

**CITY OF PHOENIX**

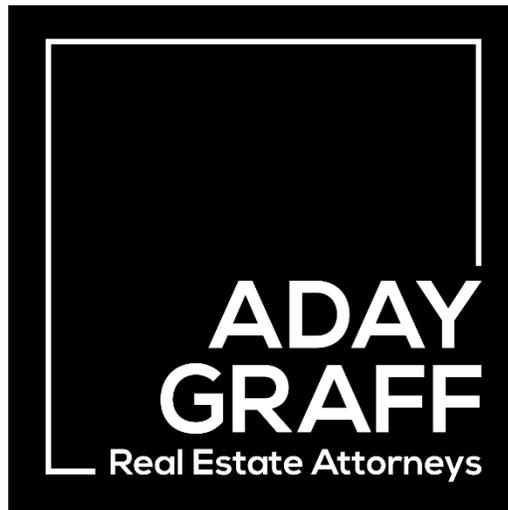
JUL 18 2018

**Planning & Development  
Department**

# *Sunland Senior Living*

5609 South Central Avenue  
Southeast Corner of Central Ave and Sunland Ave

Planned Unit Development  
**Development Narrative**  
Case No. Z-82-17-7



1st Submittal: December 18, 2017  
Hearing Draft: December 29, 2017  
City Council Adopted: March 7, 2018

**PRINCIPALS & DEVELOPMENT TEAM**

Owner / Developer

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Applicant

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## **A. PURPOSE AND INTENT**

### **1. PLANNED UNIT DEVELOPMENT**

This Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for the site located at the Southeast corner of Central Avenue and Sunland Avenue. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. The regulations provided herein are intended to be consistent with the regulations of the T4:3 transect of the Walkable Urban Code and if there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The purpose and intent statements, while not requirements that will be enforced by the City, form the basis for the proposed standards in this PUD.

This PUD provides the regulatory zoning provision 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 amend various provisions provided by 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 City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

### **2. PROJECT OVERVIEW AND GOALS**

The intent of this application is to rezone approximately 2.56 acres from Intermediate Commercial (C-2) to Planned Unit Development (PUD) to allow development of an age-restricted (seniors) multifamily residential project with associated amenities. The site is located at 5609 South Central Avenue (APN Nos. 113-43-037A and 113-43-037B) at the Southeast corner of Central Avenue and Sunland Avenue. See Area Vicinity Map and Site Aerial at **Exhibit 01**.

Much of south Phoenix was originally platted as agricultural land or small ranchettes. The property was used for agriculture and the home facing Central Avenue was added to the site in the 1940s. The property has lain fallow for decades. The former home has been utilized for commercial uses for many years. See Context Map and Photos at **Exhibit 02**.

The South Central Light Rail extension, with station platforms planned at Roeser Road to the north and Southern Avenue to the south, is scheduled to open in 2023. This application seeks to capitalize on this impending public transit investment and support it with a significant private investment in the Property. The goals are to develop the Property with an age-restricted multifamily development for seniors 55 and up, with a design that promotes walkability and access to the planned light rail.

### **3. OVERALL DESIGN CONCEPT**

The conceptual site plan is intended to follow the development standards found in Chapter G. of this PUD which include, among other things, appropriate height (40 feet maximum), appropriate lot coverage (70% maximum), as well as standards to ensure pedestrian comfort and connectivity (minimum 75% shade for sidewalks). Chapter H. Design Guidelines also features provisions to ensure appropriate and interesting building massing and materials, including requirements to vary materials and provisions to avoid blank walls. The PUD standards, consistent with the Walkable Urban Code, will ensure development adjacent to the light rail which has placement, form and landscape standards appropriate to its location. See Conceptual Site Plan at **Exhibit 03**.

The site will be developed with one residential structure. The building will be 3 stories and wood-framed construction. Parking will be provided at grade, screened from view behind the buildings. Frontages on Central Avenue and Sunland Avenue will strengthen the walkable urban form comprised of the street, sidewalk and building. This is especially true along Sunland Avenue, where a new, neighborhood-scaled streetscape design and building location will greatly enhance the pedestrian experience along this vital connection to the neighborhood, and nearby South Mountain High School campus.

The site, which is nicely situated adjacent to the future South Central light rail corridor, is narrow, so careful design consideration is given to the constraints of the Property. The building materials, scale and articulation of elements will express the form of the program of the building, while also addressing the pedestrian scale. The architectural aesthetic will be regional post-modern. Exterior materials will meet the City of Phoenix's design guidelines. See Materials Board at **Exhibit 10**.

## **B. LAND USE PLAN**

### **1. LAND USE CATEGORIES**

The approximately 2.56-acre site is designed to allow a multi-family residential use at an approximate density of 31.25 du/acre.

### **2. CONCEPTUAL SITE DESIGN**

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

The site design will provide a warm and welcoming pedestrian experience. See Conceptual Renderings at **Exhibit 04**. The project will incorporate attractive, high-quality landscaping, lighting and exterior signage.

The site will have ingress/egress along Sunland Avenue. Existing curb cuts on Central Avenue will be removed. The adjacent sidewalks will be greatly enhanced, thus improving pedestrian connections, supporting nearby sites, and encouraging area residents to walk for their activities of daily living. Improvements include widening of sidewalks and, in some cases, detaching the sidewalk from the curb. The primary shading option will be to plant shade trees between the street and sidewalk, but this is contingent upon the exact location of a water line and attached PUE in Sunland. The alternate option is to use building-mounted shading devices. See Conceptual Landscape Plan at **Exhibit 05**.

Vehicle parking for the apartment buildings will be located at grade and screened by the buildings as required by the Walkable Urban code. The site will be designed to connect residents from the building to the adjacent rights-of-way. The improved pedestrian connections, enhanced landscaping and the newly developed site will allow for increased activity and energy at this important neighborhood node adjacent to the light rail, while also addressing security for the residents.

## **C. SITE CONDITIONS AND LOCATION**

### **1. ACREAGE**

The Property consists of approximately 2.56 gross acres (1.94 net acres). See Legal Description at **Exhibit 06**.

## **2. LOCATION**

The Property is located at 5609 South Central Avenue (APN Nos. 113-43-037A and 113-43-037B) at the southeast corner of Central Avenue and Sunland Avenue. See Area Vicinity Map and Site Aerial at **Exhibit 01**.

## **3. TOPOGRAPHY**

There are no significant topographical or natural features on the Property. The site is generally flat and currently developed with a 1,056 square foot commercial building (former residence) and some pavement for surface parking. Approximately half of the Sunland Avenue frontage does not have gutter, curb and sidewalk. The rest of the site is vacant.

## **4. ARCHAEOLOGY**

The site is identified as being in an archaeologically sensitive area. Data testing of the area may be necessary if no previous archaeological projects have been conducted in this area.

## **D. GENERAL PLAN CONFORMANCE**

The Property has a General Plan designation of Commercial and is located in the South Mountain Village. See General Plan Map at **Exhibit 7**. The Property is in the Target Area B Design Overlay District. The site is within the Neighborhood Center Transit Oriented Development (TOD) Place Type for the Roeser Road and Southern Avenue light rail station areas in the South Central light rail corridor, as defined by the Transit Oriented Development Strategic Policy Framework. Further, the proposal is supported by numerous goals, policies and objectives of the General Plan.

### ***TOD Strategic Policy Framework***

The TOD Place Type parameters apply to properties generally within a 1/4 mile radius of existing and planned light rail stations. The Neighborhood Center place type is characterized by a land use mix that is primarily residential, some neighborhood serving retail, and limited employment. Typical housing types are apartments, town/row homes, duplexes and triplexes, and single units. Typical commercial would be low rise office and single tenants occupying under 40,000 square feet. Typical building heights range from two to four stories with five stories possible when achieving incentives.

***Policy E.1. – Increase heights and intensities on applicable properties within a 1/4 mile radius of light rail stations within the parameters of the station’s Place Type.***

Response: The property is within a 1/4 mile of two light rail stations and meets the parameters of the Neighborhood Center place type.

***Policy E.2. – Increase heights and intensities only for proposals that meet or exceed the standards of the Walkable Urban (WU) zoning district.***

Response: The PUD proposes to meet, and in some cases exceed, all standards of the Walkable Urban (WU) Code.

***Policy E.6. – Do not apply Place Types to single family zoned properties, historic or historic-eligible properties, or properties determined to be incompatible due to size, adjacent land uses, a VPC Specifying Action or when not in conformance with an adopted District Plan.***

Response: The subject property is not zoned for single family, and it is not historic or historic-eligible. The size of the proposal is not incompatible with adjacent land uses.

## **PlanPHX (General Plan)**

### ***Connect People & Places – Cores, Centers & Corridors***

- *Goal: Phoenix residents should have an abundance of places to connect with services, resources and each other.*
  - *Land Use & Design Principle: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.*
  - *Land Use & Design Principle: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling*
- Response: The project is located adjacent to the planned South Central light rail corridor. The proposed development will greatly improve the pedestrian environment with the addition of comfortable walkways, clearly delineated from vehicles. Consistent with the Walkable Urban Code, parking for the new residential use will not be visible from the street frontages. The project location will encourage walking and/or biking, especially along Central Avenue and Sunland Avenue where an improved site will help feed into the City’s planned bicycle infrastructure network. The site is also adjacent to bus transit and will see multimodal transfers.

### **Connect People & Places – Infill**

- *Goal: Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long-term character and goals for the area.*
  - *Land Use & Design Principle: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*
- Response: This Goal and Principle are at the heart of this project. A greatly underutilized property in an older part of the City will be developed in a manner compatible with viable existing conditions and the long-term goals of the area. The proposed residential will help provide a desired mix of housing types within close proximity to a high capacity transit corridor.

### **Connect People & Places – Transit Oriented Development**

- *Goal: Design areas surrounding light rail and major transit corridors to create a walkable environment & increase activity levels.*
  - *Land Use & Design Principle: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.*
- Response: The site is located adjacent to the South Central light rail corridor and within walking distance to two planned platforms. The Roeser Road platform will be approximately 1,000 feet to the north and the Southern Avenue platform will be approximately 1,000 feet to the south. The site is also directly located next to bus transit options. The development of the site, utilizing standards from the Walkable Urban Code, will place a much greater emphasis on the pedestrian than the present suburban zoning condition provides. This will be seen in the design of the site and the form of the building.

### **Connect People & Places – Bicycles**

- *Goal: Develop the city's bike-way system into an accessible, efficient, connected, safe and functional network which promotes bicycling and quick access to any destination. Establish a network of bicycle amenities at major destinations.*
- *Land Use & Design Principle: Development should include convenient bicycle parking.*

- Response: The development will include convenient and abundant bicycle parking opportunities as required by the Walkable Urban Code.

