

ORDINANCE S-45917

AN ORDINANCE REPEALING THE PHOENIX INDIAN SCHOOL  
SPECIFIC PLAN, APPLICATION GPA-EN-1-19-4.

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WHEREAS, the City Council passed Ordinance S-20563 adopting the Phoenix Indian School Specific Plan on December 11, 1991;

WHEREAS, the primary goals of the Phoenix Indian School Specific Plan have been met with development of Steele Indian School Park and the expansion of the United States Department of Veterans Affairs Hospital;

WHEREAS, the request to rezone the privately-owned parcel at the northeast corner of Indian School Road and Central Avenue to the Walkable Urban Code (Z-9-19-4) is in conformance with the City Council adopted Uptown TOD Policy Plan will address the outstanding goals and policies of the Phoenix Indian School Specific Plan; and

WHEREAS, the Phoenix Indian School Specific Plan has fulfilled its purpose and intent.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

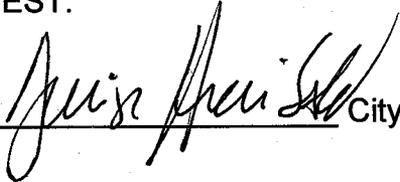
SECTION 1. That the Phoenix Indian School Specific Plan is repealed in its entirety.

PASSED by the Council of the City of Phoenix this 3rd day of July 2019



MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk



APPROVED AS TO FORM:

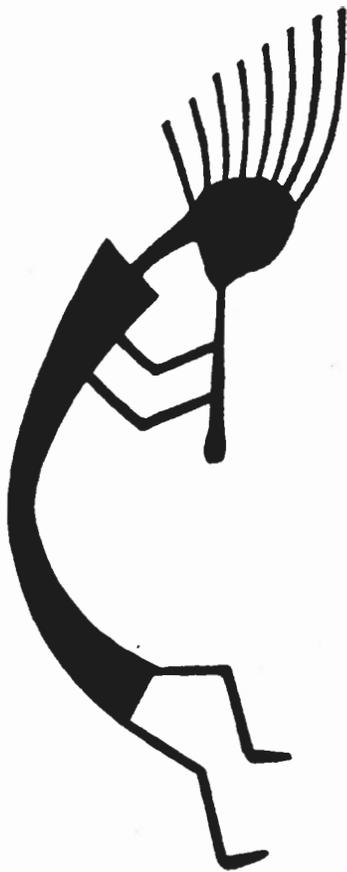
  
\_\_\_\_\_  
Acting City Attorney pm

REVIEWED BY:

  
\_\_\_\_\_  
City Manager

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# PHOENIX INDIAN SCHOOL SPECIFIC PLAN



ADOPTED  
DECEMBER, 1991



**A**  
**SPECIFIC PLAN**  
**FOR THE**  
**PHOENIX INDIAN SCHOOL**  
**PROPERTY**

**Phoenix, Arizona**

**Mayor and City Council**

Paul Johnson, Mayor

Anton "Skip" Rimsza, District 1

Thelda Williams, District 2

Alan Kennedy, District 3

John Nelson, District 4

Craig Tribken, District 5

Linda Nadolski, District 6

Mary Rose Wilcox, District 7

Calvin Goode, District 8

**Phoenix Indian School City Council Subcommittee**

Craig Tribken, Chairman

Paul Johnson

Linda Nadolski

Prepared by:  
City of Phoenix Planning Department  
1991

Adopted by the Phoenix City Council  
December 11, 1991  
Ordinance Number S20563

**Mayor and City Council at Initiation of Planning Process**

Terry Goddard, Mayor

Dr. Bill Parks, District 1

Duane Pell, District 2

Paul Johnson, District 3

John Nelson, District 4

Howard Adams, District 5

Linda Nadolski, District 6

Mary Rose Wilcox, District 7

Calvin Goode, District 8

**Original Phoenix Indian School City Council Subcommittee**

Howard Adams, Chairman

Terry Goddard

Paul Johnson

**Phoenix Planning Commission**

John Kuhn, Chairman

Gene Blue

Phil Gordon

Lois Savage

Charles Sing

Cynthia Standage-Beier

Daniel Valenzuela

ORDINANCE NO. PS20563

AN ORDINANCE ADOPTING THE PHOENIX  
INDIAN SCHOOL SPECIFIC PLAN; AND  
DECLARING AN EMERGENCY.

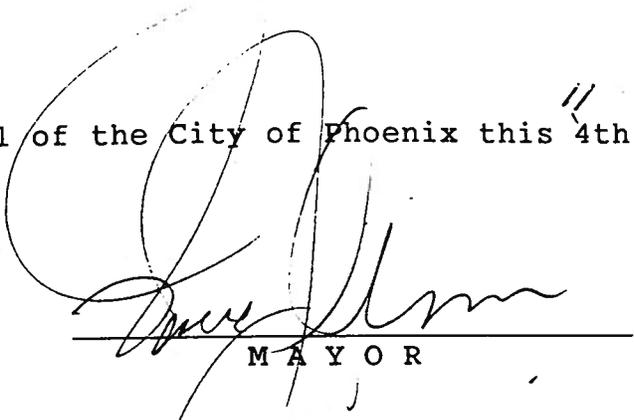
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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as  
follows:

SECTION 1. The Phoenix Indian School Specific Plan,  
which accompanies and is annexed to this Ordinance and declared a  
part hereof, is hereby adopted as a Regulatory Specific Plan in  
accordance with Title 9, Chapter 4, Article 6, Arizona Revised  
Statutes.

SECTION 2. WHEREAS, the immediate operation of the  
provisions of this Ordinance is necessary for the preservation of  
the public peace, health and safety, an EMERGENCY is hereby  
declared to exist, and this Ordinance shall be in full force and  
effect from and after its passage by the Council as required by  
the City Charter and is hereby exempted from the referendum  
clause of said Charter.

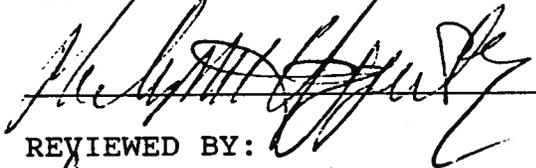
PASSED by the Council of the City of Phoenix this 4th day of December, 1991.

  
MAYOR

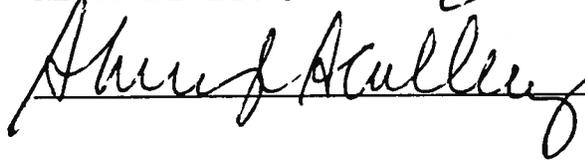
ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
ACTING  
City Attorney

REVIEWED BY:

  
ASSISTANT  
City Manager

1991 DEC -3 AM 9:22  
CITY CLERK DEPT.

MDH/aja/2375A/#61/12-4-91

# PHOENIX INDIAN SCHOOL SPECIFIC PLAN

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# Executive Summary



*SINGERS FOR RAIN - A number of images combine in this representation inspired by rock drawings depicting ceremonies or gatherings. The design features a line of human figures and rain clouds. These petroglyph elements have been found in the South Mountains near Phoenix and in New Mexico.*

## 1. EXECUTIVE SUMMARY

On November 18, 1987, President Reagan signed legislation (Public Law 100-696) which enabled the Federal Government to exchange the Phoenix Indian School property for a \$35 million payment to the Arizona Indian Education Trust Fund and over 100,000 acres of environmentally sensitive Florida land owned by a private developer. In order for the exchange to occur, the legislation required that the City of Phoenix accept submittal of a specific plan for the site and that a Land Use Planning Team (comprised of a citizens committee in concert with the potential site developer) submit a specific plan for the property to the City. Public Law 100-696 permits the exchange of the Phoenix Indian School land until November 18, 1991, when the legislation expires.

The Land Use Planning Team developed a specific plan recommendation for the site and submitted it to the City of Phoenix in March of 1991. The City Council did not accept this recommendation. Instead the City Council directed the Planning Department staff to prepare alternative plans for the Phoenix Indian School property.

Alternative plans based on public input were subsequently prepared by staff, followed by an additional public comment process, a staff recommendation and then Planning Commission and City Council hearings on the issue. On June 25, 1991 the City Council took action directing Planning Department staff to prepare a specific plan document for the site, based on parameters set forth during that Council session (see Appendix D for full details of Council direction). Planning Department staff responded with the preparation of the Phoenix Indian School Specific Plan.

The plan contains both regulations and policies to guide the future development of the site. Once adopted, the Plan will provide:

- new zoning on a portion of the site;
- a set of regulatory standards which will govern land use, intensity, density, building heights, lot coverage, setbacks, site planning, traffic management, development linkages, the historic structures and property maintenance on the site;
- a set of specific plan policies to guide the review and approval of the Master Plan documents; and
- a detailed administrative review process to evaluate and administer a set of Master Plan documents which will govern the development of individual parcels.

The Plan is divided into three major sections: Part I - Background and Analyses; Part II - Specific Plan Components; and Part III - Appendices. Part I provides background information and analyses which were used in the development of Part II, the policy, regulatory and implementation portions of the Specific Plan. It is intended to be used primarily as a reference section. Part II is the heart of the Plan. It contains the specific regulations, policies and implementation program necessary

to develop the site. Part III consists of appendices which provide supplemental information for the Plan.

The Land Use Concept outlined in the Plan is based on direction of City Council and incorporates ideas generated through the public input process. The Land Use Concept for the 108 acre Phoenix Indian School property includes:

- a maximum of 1.4 million square feet of office development;
- a minimum of 100,000 square feet of retail development;
- a minimum of 1,200 housing units; and
- a minimum of 40 acres of park/open space, 20 acres of which would be donated to the City by the Federal Government with the additional 20 acres of permanent publicly accessible open space being provided by the developer of the property;
- an 11.5 acre expansion of the on the Veterans Administration Hospital; and
- a 4.5 acre development for an Arizona Veterans Home.

Key focuses of the Plan's policies and regulations include:

- a linkage between commercial development and housing;
- maintaining the historical character of the site (including the preservation of three significant structures);
- creating the maximum amount of publicly accessible open space possible;
- transitioning down of intensity along Central Avenue north of Indian School Road;
- encouraging the use of alternative modes of transportation;
- maximizing pedestrian oriented features and opportunities;
- minimizing surface and above grade parking; and
- promoting integrated mixed use development.

The Implementation actions called for in the plan include:

- monitoring the Federal legislation (Public Law 100-696)
- amending the General Plan to allow for the adoption of this Specific Plan
- stabilizing and obtaining Historic designation for the three significant structures which will remain on the site

- submitting of Master Plan documents by the Master Developer
- adopting of an official Supplemental/Zoning map
- submittal of parcel development site plans by the Master Developer;  
and
- making provision for a conservation easement on the exterior of the  
three historic properties on site.



# Background and Analyses

Part I is intended to provide background information and analyses which were used in the development of the regulations, policies and implementation program for the Phoenix Indian School Specific Plan. Part I is not intended to be regulatory, but may be used as a reference in the future.



*FROG AND SPIRAL - This design, depicting a frog has been found on shell jewelry discovered in the Phoenix area that came from the Gulf of California area. The spiral and circles are abstract elements that are prevalent in Hohokam art, but archaeologists are uncertain about their meanings.*

# Part I

# Introduction



*WIND CARRIER - This design is based on a Hohokam petroglyph found in the South Mountains just south of Phoenix. It features an adult figure and children, circular and rectangular spirals and stars. Archaeologists believe that petroglyphs in agriculture areas may have been used in fertility ceremonies.*

## 2. INTRODUCTION

### 2.1 Purpose of the Specific Plan

The purpose of the Phoenix Indian School Specific Plan is to establish effective regulatory standards and a process which will direct the development of the Phoenix Indian School site.

Once adopted, the Phoenix Indian School Specific plan will provide:

- new zoning on a portion of the site;
- a set of regulatory standards which shall govern land use, intensity, density, building heights, lot coverage, setbacks, traffic management, development linkages, the historic structures and property maintenance on the site;
- a set of Specific Plan policies to guide the review and approval of the Master Plan documents; and
- a detailed administrative review process to evaluate and administer a set of Master Plan documents which will govern the development of individual parcels.

### 2.2 Location of Study Area

The 108 acre<sup>1</sup> Phoenix Indian School study area is located in central Phoenix approximately two and a half (2 1/2) miles directly north of downtown (see Map 1, Location of Vicinity Area). The site is located within the Encanto Village, just north of the designated village core, at the northeast corner of Indian School Road and Central Avenue. A portion of the site is located along the Central Avenue Corridor, a linear boulevard of high-rise development.

### 2.3 Authority and Scope of the Specific Plan

The authority to prepare specific plans is granted in Chapter 10 of the City of Phoenix Zoning Ordinance, as approved by the City Council in 1988 (see Appendix B, Specific Plan Ordinance). Specific plans are intended to provide a greater level of detail than the General Plan for a subarea of the City.

Specific plans may be prepared for an urban village core, a transportation corridor, a large vacant area, a conservation area, a redevelopment area or any other large area which needs special study and planning.

<sup>1</sup>

The Phoenix Indian School site consists of a total of 110.97 acres. Approximately 2.85 acres of the site included in the legal description consist of street rights-of-way which are not contiguous to the main site (the half streets of Indian School Road and 7th Street which abut the existing Veteran's Administration Property and the Central High football stadium). This property which is not contiguous with the main site is not addressed in the Specific Plan except with regard to its dedication to the city. Therefore, throughout the text of this Plan, the remaining 108.12 acres of the site are rounded off and the total site acreage is referred to as 108 acres.

Specific plans may include such regulations, criteria and guidelines as may be necessary or desirable for the systematic execution of the General Plan. Specific plans may, in addition to recommended zoning and subdivision regulations, include:

- regulations, criteria or guidelines determining the location of buildings and other improvements with respect to rights-of-way, floodplains, and public areas and facilities;
- regulations governing the use of land, buildings and structures, the height and bulk of buildings and structures, open areas around buildings and structures; and/or
- measures required to insure the implementation of General Plan goals or policies.

A specific plan may be regulatory or non-regulatory. A regulatory plan is defined as any plan containing provisions with restrictions on land use that differ from existing regulations. Specific plans that contain only statements of goals, standards or policies that will be implemented by other regulatory tools are considered to be non-regulatory. The Phoenix Indian School Specific Plan is both a regulatory and a policy plan.

#### **2.4 History and Overview of the Phoenix Indian School Site**

The Phoenix Indian School was founded in 1891 at its current site, which was then located three (3) miles north of the Phoenix city limits. The school was founded for the specific purpose of preparing Native American children for assimilation into the mainstream of American culture. The school originally focused primarily on vocational training but switched to a more academic orientation in 1935.

By 1900 the school had become the second largest Indian school in the United States. The school's enrollment peaked during the years of 1919 and 1921 when it served approximately 900 students. After 1935 the school's enrollment began to rapidly decline.

At its peak development there were approximately 100 buildings on the site. Approximately 25 buildings and structures remain on the Phoenix Indian School site today. The majority of these buildings were constructed during a phase of modernization in the 1960's. During that same time frame many of the original structures were razed. Three (3) of the remaining structures on the site are considered historically significant and are eligible for inclusion on the National Register of Historic Places.

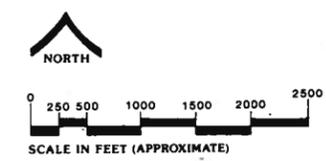
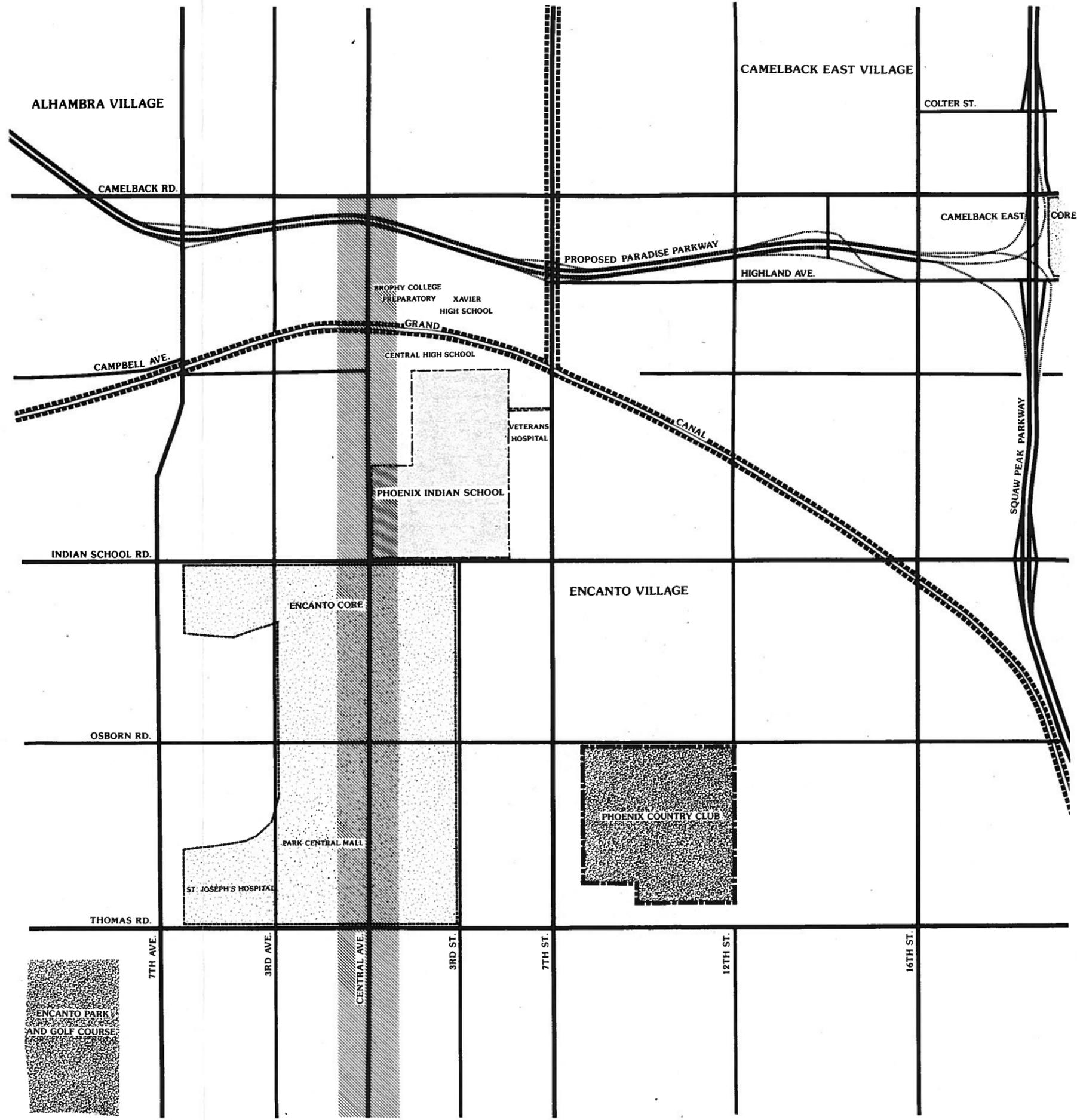
The school was officially closed in 1990. Public Law 100-696 enacted in 1987 arranged for the Phoenix Indian School land to be sold to a private developer in exchange for over 100,000 acres of land in the Florida Everglades and a \$35 million cash payment to the Arizona Indian Education Trust Fund. This law expires on November 18, 1991.

PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN

MAP# 1

VICINITY MAP

- VILLAGE BOUNDARY 
- VILLAGE CORE BOUNDARY 
- HIGH-RISE/MID-RISE CORRIDOR 
- PARKS/OPEN SPACE 



PREPARED BY THE  
CITY OF PHOENIX PLANNING DEPARTMENT



## 2.5 Relationship to Phoenix General Plan

The **General Plan for Phoenix: 1985-2000** is a general policy document. It sets forth goals and policies to guide the City's future growth and development. The Plan's goals and policies are accompanied by a map which depicts the general intended land use pattern of the City. Both the text and map are intended to be general in nature and are not site specific or inflexible. Specific plans, such as the Phoenix Indian School Specific Plan, are intended to provide a greater level of detail at a specific site or subarea level in order to carry out the goals and policies of the **General Plan**.

The Land Use Element of the Plan is based upon an urban village concept with growth and development structured into multiple urban villages, each containing a core area, as well as gradient and periphery areas.

The core of each village is to be the activity center and identifiable focus for the village. It is the area of greatest building height and most intense building uses within the limits based on village character. The Phoenix Indian School site is located just north of the designated core of the Encanto Village.

The General Plan map designation (prior to an amendment processed with the approval of the Specific Plan) for the Phoenix Indian School site was split approximately in half with the eastern portion of the site shown as Parks and Open Space and the western portion of the site shown as Public/Quasi-Public land use.

General Plan Amendment EN-01-91 was approved on November 6, 1991, to amend the General Plan Map to accommodate planned development on the site should the site be sold by the Federal Government. The amendment changed approximately 50 acres from a designation of Public/Quasi-Public and Parks/Open Space to approximately 30 acres of Mixed Use (MU) designation and approximately 20 acres of Residential (15+ du/ac).



# Existing Conditions



*MOUNTAIN SHEEP - One of the most common petroglyph symbols among Southwest cultures is the mountain sheep. Experts believe that the reason bighorn sheep and other game animals were represented in petroglyphs was because of the importance of the hunt. This design was found at an Anasazi site west of Holbrook, Ariz.*

### 3. EXISTING CONDITIONS

#### 3.1 Phoenix Indian School Site Survey

##### 3.1.1 Existing Site Features and Land Use

The site consists of approximately 108 acres of land at the northeast corner of Indian School Road and Central Avenue. The site is predominantly level with frontage on both Indian School Road and Central Avenue (see Map 2, Existing Site Features and Land Use).

The site has about 1,300 linear feet of frontage on Central Avenue and approximately 1,900 linear feet of frontage on Indian School Road. The site also has limited access to 7th Street via a thirty (30) foot roadway north of the Veterans Administration property. Additional access to the site exists from an entrance which aligns with 3rd Street and from an entrance on Central Avenue between the Glenrosa Avenue and Monterosa Street alignments.

Three (3) of the 25+ structures on the site are considered historically significant and are eligible for inclusion on the National Register of Historic Places.

The site offers excellent views of Squaw Peak to the northeast and of North Mountain to the northwest. Views of the three (3) historic structures exist from the intersection of Central Avenue and Indian School Road and the intersection of 3rd Street and Indian School Road.

Central Avenue has been partially improved with trees, shrubs, lights, wide sidewalks and street furniture, including bus benches along the property's frontage. These initial improvements were completed in 1990 as part of an overall improvement theme for Central Avenue from the Papago Freeway to Camelback Road.

Many mature trees exist on the site, including a double row of palm trees along the entrance road which loops through the site from Indian School Road at the 3rd Street alignment to its Central Avenue exit point between the Monterosa Street and Glenrosa Avenue alignments. This landscaping is a historic component of the site.

##### 3.1.2 Surrounding Features and Land Use

The site is bordered on the north by Central High School, to the south by Indian School Road, to the east by the Veterans Administration Hospital property and the Central High School football stadium and track, and to the west by a Best Western Hotel and restaurant, a portion of Central High School and by Central Avenue itself (see Map 3, Surrounding Features and Land Use).

The Grand Canal passes through the surrounding area just north of Central High School. Seventh Street provides additional major north/south access through the area just east of the Veterans Hospital property. Though lacking direct freeway access, the site none-the-less is well served as both the Papago (east-west) Freeway and the Black Canyon (north-south)

Freeway are located approximately two miles distance from the site. Future access may be provided by the Paradise Parkway with direct access at 7th Street and Highland Avenue and 7th Avenue and south of Camelback Road.

The site is located north of the Encanto Village Core which is characterized by high-rise office development located along Central Avenue between 3rd Avenue and 3rd Street south of Indian School Road to Thomas Road. The Park Central Mall is also located in this village core area along the west side of Central Avenue between Thomas and Osborn Roads. While a great deal of development currently exists in and around the core area, there are substantial opportunities for infill and/or redevelopment in this area.

Low intensity commercial uses, including the operating Carnation Dairy, are located along the west side of Central Avenue directly across from the site. A vacant site on the west side of Central Avenue between Devonshire and Turney is zoned for high-rise office and multi-family residential development.

At the southeast corner of Indian School Road and Central Avenue is a high-rise office tower. Low-intensity one-story office and retail uses are located along the south side of Indian School Road between 3rd and 7th Streets.

The east side of 7th Street from Indian School Road north to the Grand Canal is primarily developed with low-intensity commercial uses. A multi-family residential development at Devonshire and 7th Street was recently torn down and remains as vacant land.

Low-intensity commercial and office uses are interspersed with occasional mid-rise and high-rise office and residential buildings north of the site along Central Avenue to Camelback Road. A high-rise office development has been approved, but has not been built at the northwest corner of Central and Highland Avenues. Similarly, another high-rise development, including a residential component was approved, but has not been built at the southwest corner of Central Avenue and the Grand Canal.

Beyond the commercial edges along Indian School Road, Central Avenue, and 7th Street are single-family residential neighborhoods, some of which may be susceptible to non-residential redevelopment if precautions are not taken.

Two private high schools, Brophy College Preparatory School and Xavier College Preparatory School are located just north of the Grand Canal between Central Avenue and 7th Street.

