top activity areas for any building of three stories or more facing a single-family district or multifamily use of two stories or less shall provide a parapet and/or physical separation from the roof edge so that views of the ground surface within 250 feet of the building shall not be visible.</p>	R	N/A as the site is 330+ feet from the closest MF zoning line AND the MF use is three stories high.
<p>E.2 The face of balconies oriented to a single-family or a multifamily use of two stories or less shall have a 3' 6" translucent wall or opaque barrier.</p>	R	N/A as the MF use on the adjacent site is three stories high.
<p>B.3 Architecture</p>		

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>3.1 Community facilities (e.g., library, post office, meeting rooms, museums, theaters, government offices) should be architecturally prominent and easily accessible with a strong orientation to pedestrian spaces.</p>	P	N/A
		
<p>3.2 Architectural design and site planning should be considered that incorporate a design theme that is compatible with a strong regional, cultural and environmental awareness.</p>	C	<p>Architecture of the multi-family building will respect neighborhood context and massing established on Highland Ave and complement the specific design character of the existing office buildings within the WaterView project.</p>
<p>B.4 Articulation</p>		
<p>4.1 Design elements at ground level, especially along the pedestrian spine, should be created with sufficient variety and detail to be of interest to pedestrians by providing three or more of the following:</p>		<p>The multi-family building incorporates details and articulation to enhance the pedestrian experience on the Highland frontage and within the WaterView project. Details include ground level patios with weathering steel planters, facade screens of wood battens and polycarbonate panels, textured stucco, and ground level decorative masonry. Detailing of existing buildings on site establish a defined street wall with a high percentage of glazing that adds a feeling of transparency and reflects the context of the surrounding neighborhood.</p>
<p>A. Architectural details and articulation.</p>	P	See above.
<p>B. Visual links to open spaces within developments.</p>	P	<p>The project will provide new visual links from Highland and 20th PI to active open space areas at WaterView through breezeways, bridges, and terraced/landscaped pedestrian entries. New land/hardscape will</p>
<p>C. Ground level building facades that incorporate a substantial portion of their frontage as transparent elements.</p>	P	<p>enhance existing visual links into the site. Substantial parts of the ground level of the multi-family buildings will use glazing, perforated metal, polycarbonate screens, and high performance lumber fencing to provide transparent elements. Existing buildings on site use glazing for this purpose.</p>
<p>D. People-active areas and uses (balconies, terraces, patios, etc.).</p>	P	<p>Ground level patios along all elevations and a large amenity terrace at Highland and 20th PI will be people active. Enhancements to existing open areas with an island park, boardwalk, greenspace around the lake</p>
<p>E. Intersections/movement options for pedestrians should be frequent, avoiding long, blank walls.</p>	P	<p>and entry porticos to the offices and a meandering pedestrian trail accessed from the streets and buildings will improve active use on site. Building facade articulation, patios, and punctuating openings to the site will provide an activated street frontage on all sides. Multiple ped connection points will exist from the perimeters.</p>
<p>4.2 Highly visible and direct pedestrian access to buildings, transit waiting areas and businesses should be provided from the public streets, the pedestrian spine, and internal plazas.</p>		<p>A 2-story glazed amenity feature at Highland and 20th will provide public entry to the multifamily building. The main access to the offices is at Highland and 22nd - the fulcrum between the two wings of the office building. The active open area with water feature at that entrance creates a gateway to the project. The western office has a similar entry from 20th Place. New landscaping and a cafe will enhance this entry.</p>
<p>A. Building entries should be architecturally prominent.</p>	P	See above for details.
<p>B. Ground floor retail and service businesses located within 50 feet of a public street should have direct access from the public street.</p>	P	N/A
<p>C. Barriers such as walls and hedges between buildings and bus stops should be avoided.</p>	P	N/A