### ***Celebrate Our Diverse Communities & Neighborhoods – Certainty & Character***

- *Goal: Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.*
  - *Land Use & Design Principle: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.*
  - *Land Use & Design Principle: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.*
- Response: The project will complement the character and identity for this Village and is consistent with expectations and goals. The development of the property will contribute to the vitality of this area by activating a vacant site and potentially adding to the area's overall value. The project will allow elderly persons in the neighborhood to age in place by offering this housing option, which is underrepresented in this neighborhood.

### ***Celebrate Our Diverse Communities & Neighborhoods – Safe Neighborhoods - Traffic***

- *Goal: The community should be protected from the negative effects of the volume, speed and cut-through traffic in neighborhoods.*
  - *Land Use & Design Principle: Minimize traffic through lower-density residential areas by locating heavy traffic generating land uses on or near arterial streets.*
  - *Land Use & Design Principle: Locate major traffic-generating land uses on major streets in areas planned for such uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.*
- Response: The Property is located along an arterial and a local street, which are appropriate for the scale of this proposed use. There is easy access to Central Avenue and the need for cut-through traffic will be minimized.

### ***Celebrate Our Diverse Communities & Neighborhoods – Healthy Neighborhoods***

- *Goal: Ensure all communities and neighborhoods are designed and have the necessary infrastructure to allow residents to enjoy a healthy lifestyle.*
  - *Land Use & Design Principle: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.*
  - *Land Use & Design Principle: Encourage bicycle and pedestrian amenities in new major development projects in high density mixed- use areas or near transit stations or employment centers.*
  - *Land Use & Design Principle: Design neighborhoods and buildings to provide pedestrian access to adjacent transportation infrastructure such as public transit.*
- Response: The proposed project represents a significant improvement to existing pedestrian conditions. Sunland Avenue and Central Avenue will have a more comfortable pedestrian experience, with new residential buildings shaping the street and improved hardscape and landscape.

The residential community will be designed with infrastructure for residents to enjoy healthy lifestyles. On-site amenities envisioned include picnic and BBQ area, community room, exercise room, computer training room, and supportive services. Thirty-two (32) Bicycle parking spaces will be provided on-site. Twenty (20) bicycle spaces are required per the Walkable Urban Code. (.25 per unit). Building entrances are situated for convenient access to nearby public transit.

### ***Build the Sustainable Desert City – Green Building***

- *Goal: Establish Phoenix as a leader in green/sustainable building through the use of green/sustainable building techniques in private and public development.*
- *Land Use & Design Principle: Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.*
- *Land Use & Design Principle: Encourage the use of construction, roofing materials and paving surfaces with solar reflectance the thermal emittance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.*

- *Land Use & Design Principle: Discourage the use of reflective glass on commercial properties whenever the commercial structure is adjacent to a residential area.*
- Response: Multi-family housing is more sustainable than single-family living. Fewer resources house and serve multiple people. The creation of an attractive urban site design that encourages walking and bicycling also reduces vehicle use and thus carbon impacts. Enhanced landscaping with desert appropriate plants reduces water dependency, and increases permeability of the land. Chapter J. Sustainability of this PUD list several non-enforceable standards, such as the inclusion of Energy Star appliances and WaterSense certified toilets, as well as city-enforceable standards such as placing a minimum of 40% of the required residential parking under a shade structure to minimize surface heat which contributes to the heat island effect.

### ***Build the Sustainable Desert City – Trees & Shade***

- *Goal: Create a network of trees and shade that integrate with the built environment to conserve ecosystem functions and provide associated benefits to residents.*
- *Land Use & Design Principle: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*
- Response: The existing rights-of-way adjacent to the Property along Central Avenue and Sunland Avenue are not friendly to the pedestrian. Cracked or non-existent sidewalks, and zero shade create an unwelcome experience. The proposed development will improve these conditions with enhanced streetscape on both frontages, including appropriate shade and shade trees along sidewalks.

## **E. ZONING AND LAND USE COMPATIBILITY**

### **1. EXISTING & SURROUNDING ZONING & CONFORMANCE**

The Property is currently zoned Intermediate Commercial (C-2). See Zoning Map at **Exhibit 08**. Properties at the intersection of Central Avenue and Sunland Avenue are zoned for commercial uses. Properties to the north and east are zoned multi-family. To the west of the project, properties are zoned for commercial and multi-family uses. In summary, the immediate surrounding context includes:

- Site: C-2 Older home utilized for commercial use, surface parking, vacant
- North: C-2/R-4 Commercial, retail and multi-family
- South: C-2/R-4 Commercial, vacant
- East: R-4 Multi-family
- West: C-2/R-3 Commercial retail, multi-family

The Property is located in the South Phoenix Village and Target Area B Design Overlay. See General Plan Map at **Exhibit 07**. The project provides an appropriate level of intensity for a Property that is along an arterial, adjacent to existing multifamily residential and adjacent to the South Central light rail corridor. Overall, the requested zoning and the planned project represent a compatible land use for the Property while also representing a step towards the stated goals and long term vision for the surrounding community.

## **2. EXISTING & SURROUNDING LAND USES**

To the immediate east of the Property are parcels with two story multi-family residential units. To the north of the Property, along Sunland Avenue, are commercial uses including an automobile service shop and various retail shops. Additionally, to the north is a two story multi-family development. To the west of the Property across Central Avenue are commercial uses including a restaurant and a school, as well as some multi-family uses. To the south of the Property is a commercial business, and a few mobile homes which remnants of a trailer park, and vacant land.

## **3. EXISTING & SURROUNDING CHARACTER**

The overall character of the area surrounding the Property is varied. While the immediate vicinity is commercial and of an intensity expected at such well-traveled intersections, the coming of the light rail on Central Avenue suggests that parcels adjacent to the corridor will further intensify.

## **F. LIST OF USES**

### **1. PERMITTED USES**

All uses permitted per Section 1306, transect T4:3 of the Phoenix Zoning Ordinance, including, but not limited to, high-density multi-family uses.

## G. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a quality mixed-use development through the use of the T4:3 standards of the Walkable Urban Code Chapter 13 of the City of Phoenix Zoning Ordinance. The provisions of this PUD will ensure compatibility with surrounding properties. The development standards and design guidelines are reflective of the environment envisioned for the project.

Development of the project shall comply with the provisions governed by the Phoenix Zoning Ordinance, unless modified by this PUD. This provision shall not limit the ability of the applicant or end user to apply for use permits which can be requested per Section 1306 of the Phoenix Zoning Ordinance and not identified by this PUD. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. This PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other Phoenix City Codes or requirements. The Development Standards for this project shall be those of the Walkable Urban Code unless otherwise modified as noted below and in conjunction with Chapter H and Chapter J of this document.

### 1. DEVELOPMENT STANDARDS TABLE

SECTION	TITLE	APPLICABILITY
<b>1301</b>	Code Administration	No Changes. The PUD will meet the requirements of this section.
<b>1302</b>	Transect Districts	No Changes. The PUD shall be developed per Transect T4:3
<b>1303</b>	Transect Lot Standards	No Changes. The PUD shall be developed per Transect T4:3.
<b>1304</b>	General Site Development Standards	The PUD will meet the requirements of this section, with these additions: 1304.C.6. For new structures, reduce heat island effect with light colored roofing material consistent with material identified in <b>Exhibit 10</b> . 1304.J. <b>Recycling.</b> 1. The building and site shall be designed to accommodate collection for recyclables. 2. The development shall provide recycling collection in addition to required refuse collection.
<b>1305</b>	Frontage Standards	No Changes. The PUD will meet the requirements of this section as applicable to the T4 transect.

<b>1306</b>	Land Use Matrix	No Changes. The PUD will meet the requirements of this section as applicable to the T4 transect.
<b>1307</b>	Parking Standards	<p>The PUD will meet the requirements of this section, as applicable to the T5 transect, with two additions.</p> <p>1307.F.7. A minimum of 40% of surface parking spaces shall be covered.</p> <p>1307.H.6.d.(1) A minimum of four of the required spaces shall be an inverted-U design, placed near publicly accessible building entrances.</p> <p>1307.H.6.d.(2) The balance of the required bicycle parking shall be secured spaces provided on site, the locations and type(s) of secured parking, as well as the manner in which secured parking is provided, shall be approved by Planning and Development Department staff.</p>
<b>1308</b>	Signage Standards	No Changes. The PUD will meet the requirements of this section.
<b>1309</b>	Landscape Standards	<p><del>No Changes.</del> The PUD will meet the requirements of this section with one addition.</p> <p>B.3. Planning and Development Department staff may consider a soil volume alternative when the application of that alternative is demonstrated to allow the selected tree species to thrive. Appeals beyond staff level may be filed by applicants to the Design Review Committee per Section <u>1313</u>.</p> <p>Renumber B.3. regarding trees planted within ten feet of a public water/sewer main to B.4.</p>
<b>1310</b>	Open Space Standards	No Changes. The PUD will meet the requirements of this section as applicable to the T4 transect.
<b>1311</b>	Design Development	No Changes. The PUD will meet the requirements of this section.
<b>1312</b>	Character Areas	The PUD will meet the requirements of 1312.D.
<b>1313</b>	Design & Standards	No Changes. The PUD will meet the requirements of this section.
<b>507 TAB A II.B.5.</b>	Building Design/Construction Colors/Materials	<p>The PUD will meet the requirements of 507 TAB A, including this amendment:</p> <p>5.1 All sides of the structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability, in general conformance with the massing, articulation, and proportion of materials, as seen in the elevations provided at <b>Exhibit 09</b> and on the materials board at <b>Exhibit 10</b>. Examples may include materials such as brick, stone, colored textured concrete or stucco. Roof materials may include treated metal, concrete, and clay tiles, decorative wood, or similar materials.</p>

## **2. AMENITIES**

The proposed building amenities for the residential component of the project will help to foster a positive social atmosphere and encourage social interaction for residents and visitors. The development will feature amenities typically seen commensurate projects.

## **3. SHADE**

The residential project will incorporate shading elements such as covered parking areas, and landscape shaded pedestrian pathways. Additionally, the project proposes to incorporate building overhangs and recesses, awnings, shade trellises, trees, and other shade structures on the building. A minimum of 75% of the public sidewalks adjacent to the project will be shaded. As required by the City, shade calculations will be based on the Summer Solstice at 12:00 noon.

## **4. LIGHTING PLAN**

Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply. The residential project proposes a lighting plan providing both safety and resident comfort while also enhancing the building's architectural features, contextual landscaping and other unique project features. Photometric plans shall be submitted with the site plan review. The value of the light foot candles at the property lines shall not exceed 1.0 foot-candle. The light layout and fixtures shall adhere to city standards. The project's final light fixture sections shall be provided at the time of the final design.

## **H. DESIGN GUIDELINES**

Any proposed residential building will be in general conformance with the massing, articulation, and proportion of materials, as seen in the elevations provided at **Exhibit 09** or as otherwise modified by City Council. The exhibits provided depict one 3-story residential building with outdoor balconies. Unless modified herein, the design guidelines of Chapter 13 and Section 507 TAB A will apply.