### **3.2 Existing Zoning**

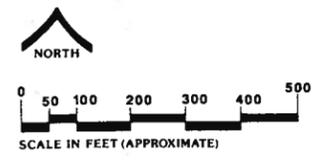
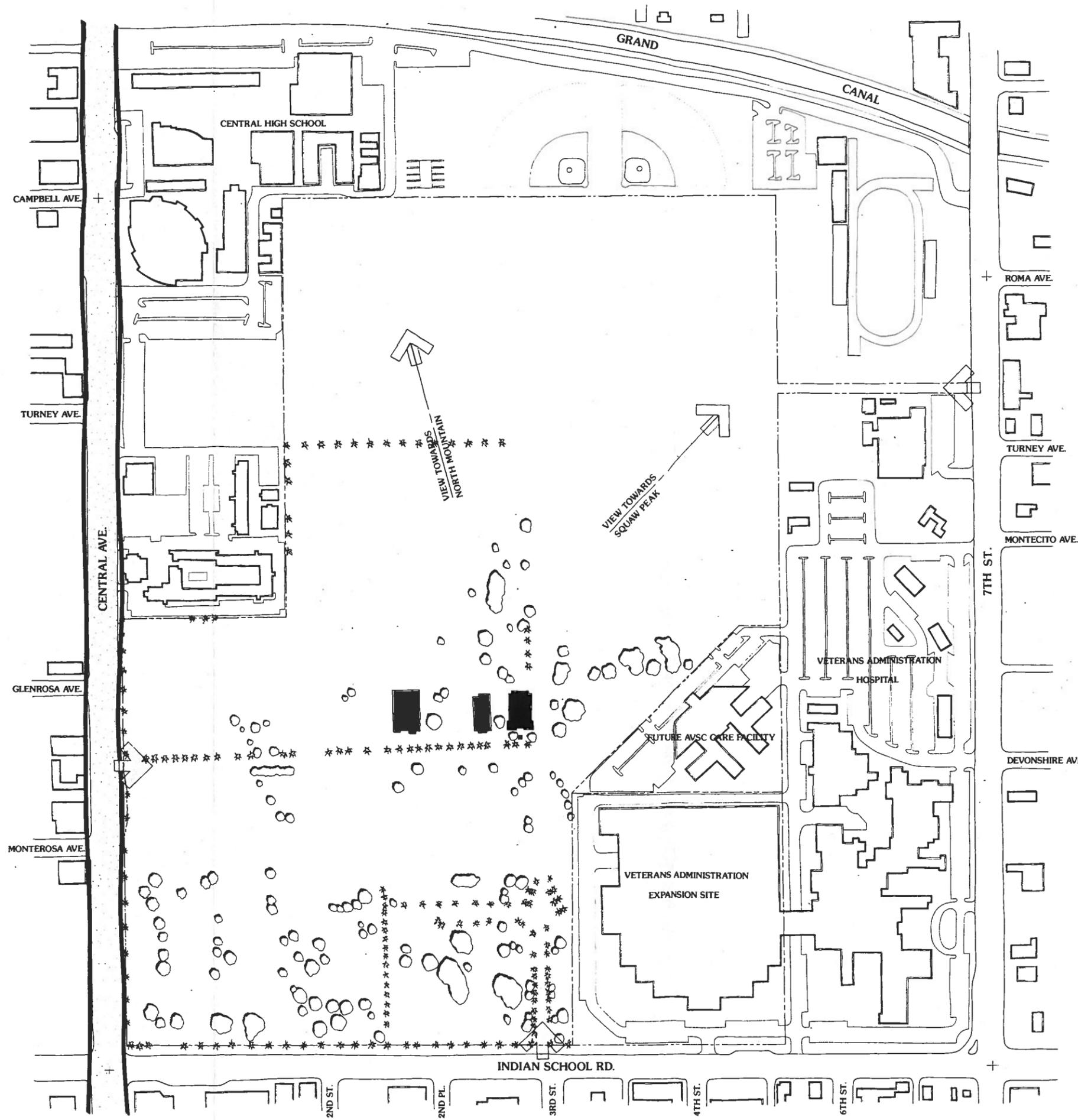
The Phoenix Indian School site and the adjoining Veterans Administration Hospital are presently zoned R-5 (a multi-family residence district). This zoning permits residential uses at densities of 43.5 to 52.2 dwelling units per acre with a maximum building height not to exceed four stories or 48 feet. Professional office use (doctors, lawyers, architects, etc.) is also permitted by right and are limited to two stories (30 feet) in height.

PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN

MAP# 2

EXISTING SITE FEATURES  
AND LAND USE

- ACCESS POINTS 
- HISTORICALLY SIGNIFICANT STRUCTURES 
- VIEWS 
- CENTRAL AVE. STREETScape IMPROVEMENTS 
- MATURE TREES 
- PALM TREES 



PREPARED BY THE  
CITY OF PHOENIX PLANNING DEPARTMENT

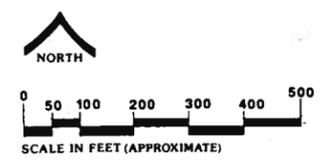
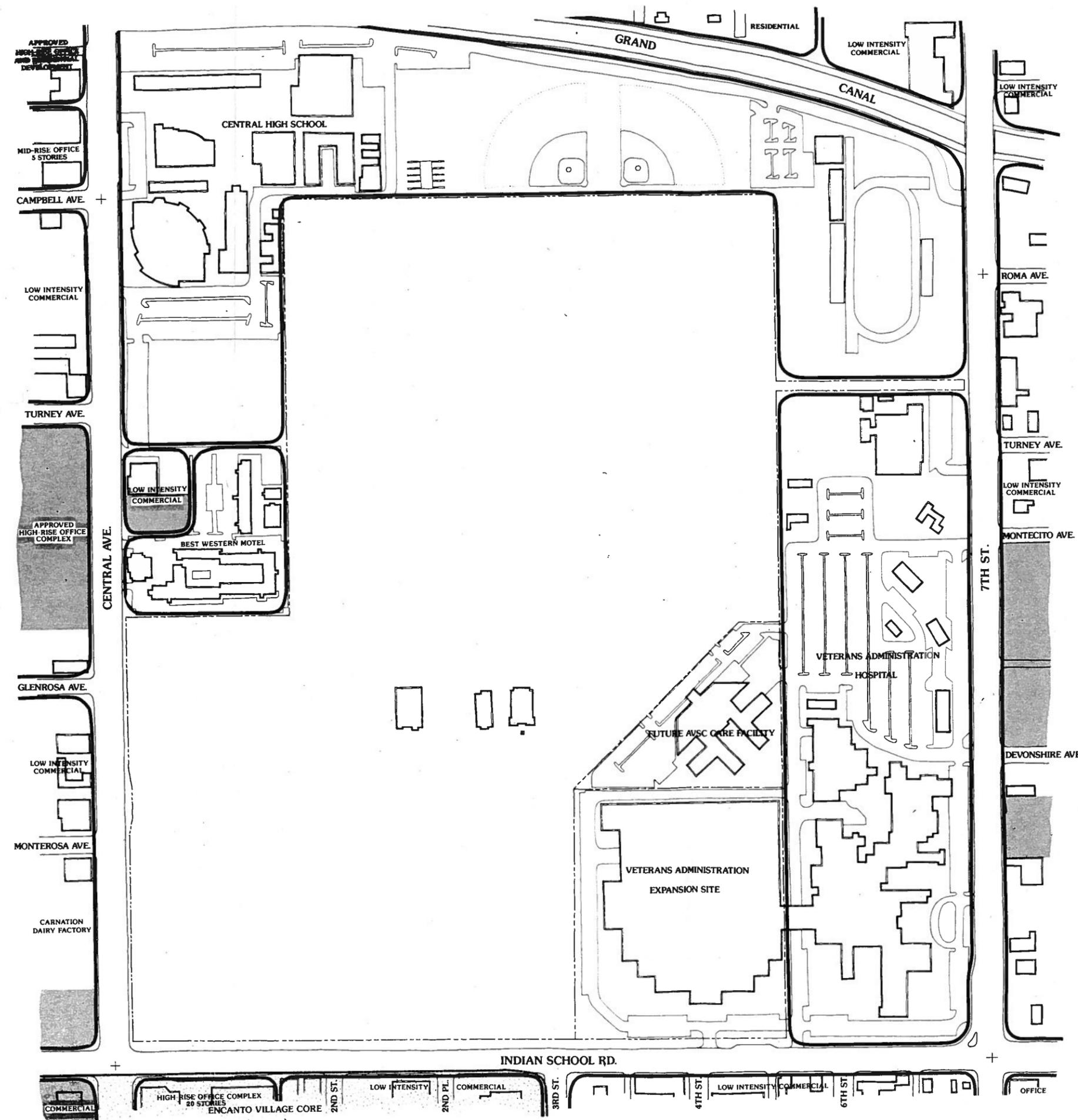


**PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN**

MAP# 3

**SURROUNDING FEATURES  
AND LAND USE**

VACANT LOTS 



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Parcels on the site that abut Central Avenue would be permitted by right to heights up to four stories (56 feet). Requests to exceed the two story height limitation for office use require the approval of a height waiver by the City Council (up to a maximum of four stories or 56 feet). General administrative offices may be permitted within the R-5 zoning district subject to the securing of a use permit through the zoning adjustment process.

### **3.3 Development Constraints and Opportunities**

Map 4 illustrates development constraints and opportunities that may influence the type of development that could occur on and around the Phoenix Indian School site. A brief discussion of these opportunities and constraints follows. It should be noted that some constraints also present unique opportunities and vice versa.

#### Limited Access to 7th Street

Limited access to 7th Street exists between the Central High School track and the Veterans Administration property. Some opportunities may exist to improve this constraint. These could include trading land with either Central High School or the Veterans Administration to gain better access, gaining an easement from either or both of these parties, or purchasing land for better access.

#### Proximity to High Schools

Three schools - Brophy College Preparatory, Xavier College Preparatory and Central High School, lie to the immediate north of the site. The proximity of the schools to the site may influence the types of uses that are developed at the northern edges of the site. In particular, the potential for noise, traffic and night lighting from the schools' football, baseball and track events could potentially create a conflict for residential development along the northern portion of the site.

Also, an issue to be considered is the potential for Central High School students to have convenient access to the northern portion of the site if adequate security is not utilized.

#### Increase in Traffic

Central Avenue and 7th Street have been improved and further widening is unlikely. Indian School Road from Central Avenue to 16th Street is programmed for roadway improvements in the Six-year Major Street Program.

Development of this site will increase traffic in the immediate area. To address the traffic and transportation impacts, this project may offer opportunities to promote alternative transportation modes and create challenges in the development of mitigation technologies.

#### Canal System Linkage

The Grand Canal passes through the area just south of Central High School. Discussions with Salt River Project have indicated that there may be an

opportunity for incorporation of the Canal into the site design, and the extension of a park from the Phoenix Indian School site along the canal outside the site. This area is part of one of five City-identified demonstration sites for canal bank multiple use projects. This linkage of course depends upon purchasing, trading or acquiring an easement to make the connection of the site with the canal. The linkage would allow the parkland on the site to be tied into the larger city-wide recreational trail system via the canal.

### Pedestrian Travel

An opportunity to emphasize the role of pedestrians and to link the site to the Encanto Core exists at Central Avenue and Indian School Road. The development of a public plaza or open space at this corner of the site combined with a welcoming view of the historic buildings on the site, the park land, and Squaw Peak in the distance could be used to draw pedestrians into the development. The site can also draw pedestrian traffic from the mass transit users on the Central Avenue and Indian School Road bus routes. In addition, if a linkage is made with the Grand Canal, pedestrian access from the canal could be incorporated into the site design.

### Bikeway System Linkage

A potential exists to link the site into the Phoenix Bikeway System by means of proposed bikeway segments which would pass through and near the site. The General Plan for Phoenix 1985-2000 Bikeway System Map identifies proposed bikeway routes along the Grand Canal just north of the site and along the street extension through the site to the canal. The construction of the bikeway segment along the 3rd Street extension will need to be incorporated into the design of the site.

### Redevelopment of Surrounding Land

Vacant and underdeveloped land is located around the perimeter of the site. It is likely that this project will promote the redevelopment of these properties. The Phoenix Indian School specific planning process will offer opportunities to set precedents for the type and design of the redevelopment of these areas. The two perimeter areas most likely to be directly influenced by the development of this site are the "commercial edges" along Indian School Road and the "future commercial edge" along Central Avenue. The Carnation Dairy, located opposite the site on the west side of Central Avenue at Indian School Road, may become a significant redevelopment opportunity in the more distant future.

The "future commercial" edge along 7th Street consists of vacant land and low intensity commercial uses. It separates a fragile residential area from 7th Street. The development of the west side of 7th Street may create pressure for expansion of the commercial edge along 7th Street into the residential areas behind it. Decisions regarding the future plans for this residential area may influence planning for the Phoenix Indian School site.

### Historic/Cultural Theme

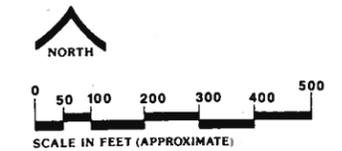
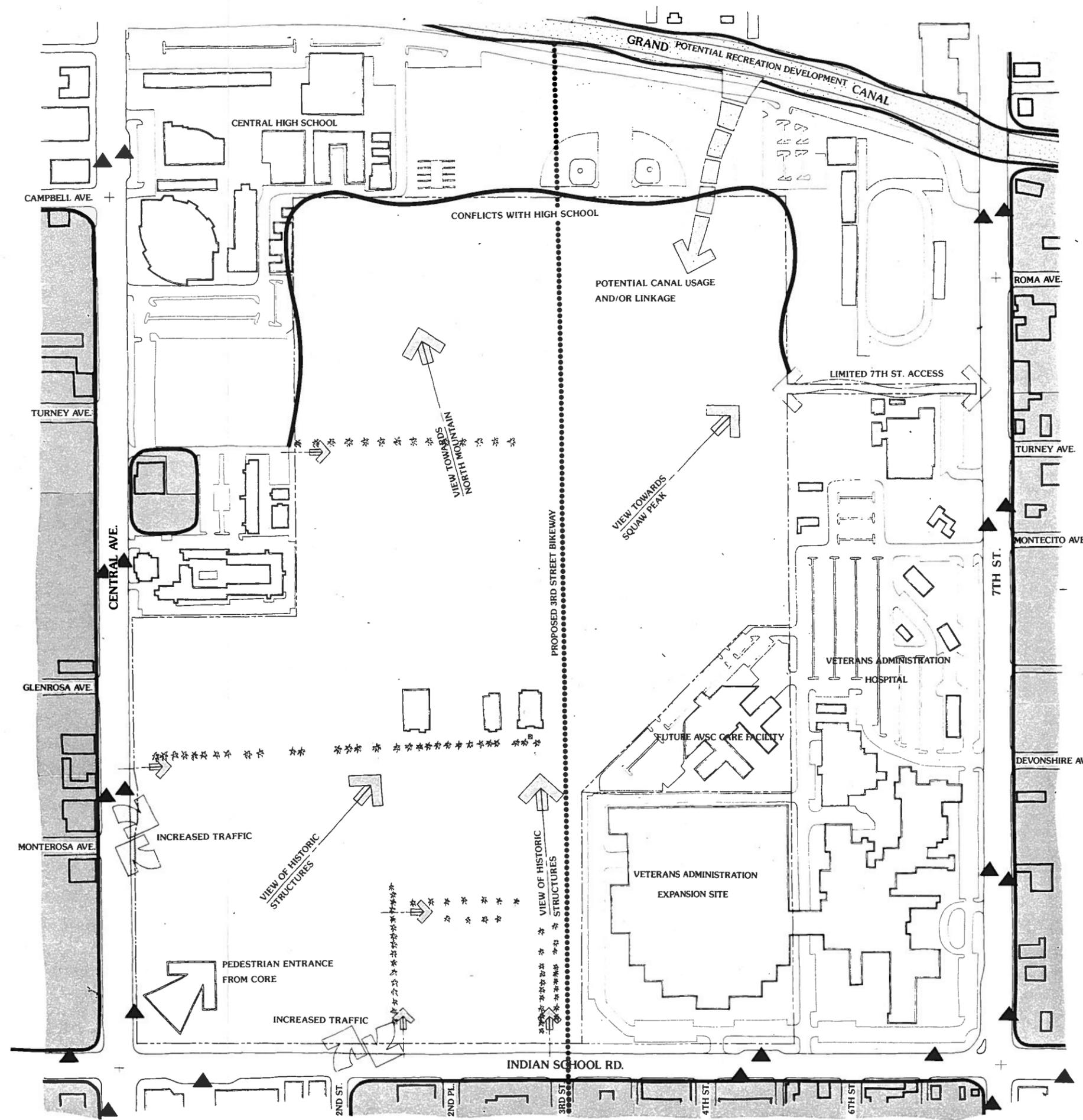
Several structures, eligible for inclusion in the National Register of Historic Places, are located on the site. These structures include the Grammar

PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN

MAP# 4

DEVELOPMENT CONSTRAINTS  
AND OPPORTUNITIES

- REDEVELOPMENT POTENTIAL 
- VIEWS 
- BUS STOPS 
- PALM TREES 



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School/Band Building, the Cafeteria, the Memorial Hall, and the War Memorial. In addition, there are two historic buildings, the Gymnasium and Student Union, which are important to the Native American community but are not eligible for National Register listing due to their age and/or alterations to their historic features. Retaining these structures is a means of preserving the historic and cultural significance at the site, an important community goal. These buildings may also offer many development opportunities and the creation of a theme or character for development.

#### View Corridor Opportunities

The site offers excellent views of Squaw Peak to the northeast and of North Mountain to the northwest. Other opportunities exist for creating views towards the historic Memorial Hall building and the rows of mature palms from the 3rd Street. An opportunity also exists to create a view corridor looking northeast from the intersection of Central Avenue and Indian School Road with views of the tower of the historic Cafeteria Building and Squaw Peak.

### **3.4 Summary of Market Conditions**

#### Metropolitan Phoenix Market Framework

The metropolitan Phoenix area has experienced significant growth and change over the past twenty (20) years, in both population and economic conditions. This trend has been influenced by a number of factors including proximity to other rapidly expanding southwestern and western markets; a favorable government attitude toward business; business operating costs substantially lower than those in neighboring Southern California; as well as affordable housing and commercial land costs.

Currently, the metropolitan area is experiencing a phase of economic adjustment in response to an extended period of excessive land speculation and development followed by the national economic slowdown and a reduction in the local pace of growth. The local market is slowly beginning to absorb the oversupply which exists in several sectors of the market.

Projections for the Phoenix Metropolitan area indicate that a positive turnaround in existing market conditions will occur in the near future, and both economic and population growth will continue for the next two decades. It is projected, however, that population and economic growth occurring between 1995 and 2010 will occur at a much slower pace than that experienced in the past. Metropolitan area economic growth in the near future is projected to continue to be concentrated in the service, trade and manufacturing sectors of the economy.

#### Central Avenue Corridor Market Trends

The Central Avenue Corridor extends from McDowell to Camelback Roads between 7th Street and 7th Avenue. The continued development at Central Avenue as the principal street of Phoenix is encouraged in the General Plan.

The Corridor overlaps the Encanto Village Core, which is approximately bounded by Thomas Road, Indian School Road, Third Avenue and 3rd Street. The core is intended to be the identifiable central focus of the Encanto Village and General Plan policies encourage multi-use development with a mix of housing and employment to enhance the overall vitality of the area.

Office development is the predominant land use along Central Avenue. There is currently over nine (9) million square feet of office space in the Central Avenue Corridor market area. This represents more than one quarter (1/4) of all office development within the metropolitan Phoenix area. Most of this office space is located in mid-rise or high-rise buildings fronting on Central Avenue. In addition, zoning approvals have been granted for an additional ten (10) to twelve (12) million square feet of office and retail development along the Corridor. The potential exists for zoning approvals of another six (6) to eight (8) million square feet of office development on vacant sites.

The Central Avenue Corridor has captured approximately fifteen (15) percent of the annual office market development in recent years compared to eight (8) percent in the Downtown Core and fourteen (14) percent in the Camelback East Primary Core area located at 24th Street and Camelback Road. The Central Avenue Corridor primarily competes for Class A with these two other established office markets. Historically, the Central Avenue Corridor has absorbed approximately 450,000 square feet of office space annually. This level of development and absorption is projected to continue through 2010.

### Subject Property

The Phoenix Indian School site is unique due to the large size of the area available for development. In addition to the Central Avenue frontage, the site offers a wealth of opportunities for mixed use development to complement and enhance the development along Central Avenue.

The preliminary City Council action of June 25, 1991 recommended mid-rise development (up to 16 stories) on the site in the area between Central Avenue and the 1st Street alignment. Heights on the remainder of the site were recommended to be limited to four stories. The Council action permitted up to 1.4 million square feet of office development and up to 100,000 square feet of retail development on the site. The site development based on the June 1991 Concept Plan also accommodated 1,200 residential units.

At an annual office absorption rate of 450,000 square feet, the Council action represents over three (3) years of absorption. Of course, the project would not capture all of the market over three (3) consecutive years and would need to be phased carefully over a number of years to factor in market demand.

### 3.5 Historic Structures and Features

The Phoenix Indian School is among the most significant historic and cultural properties within the City of Phoenix. The site has a strong cultural association with Arizona's Native American community due to the large number of prominent Native American graduates. The second largest Indian school in the country by 1900, the school played an instrumental role in the emergence and maturation of the Federal Government's policies towards the education of Native Americans in the twentieth century. The current Phoenix Indian School site encompasses much of the original historic campus, and contains many of the buildings that attest to the growth of the campus.

Three of the structures on the site have been determined eligible for listing on the National Register of Historic Places for their significance to the State of Arizona.

Architecturally, two (2) of the buildings are regionally notable examples of Mission Revival architecture. The Dining Hall, constructed in 1902 as the original Auditorium, is the first established use of the Mission Revival style in Arizona. It is also the only known Mission Revival building designed by the Federal Government. The Memorial Hall, constructed in 1922 blends the Mission Revival forms with the Spanish Colonial Revival style, which was at that time the emerging style. Both buildings share a stylistic relationship as well as being in the forefront of architectural design in the Southwest during the early twentieth century. From a historic and cultural standpoint, the Memorial Hall is also a critically important building in that it represents the Native American contribution of Phoenix Indian School students to World War I. The Elementary School Building dates to 1931, and relates to the expansion of the student population during the heyday of the school in the early 1930's. The building is notable in the context of the campus as a modest expression of the Art Deco architecture, which represents a departure from the more traditional designs of the other buildings.

The Phoenix Indian School campus has always been an important part of the civic life of early Phoenix. The campus was used as a recreational site by local Phoenix residents well into the twentieth century. In part, this was because it was a green oasis at the edge of the City, and in part because of the affinity between Phoenixians and the school population. As the campus evolved, it was landscaped with a variety of vegetation, much of which still remains and is an integral aspect of the setting, ambience and integrity of the former campus.

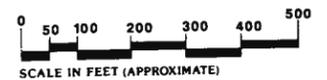
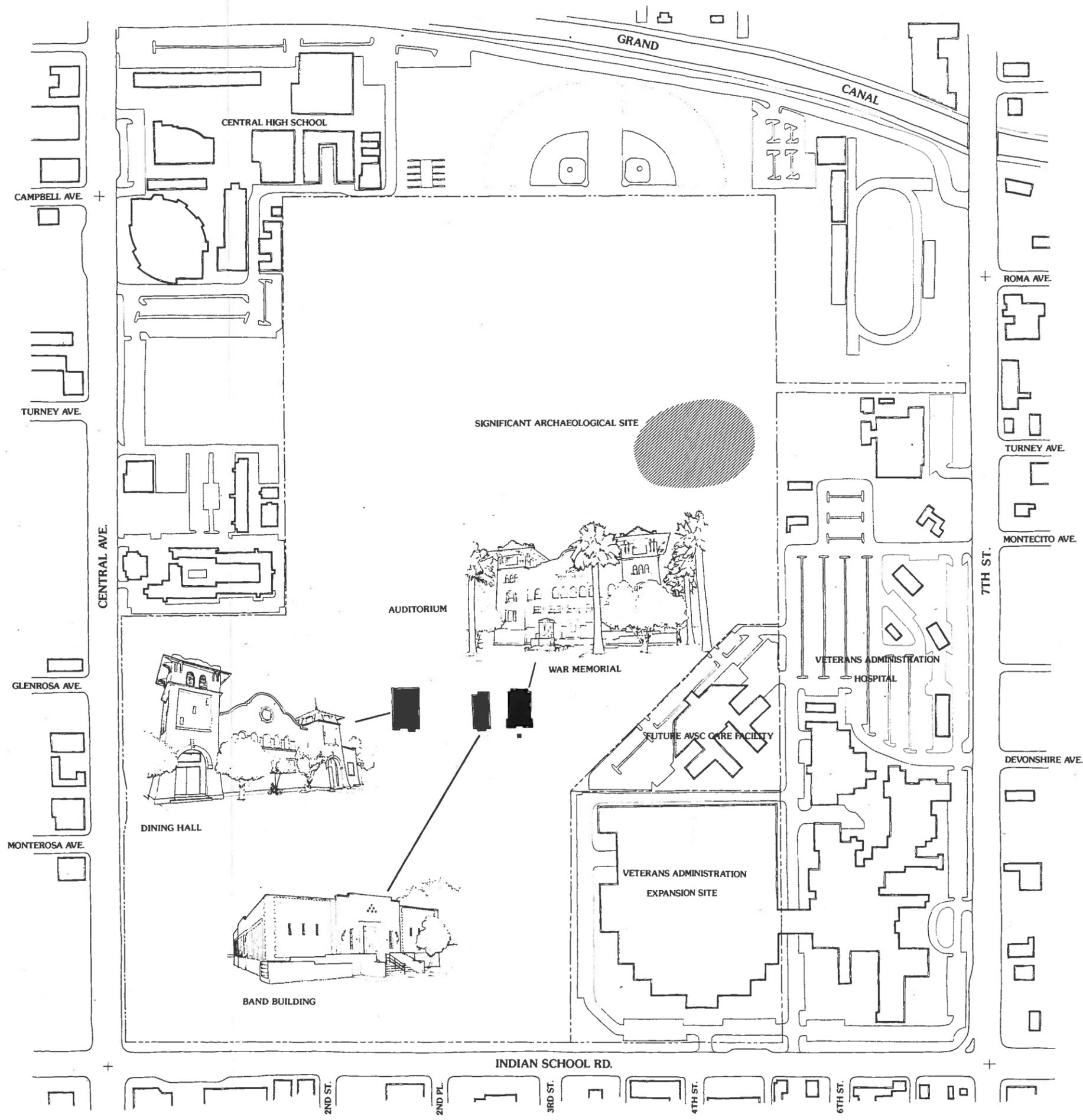
The northeastern portion of the site (near and in the existing football field) was found to have archaeological significance. Known collectively as the Track Site, the archaeological resources consist of a series of historic era refuse deposits. The artifacts identified from the testing of the sites are primarily personal and institutional articles of Anglo origin, not Native American. This material verifies the substantial degree of cultural assimilation occurring at the school, which was the philosophy of the Federal Government in operating the school. The site is considered eligible for the National Register of Historic Places because of its potential to yield additional information about the degree of assimilation occurring at the school.