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>D. Provide at least one building or site entrance per block per public street or 300 feet whichever is less.</p>	R	<p>The Highland Avenue frontage for WaterView includes two main building entrances, three secondary building entrances, two site entrances, and private patios for apartments. The 22nd Street frontage includes one main building entrance and two site entrances.</p>
 <p>? Not This</p> <p>This</p> <p>street sidewalk</p> <p>enter here</p>		
<p>E. All buildings over four stories in height should be designed with a building base that is differentiated from the remainder of the building in order to relate to a pedestrian scale.</p>	P	<p>None of the proposed or existing buildings exceeds four stories in height. The multifamily building is designed to have a base that differentiates the ground level from the rest of the facade, anchors the elevation, and reinforces a pedestrian-scale at street level. A masonry veneer material shift and ground-level patios will differentiate the base and create an activated facade along the main street frontages.</p>
 <p>DESIRED</p> <p>NOT DESIRED</p> <p>Base 1-2 stories</p> <p>No Base</p> <p>No differentiation of public use/ pedestrian scale space</p> <p>Building Base</p>		
<p>F. Walls without windows or shadow boxes shall not exceed thirty percent of the area of the first 12 feet of the height of the building within 100 feet facing a street or designated pedestrian spine or outdoor room.</p>	R	<p>The ground floors of the existing offices are 100% glazing. The multi-family building is designed with glazing, breezeways, and patios that combine to be 50-60 percent of the ground floor area, including the facades visible from public streets.</p>
<p>B.7 Screening</p>		
<p>7.1 Loading and storage areas, mechanical and electrical equipment and refuse areas should face away from public streets.</p>	P	<p>Loading, mechanical and electrical equipment, and refuse areas shall face away from public streets.</p>
 <p>Refuse areas to be either</p> <ul style="list-style-type: none"> o inside building (preferable) o screened with (min.) 6 foot solid masonry wall and gates o screen wall finish to match the building 		
<p>7.2 Fire escapes must be architecturally integrated (enclosed or otherwise designed to avoid a "tacked-on" appearance).</p>	R	<p>Fire escapes are architecturally integrated/enclosed.</p>
<p>C. Subdivision/Design Development</p>		
<p>C.1 Streets/Circulation</p>		

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>1.1 Existing neighborhood streets should be redesigned to serve as quality open space, with a strong pedestrian emphasis as part of neighborhood protection plans.</p>  <p>Ideas include:</p> <ul style="list-style-type: none"> o warning signs o neighborhood identity signs o street trees o devices to slow traffic and to divert non-neighborhood traffic o narrower streets o pedestrian or 'play' streets 	C	N/A
<p>1.2 Consider street closures and other measures such as street narrowing, changes in street texture, speed controls, speed bumps, street medians or traffic circles to eliminate cut-through traffic in neighborhoods commensurate with public safety considerations.</p>	C	N/A
<p>D. Specialized Uses</p>		
<p>D.4 Signs</p>		
<p>4.1 Character</p>		
<p>4.1.1 Quality, durable materials, compatible with site and building design, should be incorporated in the sign design and construction. Materials such as masonry, concrete, stainless steel, natural rock or stone should be incorporated. Unless compatible with the building design, visible aluminum should be used on a minimal basis. Internally illuminated panels are discouraged. Routed or individual letters are preferred. There shall be consistency in the quality and durability of materials between the panels used on the sign.</p>	P	<p>Signs for the existing office buildings are made of quality, durable materials including concrete and are compatible with the site and building design. All individual tenant identification panels on monument signs are of a consistent aesthetic.</p> <p>New signs for the multifamily building will made of quality, durable materials that complement existing WaterView signs, the project site, and the building design. The PUD adds the ability to have blade signs on the buildings in lieu of traditional wall signs to provide the option for design flexibility and signs that are appropriate in a pedestrian-friendly environment.</p>
<p>4.2 Location</p>		
<p>4.2.1 Where a sign is blocked by an abutting building a building identification sign shall be placed at the lowest possible height that will provide visibility from of the abutting arterial or collector street, while the street address numerals, if used, may be placed no higher than the story immediately above the building identification sign.</p>	R	Noted.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
4.2.2 Retail buildings shall have no wall signs above a height of 56 feet.	R	N/A
4.2.3 The maximum sign height of a ground sign in the Core allowable after design review and/or by a comprehensive sign plan shall be twenty (20) feet.	R	N/A
4.2.4 Multi-family residential buildings, hotels and parking structures shall have wall signs no higher than the top of the second story. Hotels may have wall signs up to a height of 56 feet.	R	The PUD includes the ability to have a blade sign on a multifamily building at a height greater than two stories, similar to the allowance for hotels noted in this section.
4.2.5 Unless otherwise regulated by the fire code, office buildings, including banks, of more than two stories shall have wall signs no higher than the top of the second story, except for street address numerals which may be located on the first or second story.	R	The existing western office building has address numerals at the top of the third story.
4.2.6 Other than a directional sign, in no event shall an illuminated sign be located closer than one hundred fifty (150) feet to the closest property line of any single-family residential district unless the sign does not face, is not oriented to, or is obscured by intervening structure from the residential district.	R	N/A
4.2.7 No roof signs or roof-mounted signs shall be allowed in the Core. The horizontal surface of sidewalks, pedestrian areas, landscaped areas, private street surfaces and similar surfaces shall not be used for signs.	R	Noted.

For additional information, contact the Long Range Planning Department at 602-534-3753 or pdd.longrange@phoenix.gov.

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