## **I. SIGNS**

In keeping with the overall goal and intent of this PUD to reinvigorate the site with a mix of uses while providing an enhanced pedestrian experience, signage shall be designed and installed in a manner that does not conflict with pedestrian shade and comfort. The design and materials shall also be consistent with the design and materials used in multi-family buildings.

All signage will have a cohesive, coordinated design and comply with the multifamily residential sign standards found within 1308 of the City of Phoenix Zoning Ordinance. Signage shall be by right and shall not require a comprehensive sign plan for size or height. Prior to sign permitting, all sign plans shall be reviewed with a landscape plan to avoid visual conflict between signs and vegetation.

## J. SUSTAINABILTY

This project will strive to reduce energy consumption, carbon footprint, water use and the heat island effect. In that effort, the project shall incorporate several sustainable/green building strategies including:

### City Enforceable Standards

- Reduce heat island effect with a minimum shade requirement for sidewalks. (See Development Standards Section 1304).
- Reduce heat island effect with a minimum shade requirement for open space areas. (See Development Standards Section 1310).
- Encourage non-vehicular trips with a minimum number of required bicycle parking spaces (see Development Standards Section 1307).
- Reduced heat island with a minimum of 40% of required parking for any residential component to be placed within a garage or shade structure. (See Development Standards Section 1307).
- Provide recycling through the inclusion of a recycling bin within garbage enclosure (see Development Standards Section 1304).
- Provide water conservation through the selection of drought tolerant landscaping.
- Provide water conservation through efficient drip irrigation system.
- Reduce heat island effect with light colored roofing material for new structures. See Materials Board at **Exhibit 10**. (See Development Standards Section 1304.C.6.)

### Additional Non-Enforceable Standards

- Reduce sprawl with greyfield site selected with minimal slope.
- Encourage non-vehicular transportation with site proximity to community resources and public transit.
- Encourage energy use reduction with dual glazed low-e windows.
- 3rd party inspection of correct air sealing and insulation installation.
- Encourage development under the existing City of Phoenix Green Construction Code or as updated and adopted in the future.
- Encourage energy use reduction with ENERGY STAR Appliances.
- Encourage energy use reduction with increased efficiency rating HVAC systems and tested to ensure performance.
- Encourage healthy air quality with low-VOC or no-VOC paints.

- Encourage water conservation with low-flow water fixtures.
- Encourage water conservation with WaterSense Certified toilets.
- Residential owner and maintenance teams are educated with materials on all sustainable features of the project to ensure future performance.

## **K. INFRASTRUCTURE**

### **1. CIRCULATION**

The proposed development plan uses both Central and Sunland Avenues to access the site. Parking on the site will be at grade. See Conceptual Circulation Plan at **Exhibit 11**. As the site will be developed with housing for seniors, the traffic generation for the project is expected to be less than similarly sized multifamily developments. The driveway onto Sunland Avenue is situated at the east end of the site, aligned with 2nd Street, thereby minimizing vehicular conflicts with the Central Avenue intersection.

The street frontages will be improved with appropriately sized sidewalk, as well as with landscaping to provide shade, consistent with the Walkable Urban Code. This corner will benefit greatly from these improvements. The south side of Sunland Avenue adjacent to this site will need to be developed with curb, gutter and sidewalk as none exist today. The addition of the missing sidewalk portion on Sunland Avenue, combined with the landscaping, will improve the eastern route to/from South Mountain High School on 7th Street. Additionally, the shaded sidewalk will provide connection to Central Avenue and the light rail stations at Southern Avenue and at Roeser Avenue. The improved streetscape will encourage area residents to walk or bicycle.

The surface parking will be located behind the one proposed residential building and will be screened from view of the street. Residents will have connections from the site to the street frontages to provide convenient and comfortable pedestrian access through the site and to the adjacent rights-of-way.

### **2. GRADING AND DRAINAGE**

This project will provide grading and drainage in accordance with current City of Phoenix Storm Water Policies and Standards. Retention will be provided on site in either surface retention basins or underground storage.

### 3. WATER AND SEWER

This project will utilize water and sewer infrastructure already in-place adjacent to the site within the existing rights-of-way. No new water or sewer mains are anticipated with this development. If possible, existing services already stubbed to the site will be utilized, limiting the number of necessary street cuts. Fire hydrants and fire department connection will be provided in accordance with applicable Fire Code.

### L. PHASING PLAN

The Project will be developed in one phase.

### M. EXHIBITS

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# **EXHIBIT 01**



# Sunland Senior Living

## Central and Sunland

0 ft — 100 ft

# SITE AERIAL



# **EXHIBIT 02**

# SUNLAND AND CENTRAL SENIOR LIVING

EAST SUNLAND DRIVE AND SOUTH CENTRAL AVENUE

SITE CONTEXT PHOTOS

NOVEMBER 2017

**ATHENA STUDIO, LLC**  
4700 NORTH 12TH STREET, SUITE 205  
PHOENIX, ARIZONA 85014  
602-274-5000

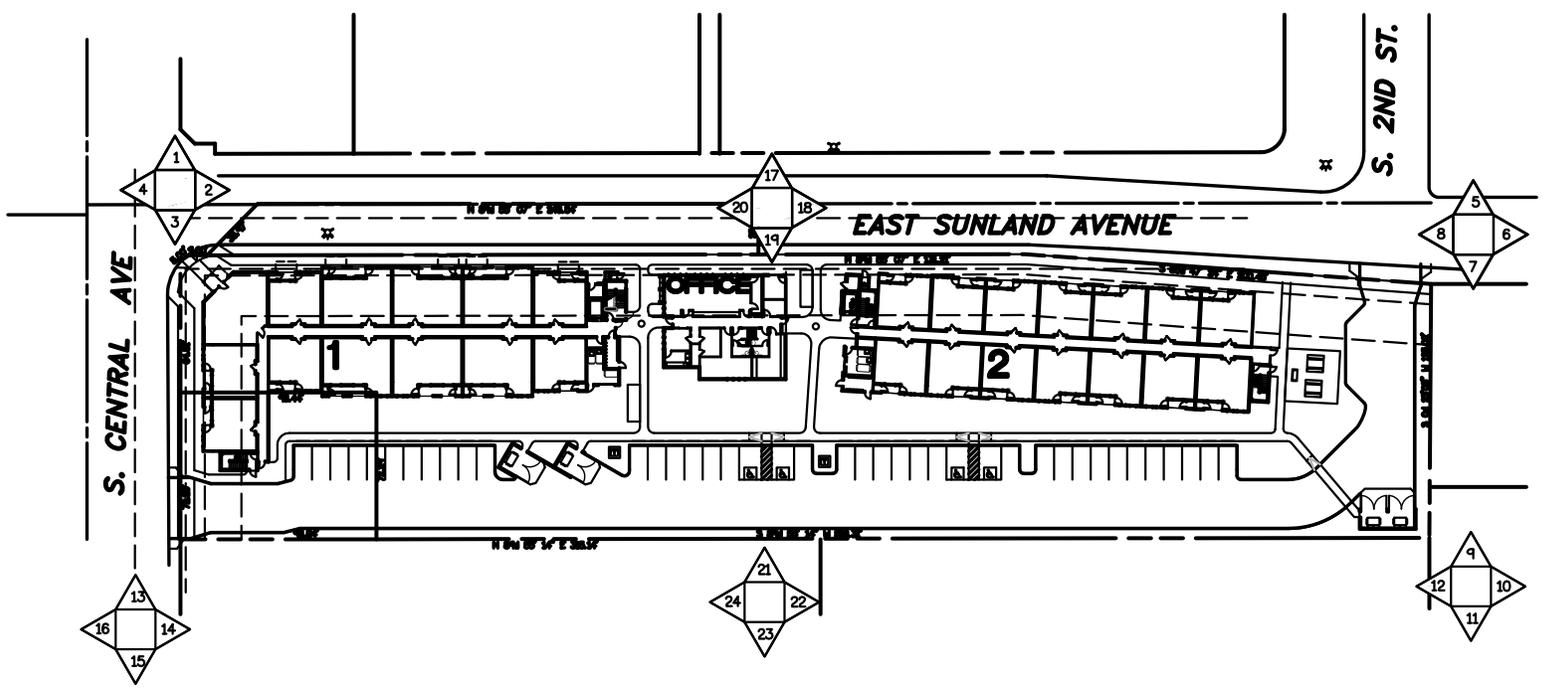




Photo #1:  
NWC Looking North



Photo #2:  
NWC Looking East



Photo #3:  
NWC Looking South

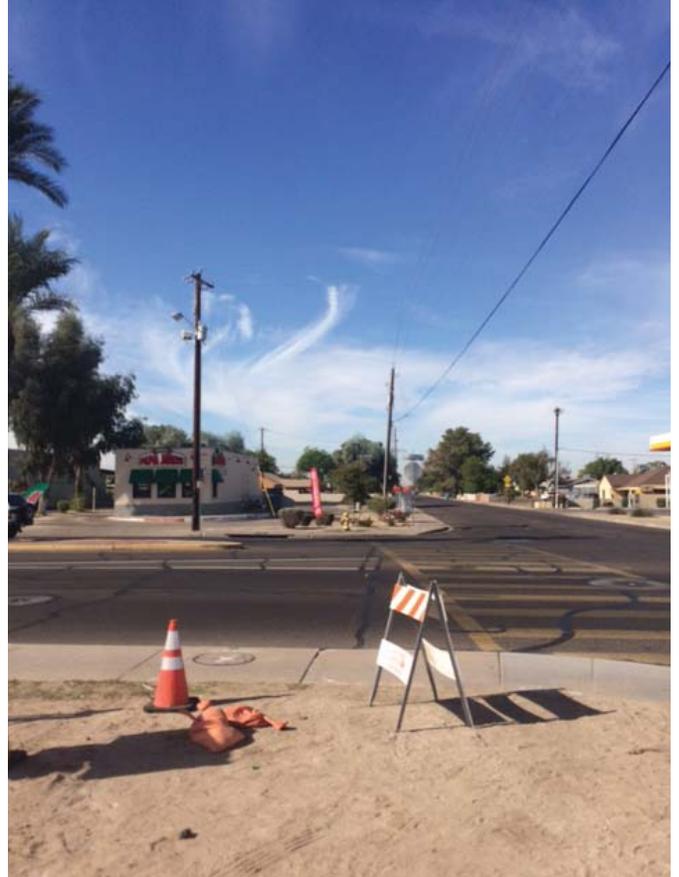


Photo #4:  
NWC Looking West



Photo #5:  
NEC Looking North



Photo #6:  
NEC Looking East



Photo #7:  
NEC Looking South



Photo #8:  
NEC Looking West



Photo #9:  
SEC Looking North



Photo #10:  
SEC Looking East



Photo #11:  
SEC Looking South



Photo #12:  
SEC Looking West



Photo #13:  
SWC Looking North



Photo #14:  
SWC Looking East



Photo #15:  
SWC Looking South



Photo #16:  
SWC Looking West



Photo #17:  
North Center Looking North



Photo #18:  
North Center Looking East



Photo #19:  
North Center Looking South



Photo #20:  
North Center Looking West



Photo #21:  
South Center Looking North



Photo #22:  
South Center Looking East



Photo #23:  
South Center Looking South



Photo #24:  
South Center Looking West

# **EXHIBIT 03**

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXCEPT THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, LYING WESTERLY OF A LINE PARALLEL WITH AND 46 FEET EASTERLY OF THE MONUMENT LINE OF CENTRAL AVENUE, AND ALSO THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTH HALF WITH THE SAID 46 FOOT PARALLEL LINE;