The noted historic structures and landscape features of the site are shown on Map 5.

PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN

MAP# 5

HISTORIC STRUCTURES  
AND FEATURES



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### 3.6 Existing Infrastructure

#### 3.6.1 Utilities

Existing utilities, including water, gas, electric service, and sanitary sewer, on the Phoenix Indian School Site are of sufficient capacity to service existing structures. Existing utilities in the adjoining roadway rights-of-way consist of both small and large capacity utilities. These utilities include water, gas, electric, sewer, telephone and cable television.

#### 3.6.2 Area Streets, Capacity and Volume

The most recent official street volume update occurred in 1988. Therefore, this section is based on data from that date.

The 1988 average daily traffic volume of major and collector streets within a one mile radius of the Phoenix Indian School is shown on the Map 6, Area Streets Capacity and Volume. Seventh Street had the highest average daily traffic volume followed by Camelback Road and Indian School Road.

The ratio of daily volume to daily capacity provides very general indication of the level of congestion experienced on a street during the peak morning hours, normally sometime between 7-9 a.m., and the peak afternoon hours, normally between 4-6 p.m. Streets with a volume-to-capacity ratio less than 1.0 may still experience congestion during some portion of the morning and/or evening peak hours. Streets with a volume-to-capacity ratio greater than 1.0 almost always experience congestion during the entire morning or evening peak hours, and may experience congestion at other times.

The traffic volume/capacity ratios shown on the following page are intended to provide a general indication of congestion in existing traffic levels. These figures do not reflect the impact of the opening of the Squaw Peak and Papago Freeways on traffic on major streets. Detailed analyses based on the maximum allowable development specified by the **Phoenix Indian School Specific Plan** are discussed in the Circulation Plan (Section 5.3).

The Major Street Program is currently being reassessed to respond to changes in funding, therefore planned improvement projects and priorities in the vicinity of the Phoenix Indian School site could change as a result.

Currently planned improvements to existing streets within one (1) mile of the Phoenix Indian School include the expansion of Indian School Road between 16th Street and Central Avenue, 16th Street between Thomas and Indian School Roads and 3rd Street between Indian School Road and Virginia Avenue.

The proposed Paradise Parkway is part of the adopted Maricopa Association of Governments Freeway/Expressway Plan. No construction schedule has been established for this facility.

Improvements planned for 3rd Street and Indian School Road will provide multiple lanes at the present entrance to the Phoenix Indian School site. While plans for widening 3rd Street are underway, the project is not in the design stages yet. Central Avenue, adjacent to the Phoenix Indian School

property, has recently been improved. The Improvement District, which funded the construction of pedestrian improvements including new sidewalks, streetlights, pedestrian lights, bus shelters and extensive landscaping from Culver Street to Camelback Road along Central Avenue, was formed by property owners along Central Avenue in 1988. The "Central Avenue Image Improvement District" included the Phoenix Indian School property. When the property changes to private ownership, a stipulation of development will require property owner to reimburse the City for improvements to Central Avenue. These improvements will be dedicated to the City, and the theme should transition into the site development.

### 3.6.3 Bicycle Routes

Existing and planned bicycle routes are indicated on Map 7, Bicycle Routes. Two existing bicycle routes are located within a one mile radius of this site. One route follows 3rd Avenue to Turney Avenue and turns east onto Central Avenue. A portion of this route is off-street. The second route is located on 5th Avenue, south of Thomas Road.

Several segments of proposed bicycle routes are indicated on the **General Plan for Phoenix 1985-2000 Bikeway System Map**. These routes will generally be constructed as development occurs. These segments are located along the alignments of the Grand Canal, the Squaw Peak Parkway, the proposed Paradise Parkway and 3rd Street between Virginia Avenue and the Grand Canal. It will be necessary to construct the 3rd Street bicycle route through the site to link to the canal at the time of development.

### 3.6.4 Pedestrian Pathways

Pedestrian routes are located along the south, east and west perimeters of the site. Potential pedestrian access points to the site are at 3rd Street from the south and Turney Avenue on the east. The west side of the site offers pedestrian access just north of Monterosa Street, and at Turney and Campbell Avenues.

### 3.6.5 Existing Transit

The Phoenix Indian School site is well served by mass transit. North-south and east-west bus routes are located on 7th Street, Indian School Road and Central Avenue. Bus stops are located approximately every 1/4 mile along these major streets. In addition, the intersection of Central Avenue and Indian School Road serves as a major transfer location between bus routes. Bus stop locations are shown on Map 4, Development Constraints and Opportunities.

Morning peak hour service ranges from one bus approximately every two (2) to three (3) minutes adjacent to the site along Central Avenue to one bus every twelve minutes along 7th Street and Indian School Road. Evening peak hour service along Central Avenue between Indian School Road and Camelback Road ranges from one (1) bus every three (3) to four (4) minutes to every ten (10) minutes along 7th Street.

# PHOENIX INDIAN SCHOOL SPECIFIC PLAN

MAP# 6

EXISTING AREA STREETS  
CAPACITY AND VOLUME  
(1988)

TRAFFIC SIGNALS



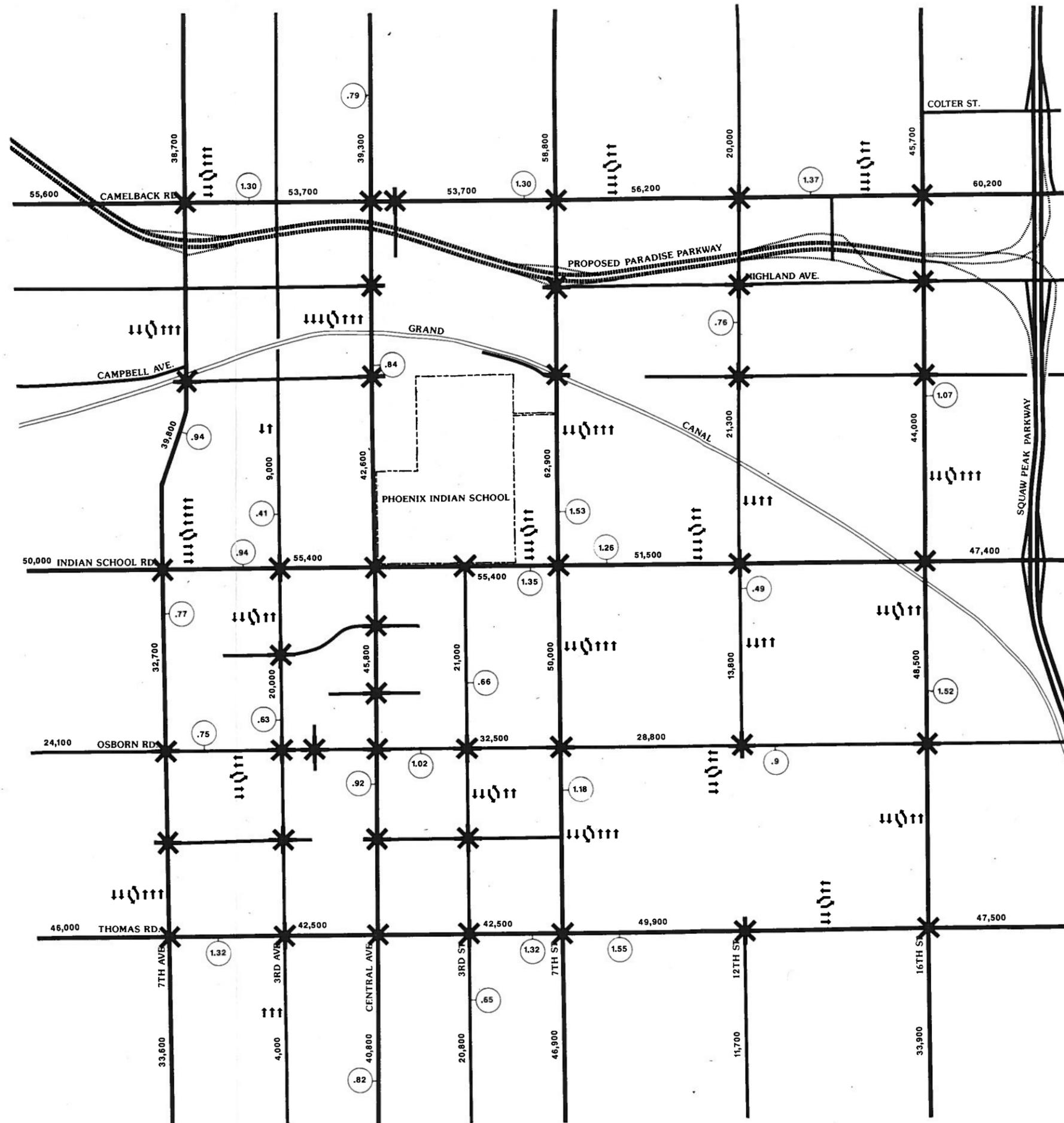
AVERAGE DAILY  
TRAFFIC VOLUMES

XXX

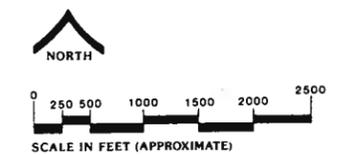
NUMBER OF LANES PER  
DIRECTION ON STREET



ROADWAY CAPACITY RATIO



Source: City of Phoenix Streets and Transportation  
Department, 1988



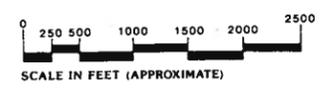
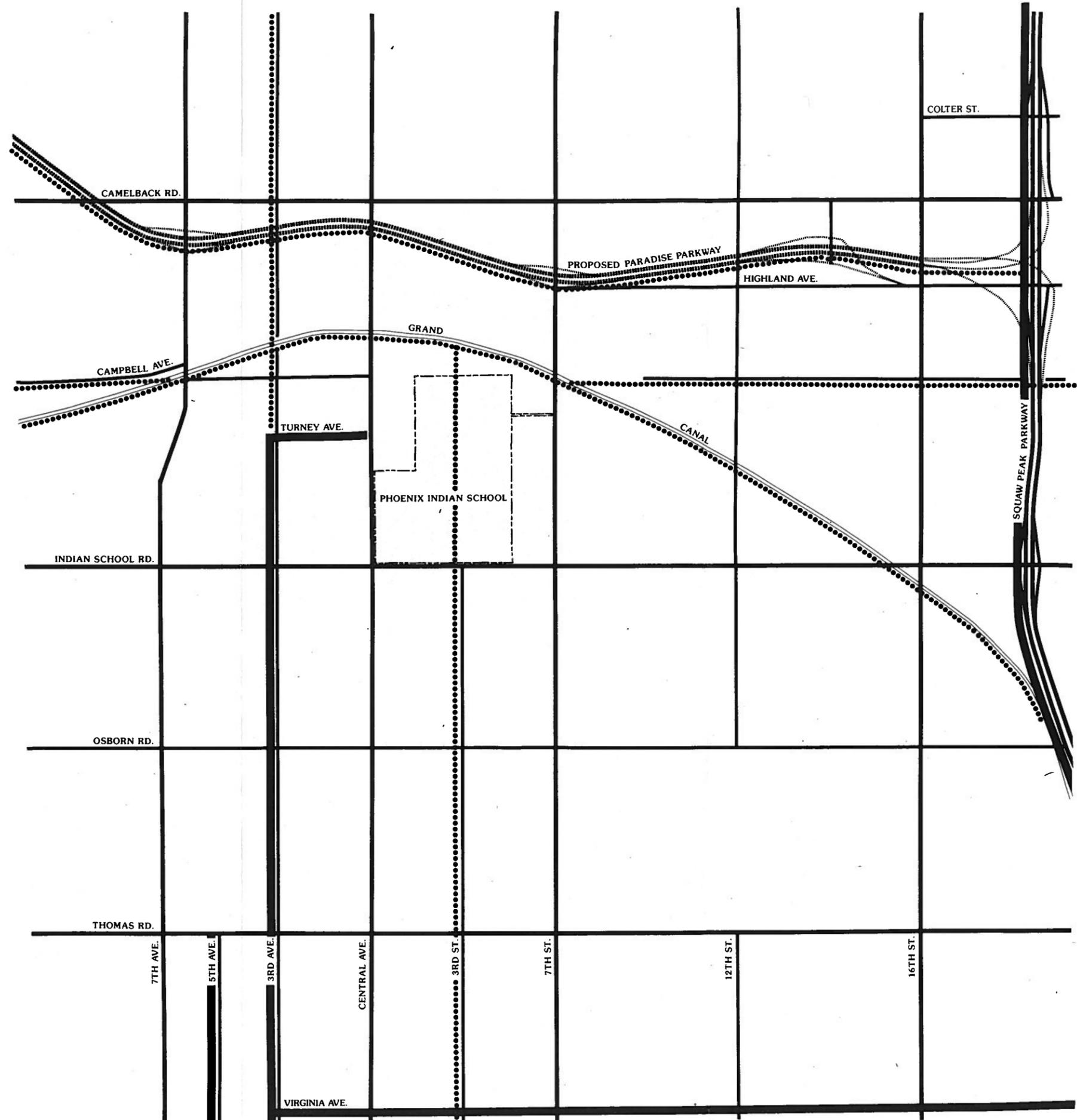
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# PHOENIX INDIAN SCHOOL SPECIFIC PLAN

MAP#7

## BICYCLE ROUTES

EXISTING BIKEWAY   
PROPOSED BIKEWAY 



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In July 1990, the Phoenix City Council adopted in concept a transit plan for the City. In addition to improved bus service, this plan calls for a short light rail transit corridor that includes the Central Avenue Corridor from Camelback Road to Jefferson Street. Funding has not been identified for the rail corridor, nor has the specific rail alignment been defined.

### 3.6.6 Existing Parking

A 1988 Heffernan and Associates parking study of the Encanto Core Area (which included the subject site), found that an adequate supply of off-street parking exists within the Encanto Core Area.

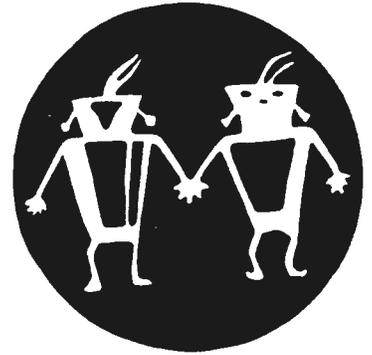
In 1988, over 7,500 existing parking spaces in surface lots and 4,000 spaces in parking structures exist between Weldon Avenue to the south, Highland Avenue on the north, 3rd Avenue to the west and 11th Street on the east.

Parking is permitted on all local streets within the study area while on-street parking is not permitted on Central Avenue, Camelback Road, 7th Street or Indian School Road.

The Phoenix Indian School property currently has 98 surface parking spaces.



# Goals and Policies



*TRIANGULAR FIGURES - These broad-shouldered figures in ceremonial dress are indicative of the Fremont culture that populated southern Utah. This design, featuring figures with headdresses and hairbobs or ornamental earrings, was found in Salina Canyon near Moab, Utah.*

#### 4. GOALS AND POLICIES

##### 4.1 Statement of Purpose

Goals and policies which directly relate to the future development of the Phoenix Indian School site are included below. These goals and policies are found in the **General Plan for Phoenix: 1985 - 2000**, the **Parks and Recreation Long Range Plan**, the **Encanto Village Plan** and the **Phoenix Indian School Citizen's Advisory Committee Report**.

##### 4.2 General Plan Goals and Policies

Listed are **General Plan** goals and policies contained in the Land Use Element applicable to the development of the Phoenix Indian School site.

###### Goals:

1. Growth should be structured into a series of urban villages characterized by core(s), gradient and periphery.
2. Mixed land use patterns should be developed to minimize the number and length of trips. Land use patterns, particularly as they impact transportation requirements, greatly affect air quality. Protection and enhancement of air quality should be important considerations in municipal land use and transportation planning.
3. The unique character and image of each village should be retained and enhanced.

###### Policies:

1. Continue the development of Central Avenue as the principal street of Phoenix, concentrating the maximum intensity of commercial use Downtown. High-rise waivers may be granted as appropriate to implement this policy.
2. The gradient (area in which subject site is located) is the area of progressively decreasing land use intensity between the core and periphery, but is not a precise geographical area. It might include concentrations of offices, community level shopping and services, and medium density housing. High-rise and/or mid-rise development may be appropriate in the Encanto and Alhambra Village gradient areas along Central Avenue, south of Camelback Road. High-rise and mid-rise in these areas should be reserved for projects providing the best mix of uses and the most amenities and infrastructure improvements, and creating the least impact from height, traffic, and view obstruction on adjacent land uses. The gradient concept should not be used to justify redevelopment of existing land uses where other reasons for such redevelopment are lacking.
3. Within each urban village, mixed use development projects that include amenities for transit use, ridesharing, bicycling, and pedestrian access can play a significant role in reducing driving and should be encouraged.

#### 4.3 Parks and Recreation Long Range Plan Goal

The following objectives from the **Parks and Recreation Long Range Plan** relate to the acquisition of park land on the Indian School site.

The **Parks and Recreation Long Range Plan** has established the high priority objective of maintaining the current city average for park land of 2.71 acres per 1000 residents. The Plan also references obtaining a national average of park land of 6.25 acres per 1000 residents as a medium priority objective, and obtaining ideal national average of 10.5 acres of park land per 1000 residents as a low priority objective.

The following table provides figures associated with meeting each of these standards in the Encanto Village based on the number of acres to be acquired over a 20 year (2008) timeframe.

Encanto Village Priorities			
	City	National	Ideal National
	Standard	Standard	Standard
	High	Medium	Low
	Priority	Priority	Priority
	(2.71 ac/1000)	(6.25ac/1000)	(10.5 ac/1000)
To be acquired	84 Acres	311 Acres	583 Acres

#### 4.4 Encanto Village Plan Goals and Policies

The following goals and policies regarding the Phoenix Indian School site were set forth in the **Encanto Village Plan** in 1985 to guide the future development of the site should the school be closed and the Federal Government sell the site.

##### Goals:

1. The fifty-five (55) acre school site should be designated as a planned development and should be master planned.
2. There should be a consistent theme and design throughout the project.
3. Uses allowed within the project should include residential, neighborhood support services, offices and open space.

##### Policies:

1. Encourage high-rise, high density residential/commercial (mixed use high-rise buildings) to develop nearest Central Avenue at the southwest corner of the development.
2. Allow 3rd Street to continue north through the property and curve over to Central Avenue and to 7th Street for exit.

3. Encourage the development of neighborhood support services to include grocery stores, restaurants, retail and entertainment.
4. Encourage medium density residential to develop within the project in designated areas.
5. Allow offices to develop within the project, but design and buffer so that the different uses complement one another.
6. Provide public parking, but at the same time, limit the amount of surface parking.
7. Encourage pedestrian and bikeway systems to develop within the planned communities that also link to other systems within the village.
8. Encourage the development of open space within the project for educational, recreational, cultural and park usage.

#### **4.5 Land Use Goals of the Phoenix Indian School Citizen's Advisory Committee**

The following land use goals were developed by the Phoenix Indian School Citizen's Advisory Committee (see Appendix A, Bibliography). The committee members were appointed by the City Council. The committee members represented varying segments of the community at large, including the Native American Community, Central High School, open space advocates, members of the business and real estate community and the Encanto Village Planning Committee. The committee based the goals on results from a survey of the public which was distributed in the City water bills, a meeting at Central High School, a meeting with Central Avenue property owners and developers, and Committee meetings which included public participation and input from committee members.

The committee requested that these goals be adopted as City Council policy and that they be included in the development of a specific plan for the Phoenix Indian School site. The City Council modified and accepted these goals which were later adopted by the Phoenix Indian School Land Use Planning Team and the Phoenix Indian School City Council Subcommittee.

The goals are:

##### **Goals:**

1. Ensure the retention of the cultural and historic significance and the uniqueness of the site.
  - Historic structures shall be preserved (Dining Hall, Grammar School - Band Building, Memorial Hall, and Associated War Memorial)

The design of the site shall invoke:

- The history of the City
- The history of Native Americans and their culture

- The educational function of the site
2. Maximize Public Open Space
    - The City shall pursue strategies to increase park areas and public open space
    - The public shall be able to use private open space not considered accessory uses to residential structures
  3. Create people oriented areas and a people oriented environment
    - The site shall welcome the public
  4. Allow only those developments that link to the community and are compatible with the Encanto Village and other adopted plans

The following standards help to accomplish this:

    - The site shall not be self-contained
    - The site shall enhance its surroundings
    - The site shall have a minimum negative impact on surrounding uses
  5. Create an environment sensitive to desert conditions

The following standards are identified to assure this:

    - Low water use landscaping
    - The use of appropriate building materials
    - Preservation of mountain views
    - Incorporation of appropriate technologies into design
  6. Provide housing on the Phoenix Indian School site if other development occurs

The committee determined that housing on the site shall serve the following functions:

    - Create activity on the site during non-business hours
    - Provide housing for low income groups
    - Lessen the impact of non-residential development of the Village jobs-to-population ratio. (Housing quantity is tied to office square footage.)
  7. Provide civic educational opportunities as a part of any development

The following functions help to maintain the role of the site as a public good:

    - Continuing Native American education
    - General education
    - Museums, archives, and like facilities

8. Ensure internally linked uses
  - Different uses on the site shall be accessible to each other
  - Pedestrians and bicyclists shall be able to use the site safely and conveniently
  - Automobile access shall be limited
9. Provide an appropriate level of transit facilities to and within the site
  - The site shall be served by the highest level of mass transit available
  - There shall be convenient access to mass transit from the site
10. Develop appropriate retail on the site if other development occurs
  - Retail uses shall be designed to support residential and office uses
  - No stand alone retail structures shall be constructed; there shall be no outside storage, self-contained shopping centers, or strip shopping centers on the site



# Specific Plan Elements



*KOKOPELLI - The artist's interpretation of the popular Kokopelli figure features clearly defined flute, headdress and hump-back posture. The hump-back figure is common in the rock art of the Hohokam and Anasazi cultures.*

## 5. SPECIFIC PLAN ELEMENTS

### 5.1 Purpose and Intent

The Phoenix Indian School property consists of approximately 108 acres of land. Use of the property would include a maximum of 1.4 million square feet of office development, a minimum of 100,000 square feet of retail development, a minimum of 1,200 housing units and a minimum 40 acres of park/open space 20 acres of which would be donated to the City by the Federal government with the additional 20 acres of permanent publicly accessible open space being provided by the developer of the property). This development scenario would also include an 11.5 acre expansion on the Veterans Administration Hospital and a 4.5 acre development for an Arizona Veterans Home.

This Specific Plan chapter describes the various components that address all development issues associated with the development of the site under the development scenario above. These include land, zoning and land use, site circulation, public facilities and an urban design concept.

The Phoenix Indian School Specific Plan will assign zoning to the site. The adoption of a supplemental zoning map to place the zoning on the Official Zoning Map will only occur after staff approval of a Master Plan documents to be submitted by the site Master Developer. The Master Plan documents will include a Master Site Plan, a Supportive Data Document, Site Design Guidelines, a Master Circulation plan and Parking Plan, a Master Landscape and Publicly Accessible Open Space Plan, and Master Phasing Plan. This chapter provides a description of what the Master Developer will need to consider prior to drafting and submitting the Master Plan documents required for the adoption of a supplemental zoning map. The specific steps required prior to adopting a supplemental zoning map for zoning on the site can be found in the Implementation chapter (Section 8).

The Specific Plan Elements are based on an extensive public comment and review process which explored the disposition of the Phoenix Indian School property. This public process was initiated by the City Council in March of 1991. The process included two public open houses to solicit public comments, review and comment from 14 various boards and commissions and public hearings before the Phoenix Planning Commission and City Council. A chronology of the extended planning process is provided in Appendix D. A summary of the City Council action which describes the Phoenix Indian School concept is provided in Appendix E.

### 5.2 Land Use Plan

The Land Use Plan element provides the foundation from which all other Specific Plan elements, the development regulations (Chapter 6), the development policies (Chapter 7), and the implementation program (Chapter 8) are based. Future land use on the Phoenix Indian School site will be based the detailed development scenario provided below.

### 5.2.1 Land Use Plan

The land use plan provides a concept for the locations of land uses. The location of these land uses is generally based on direction provided by the City Council (see Appendix D). This direction was given after extensive public comment and review of alternative plans for the site. The Land Use Plan is depicted on Map 8.

The major characteristics of the Land Use Plan are:

- A 31 acre mixed use parcel located along the frontages of both Central Avenue and Indian School Road. The mixed use development shall contain a required number of residential units with a maximum amount of retail and office use. A hotel may be developed within the mixed use parcel.
- A 21 acre multi-family residential parcel located within the northwestern portion of the site. The multi-family residential parcel may include a residential support retail component at a ratio of 5 square feet of retail per residential unit constructed on the multi-family site.
- A 40 acre park/open space parcel, composed of 20 acres donated to the City as a condition of Federal legislation and another 20 acres of permanent publicly accessible open space provided and improved by the developer as a condition of high-rise zoning approval. Alternatively, if Public Law 100-696 expires and the land were sold to a private developer, 20 acres of publicly accessible open space could be required to be provided and improved by the developer and the City could purchase an additional 20 acres to create the 40 acre park. The 20 acres immediately surrounding the historic structures (see Map 10, Public Facilities Plan) represents the highest priority park parcel with respect to initial improvements.
- A one (1) gross acre pedestrian plaza at the immediate intersection of Central Avenue and Indian School Road. A view corridor, approximately 100 feet wide is to be provided towards the northeast of the plaza to primarily focus on the historic cafeteria tower and secondarily on the distant mountain views.
- A Grand Boulevard park view corridor located at the northernmost 200 feet fronting Central Avenue. The boulevard shall provide signaled access to the site, for both vehicles and pedestrians, from Central Avenue and function to invite the public into the public park.