THENCE EASTERLY ALONG SAID NORTH LINE 37 FEET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH LINE PARALLEL WITH AND 58 FEET EASTERLY OF SAID MONUMENT LINE;

THENCE WESTERLY PARALLEL WITH SAID NORTH LINE 9 FEET;

THENCE SOUTHWESTERLY TO A POINT ON SAID 46 FOOT PARALLEL WHICH IS 28 FEET SOUTHERLY OF THE POINT OF BEGINNING;

THENCE NORTHERLY THE POINT OF BEGINNING; and

EXCEPT THAT PART QUIT CLAIMED TO THE CITY OF PHOENIX IN DOCKET 13033, PAGE 101, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 WITH THE WEST LINE OF THE EAST 331 FEET THEREOF;

THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST QUARTER OR THE SOUTHWEST QUARTER TO THE SOUTH LINE OF THE NORTH 40 FEET THEREOF;

THENCE NORTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 25 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER WITH THE WEST LINE OF THE EAST 200 FEET THEREOF;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 25 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE EAST 331 FEET THEREOF;

THENCE TO THE POINT OF BEGINNING

**PROJECT DATA**

**DEVELOPER:** Athena Studio, LLC  
 201 Bradenton Avenue, Ste 120  
 Dublin, OH 43017  
 (614) 792-5511

**ARCHITECT:** Athena Studio, LLC  
 4700 North 12th St., Ste 205  
 Phoenix, AZ 85014  
 (602) 274-5000

**OWNER:** Sunland Housing, LLC  
 201 Bradenton Avenue, Ste 120  
 Dublin, OH 43017  
 (614) 792-5511

**EXPLANATORY STATEMENT:**  
 This project consists of 80 units in 2 new three story senior living buildings with supportive service areas for the residents in a one story building.

**LOT AREA:** 1.94176 Acres per survey 84,583 SF  
**DENSITY:** 80 / 1.94 AC = 41.20 DPA  
**ZONING:** C-2 EXISTING, PAD TO W.U.C. T4:3 FOR HEIGHT AND DENSITY

**PROJECT UNIT MIX:**

24	1 Brm (AB)	663 SF Net	770 SF Gross
33	1 Brm (BB)	661 SF Net	1,048 SF Gross
3	1 Brm (CA)	663 SF Net	710 SF Gross
8	2 Brm (DB)	861 SF Net	1,017 SF Gross
1	2 Brm (EA)	861 SF Net	1,017 SF Gross
9	2 Brm (FB)	857 SF Net	1,013 SF Gross
2	1 Brm (GB)	738 SF Net	784 SF Gross
80	Total Units	53,346 SF Net	21,627 SF Gross

**BUILDING AREA:**

	AB	BB	CA	DB	EA	FB	GB	
1st Floor	32,215 SF	8	11	1	3	1	3	0
2nd Floor	30,313 SF	8	11	1	3	0	3	1
3rd Floor	28,974 SF	8	11	1	2	0	3	1
Total	91,502 SF	24	33	3	20	1	9	2

**COVERAGE:** 32,215 SF  
 Coverage allowed: 60% Actual coverage: 38%

**F.A.R.:** 1.082 Actual, Max allowed per zoning: 4.0

**ACCESSIBLE UNITS**

ANSI Type A: 80 x 5.00% = 4 req'd 4 Provided  
 Audio-Visual: 80 x 2.00% = 1.6 req'd 2 Provided

**CONSTRUCTION TYPE:**  
 Type V-B construction with NFPA 13R sprinkler system

**OPEN SPACE / COMMON AREA**  
 Req'd: 5% x 84,583 SF = 4229 SF  
 Provided: 7951 SF

**OCCUPANCY:**  
 Dwellings: R-2 (Apartments) (Sprinklers Required, NFPA 13R)  
 Office Areas: B (Business)

**BUILDING HEIGHT:**  
 Dwelling Buildings: 3 story, 40'-0", 40'-0" max per T4:3

**BUILDING SETBACKS:**  
 Less than 20' from Central Property Line per T4:3  
 Less than 8' from Sunland Property Line per T4:3  
 0' from East and South Property Line per 4:3

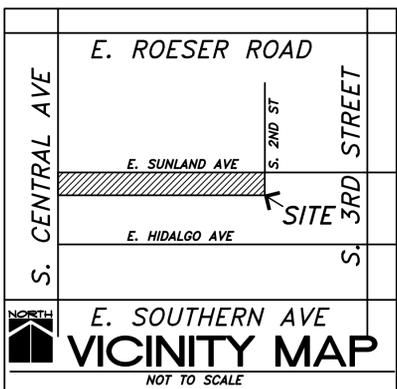
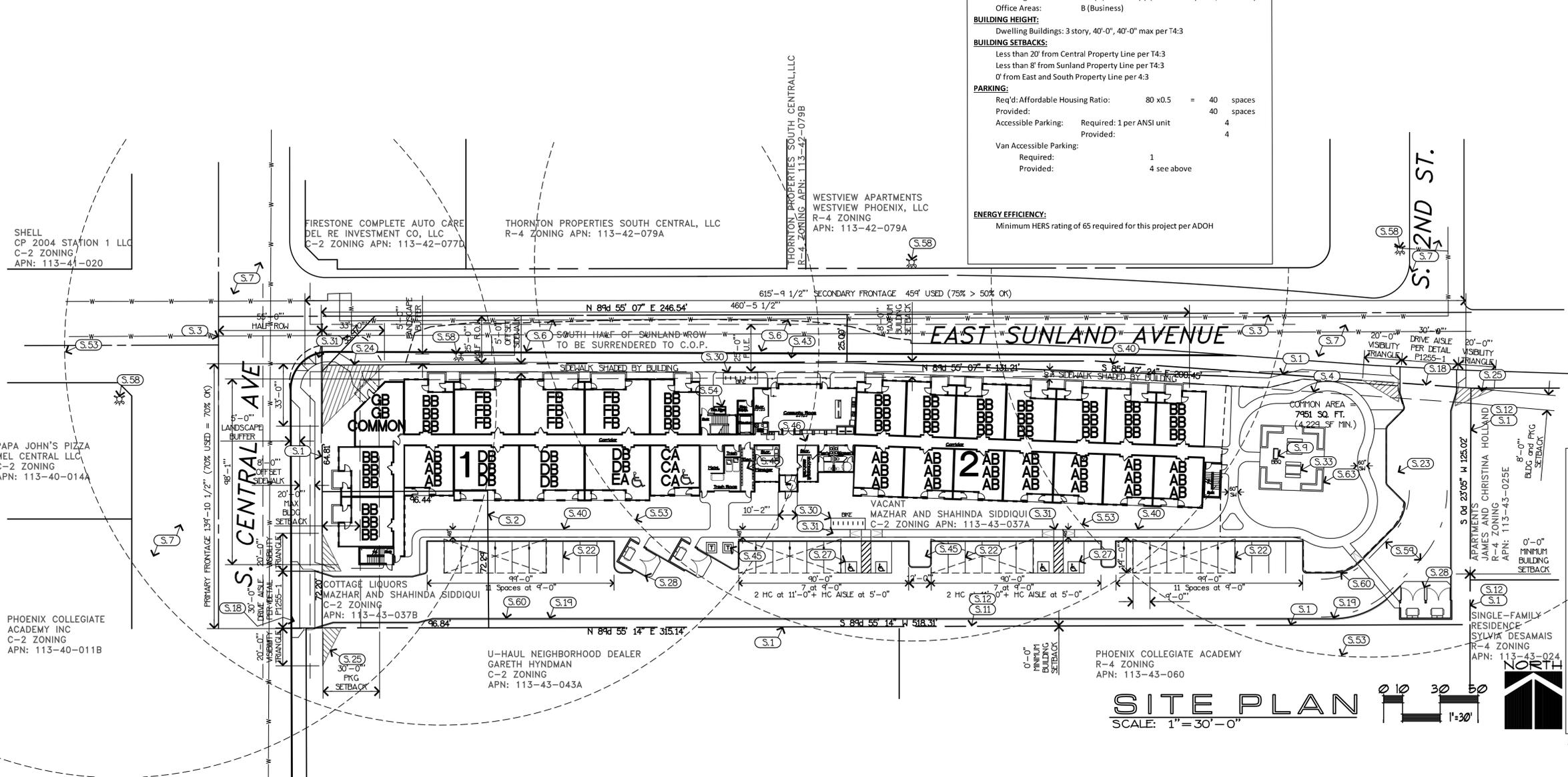
**PARKING:**  
 Req'd: Affordable Housing Ratio: 80 x 0.5 = 40 spaces  
 Provided: 40 spaces  
 Accessible Parking: Required: 1 per ANSI unit 4  
 Provided: 4  
 Van Accessible Parking: Required: 1  
 Provided: 4 see above

**ENERGY EFFICIENCY:**  
 Minimum HERS rating of 65 required for this project per ADOH

- CITY OF PHOENIX NOTES:**
1. Curb and dustproof all drives and parking areas per Section 702.A of the Zoning Ordinance
  2. Remove all unused driveways and replace any broken or out of grade curb, gutter and sidewalk
  3. Provide streetlights on all public streets per Street Transportation Guidelines.
  4. All ground-mounted equipment to be screened from street view
  5. Development and use of this site will conform with all applicable codes and ordinances.
  6. This project is located in the City of Phoenix water service area and has been designated as having an assured water supply.
  7. All new or relocated utilities will be placed underground.
  8. All signage requires separate approvals and permits.
  9. Any lighting will be placed so as to direct light away from the adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted so that it exceeds the general level of noise, odor, or vibration emitted by uses outside of the site.
  10. Owners of property adjacent to public right-of-way will have responsibility for maintaining all landscaping within the rights-of-way in accordance with approved plans.

**KEYNOTES** (A00)

- S.1 EXISTING PROPERTY LINE and/or R.O.W. LINE
- S.2 EXISTING PROPERTY LINE, TO BE COMBINED INTO ONE LOT
- S.3 CENTER LINE OF STREET
- S.4 ZONING SETBACK LINE PER W.U.C.
- S.5 NEW STREET PAVING AND IMPROVEMENTS
- S.6 EXISTING STREET PAVING AND IMPROVEMENTS
- S.7 BBO
- S.8 EXISTING CHAIN LINK FENCE AT PROPERTY LINE
- S.9 NEW CMU FENCE AT PROPERTY LINE
- S.10 NEW DRIVEWAY PER CITY OF PHOENIX DETAIL P1255-1
- S.11 6" x 8" EXTRUDED CONCRETE CURB
- S.12 4" WIDE PARKING STRIPES PAINTED WHITE
- S.13 NEW 10'x30' LOADING SPACE
- S.14 33'x33' TRAFFIC VISIBILITY TRIANGLE
- S.15 10'x20' TRAFFIC VISIBILITY TRIANGLE
- S.16 HANDICAP PARKING SPACE, SEE SITE DETAILS
- S.17 NEW REFUSE DUMPSTER AND BLOCK ENCLOSURE PER CITY OF PHOENIX STANDARD
- S.18 BIKE RACK PER CITY OF PHOENIX STANDARD
- S.19 NEW PUBLIC ACCESSIBLE RAMP
- S.20 PICNIC TABLE
- S.21 HANDICAP SIDEWALK RAMP, 1:12 SLOPE MAX. SEE SITE DETAILS
- S.22 NEW CONC SIDEWALK w/ MED. BROOM FINISH
- S.23 5' WIDE LANDSCAPE BUFFER BETWEEN SIDEWALK AND ROADWAY
- S.24 ELECTRICAL TRANSFORMER
- S.25 HORIZONTAL MAIL AND PARCEL BOXES
- S.26 ELECTRICAL METER ROOM
- S.27 200' RADIUS TO EXISTING FIRE HYDRANT
- S.28 FIRE RISER ROOM AND FDC
- S.29 EXISTING FIRE HYDRANT
- S.30 FIRE TRUCK LANE: 35' INSIDE RAD., 55' OUTSIDE RAD., 20' WIDE MIN.
- S.31 FIRE LANE CURB: PAINT RED
- S.32 RAISED CMU PLANTER



**NOTE:** ALL WALKWAYS ON-SITE ARE INTENDED TO BE ACCESSIBLE ROUTES, THEREFORE NO DESIGNATION OF ACCESSIBLE ROUTES HAS BEEN DEPICTED ON THE PLAN.

**NOTE:** HEIGHT and LOCATION of SITE LIGHTING TBD, BASED ON CITY LUMINANCE REQUIREMENTS

**NOTE:** SITE LIGHTING SHALL BE SHIELDED per DARK SKY ORDINANCE

BUILDING FRONTAGES PER SECTION 1305.B.1.c

SDEV: 1700XXX KIVA: 17-XXXX  
 PAPP: 1600XXXX Q-S: 3-28 Z-82-17-7

**Revisions:**


**Issue Date:** DEC. 2017

ATHENA NUMBER: 1714.1  
 DRAWN BY: PS  
 REVIEWED BY: PS

START DATE: NOV 13, 2017  
 DATE PLOTTED: 12/15/17  
 CADD FILE NAME: 1714.1-STE

**SP.1**

Reserved for City Preliminary Site Plan Submittal Notes

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**Sunland Senior Living**  
 5609 S. Central Avenue, Phoenix, AZ  
 Bethel Development, Inc.

# **EXHIBIT 04**



**COMMON AREA NORTH ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 1 WEST ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 1 SOUTH ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 1 NORTH ELEVATION**  
SCALE: 1/10"=1'-0"

**Sunland Senior Apts**  
SEC/N. Central Ave and E. Sunland Ave  
Bethel Development, Inc.

**Revisions:**


**Issue Date:**

12-14-2017

ATHENA NUMBER

1626.1

DRAWN BY

FS/HR

REVIEWED BY

FS

START DATE

SEP 5, 2017

DATE PLOTTED

12/15/17

CADD FILE NAME

1714.1-ELV

**EL.1**



**COMMON AREA SOUTH ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 2 EAST ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 2 SOUTH ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 2 NORTH ELEVATION**  
SCALE: 1/10"=1'-0"

**Sunland Senior Apts**  
SEC/N. Central Ave and E. Sunland Ave  
Bethel Development, Inc.

Revisions:


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DRAWN BY  
PS/HR

REVIEWED BY  
PS

START DATE  
SEP 5, 2017

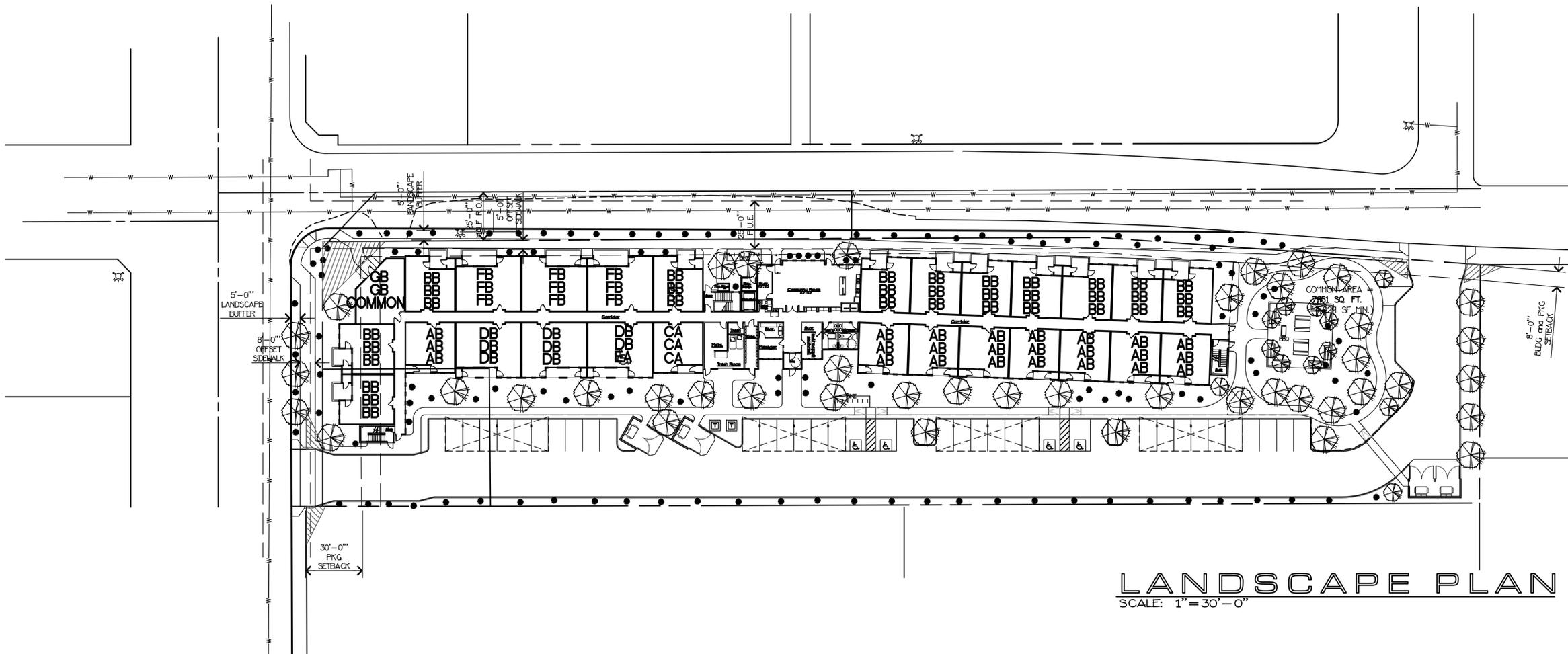
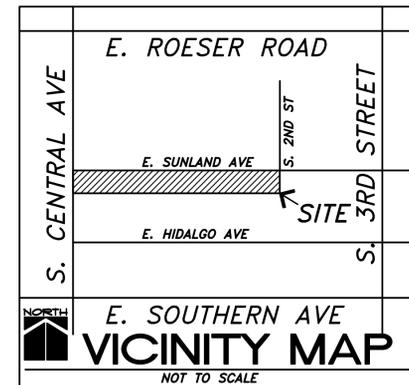
DATE PLOTTED  
12/15/17

CADD FILE NAME  
1714.1-ELV

# **EXHIBIT 05**



**Sunland Senior Living**  
5609 S. Central Avenue, Phoenix, AZ  
Bethel Development, Inc.



**LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"

**Revisions:**


**Issue Date:**

DEC. 2017
ATHENA NUMBER 1714.1
DRAWN BY PS
REVIEWED BY PS
START DATE NOV 13, 2017
DATE PLOTTED 12/15/17
CADD FILE NAME 1714.1-ST1

**LN.1**

# **EXHIBIT 06**



MA

99-0839080 09/14/99 04:37  
JENNIFER 31 OF 58

RECORDING REQUESTED BY:

**SECURITY TITLE AGENCY**

When recorded mail to:  
Mazhar Siddiqui and Shahinda Siddiqui  
7104 N. 28th Dr.  
Phoenix, AZ 85051

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ESCROW NO. 15-15-21452-KR

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I or we, **COHEN-MORROW HOLDINGS, LLC, an Arizona Limited Liability Company** do hereby convey to **MAZHAR SIDDIQUI and SHAHINDA SIDDIQUI, Husband and Wife** the following described real property situated in **Maricopa County, Arizona:**

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

Subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record. And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.  
Dated August 30, 1999

ACCEPTANCE OF JOINT TENANCY IS ATTACHED HERETO AND MADE A PART HEREOF.

COHEN-MORROW HOLDINGS, LLC, an Arizona Limited Liability Company

BY: Shirley M. Cohen Manager  
Shirley M. Cohen, Manager

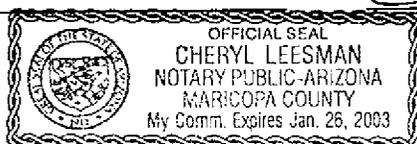
STATE OF ARIZONA

COUNTY OF MARICOPA

Acknowledged before me this 1 day of September, 19 99, by \_\_\_\_\_  
Shirley M. Cohen, Manager  
of COHEN-MORROW HOLDINGS, LLC, an Arizona Limited Liability Company

on behalf of the company.

My commission expires: \_\_\_\_\_  
Cheryl Leesman  
Notary Public



### JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

ATTACHED TO AND MADE A PART OF THAT SPECIAL WARRANTY DEED DATED August 30, 1999 ,  
EXECUTED BY COHEN-MORROW HOLDINGS, LLC, an Arizona limited liability company , AS GRANTOR  
UNDER SECURITY TITLE AGENCY ESCROW NO. 15-15-21452-KR.

THE GRANTEES BY SIGNING THE ACCEPTANCE BELOW EVIDENCE THEIR INTENTION TO ACQUIRE SAID  
PREMISES AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY  
NOR AS TENANTS IN COMMON.