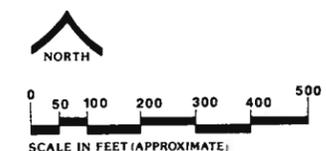
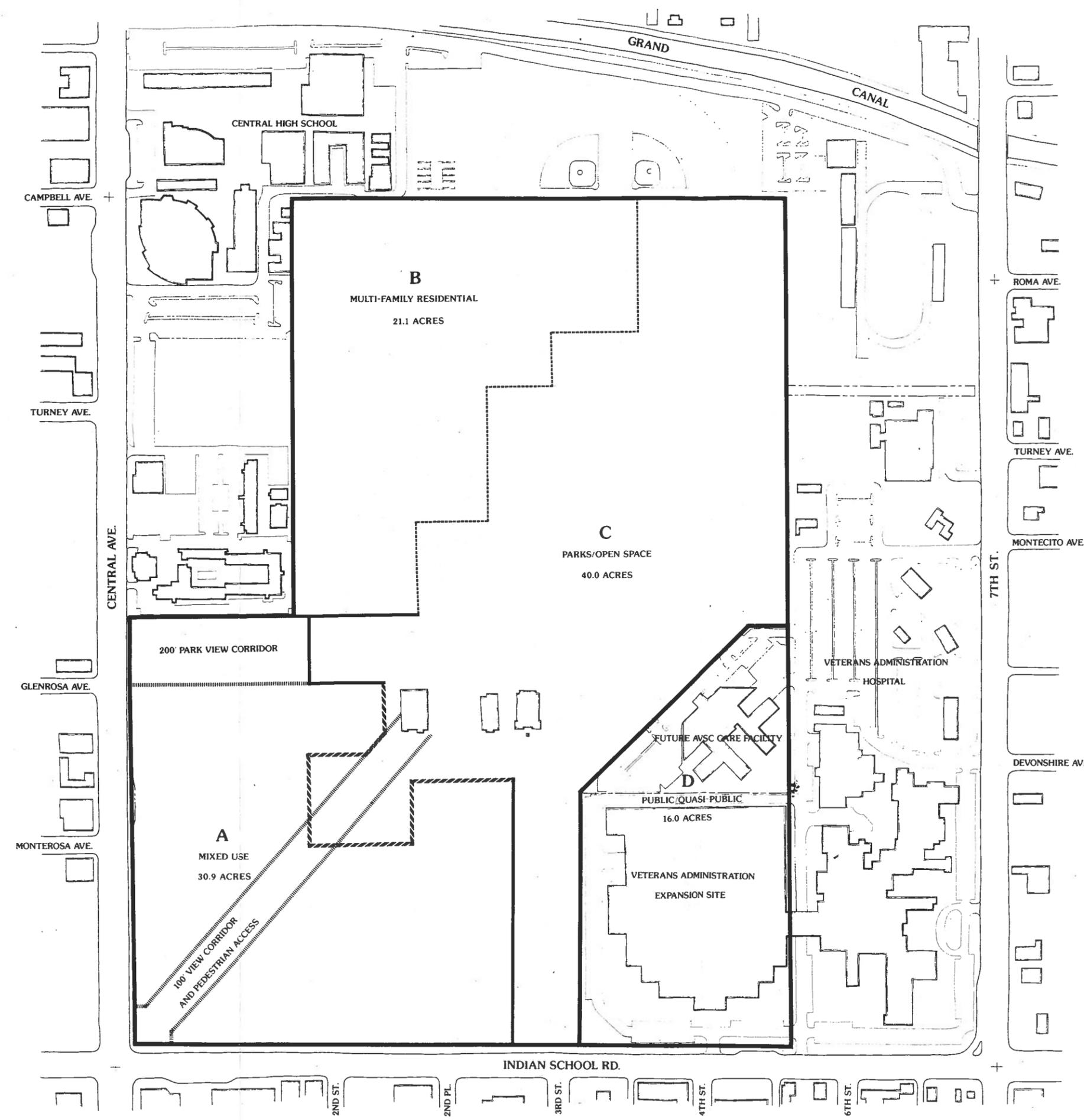
The Land Use Plan will be the basis for future development review decisions. These decisions will also be made in conjunction with the various policies provided within the Specific Plan and summarized in Chapter 7, Specific Plan Development Policies. All requests for land use modifications will immediately be distributed to the Chairperson of the Encanto Village

PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN

MAP# 8

LAND USE PLAN

- NON-ADJUSTABLE BORDER 
- ADJUSTABLE UP TO 100' IN EITHER DIRECTION (REFER TO TEXT) 
- ADJUSTABLE UP TO 30' IN EITHER DIRECTION (REFER TO TEXT) 



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Planning Committee and the representative of the Central Avenue Property Owners Association by the Planning Department. Communication shall be by phone and by mail to provide an immediate notification and a subsequent distribution of appropriate materials.

The following list describes the land use and zoning categories provided on Map 8, Phoenix Indian School Land Use Plan.

Mixed Use (Parcel A)

An integrated combination of uses which include residential, hotel, service and basic commercial, general office, entertainment and cultural functions with a compatible relationship. The land use category requires a minimum number of residential units and a maximum amount of both retail and office square footage. (Zoning District: C-2 High-Rise and C-2)

Multi-family Residential (Parcel B)

Townhouses, apartments, and condominiums. Residential convenience retail (see Appendix F, Specific Plan Definition of Terms) is also permitted at a ratio of five (5) square feet of retail space per residential unit, not to exceed 3,000 square feet. (Zoning District: R-5)

Public Parks and Open Space (Parcel C), Private Park, Open Space (Portion of Parcel A)

Publicly controlled land developed as park and private permanent publicly accessible open space with improved landscaped areas, active and passive recreational facilities and public gathering places.

Privately controlled land developed as park, plaza or view corridor. Outdoor retail and dining are permitted subject to the approval of a use permit. (Zoning District: R-5 and C-2)

Public Quasi-Public (PO) Parcel D

Veterans Administration facilities. All federal uses of the site are permitted by right. (Zoning District: R-5)

Summary:

1. Provide for a minimum of forty (40) acres of park/open space use, approximately twenty (20) acres of multi-family residential use and approximately thirty (30) acres of mixed use (see Section 6.3.1, Land Use Plan regulation).
2. Process an amendment to the **General Plan for Phoenix** to modify the current designation to one that appropriately reflects the land use concept described above, (see Section 8.2.2, General Plan Provision).

5.2.2 Development Limits

Approximately nine (9) million square feet of constructed office space exists in the Central Avenue Corridor from McDowell Road to Camelback Road between 7th Street and 7th Avenue<sup>2</sup>. Two thirds (2/3) of this development are located in the Encanto Core<sup>3</sup>. Approximately twelve (12) million square feet of vacant land (representing potential office development sites) zoned and unzoned also exist within this corridor<sup>4</sup>. Approved development plans (sites with specific site plans approved through a zoning application) represent seven (7) to eight (8) million square feet of the total vacant Central Avenue Corridor development potential<sup>5</sup>. The Central Avenue corridor historically captures approximately 15% of the metropolitan multi-tenant office market<sup>6</sup>. This capture rate translates into the following office development projections for the Central Avenue Corridor:

	<u>1985-1990</u>	<u>1990-1995</u>	<u>1995-2000</u>	<u>2000-2005</u>	<u>2005-2010</u>
5 Year Rate	2,568,000	2,097,000	2,073,000	1,822,000	2,641,000
Annual Rate	513,600	419,400	414,600	364,400	582,200

Source: The City of Phoenix Planning Department, 1991

Development absorption estimates for office development within the Central Avenue Corridor indicate that as much as 11 million new and turnover square feet could be absorbed over the next 20 years.

The **General Plan for Phoenix** encourages a concentration of development to be located within village cores to maximize potentials for mixed use development, thereby reducing vehicular trips and encouraging the use of a variety of transportation modes. Within and near the Central Avenue Corridor a concentration of development should occur within the Downtown Core, the Arts District and the Encanto Core. The opportunity for development to concentrate in these areas, as a function of vacant land exists as follows:

**Table A: Estimated Development Potential within Central Avenue Corridor Concentration Areas**

Concentration Area	Estimated Development Potential (of vacant and underutilized land)	Percentage of Corridor vacant and underutilized land
Downtown	11 million square feet	48 percent
Arts District	2.5 to 3 million square feet	13 percent
Encanto	4 to 5 million square feet	19 percent
Remainder	<u>4 to 5 million square feet</u>	<u>20 percent</u>
Range	21.5 to 24 million square feet	100 percent

2 City of Phoenix Planning Department.

3 Ibid.

4 Ibid.

5 Ibid.

6 Ibid.

Note: The three concentration areas are defined as follows:

- The Downtown Core, for the purpose of the above calculations, is defined by the area between Jackson Street on the south, Hance Park on the north, 7th Street on the east and 7th Avenue on the west.
- The Arts District is defined by an area between Hance park on the south, Encanto Boulevard on the north, 3rd Street on the East and 1st Avenue on the west.
- The Encanto Core is defined by an area between Thomas Road on the south, Indian School Road on the north, 3rd Street on the east and 3rd Avenue on the west.

Source: City of Phoenix Planning Department, 1991

In order to maintain the Arts District, Downtown, and the Encanto Core as the areas of most intense development concentration, this specific plan establishes a maximum amount of development which can be built on the Phoenix Indian School site. These development limits are provided in terms of the maximum number of retail and office square feet permitted and a minimum number of residential units which will be required on the site. Specifically, the following limits should be established:

- Development of the site will include no more than 1,400,000 gross square feet of office space.
- Development of the site may include 100,000 gross square feet of retail space unless the Master Developer chooses to substitute up to 150,000 gross square feet of the office space for a maximum of 250,000 gross square feet of retail space.
- Development on the site shall include a minimum of 1,200 housing units. The distribution of these housing units should be demonstrated on the Master Plan for the vesting of zoning. The distribution of the units should be as follows:
  1. Approximately 500 units should be constructed on parcel "B" with approximately 714 units being built. This represents a density range of 24 to 34 dwelling units per acre.
  2. Approximately 700 units should be constructed on parcel "A". A maximum number of units is not provided. Approximately 350 units provided on parcel "A" should be constructed at a density range of 34 to 40 dwelling units per acre.

Summary:

1. The maximum amount of office and retail square footage and the maximum number of hotel rooms and the minimum of residential units which can be developed on site have been defined (see Section 6.3.2, Intensity, Density and Building Height regulation).

### 5.2.3 Development Phasing Concept

The phasing of site development should focus primarily on the relationship between the office development and the housing. A substantial housing component should be built during the early phases of site development.

New housing construction in the Central Avenue corridor has been limited due to land prices which have until recently made construction of this use uneconomic. Recent declines in land values, increasing traffic congestion, and the continued revitalization of central city neighborhoods should begin to make construction of multi-family residential development increasingly more marketable within the Central Avenue Corridor. The Central Phoenix area (44th Street to 7th Avenue, Jefferson Street to Camelback Road) historically has captured four to five percent of the total metropolitan housing market<sup>7</sup>. This translates into approximately 26,000 units within this area by 2015. By applying a modest 15 percent capture rate of this market to the Central Avenue Corridor, approximately 3,900 dwelling units could be absorbed over the next 25 years.

Infill residential housing development is a well established goal promoting the general health and welfare of the Central City. This goal is stated in the **General Plan for Phoenix 1985 - 2000** (which seeks to establish a jobs-to-population ratio of .5 jobs per person residing in each village), in the **Phoenix Zoning Ordinance** (where traditionally floor area ratio calculations exclude housing and hotel units), and in the **Encanto Village Plan**. The purpose of these policies are twofold; to reduce the number and length of vehicular trips city wide, and to combat the decline of inner city neighborhoods. In order to achieve these goals it will be necessary to establish a policy which links the development of housing to commercial development in areas where commercial growth rates threaten the stability of surrounding neighborhoods and are disproportionate in comparison to the rate of residential development.

The development of housing on the site should be linked to the development of the 1.4 million square feet of office space at a rate of two housing units for every .10 employees on the site. This linkage is based on the following findings:

1. A Maricopa Association of Governments Study (**Travel Forecasting: Trip Generation**, November 1987) indicates that approximately ten (10) percent of employees within the

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City of Phoenix Planning Department.

Phoenix Metropolitan area live within a seven minute drive of their place of employment.

2. The **General Plan for Phoenix** provides a land use policy which states, "Strive to provide in each village the number of jobs equal to 45 to 55 percent of the resident population". The Encanto Village is currently lacking sufficient housing. The 1990 ratio was 1.95 jobs to village resident or 89,378 jobs to 45,877 people.
3. A portion of Maricopa County has been designated as a non-attainment area for carbon monoxide, ozone and particulates since 1974. Maricopa County has a Travel Reduction Program in operation, mandated by state law. The County will enact a Trip Reduction Ordinance in 1992, which will include trip reduction goals.
4. Studies of employment centers in the Phoenix metropolitan area indicates that 10 to 50 percent of households living within walking distance of a core, have a family member employed within the core.<sup>8</sup>

The Master Developer should meet a goal of providing housing for ten (10) percent of all employees on the Phoenix Indian School site. Since local market conditions indicate that 50 to 80% of nearby units will be occupied by those who work elsewhere, at least 2 units should be provided for every employee being targeted to live on site in order to insure an adequate inventory of housing units. Based on these goal, the Master Developer should meet the following square feet to employee conversion rates:

**Table B: Employment to Total Building Area Ratios**

(Employment per 1,000 Square Feet)

Source: Mountain West, August 1988

Land Use Description	Employment Density	Number of Employees	10 Percent times 2 Units
Office (1,400,000 Sq Ft)	2.86	4004	800 units

Note: The above Table assumes the site will be built to the maximum square footage allowable under the Land Use Plan (Figure 6). The number of housing units linked to the development of the office, retail and hotel will be dependent on the level of development eventually constructed on the site.

Specifically, the residential linkage should be provided between the office development and residential developed on parcels "A" and "B". This linkage will commence prior to or concurrent with exceeding 350,000 square feet of office development at the rate provided by Table B. The phasing of the development including the residential linkage is to be incorporated into the

Master Plans submitted prior to the adoption of an Official Supplemental Zoning Map.

Summary:

1. Provide a housing linkage provision based on Table B above (see Section 6.3.4, Housing Linkage Provision).
2. The Master Phasing Plans should provide for housing linkage (see Section 8.2.4, Housing Linkage Provision).

### 5.3 Circulation Plan

The Circulation Plan element of the Master Plan establishes the framework within which all modes of vehicular and non-vehicular transportation will serve the Phoenix Indian School site. Map 9 provides an overview of the various circulation elements associated with the development of the Phoenix Indian School site.

#### 5.3.1 Local and Regional Transit

The predominant travel mode in Phoenix is the automobile. However, transit ridership has gained significantly in recent years even though the bus fleet size and routing have remained relatively constant.

The role of transit in the central Phoenix area will become increasingly important as the metropolitan area continues to grow. The Central Avenue Corridor has historically been considered to be a high priority rapid transit corridor. The established parts of the City have very limited opportunities for additional traffic carrying facilities. Rights-of-way are narrow, and existing buildings often have shallow setbacks, making it both difficult and expensive to increase the capacity of the street system.

Central Avenue currently demonstrates the highest daily transit ridership in the Phoenix metropolitan area. Indian School Road to the south of the property and 7th Street to the east of the property also maintain a good level of existing transit service.

Future opportunities for transit in Phoenix will be based largely on traffic reduction programs, increasing levels of congestion, the provision of transit incentives and the expansion of service. The City is a proponent of increased transit service. However, secured funding for additional operations is not currently in place. It is anticipated that prior to the buildout of this development, additional funding sources may be available for transit operations.

Through the development of the Phoenix Indian School site, opportunities for transit users can be enhanced. The site design should favor those desiring to use transit through building orientation, pedestrian walkways, comfortable transit waiting areas and the provision of an intersection queue jumper.

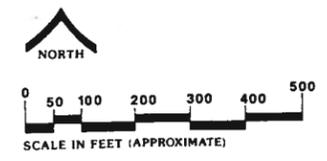
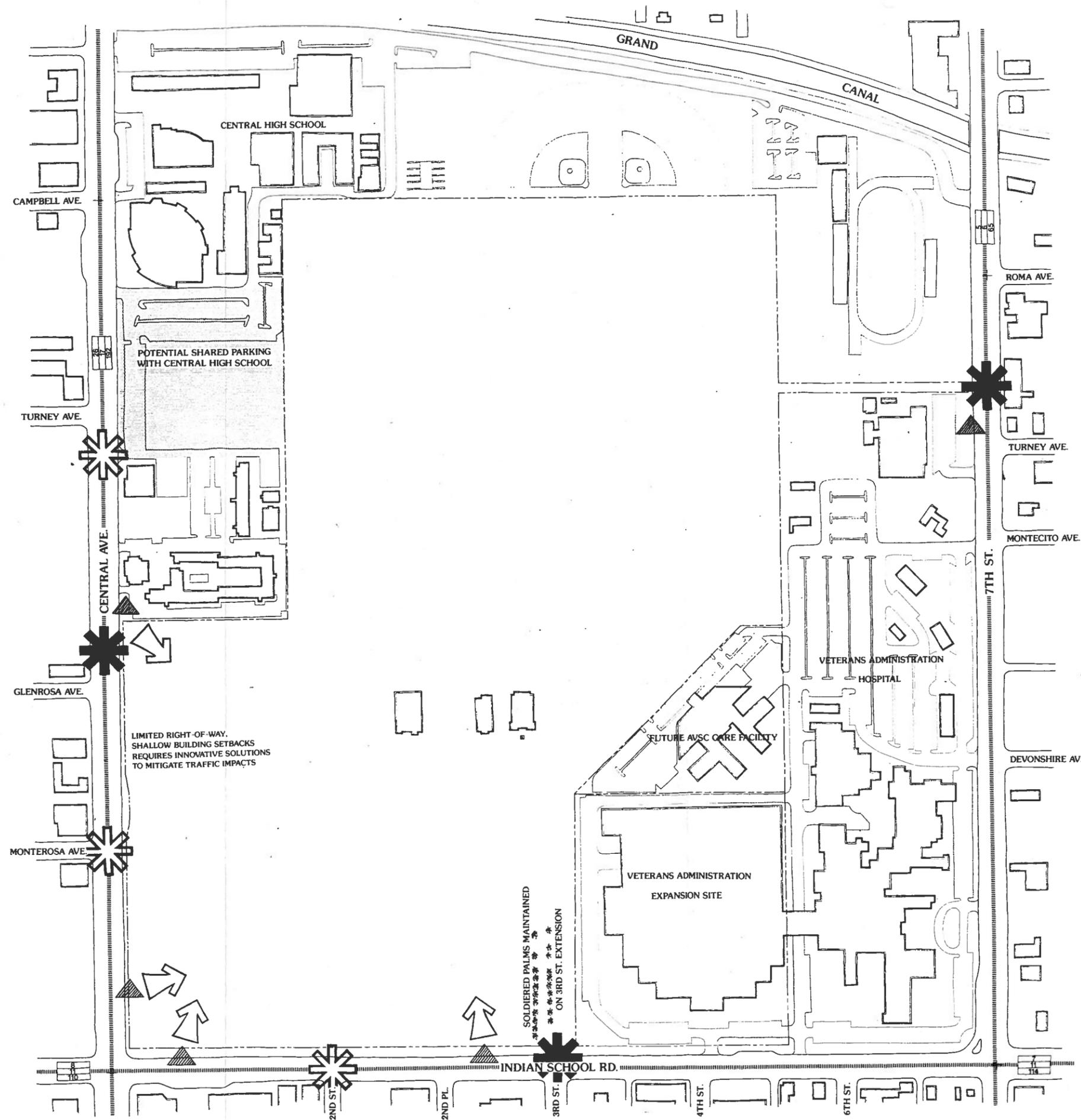
# PHOENIX INDIAN SCHOOL SPECIFIC PLAN

MAP # 9

## CIRCULATION CONCEPT

- POTENTIAL SIGNALIZED ACCESS POINTS 
- POTENTIAL ACCESS POINTS 
- TRANSIT ROUTES 
- POTENTIAL TRANSIT STOPS 
- TRANSIT FREQUENCY
 

XX-AM PEAK
XX-PM PEAK
XXX-TOTAL DAILY
- AM PEAK 7:00-8:00  
PM PEAK 4:30-5:30
- PEDESTRIAN ENTRANCE FROM TRANSIT STOPS 

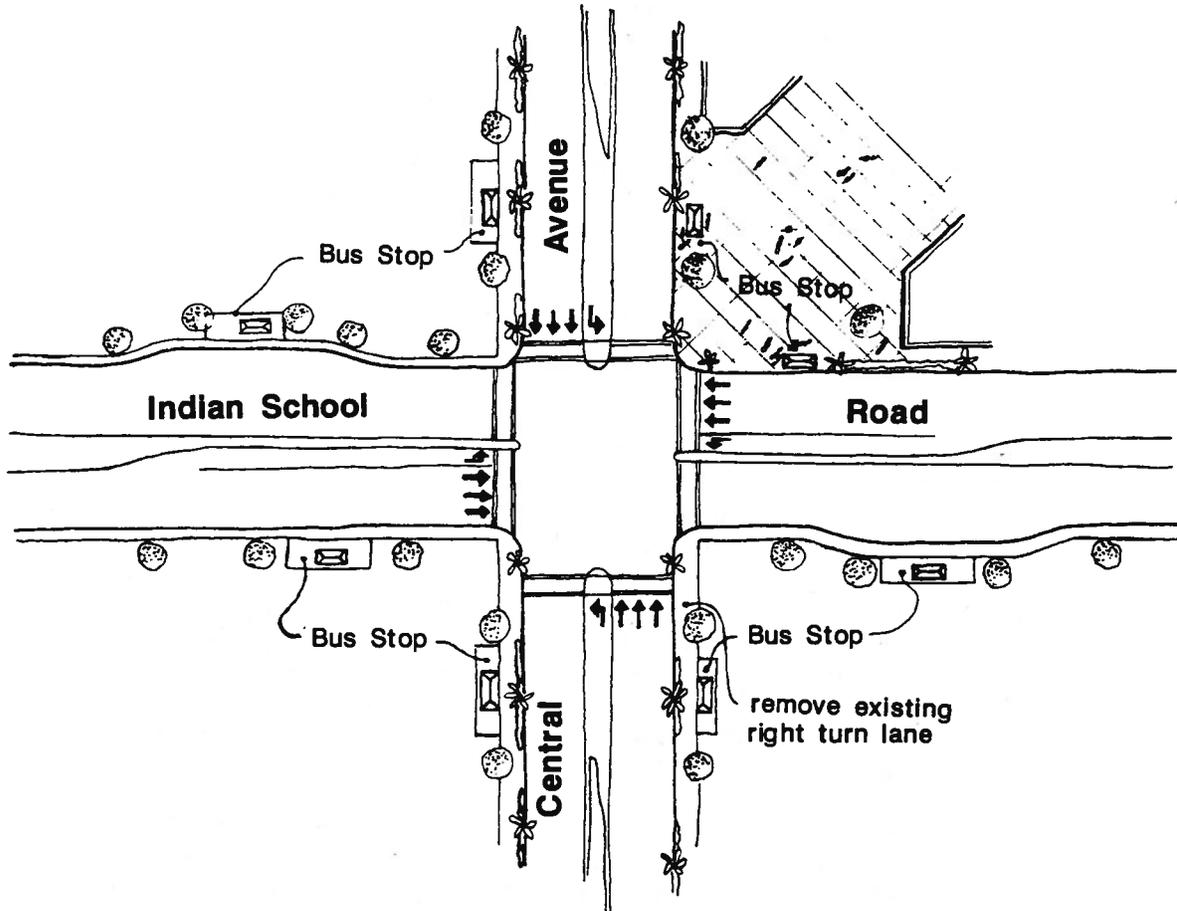


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## Summary:

1. Require the Master Developer to provide transit improvements including an intersection queue jumper as outlined in Section 6.3.3, Traffic Management Regulation.
2. Encourage the use of public transit through the use of pedestrian linkages and the design of building orientation and entrances as detailed in Section 6.3.3.



### Conceptual Central Avenue and Indian School Road Intersection Transit Improvements

#### 5.3.2 Local Traffic Access

The Phoenix Indian School site is centrally located within the City of Phoenix. Regional access to the site is currently provided by the freeway/expressway system and the Phoenix major street network. Freeways serving the central Phoenix area include:

Black Canyon Freeway - 2 miles west of project  
Squaw Peak Freeway - 1.5 miles east of project  
Papago Freeway - 2.5 miles south of project  
Paradise Parkway - Planned, when completed, would be 0.5 miles north of the site.

These facilities provide very good access to central Phoenix. The major street system provides additional access to the region and connections to these freeways, the major street system in the area consists of:

Central Avenue - 6 through lanes plus left turn  
7th Avenue - 6 through lanes (peak hours) plus left turn  
7th Street - 6 through lanes (peak hours) plus left turn  
3rd Avenue - 4 through lanes plus left turn  
3rd Street - 4 through lanes plus left turn  
12th Street - 4 through lanes plus left turn  
Indian School Road - 6 through lanes plus left turn  
Camelback Road - 5 through lanes plus left turn  
Osborn Road - 4 through lanes plus left turn  
Thomas Road - 5 through lanes plus left turn

Primary access to the site will be provided by at-grade signalized intersections on Central Avenue and Indian School Road. An additional signalized intersection should be provided on 7th Street north of the VA Hospital. This additional connection is very desirable for site access and internal circulation.