### ACCEPTANCE

ACCEPTED AND APPROVED BY:

Mazhar Siddiqui Unofficial Document  
MAZHAR SIDDIQUI

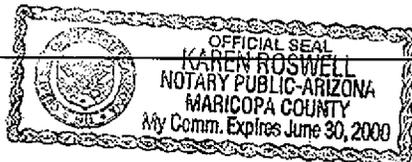
Shahinda Siddiqui  
SHAHINDA SIDDIQUI

STATE OF ARIZONA )  
County of MARICOPA )

This instrument was acknowledged before me this 14th day of SEPTEMBER , 1999 , by  
MAZHAR SIDDIQUI, SHAHINDA SIDDIQUI

Karen Roswell  
NOTARY PUBLIC

My Commission will expire



## EXHIBIT "A"

The North half of the North half of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 29, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part of the North half of the North half of the Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 29, lying Westerly of a line parallel with and 46 feet Easterly of the monument line of Central Avenue, and also that part described as follows:

BEGINNING at the intersection of the North line of said North half with the said 46 foot parallel line;

Thence Easterly along said North line 37 feet;

Thence Southwesterly to the intersection of the South line of the North line parallel with and 58 feet Easterly of said monument line;

Thence Westerly parallel with said North line 9 feet;

Thence Southwesterly to a point on said 46 foot parallel line which is 28 feet Southerly of the point of beginning;

Thence Northerly the POINT OF BEGINNING; and

EXCEPT that part Quit Claimed to the Unofficial Document City of Phoenix in Docket 13033, page 101, described as follows:

BEGINNING at the intersection of the North line of the Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 29 with the West line of the East 331 feet thereof;

Thence Easterly along said North line to the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter;

Thence Southerly along the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter to the South line of the North 40 feet thereof;

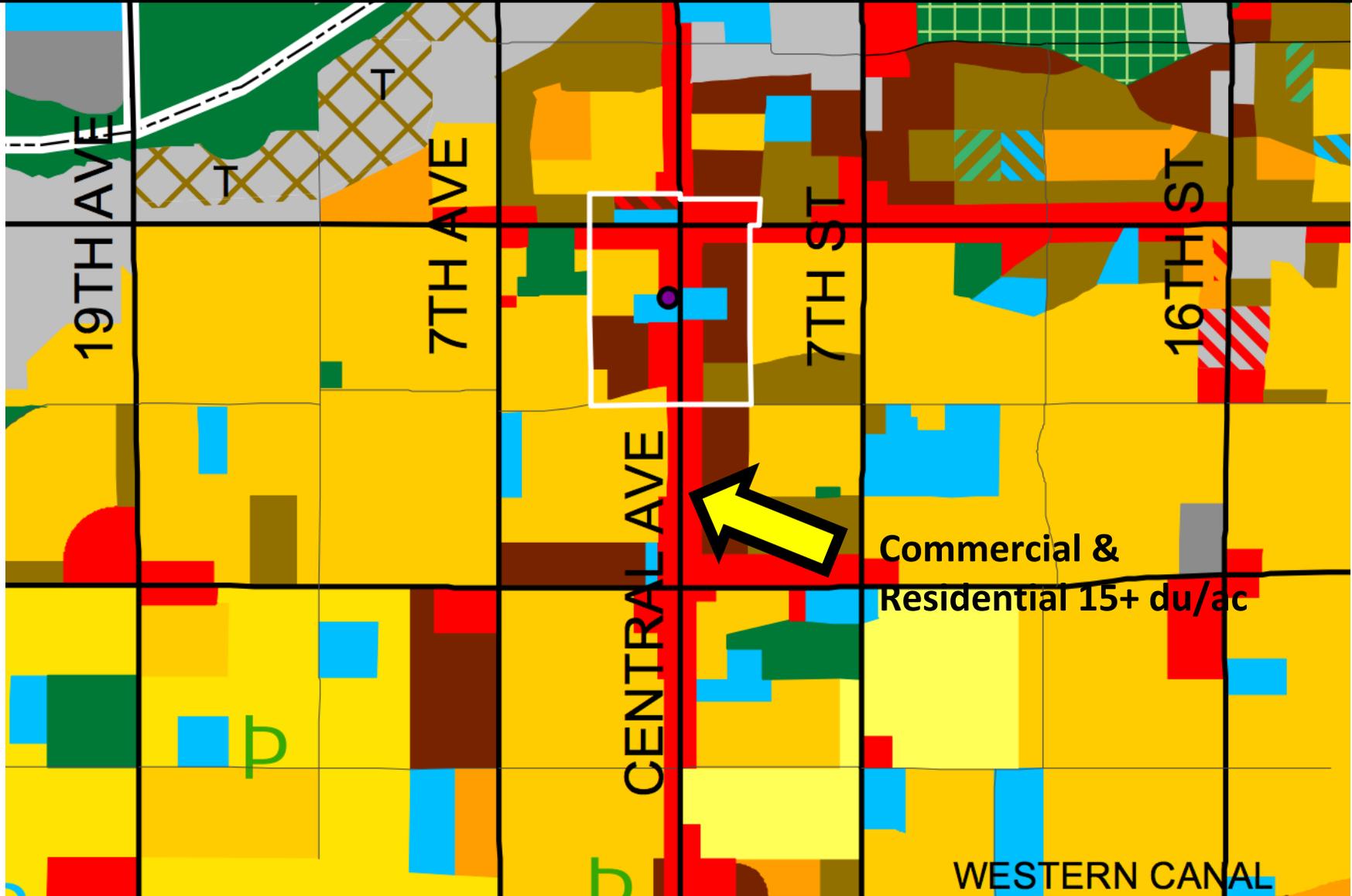
Thence Northwesterly to the intersection of the South line of the North 25 feet of said Northwest quarter of the Southwest quarter of the Southeast quarter with the West line of the East 200 feet thereof;

Thence Westerly along the South line of the North 25 feet of said Northwest quarter of the Southwest quarter of the Southeast quarter to the West line of the East 331 feet thereof;

Thence to the POINT OF BEGINNING.