The signalized access point on Central Avenue should be located approximately 1/4 mile north of the major intersection of Central Avenue and Indian School Road. Due to existing streets west of Central Avenue, the preferred location would align with Glenrosa Avenue. As an alternative to the Glenrosa signal point, signalized access for this property and the Phoenix Indian School Property could be located at the 1/4 mile point, but Glenrosa Avenue should be limited to right-in and right-out traffic. Signalized access on the south side of the site will be provided at 3rd Street and Indian School Road intersection. Finally, a third signalized access for the site should be provided onto 7th Street. By providing direct access to 7th Street, internal site circulation is improved and ingress/egress to the site is enhanced.

Secondary access to the site should be provided onto Central Avenue and Indian School Road. The location for these access points should be approximately 1/8 mile north and east of the intersection of Central Avenue and Indian School Road, respectively. An additional access point from Central Avenue to the multi-family parcel (parcel "B") should be explored at a location between Central High School and the Best Western Hotel site. These locations would not have traffic signals.

Summary:

1. Require the Master Developer to provide intersection and street dedications, improvements and access points as indicated in Section 6.3.3.

### 5.3.3 Automobile Circulation and Parking

#### A. Circulation

The internal site circulation system should be linked to the primary and secondary access points discussed above. Sufficient roadway depth should be provided on site at these access points to ensure on-site traffic circulation is not adversely affected. This should be addressed through a traffic study conducted and submitted with the master plan for the site.

The design of 3rd Street north of Indian School Road through the site should adhere to City standards as this street will ultimately be public. The street should be constructed to a collector standard which provides two lanes in each direction with a continuous two way left turn lane. Every effort should be made to maintain the existing two rows of soldier palms during the planning and construction of 3rd Street.

A City traffic study of the Phoenix Indian School (study conducted by the Transportation Planning and Research Team) suggests that site traffic intrusion into adjacent neighborhoods is not anticipated to be significant. This is due to the layout of the street system in the vicinity of the site and the surrounding land uses. Site traffic is destined for locations best served by the major streets and freeways.

#### B. Parking

Parking for the site can be divided into three areas. The first area includes parcel "B" which is entirely multi-family residential. As there are no immediately available opportunities for a mixed use shared parking facility, this area should provide sufficient parking to ensure the marketability of the housing. Residential densities on this parcel range from 24 to 34 dwelling units per acre. The upper density may be achieved by exploring and securing a shared parking agreement with Central High School on a lot immediately west of parcel "B" (see Map 9).

The second area includes the public park. The park will be used by people who live and work on the site but also by those who visit the park as a destination. Therefore, a reasonable amount of short term parking, located away from the commercial and office uses, should be provided for these destination visitors.

The third area consists of parcel "A". On this parcel there are opportunities for shared parking resulting from the mixed use characteristics. Also, incentives should be provided to further reduce parking requirements in favor of reducing single occupant vehicles (SOV) accessing the site.

#### Summary:

1. Require the Master Developer to provide internal street dedications and improvements as outlined in Section 6.3.3, Traffic Management Regulation.

#### 5.3.4 Bicycle Facilities

The **General Plan for Phoenix: 1985-2000** contains a Proposed Phoenix Bikeway System Map which identifies locations of existing and proposed bikeways. At the time of the Bikeway Plans adoption in 1987, only 75 miles of bikeways existed within the city limits. Currently (1991), there are approximately 250 miles of bikeways with approximately 60 more miles to be implemented in this fiscal year.

The existing Phoenix Bikeway System in the vicinity of the site includes:

3rd Avenue south of the Arizona Canal - Bikeable Street  
Virginia Ave/Oak Street - Bikeable Street  
Squaw Peak Bikeway - Bikeable Street and bike path

Planned facilities include:

3rd Street from Jefferson to the Grand Canal - Bikeable Street/Bike lane  
Grand Canal - Bike Path

The bikeway system within the City is increasingly providing a viable alternative to motorized transportation. This mode of transportation should be strongly encouraged on the Phoenix Indian School site to reduce the number of single occupant vehicles (SOV) on the City's streets, thereby reducing congestion and pollution.

Summary:

1. Require the Master Developer to provide bicycle lanes, bikeway related improvements as detailed in Section 6.3.3, Traffic Management Regulation).

#### 5.3.5 Pedestrian Facilities

The Phoenix Indian School site provides excellent opportunities for pedestrian circulation. This urban site is essentially undeveloped, and through good site design, many of the daily trips typically made (i.e., lunch trips) could be accomplished by walking. The design, location and orientation of the building entrances and the pedestrian walkways linking the various uses can greatly increase the use of walking as an alternative mode of transportation.

The importance of linking the various buildings with efficient, aesthetically appealing walkways is also very important for transit ridership. Part of the transit trip is the portion which requires walking to the bus stop. Every effort should be made to connect the transit facilities with pedestrian ways that will encourage, not discourage transit trips.

A strong pedestrian linkage should also be provided between the various buildings on the site and the intersection of Central Avenue and Indian School Road. This linkage will provide for future pedestrian interaction

between the Phoenix Indian School development and activities within the Encanto Core.

Summary:

1. Encourage pedestrian travel through the use of sidewalk linkages between buildings and transit areas, development of ground level retail, and ground signs and kiosks (see Section 6.3.3).

#### 5.4 Public and Private Facilities

The public facilities element consists of a planned minimum forty (40) acre public park, private open space which will be accessible to the general public and the three historic structures on the site. Map 10, the Public Facilities Plan, provides a graphic overview of the concept for these facilities.

##### 5.4.1 Public Open Space Concept

The Phoenix Indian School site affords the rare opportunity to replicate, on a smaller scale, the large open spaces set aside in the U.S. and Europe for public enjoyment. The purposes are multi-faceted: relief from urban pressures, preservation of natural and historic beauty, and people places able to also accommodate appropriate neighborhood and community events in an area of the city now deficient in recreation opportunities. The passive historic park will always be an invaluable asset to the Valley and will be the catalyst for adjacent development as well.

The basic public open space concept considered in this specific plan is based on a phased process which could actually link the Grand Canal to this site. Map 10, Public Facilities Plan illustrates the three public open space concepts. The Phoenix Indian School public open space areas are envisioned as passive recreational centers designed to provide respite from an urban environment. Ballfields and sports courts are not considered appropriate to this environment. The types of recreational uses that are considered conducive to this environment include open shaded lawn areas, contemplative gardens, interpretive centers, etc.

The Phoenix Indian School park concept will be realized with a 40 acre park/open space parcel composed of 20 acres being donated to the City of Phoenix as a condition of the Federal legislation and another 20 acres of permanent publicly accessible open space to be provided and improved by the developer as a condition of high-rise zoning approval. Alternatively, if Public Law 100-696 expires and the land were sold to a private developer, 20 acres of permanent publicly accessible open space could be required to be provided and improved by the developer, and the City could purchase the additional 20 acres to create the 40 acre park/open space amenity.

Once the public open space was secured, an additional twenty (20) acres could be purchased from the Central High School campus to link the site to the Grand Canal.

The Parks, Recreation and Library Department has developed a park plan for the Phoenix Indian School site which was conceptually approved by the Parks and Recreation Board on April 11, 1991. A Parks Task Force has been formed (through appointment by the City Council) to study and recommend to the Parks Board, park theme(s) and design. The Task Force may make recommendations to the Parks Task Force with regards to modifying the April 11, 1991 Parks department/Parks Board Park Plan. The major elements of the Phoenix Indian School public open space concept as envisioned by the Parks and Recreation Board are as follows:

- **Town Square:** a complex of plazas, fountains, activity spaces encompassing the restored historic buildings together with appropriate spaces for exhibits, fairs, festivals and an Indian Market, reflecting the cultural and educational history of the site. The adjacent retail and commercial development offer an excellent opportunity for public/private interaction.
- **The Phoenix Green:** a large graceful open space integrating the Town Square into a pastoral setting of grass, trees, shaded walks, picnic areas, and a pond and water course traversing the site from the SRP canal south to the plaza at the intersection of Central Avenue and Indian School Road. Also included are, a botanical conservatory and a "Grand Ramada" echoing the tradition and architectural style of the historic buildings. A limited area of active recreation facilities such as sand volleyball, basketball, and children's play would be sensitively located in the northern part of the site together with appropriate parking to serve them, and the nearby conservatory and Town Square would also be available along the 3rd Street continuation.
- **The Site:** a public open space (park) the configuration of which is flexible in the planning stage, but which must be one major parcel with no dimension of less than 400' except in the area of the Town Square and the view corridor inviting the public to the park from Indian School Road. There cannot be any traffic ways crossing the site and the preference is for as much street frontage as possible separating the residential development from the park. Vehicular and pedestrian physical and visual access from Central Avenue and Indian School Road are essential via wide landscaped corridors. A trail connection to the Arizona Canal via 7th Street must be recognized if other linkage options are not feasible or as an interim measure until such options are feasible. Arrangements for the use of SRP Canal water are strongly encouraged.

20 acres of permanent publicly accessible open space should be provided and improved by the Master Developer as a condition of the approval of the high-rise zoning. The 50 percent lot coverage standard for commercial districts may be modified to allow for up to 80 percent coverage on parcel "A". This modification to the maximum allowable lot coverage standard will be permitted based on the provision of the 20 acres of permanent publicly accessible open space.

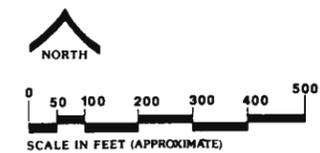
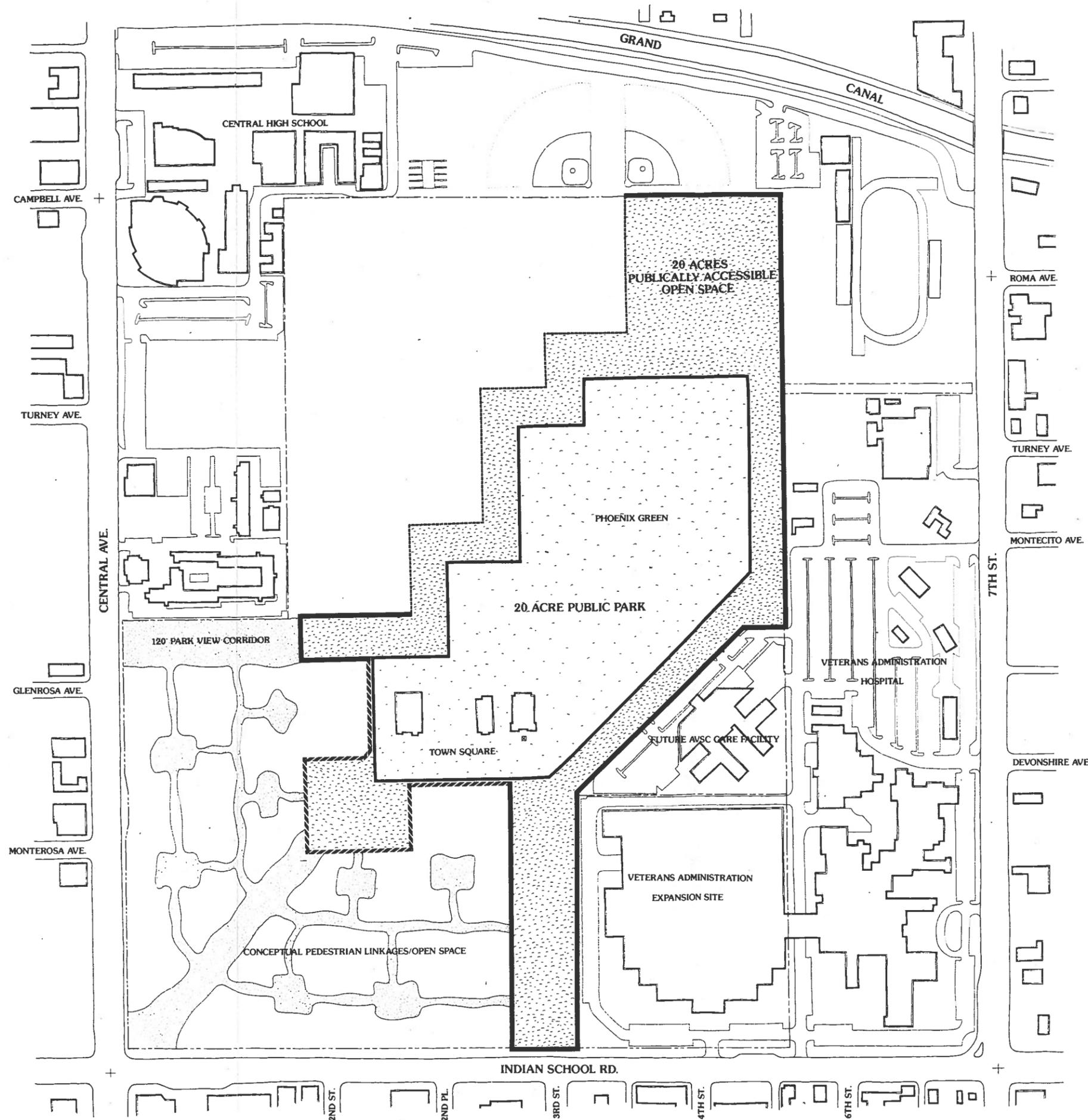
**PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN**

MAP# 10

PUBLIC FACILITIES PLAN

ADJUSTABLE UP TO 100' IN EITHER  
DIRECTION (REFER TO TEXT)

ADJUSTABLE UP TO 30' IN EITHER  
DIRECTION (REFER TO TEXT)



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The location of 20 acres of publicly accessible open space will be determined at the time of reviewing the Master Developer's master plan for vesting of zoning. Emphasis should be given to including the three historic structures in the City's dedicated park area. The improvements to the parks will be based on the above passive open space concept and may include the rehabilitation of the historic structures. The phasing of the improvements and a schedule for dedication to the City of Phoenix will be reviewed at the time of reviewing the Master Developer's site plans for vesting of zoning (see Section 8.2.4, Submittal of Master Plans Documents).

Summary:

1. Encourage pedestrian, bicycle and water linkages to the Grand Canal (see Section 7.2, Specific Plan Development Policies).
2. Encourage using the three historic structures as a theme for the public park (see Section 7.2, Specific Plan Development Policies).
3. Require the Master Developer to provide and improve 20 acres of publicly accessible open space (see Section 7.2, Specific Plan Development Policies).
4. Allow for a less restrictive lot coverage standard on parcel "A" (see Section 6.3.2, Intensity, Density and Building Height Regulation).

#### 5.4.2 Private Open Space Concept

Private open space on the Phoenix Indian School site should directly link to the Central Avenue streetscape, the view corridor extending from the intersection of Central Avenue and Indian School Road, the Grand Boulevard located at the northern edge of the Central Avenue frontage and most importantly to the public park. This private open space concept is based on an idea of a series of joined plazas. These plazas should be linked by pedestrian paths to each other and to the public open spaces. Pedestrian paths should be a minimum of ten (10) feet wide. Each office tower or retail cluster should provide plaza areas.

Open space requirements for the high-rise zoning district may be transferred within parcel "A" to be applied to the view corridor extending from the intersection of Central Avenue and Indian School Road and to implement the plaza concept.

Summary:

1. Encourage the placement of pedestrian plazas linked to the Central Avenue streetscape, the view corridor extending from the intersection of Central Avenue and Indian School Road, the grand boulevard view corridor and to the public park as detailed in Section 7.2, Specific Plan Development Policies.

2. Allow for the transfer of high-rise open space requirements among future development parcels in Parcel "A" (see Section 6.3.2, Intensity, Density and Building Height Regulation).

### 5.4.3 Historic Structures

#### A. Stabilization

One of the critical concerns with the site is the need to stabilize the physical condition of the historic structures. This should be accomplished during the interim time period prior to any form of future use, acquisition or development occurs. At present the buildings are in reasonably good condition, however, the condition of the buildings should be monitored and minimal maintenance performed as necessary to prevent deterioration. Map 5 shows the historic structures and features on the Phoenix Indian School site.

The potential for vandalism is also a concern. Therefore, provisions must be made to ensure the buildings are secured. This responsibility (while under Federal ownership this responsibility falls on the National Park Service) must be assumed either by the relevant agency of the City of Phoenix, or the private developer who may control the acreage containing the historic structures.

#### B. Rehabilitation

The historic status of the properties, or the concept of Historic Preservation does not in any way preclude the future use and utility of the historic buildings, and it should be understood that there are several options that remain open. In this context, rehabilitation is the most realistic goal for the future preservation of the buildings. The National Park Service defines rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values."

Appropriate rehabilitation is governed by the Secretary of the Interior's Standards for Rehabilitation, which are the nationally accepted standards for safeguarding the architectural character and qualities of historic properties (see Appendix E for standards). The Standards are geared to retaining the character which define features and significant interior spaces of the properties, and do not dictate use other than to discourage alternative uses that would involve major reconfiguration of the buildings.

In view of the above, the three historic structures have unique potential for becoming economically viable components and would positively fit into the overall development concept for the Phoenix Indian School site. Ideally, the buildings would set the theme for the public park and would be managed by the Phoenix Parks, Recreation and Library Department. Further, the buildings could provide usable space that can be incorporated into the

development of the site, and could provide cultural space or retail and office space above and beyond the limitations of square footage placed on development parcel "A". This concept is fully in conformance with the policies of the Phoenix Historic Preservation Commission, and is consistent with the June 25, 1991 City Council resolution concerning future development of the Phoenix Indian School site (see Appendix D).

The buildings represent a major historic, cultural and architectural asset for the Phoenix Indian School site. They could provide a marketing image and amenity for the site that do not exist elsewhere in the City. As recognized by the Parks and Recreation Board, the buildings can, and should, set the tone for the development of both the park, and/or the private development of the site. Architectural facade elements should be used within the architecture of the office, retail, hotel or multi-family residential buildings planned for the site.

By obtaining a listing on **The National Register of Historic Places**, development incentives for the private sector are provided which encourage pursuing rehabilitation. The Economic Recovery Tax Act of 1986 (ERTA) provides a 20% Rehabilitation Tax Credit (RTC) for the substantial rehabilitation of historic structures listed on the National Register. The rehabilitation must conform to the Secretary of the Interior's Standards for Rehabilitation, as interpreted by the National Park Service (see Appendix E for standards). The RTC program is administered through the Arizona State Historic Preservation Office.

The credit can be taken either by a private owner or a long term (15 year) lessee. This lease potential may provide for combined public ownership of the buildings, while allowing private income-generating development. In this instance, the City could retain ownership without needing to finance the rehabilitation costs as a public expense.

The ERTA also provides for the charitable contribution of the value of a facade easement to a public or nonprofit agency. This facade easement should be dedicated to the City of Phoenix Historic Preservation Office of the Planning Department. The easement will ensure the protection of the building facades for the enjoyment of the public. In any of the above cases, the historic status of the buildings represents a strong financial benefit.

There is a wide range of public and private sector use options which would not conflict with the overriding objective of preserving the historic structures without having a substantive impact on their design or architectural integrity. The issue of ownership of the buildings, by the City or by the Master Developer, is not as critical as ensuring their rehabilitation and reuse which are compatible with the architectural characteristics. The listed uses below represent some possible use options for the historic structures.

### C. Use Options

There are several options for public use. Based on the type and size of the buildings, the following options which correlate to the current form of the buildings seem obvious:

- Memorial Hall: Readily adaptable for auditorium Hall/assembly spaces, museum, theater and for other civic functions, offers opportunities for private rental.
- Dining Hall: The large open interior would enable space for structured marketing such as trade shows, or unstructured such as farmer or craft markets.
- Grammar School/Band: Could be readily adapted for administrative or office uses as a secondary use.

D. Treatment/Mitigation of Archaeological Resources

The northern portion of the Phoenix Indian School site contains a site identified as the Track Site, which has been determined eligible for the National Register of Historic Places. Use of this area without the need for ground disturbance would be the optimal means of ensuring the preservation and protection of the resources. This *in situ* protection is consistent with current archaeological resource protection policies. However, it is recognized that the development of the park as envisioned will entail a substantial amount of ground disturbance, and that mitigation of the Archaeological resources by data collection will be necessary.

Based on a detailed evaluation of the Track Site, a data recovery plan has been developed. This plan was circulated between the National Park Service, State Historic Preservation Office and the City of Phoenix archaeologist. All parties are in concurrence with the proposed work. At this writing, the National Park Service has agreed to complete the data recovery, although funding is not in place, and the exact timing of work is unknown. (If the approved data recovery work is completed at such time as the Indian School land is improved for park purposes, the need for mitigation will be resolved. If the mitigation has not been completed, arrangements for funding and completion of the data recovery must be made between the interested parties.) In any event, the data recovery must have been accomplished prior to any ground disturbing activity occurring within the proximity of the Track Site. At the time work is undertaken by any party, the City Archaeologist, representatives of SHPO and NPS will need to be notified, and given the opportunity to review and comment on any reports prepared prior to commencement of any development. This review by the SHPO is pursuant to 36CFR800, and the Arizona State Historic Preservation Act A.R.S. 41-861, *et seq.*

In no case is it intended by this plan that the presence of archaeological resources, or any mitigation requirements of this section, would preclude the development of the Phoenix Indian School site.

Summary:

1. Monitor and achieve stabilization of the historic buildings (see Section 8.2.3, Designation on Phoenix and National Historic Property Register and Stabilization of the Historic Structures).

2. Encourage use of the three historic structures as a theme for the public park (see Section 7.2, Specific Plan Development Policies).
3. Encourage the use of architectural facade elements on the historic structures within the architecture of the office, retail, hotel and multi-family residential buildings (see Section 7.2, Specific Plan Development Policies).
4. Require the master developer to develop a set of specific design guidelines which reflect the historic character of the site (see Section 6.3.3, Master Plan Documents).
5. Work towards obtaining a listing for the three (3) historic buildings and the war memorial on the Phoenix Historic Preservation Register (see Section 8.2.3, Designation on Phoenix and National Historic Property Register and Stabilization of the Historic Structures).
6. Secure a conservation easement on the three historic buildings and the war memorial to the City of Phoenix Historic Preservation Office (see Section 6.3.6, Historic Structures Regulation).

## 5.5 Urban Design Concept Plan

Urban design is concerned with the functional and visual relationships between people and the built environment and the way in which these relationships can be physically improved. A unique character for the Phoenix Indian School site can be created if there is a vision and understanding by all participants involved in the development and experience of the site. The design theme for the site should primarily focus on the historic significance of the Phoenix Indian School.

### 5.5.1 Historic Context

The historic context of the Phoenix Indian School site can establish a theme for the development of the site. This historic context is discussed in Section 4.5, Historic Structures and Features. The development of the site should be guided by a set of regulatory design guidelines which emphasize this historic context and which are administered by the City of Phoenix, Development Services Department.

These guidelines should be drafted by the Master Developer with assistance from the Phoenix Planning Department and Development Services Department. A draft of the guidelines should be presented to the Design Review Standards Committee for their review and approval. Upon approval by the Design Review Standards Committee, the guidelines should be processed as a text amendment to Section 507 of the **Phoenix Zoning Ordinance**.

Summary:

1. Require the Master Developer to develop a set of specific design guidelines emphasizing the historic context of the site (see Section 6.3.3, Master Plan Documents).

### 5.5.2 Building Heights

Central Avenue is recognized throughout the Metropolitan area as a ceremonial boulevard with both high-rise and mid-rise developments. These high-rise and mid-rise building heights, however, have generally been contained on development sites within the Central Avenue Corridor which front directly on Central Avenue and which do not extend beyond 1st Street on the east and 1st Avenue on the west. Building heights on the Phoenix Indian School site should conform to past zoning approvals for development fronting on Central Avenue outside of the Downtown, the Arts District and the Encanto Village Core.

Building heights on the site are to be governed by the underlying zoning district and the height regulation provided by this Specific Plan. Exceptions to these heights would require an amendment to the Specific Plan. Building heights should transition down to the north with the taller building heights being provided at the immediate intersection of Indian School Road and Central Avenue.

Summary:

1. Encourage the tallest buildings on the site to be located at the intersection of Central Avenue and Indian School Road, with buildings transitioning down in height from that location (see Section 6.3.2, Intensity Density and Building Height Regulation for more specific heights).

### 5.5.3 Site Coverage

Site coverage on the Phoenix Indian School site outside of the high-rise development areas should be allowed to 80 percent which exceeds the 50 percent maximum allowable lot coverage standard provided within the **Phoenix Zoning Ordinance** for commercial zoning districts. This allowance is provided in order to link the dedication of public accessible open space to increased development intensity levels.

Summary::

1. Allow a modification to the site coverage standards for commercial districts from that required by the **Phoenix Zoning Ordinance** (see Section 6.3.2, Intensity, Density and Building Height Regulation).