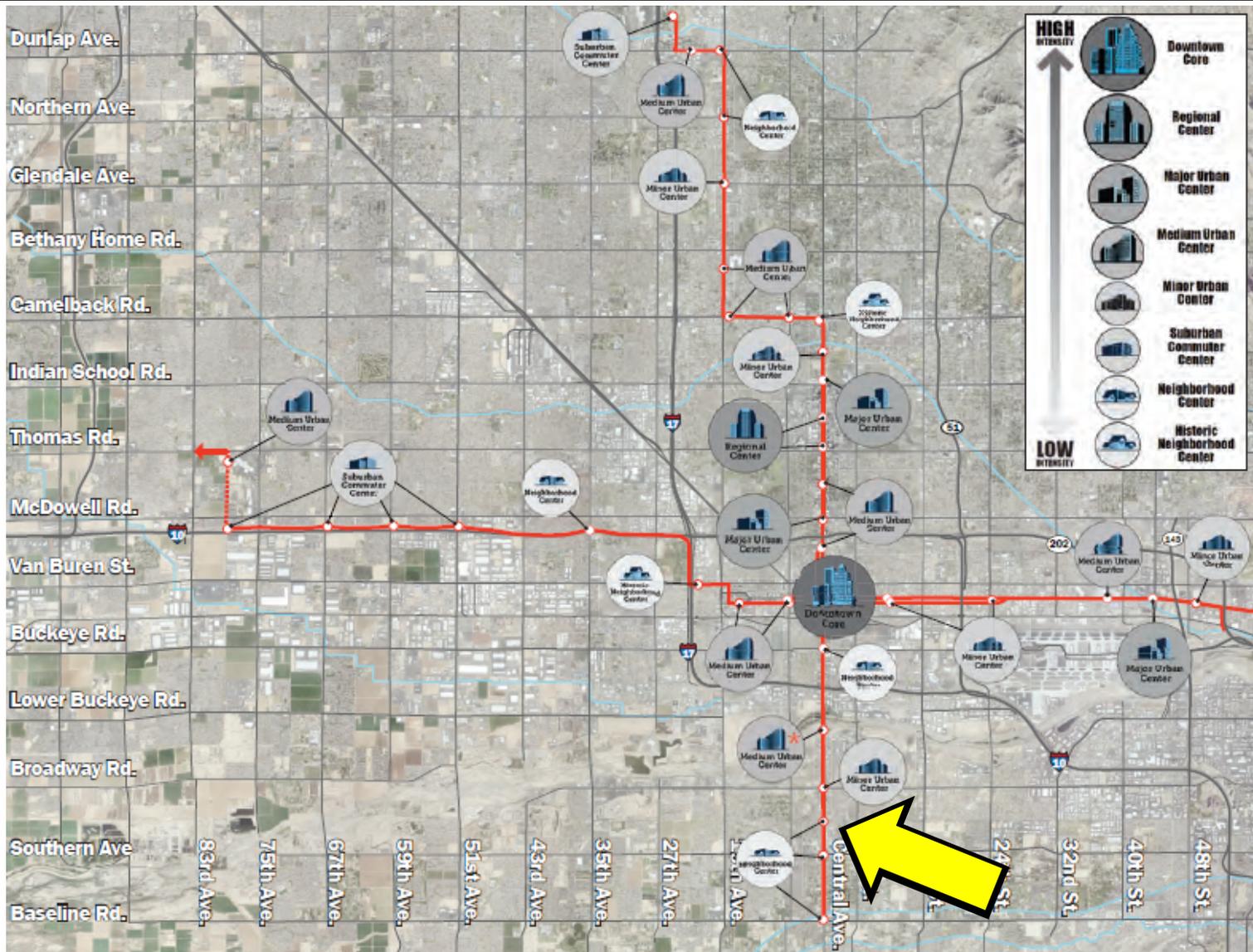
# **EXHIBIT 07**

# PHOENIX GENERAL PLAN "Commercial" & "Residential 15+ du/ac" Designations

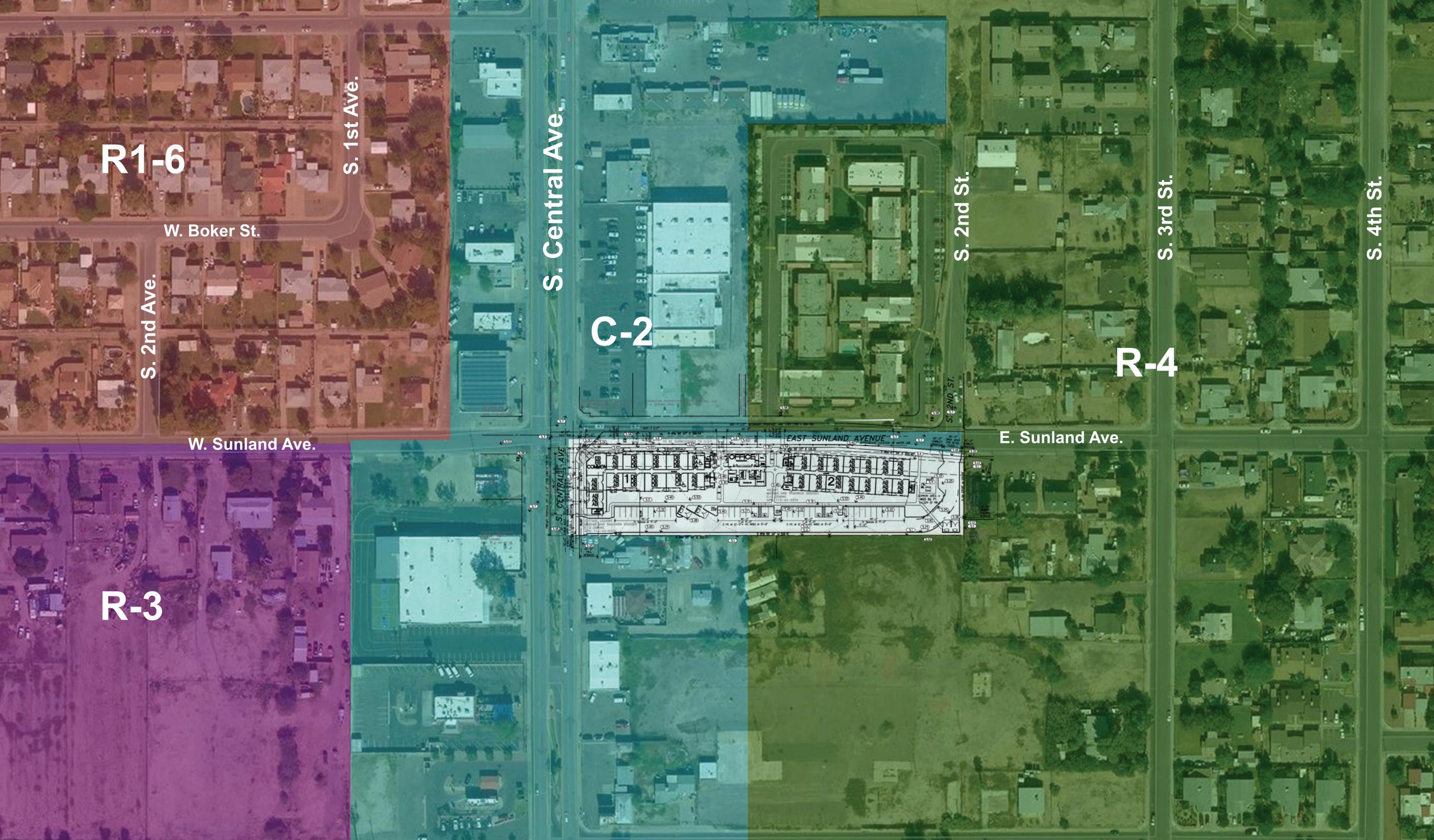


# TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK

## "Neighborhood Center" Place Type Designation



# **EXHIBIT 08**



R1-6

S. 1st Ave.

W. Boker St.

S. 2nd Ave.

S. Central Ave.

C-2

S. 2nd St.

S. 3rd St.

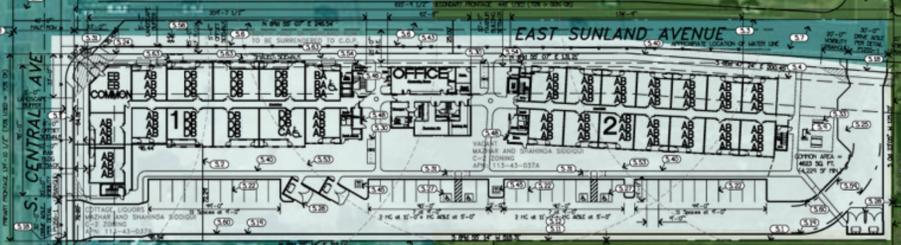
S. 4th St.

R-4

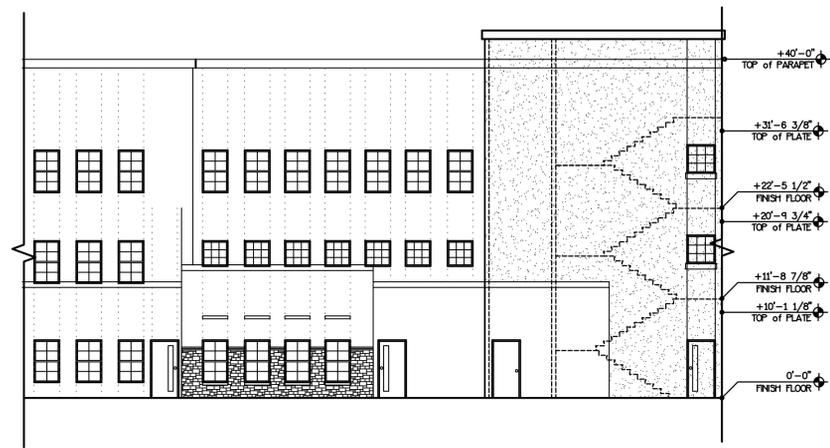
W. Sunland Ave.

E. Sunland Ave.

R-3



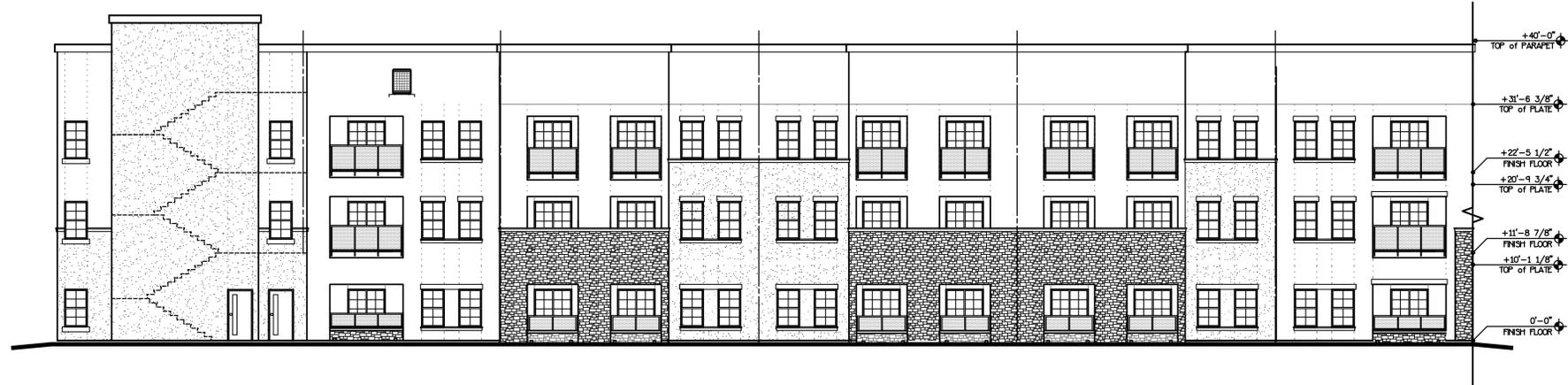
# **EXHIBIT 09**



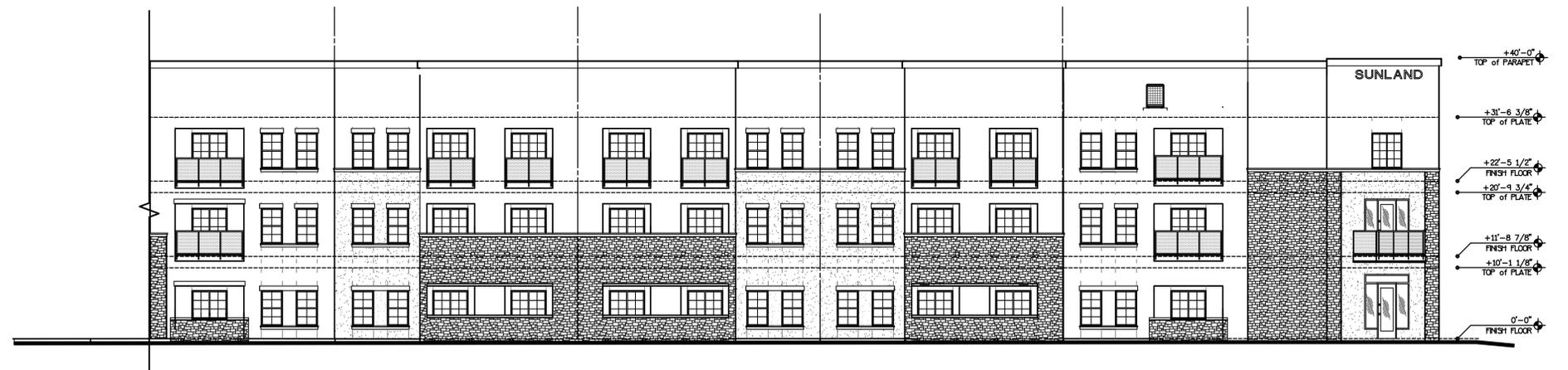
**COMMON AREA NORTH ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 1 WEST ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 1 SOUTH ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 1 NORTH ELEVATION**  
SCALE: 1/10"=1'-0"

**Sunland Senior Apts**  
SEC/N. Central Ave and E. Sunland Ave  
Bethel Development, Inc.

**Revisions:**


**Issue Date:**

12-14-2017

ATHENA NUMBER  
1626.1

DRAWN BY  
PS/MR

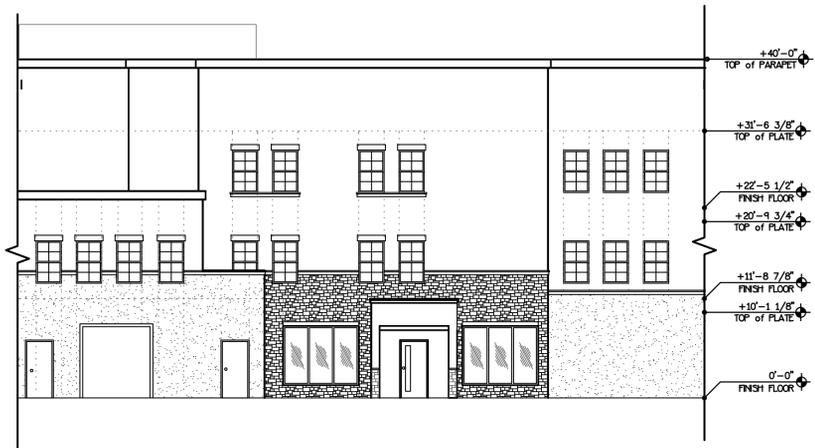
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PS

START DATE  
SEP 5, 2017

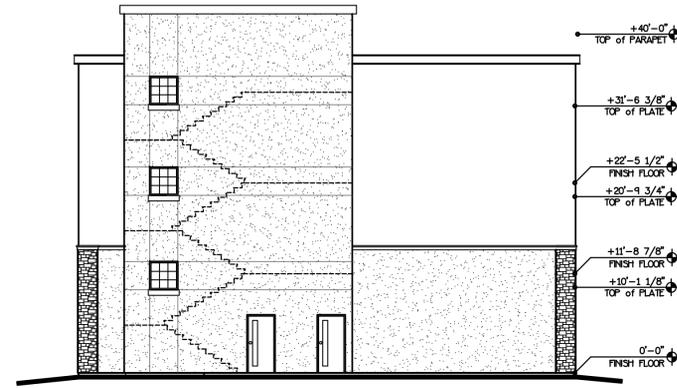
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12/15/17

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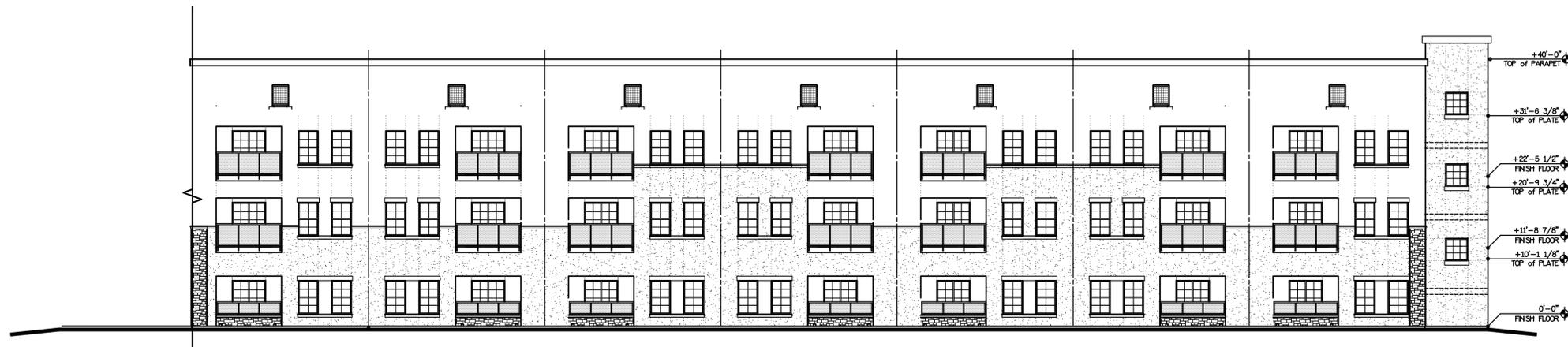
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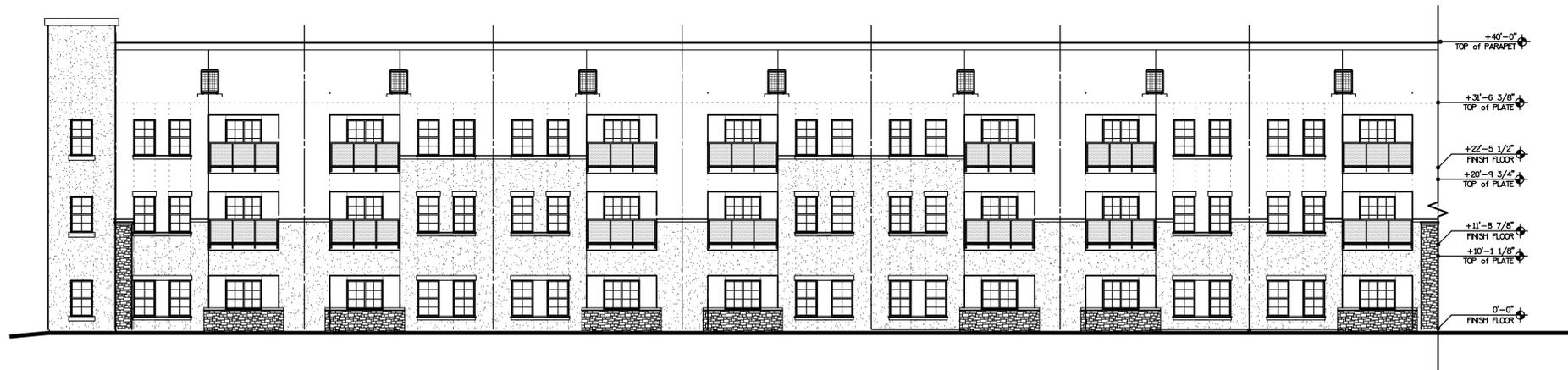
**COMMON AREA SOUTH ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 2 EAST ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 2 SOUTH ELEVATION**  
SCALE: 1/10"=1'-0"



**WING 2 NORTH ELEVATION**  
SCALE: 1/10"=1'-0"

**Sunland Senior Apts**  
SEC/N. Central Ave and E. Sunland Ave  
Bethel Development, Inc.

**Revisions:**


**Issue Date:**

12-14-2017

ATHENA NUMBER  
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DRAWN BY  
PS/MR

REVIEWED BY  
PS

START DATE  
SEP 5, 2017

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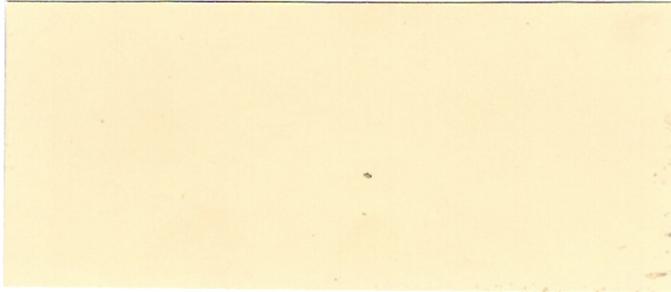
CADD FILE NAME  
1714.1-ELV

**EL.2**

# **EXHIBIT 10**

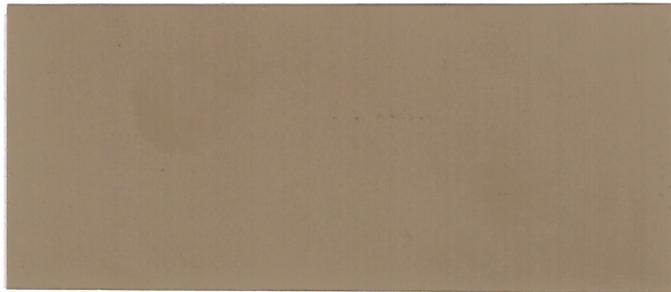
# Sunland Senoir Living

5609 S. Central Ave.  
Colors and Materials



## Chopsticks

Primary Color  
SW 7575



## Sandy Ridge

Secondary Color  
SW 7535



## Black Bean

Trim Color  
SW6006



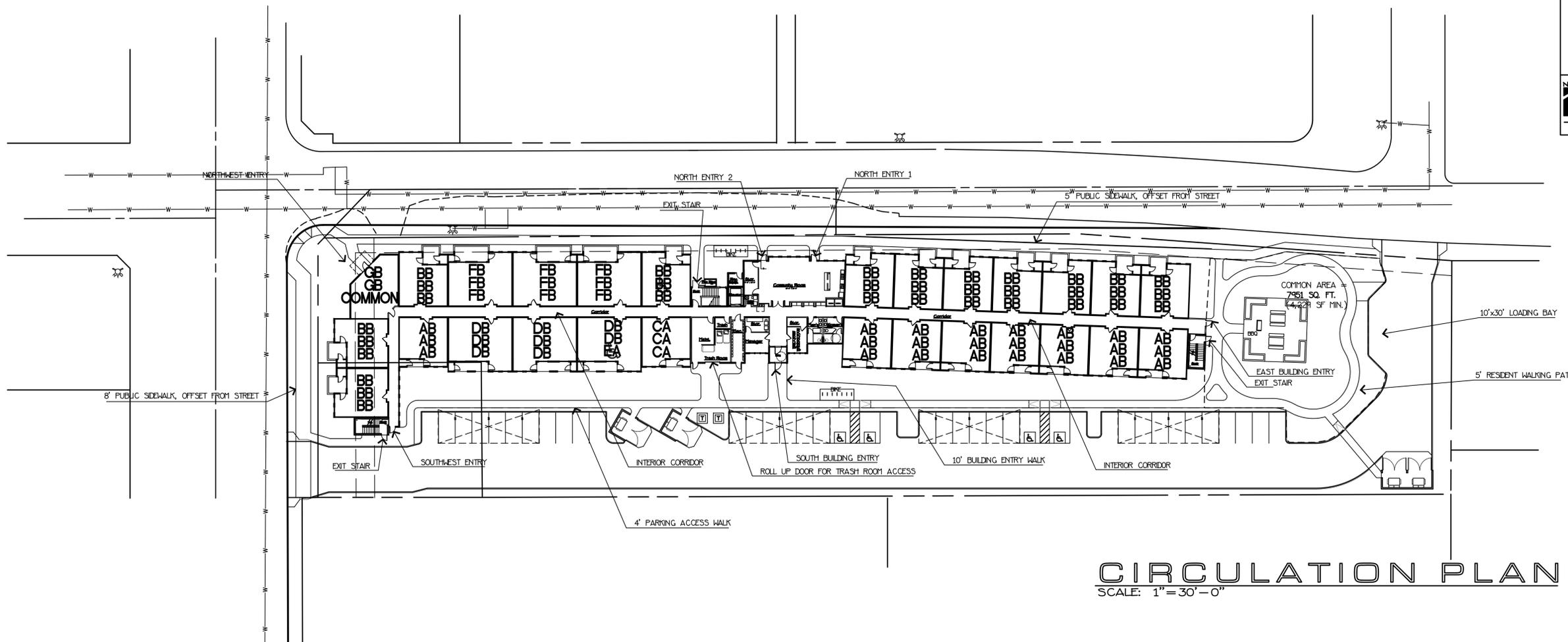
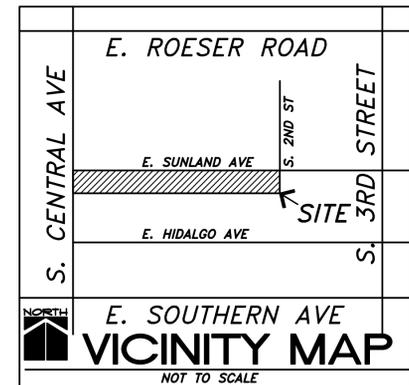
## Brick

Brown Flashed

# **EXHIBIT 11**



**Sunland Senior Living**  
5609 S. Central Avenue, Phoenix, AZ  
Bethel Development, Inc.



**Revisions:**


**Issue Date:**

DEC. 2017
ATHENA NUMBER 1714.1
DRAWN BY PS
REVIEWED BY PS
START DATE NOV 13, 2017
DATE PLOTTED 12/15/17
CADD FILE NAME 1714.1-ST1