#### 5.5.4 Building Placement

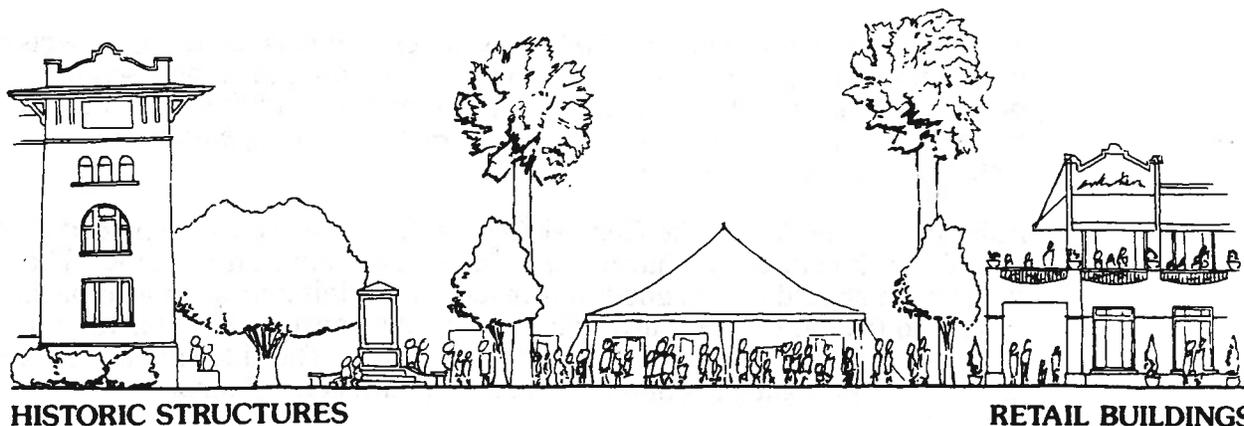
Building placement addresses building setbacks while considering aspects of urban design (the creation of spaces between buildings, i.e., pedestrian plazas, pedestrian linkages, etc.). The placement of buildings can make a positive contribution to the Central Avenue street frontage and to the historic structures on the site.

Buildings located along the Central Avenue frontage should be placed along a "build to" line directly adjacent to the Central Avenue streetscape. The streetscape should be designed to provide for a minimum 20 foot setback measured from the street curb. This affords the construction of a 16 foot wide sidewalk along the Central Avenue frontage. The sidewalk could vary in width with the introduction of landscape planters or islands.



**Central Avenue Building Placement**

Building placement on the northeast corner of parcel "A" just south of the historic structures should be located along the northern edge of the parcel immediately adjacent to the park. This placement of the retail building(s) on the northeast corner of parcel "A" will create a positive relationship between the retail buildings and the historic structures. The space between the retail buildings and the historic buildings is planned as a public plaza space or "town square" (see Section 5.4.1, Public Open Space Concept).



**ELEVATION OF TOWN SQUARE LOOKING EAST**

**Relationship between the Retail Buildings on Parcel "A" and the Historic Structures (Elevation of Town Square Looking East).**

Summary:

1. Allow a modification to the required setback on parcel "A" adjacent to Central Avenue and in the northeast corner of the parcel adjacent to the historic structures (see Section 6.3.2, Intensity, Density and Building Height Regulation).

5.5.5 Parking

Surface parking should be kept to a minimum on parcel "A" to minimize obstructions to pedestrian movements. Parking structures on parcel "A" should contain or have retail uses wrapped around the ground level to encourage pedestrian activity. Below grade parking, however, should accommodate the majority of the required parking on parcel "A".

Summary:

1. Encourage a site design incorporating retail at or surrounding the ground floor level of above grade parking structures (see Section 7.2, Specific Plan Development Policies).
2. Encourage a site design incorporating the majority of the required parking on parcel "A" to be located below grade (see Section 7.2, Specific Plan Development Policies).

#### 5.5.6 Landscape Concept

The existing Phoenix Indian School site landscape materials should be preserved as much as possible to express the original campus context. New development should also reflect the historic character with double rows of trees framing the major access ways, palms, tree bosques and groves on the plazas and green. Plant materials should be low water use in nature but should attempt to maintain the "old Phoenix" landscape theme established by the Phoenix Indian School.

The Central Avenue streetscape should be expanded along the Central Avenue edge of the development. This Central Avenue landscape theme may be introduced throughout the plazas and view corridors within parcel "A" but must adequately transition to the "old Phoenix" theme upon bordering or entering the permanent publicly accessible open space and public park.

The established site landscaping should be irrigated and maintained by the Master Developer and kept as permanent accessible public open space until such time as development occurs.

Summary:

1. Preserve the existing site vegetation to express original campus context (see Section 7.2, Specific Plan Development Policies).
2. Require the Master Developer to irrigate and maintain the existing site vegetation as an interim use of the land (see Section 6.3.7, Property Maintenance Regulation).

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# Specific Plan Components

Part II is intended to provide the regulations, policies and implementation program necessary to develop the site. The development process will include the administrative review and approval processing of master plan documents, the vesting of zoning, the administrative review and approval of parcel site plans and the issuance of building permits. Part II is intended to be adopted by the Phoenix City Council as the regulatory portion of the Phoenix Indian School Specific Plan.



*SNAKES - A fairly common Hohokam design, this snake design incorporated the pointed head that was extensively used in depicting animals, lizards, insects and birds. This design is representative of those found on pottery and petroglyphs at the Pueblo Grande Museum.*

## Part II

# Development Regulations



*TWO HUMAN FIGURES - These two anthropomorphs with large hands and feet may represent Anasazi or Mogollon cultures. Figures with large extremities such as these were found in the Petrified Forest National Monument in northern Arizona.*

## 6. DEVELOPMENT REGULATIONS

### 6.1 Purpose and Intent

Regulatory authority is established by Arizona State Law as described in Arizona Revised Statutes Sec. 9-461 *et. seq.* (1988) and in accordance with Phoenix Ordinance G-449, the Zoning Ordinance, Sec. 403 *et. seq.* (1991). The purpose of these Specific Plan regulations is to implement the goals and policies of the Phoenix Indian School Specific Plan.

### 6.2 Relationship to the Phoenix Zoning Ordinance

The regulations included in the Specific Plan modify and supersede the Phoenix Zoning Ordinance regulations. Regulations included in Part II of the Phoenix Indian School Specific Plan address the most critical of the planning elements. These regulations will be used during the Master Plan document review process and site plan review processes in the same manner as other Zoning Ordinance regulations. Where a Specific Plan regulation conflicts with a regulation of the **Phoenix Zoning Ordinance**, the Specific Plan Regulation shall control.

### 6.3 Site Regulations

#### 6.3.1 Land Use and Zoning

##### 1. Land Use:

Land uses within the boundaries of the Phoenix Indian School Specific Plan shall conform with the Land Use Plan designations as described in Section 5.2.1 and shown on Map 8.

##### 2. Zoning:

- a. Zoning districts to be approved with the adoption of the Specific Plan are shown on Map 11. Adoption of a Supplemental Zoning Map shall occur following the administrative approval by the Planning Director of the Master Plan documents as provided within Sections 8.2.4 and 8.2.5.
- b. All development within the bounds of the 110.97 acre Phoenix Indian School site (see Section 8.5.1 for legal description) excluding the Veterans Administration development parcel (see Section 8.5.1 for legal description) must be in accordance with the approved Master Plan documents as provided by Regulation 2a.

The land use and zoning designations are as follows:

**Table C: Regulatory Land Use and Zoning**

<u>Parcel</u>	<u>Land Use Designation</u>	<u>Zoning Approved with Specific Plan</u>
"A"	Mixed Use	C-2HR, C-2*
"B"	Multifamily	R-5 (1)(2)
"C"	Parks/Open Space	R-5 (2)(3)
"D"	Public/Quasi-Public	R-5

- (1) Additional uses permitted within the R-5 zoning district include a residential convenience retail (see Appendix F for definition) use at a ratio of five (5) square feet of retail per residential unit constructed on the parcel, not to exceed three thousand (3000) square feet. This retail component shall be independent of the retail intensity limits provided on parcel "A".
- (2) Uses not permitted within the R-5 zoning district include those listed within the Phoenix Zoning Ordinance, Section 618.C.1.e (November, 1991).
- (3) For parcels designated as open space, retail sales associated with a Native American Cultural Center may be permitted subject to the approval of a use permit per Section 502 of the **Phoenix Zoning Ordinance** (November, 1991).

\* Legal Descriptions for the C-2 high-rise zoning district and the C-2 zoning district on parcel "A" are provided in Section 8.5.2 and 8.5.3.

6.3.2 Intensity, Density and Building Heights

1. Intensity and Density:

The land uses described in the previous section shall be located as indicated on Map 8 and shall be developed within the following intensity/density parameters:

**Table D: Regulatory Intensity and Density**

<u>Parcel (Acres)</u>	<u>Office Sq. Ft.</u>	<u>Retail Sq. Ft.</u>	<u>Residential Units</u>	<u>Density per Acre</u>
A (30.9)	1,400,000	100,000 <sup>(1)</sup>	694+	(2)
B (21.1)	0	(3)	506-717	24-34
C (40.0)	0	0	0	0
<u>D (16.0)</u>	(4)	(4)	(4)	(4)
Total (108.0)			1200 (minimum)	

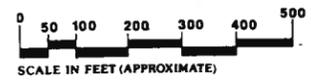
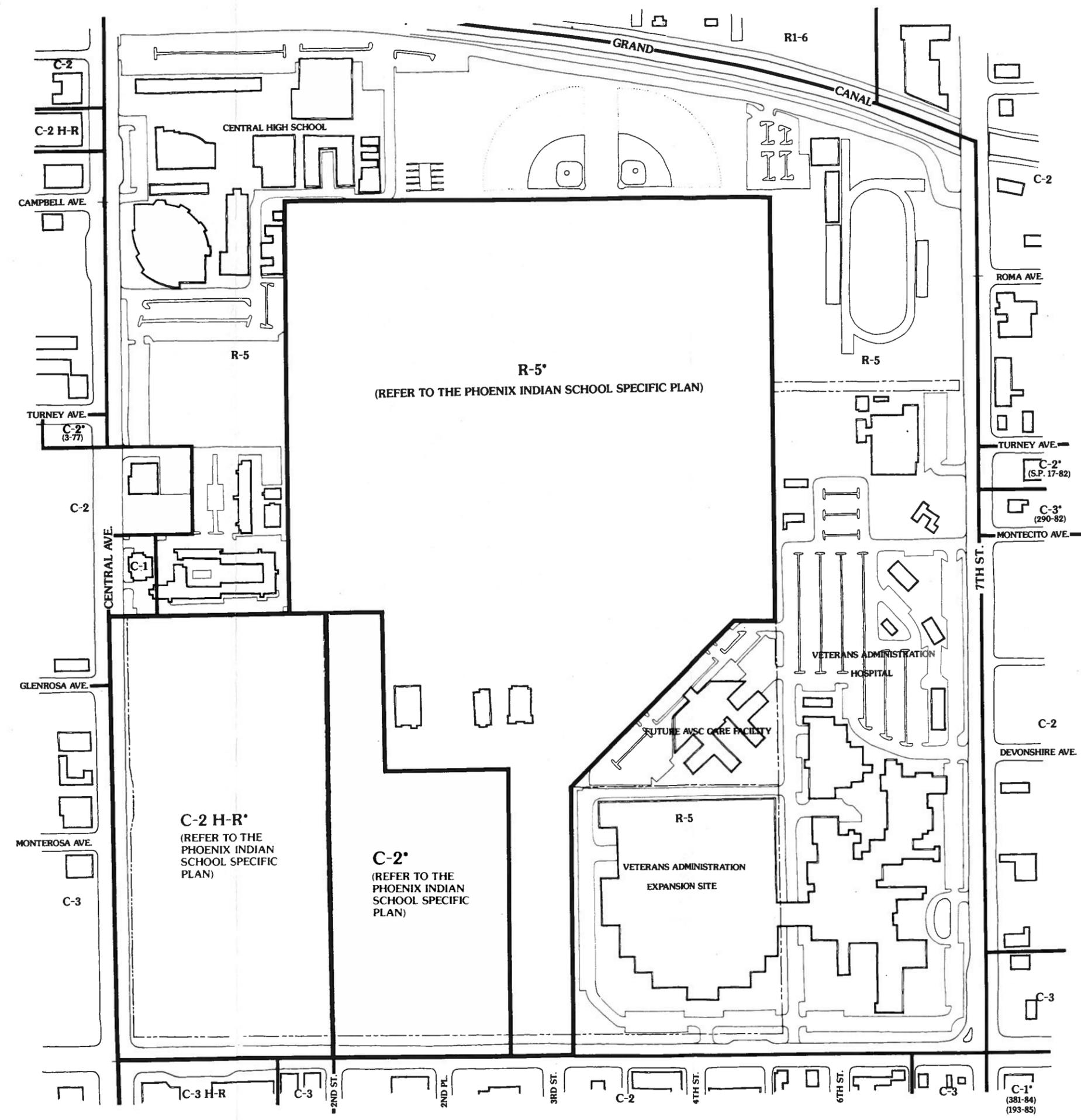
- (1) May be expanded to 250,000 maximum by substituting the equivalent number of office square feet. A hotel use shall not exceed 350 rooms. The allotted hotel square footage may not be converted to additional commercial office or retail square footage.
- (2) A minimum of 694 dwelling units must be provided within parcel "A" on the Master Site Plan submitted. Further, a minimum of 340 units must be

**PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN**

MAP# 11

**ZONING**

SINGLE FAMILY RESIDENTIAL	R1-6
MULTIPLE FAMILY RESIDENCE	R-5
NEIGHBORHOOD RETAIL	C-1
INTERMEDIATE COMMERCIAL	C-2
GENERAL COMMERCIAL	C-3
HIGH-RISE	H-R
MID-RISE	M-R
APPROVED ZONING WITH STIPULATIONS	*
ZONING CASE NUMBER	(XXX-XX)



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CITY OF PHOENIX PLANNING DEPARTMENT



planned and developed at a density of 34-40 dwelling units per acre along the east portion of parcel "A" between the 1st Street alignment and 3rd Street. The remainder of the required may be planned and developed at a density of 40-65 dwelling units per acre.

- (3) See footnote number 1 in Table C, above.
- (4) Intensity and density are not controlled on this parcel.
- (5) Retail and office uses associated with the Native American Cultural Center shall not be calculated as a part of the maximum retail and office square footages allotted to the site in the table above.

2. Building Heights:

Height shall be limited to ten stories maximum within an area between the centerline of Central Avenue and a line 400 feet east of the centerline of Central Avenue along the west border of parcel "A".

Commercial, hotel and residential structures built throughout the remainder of the site shall be limited to four (4) stories (56 feet) except as modified below:

- a. Residential building height shall be permitted up to twelve (12) stories on parcel "A" within an area between the centerline of Central Avenue and a line six hundred (600) feet east of the centerline of Central Avenue. However 70% of the required 1,200 units within the Phoenix Indian School site may not exceed four (4) stories (48 feet) in height.
- b. Building heights shall be limited to four (4) stories (56 feet) within an area between the southernmost edge of the Park View Corridor and a point seventy-five (75) feet to the south. A single building may stair-step to meet the intent of this standard.

3. Lot Coverage:

The fifty (50) percent maximum lot coverage standard for commercial districts is modified to eighty (80) percent coverage on the C-2 portion of parcel "A". The C-2 HR portions of the parcel shall be governed by the Phoenix Zoning Ordinance standards.

4. Setbacks:

Required setbacks on the Phoenix Indian School site are modified as follows:

- a. Building levels one (1) and two (2) of buildings located within one hundred (100) feet of the Central Avenue right-of-way shall be placed on a line twenty (20) feet from the back of curb. The materials used in the Central Avenue streetscape, or a compatible transition material, shall be extended to the face of the western facade of the building located along Central

Avenue. There shall be no requirement that such materials be used on the building surface or facade.

- b. Building levels above four (4) stories shall be set back a distance of forty (40) feet from the street curb. Building levels three (3) and four (4) of buildings within one hundred (100) feet of the Central Avenue right-of-way may be placed on a line twenty (20) feet from the back of the street curb or may set back.
- c. Building(s) constructed on parcel "A" south of the historic structures shall be placed on a line one hundred twenty (120) feet south of the face of the historic structures.

### 6.3.3 Master Plan Documents

The Master Developer shall submit for administrative review and approval, within eighteen (18) months of the date of Specific Plan adoption, a complete and comprehensive set of Master Plan documents prior to the adoption of an Official Supplemental Zoning Map for the C-2 high-rise and C-2 zoning. The procedures for reviewing the Master Plan documents and for processing parcel development site plans are provided in Appendix G. The submittal requirements include the following:

- 1. The disclosure of the name or names of the applicant(s), owner(s), and developer(s) and current address(s).
  - a. If the applicant, owner or developer is a corporation, the names and current addresses of the principal officers and members of its Board of Directors shall be submitted in addition to the information required above.
  - b. If the applicant, owner or developer is a partnership, the names and current addresses of the general and managing partners shall be submitted in addition to the information required above.
  - c. A material change in any of the information regarding the identity of the applicant, owner or developer or in any address thereof shall be added to the information requested herein by addendum to the Supportive Data Document to be filed by the applicant within thirty (30) days of the change.
- 2. Plans, Design Guidelines and Supportive Material:
  - a. Master Site Plan
    - (1) Location of buildings and parking structures
    - (2) Locations and sizes of individual development parcels
    - (3) Site circulation, roads, surface parking, bicycle and pedestrian
    - (4) Site elevations and sections as follows:
      - west elevation along Central Avenue frontage

- south elevation along Indian School Road frontage
- north/south section between historic structures and proposed structures on parcel "A"

b. Supportive Data Document

- (1) Development Program to include the following:
  - intensity of each parcel (F.A.R.)
  - gross sq. ft. for each structure depicted on site plan
  - gross tenant leasable area for each structure depicted on site plan.
  - square footage for each land use provided by parcel (i.e. retail, office, hotel)
  - height of each structure depicted on site plan
  - number of dwelling units and density per acre
  - parking required and parking provided
  - lot coverage of each parcel
- (2) A written statement indicating the proposed public features, if provided, such as landscaped or open area reservations, pathways and trails, buffering treatment and landscaping.

c. Design Guidelines

Site design guidelines will insure that development on the Phoenix Indian School site is harmonious and in conformance with the City's adopted urban design principles and shall include elements that reflect the Native American History of the site. The urban design principles are discussed in Section 507 Tab A of the **Phoenix Zoning Ordinance**. Design guidelines that reflect the Native American heritage of the site will be developed by the Master Developer in cooperation with a representative of the Native American Community and Planning Department staff. Design guidelines shall include graphic and artistic standards reflective of the history of the Phoenix Indian School site. The guidelines shall be written in a fashion consistent with the format of the City's design review guidelines and adopted as a text amendment to Section 507 of the **Phoenix Zoning Ordinance**. The submittal of the design guidelines shall include the following:

Design Guidelines reflecting the following:

- the historic theme of the site
- the relationship to the historic structures
- site planning
- architecture
- landscape architecture and pedestrian circulation
- movement and circulation
- project signage

d. Master Circulation and Parking Plan

- (1) Access locations to site and parking facilities
- (2) Locations of bicycle routes
- (3) Locations of transit stops and proposed pedestrian linkages to buildings
- (4) Locations of internal streets
- (5) Cross-sections for all streets including bicycle lanes, pedestrian walkways and adjacent landscaping
- (6) Pedestrian linkages between development parcels, the park and the publicly accessible open space
- (7) Locations of parking facilities
- (8) Locations and descriptions of the following traffic reduction items:
  - parking management office
  - parking for carpool/vanpool employees
  - bicycle parking facilities
  - shower and clothing lockers
- (9) Parking Program to include:
  - number of stalls per structure
  - shared parking calculations
- (10) Shared use parking study
- (11) Traffic impact study
  - demonstrate that site design will provide good internal street operations

e. Master Landscape and Publicly Accessible Open Space Plan

- (1) Conceptual design of publicly accessible open space
- (2) Conceptual landscape design
- (3) Conceptual lighting plan
  - Locations and types of fixtures
- (4) Locations and type of site furnishings
  - benches
  - kiosks
  - drinking fountains
  - bicycle racks
  - planters
- (5) Landscape Program to include:
  - list of intended plant materials
  - statement of conformance with historic landscape and Central Avenue streetscape materials and theme
- (6) The twenty (20) acres of publicly accessible open space shall be made available for public use (without restriction) upon approval of the Master Plan documents.

f. Master Phasing Plan

- (1) The Master Phasing Plan shall indicate for each development unit the (1) anticipated initiation of development and (2) the anticipated completion of development.

- (2) Phasing schedule to include:
- phasing of site infrastructure
  - square footage constructed per phase
  - housing linkage per phase
  - retail linkage per phase
  - phasing of publicly accessible open space improvements

#### 6.3.4 Traffic Management

The developer shall be required to establish and participate in a Traffic Management Program. The provisions of the Traffic Management Program shall include, but not be limited to the following:

1. Base Parking Reduction:

The required Zoning Ordinance parking standard of 5.25 spaces per 1000 square feet of development are modified to the standards listed in Table F below by incorporating provisions (a through c) below:

Land Use	Spaces Required per 1000 Sq. Ft.
----------	----------------------------------

Office and Retail	2.7/1000
Hotel	1 space per room
Residential	1.5 spaces per unit

- a. There shall be no more than twenty-five (25) percent of the total parking spaces assigned exclusively to designated individuals. Spaces designated to van and carpooling shall not be included within twenty-five (25) percent.
- b. A monthly parking fee shall be paid by all employees. The minimum rate shall be equivalent to the cost of a monthly express bus pass.
- c. The Master Developer and/or Property Owners Association shall employ a full-time, on-site parking management firm which will manage the parking structure(s) and parking reduction program described in this section prior to but no later than trips exceeding 5000 vehicular trips per day. By virtue of its frequent contact with the tenants, the parking management firm will also serve as the transportation/transit manager. In this role the parking management firm will have the following responsibilities:
- (1) Provide and post discrete emblem/listing indicating "Transportation Programs Available" at lobby desk locations. At that location, an individual could receive summary material on programs. A full posting of transit information, schedules and fares shall be located in the parking structure(s) and the transportation and parking management office.

- (2) Provide tenants with printed materials generated by the Phoenix Public Transit Department (PPTD) and the Regional Public Transit Authority (RPTA) regarding alternative transportation programs prior to move-in at the signing of the lease.
  - (3) Provide and promote on-site sale of consignment monthly and annual bus passes through information made available by PPTD and/or RPTA.
  - (4) Provide coordination of carpool matching services through the use of an RPTA computer system.
  - (5) Work with RPTA and distribute information provided regarding ridesharing and other programs on an annual basis.
  - (6) Assist in distribution of RPTA and/or PPTD surveys to tenants on an annual basis as part of either parties program, if applicable.
  - (7) Develop and implement a traffic system management program, including carpooling and public transit, with all building occupants in cooperation with PPTD.
  - (8) Upon the completion of the first phase of development, the parking management firm shall report (on a semi-annual basis) to the Phoenix Planning Department information to evaluate and assess actual on-site parking utilization as project space is leased up.
  - (9) Provide shower and clothing locker facilities for bicycle commuting employees.
  - (10) Provide secure bicycle parking facilities (lockers or rooms; racks are not acceptable). The availability of the bicycle parking facility shall be posted at lobby desk locations. For every three bicycle spaces provided one required motor vehicle space may be reduced.
  - (11) Provide guaranteed preferred parking spaces (e.g., covered, shaded, near building entrance, or reduced fees) to employees who participate regularly in a car or van pool. For every one space which is marked and reserved for carpools/vanpools at a preferred location, the motor vehicle parking requirement may be reduced by one. The rate for these spaces shall be offered at a minimum fifty (50) percent of the then prevailing reserved rate.
- d. Additional parking reductions may be considered following the submittal of the Master Plan documents and a shared parking analysis. The potential for further reduction will be evaluated based on site planning and opportunities for shared parking.

2. Transit:

- a. In the event that a transit plan is adopted that provides for rapid transit along Central Avenue and/or Indian School Road, a contribution shall be made toward the cost of construction of a rapid transit system at a rate of one-tenth (1/10) of one (1) percent of the total construction cost (in 1991 dollars) of the project at the time of construction of each individual phase.
- b. In the event that a transit plan is adopted that provides for a rapid transit along Central Avenue and/or Indian School Road, easement(s) shall be provided along the street frontage of a width not to exceed 20 feet.
- c. Provide convenient passenger loading areas for car/vanpools on the site.
- d. Provide right-of-way and construct four (4) transit waiting areas with furniture consistent with City standards as follows:
  - on the east side of Central Avenue located just north of the Indian School Road intersection;
  - on the east side of Central Avenue just north of 1/4 mile signal which is north of Indian School Road;
  - on the north side of Indian School Road just east of the Central Avenue intersection; and
  - on the north side of Indian School Road just west of the 3rd Street intersection.

3. Street Dedications and Improvements:

- a. Dedicate right-of-way as follows:
  - A fifty-foot (50') half street for Indian School Road.
  - A fifty (50') foot half street for Central Avenue.
  - Right-of-way for 3rd Street to be determined by a traffic impact study.
  - Additional right-of-way dedications for transit improvements, intersection improvements, landscaping and sidewalks may be required. These dedications will be identified in the traffic impact study, or at a later time when the Master Circulation and Parking Plan is developed or when development plans are submitted for review and approval.
- b. Roadway Improvements
  - The developer shall contribute to the costs of constructing the Indian School Road Paving

Improvements to be determined by the Traffic Impact Study.

- The developer shall contribute to the costs of constructing the 3rd Street Paving Improvements to be determined by the Traffic Impact Study.
- The developer shall compensate the City for the parkway improvements associated with the Central Avenue Improvement District at \$125,000.
- The developer will be required to improve the street environment on this portion of Central Avenue consistent with the improvement district theme. The streetscape shall incorporate a double row of street trees consistent with the theme and spacing reflected along Central Avenue. Additional Central Avenue streetscape improvements are estimated at \$200 per Central Avenue linear feet of frontage. Additional right-of-way may be required through the review and approval of the Master Plan documents.
- The developer shall participate or contribute to provide maintenance for Central Avenue street environment as a continuing maintenance obligation.
- Costs associated with new traffic signals, modifying existing traffic signals, and intersection improvements benefitting this project shall be the responsibility of the developer. It is anticipated that the new traffic signals on Central Avenue and 7th Street and the modified traffic signal on Indian School Road are the full responsibility of the developer.
- Until permanent access is provided, the developer shall provide a minimum 30' wide public access easement from Indian School Road or Central Avenue to the 20 acre public park parcel (see Section 8.5 for the legal description of the 20 acre park parcel).
- Construct bicycle lanes on 3rd Street to meet AASHTO guidelines.

### 6.3.5 Development Linkage Provisions

#### 1. Housing Linkage:

The Master Developer shall be responsible for the development of 1200 residential units identified in the Specific Plan. The Master Developer shall be responsible for the development of 800 residential units in conjunction with the commercial development as described in the Development Phasing Concept (5.2.3). This linkage will commence prior to, or concurrent with office development, exceeding

350,000 square feet at the rate provided by Table E and shall include all office development previously built. The phasing of the development including the residential linkage is to be incorporated into the Master Phasing Plan.

**Table E: Housing Linkage Rates**

<u>Land Use Description</u> <u>Description</u>	<u>Housing Linkage Rate</u> <u>(per square foot constructed)</u>
Office (1,400,000 Sq Ft)	.000572 units

Note: Office square footages may be modified as provided by Section 6.3.2, Intensity, Density and Building Height Regulation.

2. Retail Linkage:

The Master Developer shall be required to construct a minimum of 30,000 square feet (gross) of retail space commencing prior to, or concurrent with, office development, exceeding 700,000 square feet. A minimum of an additional 20,000 square feet (gross) shall be constructed upon exceeding 1,000,000 (gross) square feet of office development.

6.3.6 Historic Structures

The Master Developer shall, within six (6) months of a transfer of the Phoenix Indian School property from the Federal Government, dedicate conservation easements on the exteriors of the Memorial Hall, the Dining Hall, the Band building and the War Memorial to the Historic Preservation Office of the Phoenix Planning Department.

6.3.7 Property Maintenance Provision

The Master Developer shall submit a program for the maintenance of the entire site within thirty (30) days of obtaining land control of the Phoenix Indian School property. The program shall include the collection and removal of all debris, lawn and tree trimmings and the maintenance and operation of the existing irrigation system. The maintenance program shall also include any additional elements such as vegetation removal, fencing, and security which may impact the continued use and access to the property by the general public.

The maintenance program will be implemented immediately upon review and approval by the City of Phoenix Parks, Recreation and Library Department and remain in effect on all property within the site until the commencement of development within a specific area. The maintenance program shall also present a process by which the developer will amend the maintenance program to accommodate new construction, vegetation

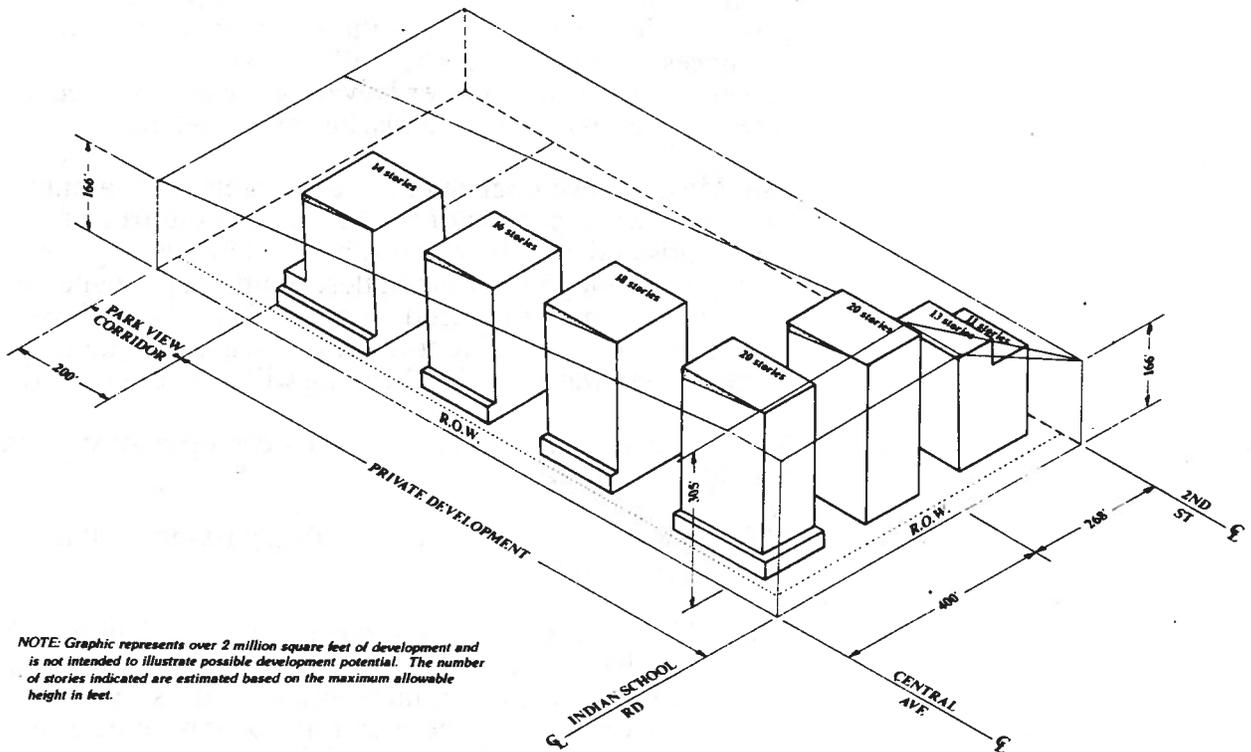
removal, demolition, etc. which would impact access to all or a portion of the site or cause deterioration to any vegetation.

#### 6.3.8 Contingent Expanded Park Provision

In the event the City acquires a minimum 80 percent of the total Indian School land area (exclusive of the Veterans Administration expansion parcels and the right-of-way along 7th Street and Indian School Road adjacent to the Veterans Administration facilities), the following provisions shall apply and supersede conflicting Specific Plan provisions and all related references to those provisions throughout the document. All other Specific Plan provisions will remain in effect.

- a. The Master Developer shall not be responsible for the required Master Plan documents, maintenance, securing or improvements on the portions of the site which is not under his/her ownership.
- b. The required publicly accessible open space policy (Section 7.2(5a)) shall not apply.
- c. The pedestrian plaza and view corridor which extends from the intersection of Central Avenue and Indian School Road to the historic structures (see Map 8, Land Use Plan) shall not apply.
- d. The housing linkage provision (Section 6.3.5(1)) shall not apply.
- e. Upon release from the publicly accessible open space and the housing linkage requirements (due to City acquisition of the residential and open space areas) a Supplemental Zoning Map shall be adopted to place the C-2 HR zoning on the Official Zoning Map. In the event C-2 HR zoning is or becomes an invalid zoning category or is not legally placed on the property the land uses permitted on the property shall be those allowed by C-2 zoning and in the event conflict between the C-2 district regulations and the Specific Plan occurs, the heights, densities, setbacks, and other development rights and restrictions in the Specific Plan shall control. However, no City issued permits shall be issued prior to the submittal and approval of the Master Plan documents.
- f. There shall be no requirement to construct housing; however, the developer shall set aside the last tower to be constructed for consideration as a residential tower. The developer shall determine whether to develop the final tower as residential or office at the time of development.
- g. Lot coverage requirements (Section 6.3.2(3)) shall not apply. Approved zoning districts shall be governed by Zoning Ordinance standards for those districts.

- h. Modifications to the Traffic Management regulation (Section 6.3.4) may be appropriate as determined by the review of the traffic impact study required by Section 6.3.3(2.d.11). Any modifications made would be directly related to the submitted Master Site Plan, the Master Circulation Plan and site access and egress.
- i. Building heights on the west 400 feet (measured from the centerline of Central Avenue) shall not exceed the height provided by an inclined plane beginning at the centerline of Indian School Road and proceeding north to a point 125 feet north at a building height of three hundred and five (305) feet and descending from this point to a height of one hundred and sixty-six (166) feet where the present Indian School property terminates (as provided by the legal description in Section 8.5.2). On the remainder of the property, the height shall not exceed an inclined plane connecting the plane described in the preceding sentence on the west to a line 166 feet high above a line six hundred sixty-eight (668) feet east of the centerline of Central Avenue. Building heights shall be measured at a building's south wall.



- j. Commercial intensity on the site could be increased from a maximum 1.5 million square feet of office and retail development to a maximum 1.7 million (gross) square feet under an incentive program as provided by the following: An additional 200,000 square feet (gross) may be achieved on the mixed use parcel if the developer completes the Central Avenue streetscape to the Improvement District standards and installs and maintains landscaping on the parcel and if the developer integrates the design of the development with the park. The integration should include a view corridor from Central Avenue/Indian School Road intersection to the historic structures and/or a series of plazas/courtyards which would provide pedestrian linkages from Central Avenue through the development to the park. Landscape plans must be reviewed and approved by the Development Services Department and installation of the landscaping and streetscape must be completed within 24 months of date of official transfer of title.
- k. There shall be no requirement for the Master Developer to dedicate street right-of-way to provide park access, nor shall there be a requirement for the Master Developer to make streets internal to the development available for park access.
- l. The Master Developer shall not be responsible for paving, traffic lights, bike paths, access or other improvements to 3rd Street or 7th Street, except to the extent such improvements are necessary to mitigate the traffic impacts generated by the project or unless the Master Developer uses 3rd Street or 7th Street for access to or from his/her development.
- m. The Master Developer shall be responsible for maintaining any privately owned portion of the Mixed Use site free of weeds and debris and shall be responsible for landscaping the site until it is developed. Minimal desert landscaping and berming along the perimeter covered by crushed granite shall be considered an acceptable form of landscaping. The use of turf or other high water use landscaping will not be required.
- n. The required parking on the private development site shall be provided as follows:
  - (1) Twenty percent of the required parking shall be provided below grade.
  - (2) Thirty percent of the required parking shall be located and incorporated into the development design in a manner which minimizes visual impacts. Within this thirty percent of the required parking, vehicles which are parked shall not be visible from pedestrian plazas, pedestrian circulation areas, public areas or the park.

6.3.9 Conditional Approval Provision

Upon failure to comply with Section 8.2.4 of the Phoenix Indian School Specific Plan within eighteen (18) months of date of Specific Plan adoption, proceedings will be initiated to revert the zoning (zoning case number 65-91-5) and/or the Phoenix Indian School Specific Plan.

6.3.10 Public Access to Publicly Accessible Open Space Provision

The twenty (20) acres of publicly accessible open space shall be made available for public use (without restriction) upon approval of the Master Plan documents.

6.3.11 Severability

If any of the preceding regulations is held invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end the provisions of this specific plan are declared to be severable.



# Development Policies



*DUCK HEAD - Birds were an important Anasazi symbol and had ritual significance. This petroglyph, found in Canyon el Muerto in northern Arizona, depicts a human figure with a duck head or duck headdress. The duck-headed figure may relate to shamanic practices associated with the period, specifically the ability to engage in flight.*

## 7. DEVELOPMENT POLICIES

### 7.1 Purpose and Intent

This section provides a summary of the policies which are intended to guide the administrative review of the Master Plan documents and site design guidelines for the Phoenix Indian School site. The policies are intended to be administered to the extent outlined below during the review of the various Master Plan documents and site design guidelines. The Master Plan documents submitted for administrative review shall be considered incomplete if they do not demonstrate that the policies have been incorporated or overcome.

#### Overcoming a policy:

A policy may be waived if the Master Developer can demonstrate to the appropriate reviewing City department(s) that there is a good reason for not incorporating the policy.

#### Appropriate reasons for overcoming a policy include:

1. Demonstrating that a Specific Plan Regulation can not be satisfied by applying the policy;
2. Demonstrating that a policy is in conflict with a design guideline which has been drafted for the site and administratively approved through the Design Review Standards Committee and City staff;
3. Demonstrating the unique site factors that make the policy unworkable.

Increases in the cost of development generally will not be an acceptable reason to waive the policy.

### 7.2 Policies

1. Land Use:
  - a. Review the Master Phasing Plan with special attention towards construction impacts of office and retail development to site housing.
  - b. Ground floors should be oriented to the pedestrian plazas and linkages and contain uses which contribute to the pedestrian street activity. Such uses include retail, cultural, civic, office or service.
2. Parking:
  - a. Retail or office uses should be provided at or surrounding the ground floor level of above grade parking structures.

- b. At least fifty (50) percent of the required parking on parcel "A" should be located below grade.

3. Site Circulation:

- a. Provide pedestrian linkages from transit stops to the buildings to encourage the use of public transit.
- b. Design building orientations and entrances to encourage the use of public transit.
- c. Design internal roadways to City standards if the developer of the site desires to ultimately dedicate these streets to the City for public use.
- d. Provide pedestrian, bicycle and water linkages to the Grand Canal if access is provided.
- e. The Master Circulation and Parking Plan should be designed in such a way as to eliminate cut-through traffic patterns within area neighborhoods. Potentially affected neighborhoods and businesses should be notified and participate on the placement of traffic signals and recommended street alterations as a result of the traffic impact study. Special attention will be given to cut-through traffic impacts from 7th Street, 3rd Avenue, and 7th Avenue and turning movements in the area.

4. Site Access

- a. Provide two secondary access points (no traffic signals) approximately 1/8 mile north and east of the intersection of Central Avenue and Indian School Road. Other vehicular access is discouraged to Central Avenue and Indian School Road.
- b. Attempt to secure an additional site access point from Central Avenue at a location between Central High School and the Best Western Hotel site.

5. Publicly Accessible Open Space

- a. Provide and improve twenty (20) acres of publicly accessible open space adjacent to the twenty (20) acre public park as depicted on Map 10, Public Facilities Plan. The Master Phasing Plan should demonstrate that the publicly accessible open space is being provided at the same rate as the office development.
- b. Make available parcels which are scheduled for the latter phases of development for interim publicly accessible open space uses until such time as development occurs.

- c. The twenty (20) acres of publicly accessible open space should be made available for public use (without restriction) upon approval of the Master Plan documents.
6. Bicycle Facilities:
  - a. Provide bicycle racks throughout the site.
  - b. Provide recreational bike paths that connect from 3rd Street through the publicly accessible open space and potentially to the Grand Canal.
7. Pedestrian Facilities:
  - a. Link sidewalks with the various buildings on the Master Site Plan, to each other, to the transit waiting areas and to the park and/or publicly accessible open space.
  - b. Provide ground mounted signs and kiosks which identify destinations to pedestrians.
  - c. Structure pedestrian plazas in a series configuration which links with the Central Avenue streetscape, the view corridor extending from the intersection of Central Avenue and Indian School Road, the grand boulevard view corridor and the public park. The number of plazas and linkages should be maximized.
8. Historic Context:
  - a. Use the three (3) historic structures as a theme for the public park and publicly accessible open space.
  - b. Use features of architectural facade elements from the historic structures within the architecture of the new office, retail, hotel and multi-family residential buildings.
  - c. Preserve the existing site vegetation.



# Implementation



*DANCERS - This Hohokam petroglyph depicts a line of dancers with headdresses participating in a group activity, possibly ceremonial. The headdresses are believed to be made of feathers. Archaeologists discovered this human grouping among thousands of designs found on a granite outcropping at Picture Rocks in the Tucson Mountains.*

## 8. IMPLEMENTATION

### 8.1 Overview and Purpose

There are many factors that will affect the final outcome of the Phoenix Indian School property. If Public Law 100-696, which permits the sale of the site to a private developer is implemented, the Phoenix Indian School Land Use Plan (see section 5.2.2) will be implemented. If the site is retained by the Federal Government, avenues may be opened which allow the City to secure the entire site as a park. If the Federal Government sells the site to a developer under new legislation, the amount of acreage dedicated to the City for a public park may change.

This section includes the actions and administrative review procedures that will be used to implement the Specific Plan. The Action Plan provides the steps necessary prior to construction on the site.

### 8.2 Action Plan

Because the final fate of the Phoenix Indian School property is still uncertain, several avenues must be pursued in order to implement the Specific Plan. The following actions will guide the implementation of the Phoenix Indian School Specific Plan.

#### 8.2.1 Monitor Federal Legislation

The City of Phoenix Planning Department shall monitor the actions of the Federal Government and the Barron Collier Companies with regards to the outcome of Public Law 100-696. If the Phoenix Indian School property is not sold before the November 18, 1991 expiration date of Public Law 100-696, the Planning Department shall notify the Office of the Mayor and the Council Representative for District 5. A determination will be made at this time (or following the drafting of additional legislation) regarding any necessary amendments to this Specific Plan.

**Responsible Party:** City Staff

**Participants:** City Staff, Collier Co., Department of Interior

**Task Schedule:** Completed by November 18, 1991

**Evaluation Process:** Final Report

#### 8.2.2 General Plan Amendment Provision

**The General Plan Map for Phoenix, 1985-2000** designates parks/open space and public/quasi public land uses as appropriate to this site. In order to approve a specific plan for the site, a General Plan amendment, which amends the **General Plan Map** must be adopted. The City shall initiate a General Plan amendment to designate the site for Mixed Use, Multi-family Residential 15+, Parks/Open Space, and Public/Quasi Public uses.

**Responsible Party:** City Planning Department staff

**Participants:** City staff, Department of Interior

**Task Schedule:** Completed by November 18, 1991

**Evaluation Process:** Final Report

### 8.2.3 Designation on Phoenix Historic Property Register and Stabilization of the Historic Structures

The procedure for designation on the Phoenix Historic Property Register (PHPR) shall be initiated for the three historic structures by the Historic Preservation Commission. This shall occur within 6 months of a transfer of the property to private ownership. Listing on the PHPR would complement the formal listing on the National Register of Historic Places which is currently in process by the National Park Service. The Phoenix Historic Property Register is the City's method of formally recognizing and protecting the important historic and cultural properties. Designation also is the mechanism for ensuring that rehabilitation of the building would be subject to the Certificate of Appropriateness process. Methods for stabilizing the historic structures until they can be rehabilitated for reuse shall also be explored at the time of seeking designation.

**Responsible Party:** Historic Preservation Office, City staff  
**Participants:** City staff, Master Developer  
**Task Schedule:** Within six months of approval of Specific Plan  
**Evaluation Process:** Historic Preservation Commission

### 8.2.4 Submittal of Master Plan Documents

Within eighteen (18) months of the date of adoption of the Specific Plan and prior to the adoption of an Official Supplemental Zoning Map for the C-2 high-rise and C-2 zoning and the acceptance of site plans for site plan review, the Master Developer shall submit ten (10) copies of each of the Master Plan documents as described in Section 6.3.3. These materials shall be reviewed for completeness by staff. Upon acceptance, staff shall notify the Master Developer of initiation of the administrative review process. The administrative review procedures are outlined in Appendix G.

For purposes of the administrative review the City department(s) involved with each element of the Master Plan documents are listed below:

**a. Master Site Plan**

Responsible Review Departments:  
Submittal to the Planning Department (ZA)  
Distributed to:  
Development Services  
Parks, Recreation and Library  
Streets Transportation  
Public Transit  
City Council Members

**b. Supportive Data Document**

Responsible Review Departments:  
Submitted to and reviewed by the Planning Department (ZA) and City Council Members

**c. Design Guidelines**

Responsible Review Departments:  
Submittal to the Planning Department (LR)  
Distributed to:  
Design Review Standards Committee  
Development Services  
Parks, Recreation and Library  
Streets Transportation  
Public Transit  
City Council Members

**d. Master Circulation and Parking Plan**

Responsible Review Departments:  
Submittal to the Planning Department (ZA)  
Distributed to:  
Development Services  
Parks, Recreation and Library  
Streets Transportation  
Public Transit  
City Council Members

**e. Master Landscape and Publicly Accessible Open Space Plan**

Responsible Review Departments:  
Submittal to the Planning Department (ZA)  
Distributed to:  
Development Services  
Parks, Recreation and Library  
City Council Members

**f. Master Phasing Plan**

Responsible Review Departments:  
Submittal to the Planning Department (ZA)  
Distributed to:  
Development Services  
Parks, Recreation and Library  
Streets Transportation  
City Council Members

**Responsible Party:** Master Developer

**Participants:** Master Developer, City staff

**Task Schedule:** As per the review process listed in 8.2.5.

**Evaluation Process:** City staff review

**8.2.5 Adoption of Official Supplemental Zoning Map**

Prior to the adoption of an Official Supplemental Zoning Map the Master Developer shall obtain approval of all the Master Plan documents by the Planning Director. The adoption of an official supplemental zoning map involves the placement of the C-2 HR and C-2 zoning districts on the

Phoenix Zoning Map thus enabling appropriate development levels within these districts.

1. Action prior to the adoption of an Official Supplementary Zoning Map
  - a. All Master Plan documents are submitted to the Planning Department for distribution to the responsible City departments for the initial review. The Planning Department shall coordinate City staff comments regarding the Master Plan documents and shall prepare a report for the first revision of the documents within forty-five (45) working days from the date of submittal. Appeals to the staff report may be filed in accordance with Section 507.G.2 of the **Phoenix Zoning Ordinance** (November, 1991).
  - b. The Master Developer shall revise the Master Plan documents incorporating City staff comments and resubmit the revised documents (reflecting any appeal action which may have been taken) to the Planning Department. The resubmittal shall include all the Master Plan documents for additional review(s).
  - c. The Planning Department shall distribute the revised Master Planned documents to the responsible City departments. Each City department shall, within twenty (20) working days, notify the Planning Department of acceptance or additional revisions required. The Planning Department shall notify the Master Developer of this acceptance or shall provide a report for additional revisions necessary to reflect the conditions of the Specific Plan.
  - d. A member of the Planning Commission or a member of the City Council may appeal the staff report regarding issues related to the site planning requirements in the Master Plan documents and the impacts of the proposed Master Plan documents on surrounding neighborhoods and area properties. Following public hearings, the Planning Commission or the City Council may modify the requirements specified in the final staff report in order to assure compatibility with policies contained in the **General Plan**, the Specific Plan and other adopted planning documents applicable to the Indian School site, and/or to protect the public, health, safety and general welfare. The provisions of this paragraph shall not be construed to authorize modifications to any development rights specified in this Specific Plan.
  - e. When all the requirements of the Master Plan documents are satisfied, the Planning Director will notify the Master Developer of acceptance.
  - f. The Planning Department shall upon notifying the Master Developer of acceptance of the Master Plan documents

prepare an Ordinance for a Supplemental Zoning Map to vest the C-2 HR and C-2 zoning.

**Responsible Party:** Master Developer  
**Participants:** Master Developer, City staff  
**Task Schedule:** As provided by 8.2.5(1a) and 8.2.5(1c) above  
**Evaluation Process:** City staff review

#### 8.2.6 Submittal of Parcel Development Site Plans

Prior to the issuance of building permits, individual parcel site plans shall be processed through the development review process in accordance with Section 507 of **Phoenix Zoning Ordinance**. All development within the bounds of the 110.97 acre Phoenix Indian School site (see Section 8.5.1 for legal description) excluding the Veterans Administrative development parcel (see Section 8.5.4 for legal description) shall thereafter be in conformity with the Master Plan documents as approved (8.2.5(1d)). The site plan review procedures are outlined in Appendix G.

**Responsible Party:** Developer  
**Participants:** Developer, Development Services Department staff  
**Task Schedule:** As per Section 507 of the **Phoenix Zoning Ordinance**  
**Evaluation Process:** City staff review

#### 8.2.7 Provision for Conservation Easement

Within six (6) months of a transfer of the property from the Federal Government to a private entity a Conservation Easement on the exterior of the three historic properties should be dedicated to the Historic Preservation Office of the Planning Department. The easement would provide a further means for monitoring the exterior appearance of the properties, and ensuring their preservation.

**Responsible Party:** Historic Preservation Office, City Staff  
**Participants:** City Staff, Master Developer  
**Task Schedule:** Within six months of approval of Specific Plan  
**Evaluation Process:** Historic Preservation Commission

### 8.3 General Enforcement Mechanisms

Enforcement of the Specific Plan and subsequent Master Planning documents shall be accomplished through the following provisions:

1. The City of Phoenix shall accept for processing under the Phoenix Indian School review procedures only those applications which are in conformance with this Specific Plan and the sequential planning documents and procedures discussed in this plan. Any application filing which is not in proper sequence or does not fall within the substantive parameters established by prior approved Phoenix Indian School documents shall be rejected unless the prior approvals (including, if necessary, this Specific Plan) are amended or modified.

Examples of filings/applications which would be rejected for process by the City of Phoenix include:

- a. Any filing which is not in compliance with the procedures or substantive requirements of the Phoenix Indian School Specific Plan or any subsequently approved Master Plan documents as well as housing and retail linkages as per Section 6.3.4 of this Specific Plan; and
  - b. Any filing which is made out of sequence, i.e., an individual development site plan in a development parcel filed in advance of the required Master Plan documents.
2. The Master Plan documents shall continue to be implemented and maintained for the total acreage of the Phoenix Indian School site as defined by Section 8.2.5 above, even though ownership may subsequently be transferred in whole or in part.
- a. It is the responsibility of the owner(s) to notify all prospective purchasers of all or part of the property within the Phoenix Indian School site of the existence of the Specific Plan and the Master Plan documents. Notification shall also be provided for any Specific Plan amendment(s) or modification(s) to the Master Plan documents.
3. Application for approval of the first phase of development shall not occur prior to eighteen (18) months of the approval of the Specific Plan. Applications for approval of subsequent development phases shall be made in accordance with the development phasing schedule contained in the Master Phasing Plan.

#### **8.4 Specific Plan and Master Plan Amendment Procedures**

##### **1. Minor Administrative Amendments**

The Master Developer may request certain changes to explicit provisions in the Master Plan documents, which may be made administratively by the Planning Director, or his/her designee, subject to appeal to the Planning Commission and, subsequently, the City Council per Section 507.G.2 of the **Phoenix Zoning Ordinance** (November, 1991):

- a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations.
- b. Changes to the community infrastructure, such as street locations, drainage, or water and sewer systems, which do not have the effect of increasing or decreasing development capacity in this Specific Plan area, or change the essential concepts of the Plan.

- c. The determination that a use be allowed which is not specifically listed as permitted, but which may be determined to be similar in nature to those uses explicitly listed as permitted.
- d. A proposed circulation change which would not result in significant traffic impacts on roadways adjacent or external to the Planned Community District as determined by the City Traffic Engineer.
- e. A modification to the Master Site Plan adjusting the boundary between parcels "B" and "C" as defined by the perimeters established by Map 8 of the Specific Plan.
- f. Modifications to the Master Plan documents which conform to the regulations of the Specific Plan.

The Planning Director will determine whether the requested change is minor or major. If the Planning Director determines the amendment to be major, the applicant may proceed according to procedures provided by Section 403.F and fees provided by Appendix A Section 1.A.8.c, of the **Phoenix Zoning Ordinance** (as may be amended). The Planning Director's decision is subject to appeal as provided by Section 507.G.2 of the **Phoenix Zoning Ordinance** (November, 1991).

## 2. Major Amendments

Any amendments to this Specific Plan shall require a Major Amendment. Modifications to the Master Plan documents which do not fall within the criteria for Minor Administrative Amendments shall be deemed a Major Amendment. Major Amendments shall be processed by procedures outlined in Section 403 of the **Phoenix Zoning Ordinance** (November, 1991).

## 8.5 Phoenix Indian School Site Property Legal Descriptions

### 8.5.1. Phoenix Indian School Site Property Description

A parcel of land in the southeast quarter of section 20, Township 2 North, Range 3 East, Gila and Salt River Meridian, City of Phoenix, Maricopa County, Arizona, more particularly described as follows:

Beginning at the 1/4 section corner of sections 20 and 29, T.2 N., R.3 E., Gila and Salt River Meridian, Arizona, said point of beginning being located within the intersection of Central Avenue and Indian School Road in Phoenix, Arizona.

Thence, N.0° 10'38" E., along the north and south center line of section 20, 1352.74 feet, to the southwest corner of the property described in the quitclaim deed dated November 20, 1959, and recorded in Docket 3273, Page 412, of the Maricopa County Records.

Thence, S.89° 49'22" E., 550.00 feet, along the south line to the southeast corner of said property recorded in Docket 3273, Page 412, of the Maricopa County Records.

Thence, N.0° 10'38" E., 1281.04 feet, along the east boundary of said property recorded in Docket 3273, Page 412, of the Maricopa County Records, and along the east boundary of the property recorded in Docket 3423, Page 430, of the Maricopa County Records, and recorded in Docket 3423, Page 428, of the Maricopa County Records, and along the east boundary to the northeast corner of the property recorded in Docket 1919, Page 10, of the Maricopa County Records, which corner is on the east and west center line of section 20.

Thence, S.89° 30'01" E., 1499.51 feet, along the east and west center line of section 20, to the west boundary of the property described as Tract B in the quitclaim deed dated December 28, 1955, and recorded in Docket 1837, Pages 436-443, of the Maricopa County Records.

Thence, S.0° 03'27" W., 577.41 feet, along the west boundary to the southwest corner of the said Tract B recorded in Docket 1837, Pages 436-443, of the Maricopa County Records.

Thence, S.89° 25'01" E., 585.00 feet, along the south boundary of said Tract B recorded in Docket 1837, Pages 436-443, of the Maricopa County Records, to the southeast corner of said tract.

Thence, N.0° 03'27" E., 578.26 feet, along the east boundary of said Tract B recorded in Docket 1837, Pages 436-443, of the Maricopa County Records, to a point on the east and west center line of section 20.

Thence, S.89° 30'01" E., 33 feet, along the east and west center line of section 20, to the 1/4 section corner of sections 20 and 21.

Thence, S.0° 03'27" W., 608.60 feet, along the line between sections 20 and 21, to a point on said line.

Thence, N.89° 24'00" W., 618.00 feet, to the northwest corner of the property transferred to the U.S. Veterans Administration by Executive Order No. 9854, dated May 16, 1947 (Fr Vol. 12, No. 99, dated May 20, 1947).

Thence, S.0° 03.27" W., 2000 feet, along the west boundary to the southwest corner of said property of the U.S. Veterans Administration.

Thence, S.89° 24'00" E., 585.00 feet, along the south boundary to the southeast corner of said Veterans Administration property.

Thence, N.0° 03'27" E., 2000 feet, along the east boundary to the northeast corner of said Veterans Administration property.

Thence, S.89° 24'00" E., 33 feet, to a point on the line between sections 20 and 29.

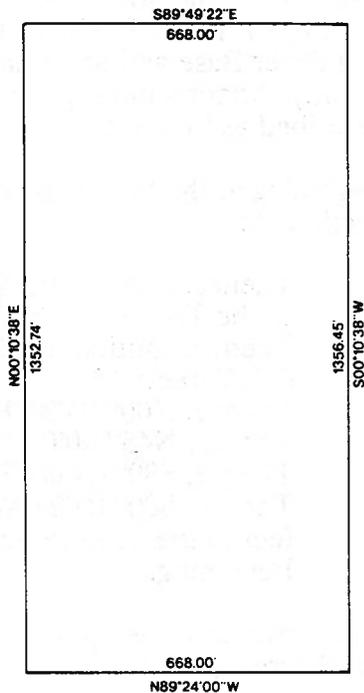
Thence, S.0° 03'27" W., along the line between sections 20 and 21, to the corner of sections 20, 21, 28, and 29, which is within the intersection of 7th Street and Indian School Road.

Thence, N.89° 24'00" W., along the line between sections 20 and 29, to the 1/4 section corner of sections 20 and 29, and the point of beginning.

Said parcel of land containing 110.97 acres.

8.5.2. Legal Description of C-2 High-Rise District

That part of the Southeast Quarter of Section 20, T.2N., R.3E., of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:



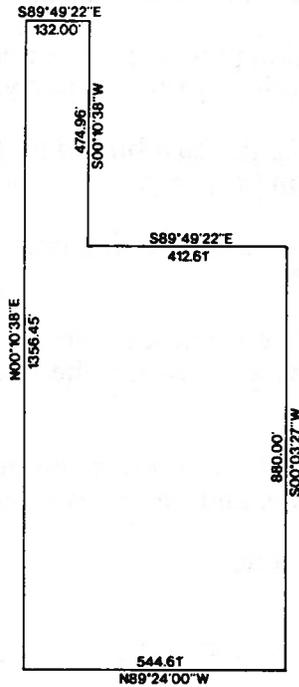
Beginning at the South Quarter corner of Section 20, which is also the True Point of Beginning;

Thence, N00° 10'38"E, 1352.74 feet;  
 Thence, S89° 49'22"E, 668.00 feet;  
 Thence, S00° 10'38"W, 1356.45 feet;  
 Thence, N89° 24'00"W, 668.00 feet to the True Point of Beginning.

The above described parcel contains 20.77 acres (gross), more or less.

8.5.3. Legal Description of C-2 District

That part of the Southeast Quarter of Section 20, T.2N., R.3E., of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

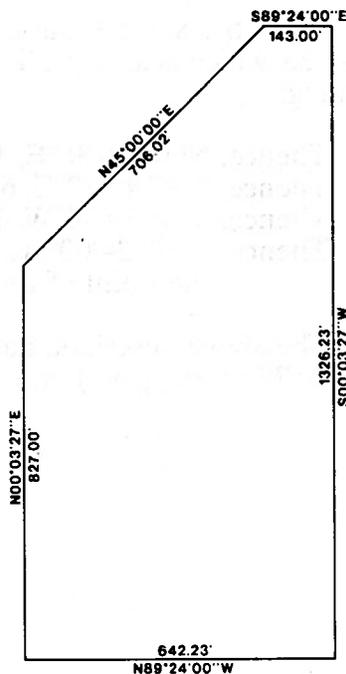


Beginning at the South Quarter corner of Section 20;

Thence, S89° 24'00"E, 400.00 feet to the True Point of Beginning;  
 Thence, N00° 10'38"E, 1356.45 feet;  
 Thence, S89° 49'22"E, 132.00 feet;  
 Thence, S00° 10'38"W, 474.96 feet;  
 Thence, S89° 49'22"E, 412.61 feet;  
 Thence, S00° 03'27"W, 880.00 feet;  
 Thence, N89° 24'00"W, 544.61 feet to the True Point of Beginning.

The above described parcel contains 12.45 acres (gross), more or less.

8.5.4. Legal Description of Veterans Administration Parcel



That part of the Southeast Quarter of Section 20, T.2N., R.3E., of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the Southeast corner of Section 20;

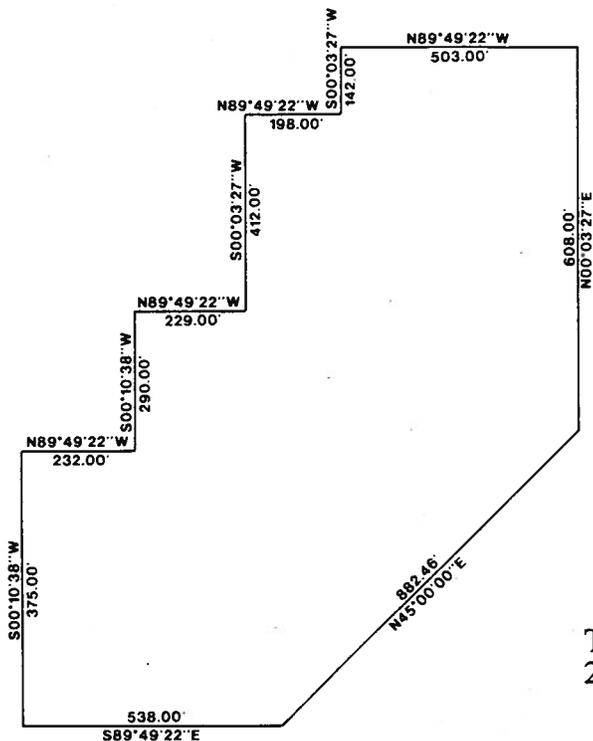
Thence, N89° 24'00"W, 618.00 feet to the True Point of Beginning;  
 Thence, continuing N89° 24'00"W, 642.23 feet;  
 Thence, N00° 03'27"E, 827.00 feet;  
 Thence, N45° 00'00"E, 706.02 feet;  
 Thence, S89° 24'00"E, 143.00 feet;  
 Thence, S00° 03'27"W, 1326.23 feet to the True Point of Beginning.

The above described parcel contains 16.69 acres (gross), more or less.

8.5.5. Legal Description of Twenty Acre Public Park Parcel

That part of the Southeast Quarter of Section 20, T.2N., R.3E., of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the South Quarter corner of Section 20;



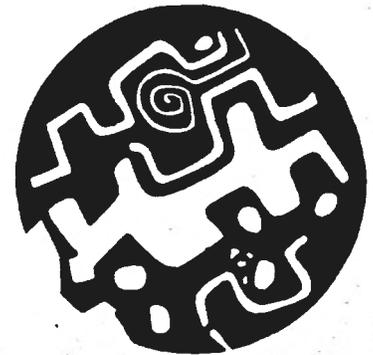
Thence, N00° 10'38"E, 1352.74 feet;  
 Thence, S89° 49'22"E, 800.00 feet;  
 Thence, S00° 10'38"W, 474.96 feet to the True Point of Beginning  
 Thence, S89° 49'22"E, 538.00 feet;  
 Thence, N45° 00'00"E, 882.46 feet;  
 Thence, N00° 03'27"E, 608.00 feet;  
 Thence, N89° 49'22"W, 503.00 feet;  
 Thence, S00° 03'27"W, 142.00 feet;  
 Thence, N89° 49'22"W, 198.00 feet;  
 Thence, S00° 03'27"W, 412.00 feet;  
 Thence, N89° 49'22"W, 229.00 feet;  
 Thence, S00° 10'38"W, 290.00 feet;  
 Thence, N89° 49'22"W, 232.00 feet;  
 Thence, S00° 10'38"W, 375.00 feet to the True Point of Beginning

The above described parcel contains 20.00 acres (gross), more or less.



# Appendices

Part III is intended to provide the support information for the Specific Plan. Part III is not intended to be policy or regulatory in nature, but may be used as reference material in the future.



**ABSTRACT GEOMETRIC  
SYMBOL WITH SPIRAL**  
*Abstract elements such as these were widely used among the Hohokam in petroglyph and pottery mediums. Although archaeologists know that the curvilinear elements were important, they are uncertain why.*

# Part III

# Appendices



*HUNTER/PROTECTOR - These figures are based loosely on Mimbres kiva wall paintings and a lone standing Anasazi figure found in northern Arizona. The artist's design, which was inspired by the hunter's shield, features a human figure, mountain sheep and a star.*

## APPENDICES

### Appendix A: Bibliography

1. City of Phoenix, **General Plan for Phoenix 1985-2000.**
2. City of Phoenix, **Zoning Ordinance.**
3. Phoenix Indian School Citizen's Advisory Committee, **Final Report of the Phoenix Indian School Citizen's Advisory Committee, February 6, 1989.**
4. City of Phoenix Planning Department, **Land Use Development Alternatives for the Phoenix Indian School Site, April 29, 1991.**
5. City of Phoenix Planning Department, **Strategies for Policy Development Briefing Packet, May 28, 1991.**
6. Departmental Consulting Archaeologist, National Park Service, The Department of the Interior, Washington DC, **Documentation Pursuant to Section 106 National Historic Preservation Act of 1966, as Amended for Phoenix Indian School, Arizona Land Exchange, November 18, 1987.**
7. Janus Associates, National Park Service, The Department of the Interior, Washington DC, **Historic American Building Survey, Phoenix Indian School, January, 1991 draft.**
8. City of Phoenix Parks Recreation and Library Department, **Phoenix Indian School Park Plan Conceptually Approved by the Parks and Recreation Board, April 11, 1991.**
9. Heffernan and Associates, **Traffic Database for Encanto Village Transportation Study, February 4, 1988.**
10. City of Phoenix Parks Recreation and Library Department, **Parks and Recreation Long Range Plan, June 1988.**

## Appendix B: Specific Plan Ordinance

### A. STATEMENT OF PURPOSE

A specific plan is intended to provide a greater level of detail needed to implement a subarea of the General Plan such as a village core, along a transportation corridor, a large vacant area, a conservation or redevelopment area, or any other area in which the need for special study and planning exists. A specific plan is a detailed element of the General Plan. This Chapter prescribes procedures for the adoption, amendment, administration and enforcement of specific plans.

### B. INITIATION AND APPLICATION

1. Specific plans may be initiated by the Planning Commission, by the City Council, or by a real property owner(s) within the area to be included in the proposed specific plan. Privately initiated specific plans shall be prepared by the Planning Department based upon the application and shall be accepted for processing where the applicant is able to demonstrate that the applicant owns or is authorized to represent not less than seventy-five (75) percent of the area to be included in the proposed specific plan.
  - a. No specific plan shall contain less than 100 acres unless initiated by the Planning Commission or City Council.
2. Specific plans include such regulations, criteria and guidelines as may be necessary or desirable for the systematic execution of the General Plan. Specific plans may, in addition to recommended zoning ordinances and subdivision regulations, include:
  - a. Regulations, criteria or guidelines determining the location of buildings and other improvements with respect to rights-of-way, floodplains and public areas and facilities.
  - b. Regulations of the use of land, buildings and structures, the height and bulk of buildings and structures and open areas about buildings and structures.
  - c. Street and highway naming and numbering plans in order to establish and reserve the official names of streets and highways, to remove conflicts, duplication and uncertainty among such names, and to provide an orderly system for the numbering of proposed or existing buildings and properties.
  - d. Measures required to insure the execution of the General Plan.
  - e. Other matters which will accomplish the purposes of Article 6, Chapter 4, Title 9, Arizona Revised Statutes.
3. A specific plan may be regulatory or non-regulatory. A regulatory plan is defined as any plan containing provisions with restrictions on land use that differ from existing regulations. For the purposes of this chapter, specific plans that only contain statements of goals, standards, or policies that will be implemented by other means are deemed to be non-regulatory.

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**C. SUBMITTAL REQUIREMENTS**

The proposed specific plan shall be submitted in two parts:

1. The plan document, consisting of maps, sketches, diagrams, and text indicating the magnitude, intensity, and location of all land uses proposed, and the standards which are required for all proposed development, shall be provided as follows:
  - a. Purpose statement - relationship of the project to the General Plan, and all other relevant adopted City development policies.
  - b. The general area description, legal description and acreage of the Specific Plan.
  - c. Definitions for special terms used in the specific plan.
  - d. Acreage and/or square footage of the land uses contained in the area.
  - e. Performance and/or development regulations, criteria or guidelines which may include densities, heights, floor area and floor area ratios, setbacks, building bulk, lot coverage, parking, open space, landscaping, signage and other site amenities.
  - f. Conceptual or illustrative plans and/or diagrams.
  - g. Implementation plan including a public and private improvement phasing schedule.
2. The development analysis, consisting of items such as basic data and relationships to judge the appropriateness of the plan with regard to market demands, service impacts, surrounding area impacts, and public fiscal impacts as follows:
  - a. Traffic study and transportation plan
  - b. Natural features study
  - c. Archeology and historic features
  - d. Inventory and plans for utilities and public facilities
  - e. A description of the manner in which regulatory elements in the proposed specific plan will alter the existing zoning regulations including, but not limited to, use, building height, lot coverage, setbacks, open space and parking requirements.
3. The Planning Department may waive any of the above items which are deemed to be unnecessary to support the application. Any additional information intending to support the application may be submitted by the applicant.
4. The Planning Department shall determine that all data to support the plan is relevant to the proposed land uses and locations.

**D. REVIEW AND HEARING PROCEDURE**

1. At least thirty (30) days before initiation of a Specific Plan by the Planning Commission or City Council, a meeting shall be conducted by the Planning Department in or near the subject area to inform interested persons of the possible initiation of a Specific Plan and the procedures to be followed. Property owners within the proposed area, village committee(s) and others in the village area(s) registered with the Neighborhood Notification Office will be notified by mailed written notice twenty-one (21) days prior to the meeting.

Within sixty (60) days of acceptance of a private application for a Specific Plan, a meeting shall be conducted by the Planning Department in or near the subject area. The purpose of the meeting shall be to inform interested persons of the initiation of the specific planning process and to inform them of the procedures that will be followed during preparation and review of the proposed plan. Notice of this meeting shall be published once in a newspaper of general circulation and posted in the area proposed to be included in the specific plan at least fifteen (15) days before the meeting. No more than thirty (30) days from receipt of an application by a real property owners(s) and at least fifteen (15) days prior to this public meeting, the Planning Department will notify the applicant whether the proposal would require an amendment to the General Plan. If it is determined that a General Plan Amendment is required, then no further meetings, after that provided in this paragraph, nor any further review of the plan shall take place unless:

- a. The General Plan is amended so that the proposed specific plan is in conformance with it, or
  - b. The proposed specific plan is amended to be consistent with the General Plan.\*1
2. Upon preparation and review of the plan by the Planning Department, they shall hold a second meeting in or near the subject area. The purpose of the meeting shall be to distribute the plan, present the plan to interested persons, and to record all comments made or received about the plan.

The meeting shall be advertised and posted as provided in Section 403.D.1. For all specific plans, except infrastructure financing plans, written notice shall be sent by bulk mail at least twenty-one (21) days prior to the meeting to all real property owners in and within three hundred (300) feet of the proposed specific plan area. Real property owners shall be identified by the County Assessor, City Clerk, or title company licensed by the State of Arizona.\*1

3. Upon completion of the second meeting, the Planning Department shall submit the plan and all comments received to the Planning Commission for their review and recommendation. The Planning Commission shall conduct a public hearing in regard to the Plan. The Planning Commission hearing regarding regulatory specific plans shall be noticed as provided in Section 506 for Zoning Ordinance amendments. Notice of the Planning Commission hearing regarding non-regulatory specific plans shall be published in a

newspaper of general circulation at least fifteen (15) days before the hearing and shall also be posted in the area proposed to be included in the plan at least fifteen (15) days before the hearing.\*1

4. A copy of any proposed specific plan with the recommendation of the Planning Commission shall be submitted to the City Council accompanied by a statement of the Planning Commission's reasons for such recommendations.
  - a. In the event that a written protest against a proposed regulatory specific plan is filed in the office of the Planning Department or with the City Clerk no later than seven (7) days following Planning Commission action by the owners of twenty (20) percent or more, either of the area of the lots included in such proposed plan or of those immediately adjacent in the rear thereof extending one hundred fifty (150) feet therefrom, or of those adjacent to any one side and extending one hundred fifty (150) feet therefrom, or of those directly opposite thereto extending one hundred fifty (150) feet from the street frontage of such opposite lots, such specific plan shall not become effective except by the favorable vote of three-fourths of all the members of the City Council of the City of Phoenix. If any members of the City Council are unable to vote on any such amendment because of a conflict of interest, then the required number of votes for passage of such amendment shall be three-fourths (3/4) of the remaining membership of the City Council, provided that such required number of votes shall not be less than a majority of the full membership of the City Council.\*1
  - b. For plans initiated by real property owners, within fifteen (15) days after action is taken by the Planning Commission on a Specific Plan, if a petition is submitted to the Planning Department in opposition which is signed by real property owners of at least 75% of the area within the plan, then no further hearings shall be held and the plan is terminated.
  - c. Upon receipt of a copy of any proposed specific plan or amendment, the City Council may by ordinance or resolution adopt the plan or amendment. Before adopting the proposed specific plan or amendment, the City Council shall hold at least one public hearing. Notice of the time and place of such hearing shall be given in the time and manner provided for the giving of notice of the hearing by the Planning Commission as provided in Section 403.D.3.

**E. INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF SPECIFIC PLANS**

1. Where a provision in a specific plan varies from the underlying zoning or the Subdivision Ordinance, the specific plan shall control.
2. In any area governed by a specific plan, no building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be used except in conformance with any regulations contained in the specific plan.

3. If, at the time of adoption of a specific plan regulation or amendment thereto, any lot, structure or building was being used in an otherwise lawful manner that does not conform to the regulations contained in a specific plan, such lot, structure or building shall be deemed to be a nonconforming use, and may continue in the manner and to the extent that it existed or was being used at the time of such adoption. Nonconforming uses shall be governed by the nonconforming use regulations set forth in the Zoning Ordinance.
4. Violation of any regulation contained in a specific plan shall be deemed to be a violation of the Zoning Ordinance.
5. Deviations from any regulatory provision of a specific plan shall require an applicant to process a variance in accordance with the provisions of Section 307 of this Ordinance or amend the specific plan before rezoning can occur. This Section shall apply to all deviations from regulatory elements of specific plans, regardless of acreage.\* 1

**F. AMENDMENT\*1**

1. Initiation of Applications

An amendment of an adopted specific plan may be initiated by the Planning Commission, by the City Council, or by a real property owner within the area included in the specific plan. Privately initiated amendments to specific plans shall be accepted for processing where the applicant is able to demonstrate that:

- a. For map (land use) changes, the applicant owns, or is authorized to act on behalf of the owner of, the property which is the subject of the amendment; or
- b. For text amendments, the applicant owns, or is authorized to act on behalf of the owner of, property which is directly affected by the portion of the plan sought to be amended.

Upon acceptance of an application or initiation of an amendment to a specific plan, the Planning Department shall send notice of the amendment by first class mail to the affected Village Planning Committee(s) and the individual or group which originally sponsored the Specific Plan.

2. Review and Hearing Procedure

- a. Within one hundred twenty (120) days, but no less than thirty (30) days, of acceptance of an application or initiation of an amendment to a specific plan, the Planning Department shall conduct a meeting in or near the subject area. The purposes of the meeting shall be to inform interested persons of the initiation of the amendment process, to inform them of procedures that will be followed during preparation and review of the proposed amendment, to distribute the amendment, present the amendment to interested persons, and to record all comments made or received about the amendment. No more than thirty (30) days from receipt of an application by real property owner(s) and at least fifteen (15) days prior to this public meeting, the

Planning Department will notify the applicant whether the proposal would require an amendment to the General Plan. If it is determined that a General Plan amendment is required, then no further meetings, after that provided in this paragraph, nor any further review of the plan shall take place unless:

- (1) An application is filed to amend the General Plan so that the proposed specific plan amendment is in conformance with it; or
- (2) The proposed specific plan amendment is revised to be consistent with the General Plan.

b. Notice of the meeting shall be published once in a newspaper of general circulation and posted in the area proposed to be included in the amendment, at least fifteen (15) days before the meeting. Written notice regarding the meeting shall be mailed as indicated in the following chart:

PROPOSED CHANGE TO

PROPOSED CHANGE TO	MAP (LAND USE)	TEXT
Regulatory or Non-regulatory Provision	First Class mail to all real property owners in the Specific Plan amendment area and within three hundred (300) feet of the amendment's external boundaries and to the affected Village Planning Committee(s) and any homeowners' associations and others in the Village area(s) who are registered with the Neighborhood Notification Office; lower priority to all other addresses in the Specific Plan area and within three hundred (300) feet of the Plan's external boundaries	First Class mail to all real property owners in the Specific Plan area and within three hundred (300) feet of the Plan's external boundaries and to the affected Village Planning Committee(s) and any homeowners' associations and others in the Village area(s) who are registered with the Neighborhood Notification Office

The notice shall include the date of the first Planning Commission hearing on the amendment. Real property owners shall be identified by the County Assessor, City Clerk, or a title company licensed by the State of Arizona. The applicant shall provide the addresses to the Planning Department which shall mail the notices. First class mailings shall be sent at least fifteen (15) days prior to the meeting; lower priority mailings shall be sent at least twenty-one (21) days prior to the meeting. The applicant shall pay the cost of the mailing. For purposes of this Table, Village shall mean the village(s) in which the Specific Plan is located and an adjacent village if the Plan area abuts a village's boundary.

c. Upon completion of the meeting, the Planning Department shall submit the amendment and all comments received to the Planning

Commission for their review and recommendation. The Planning Commission shall conduct a public hearing in regard to the amendment. Notice of the Planning Commission hearing on regulations contained in regulatory specific plans shall be published and posted as provided in Section 506 for Zoning Ordinance amendments. Notice of the Planning Commission hearing on amendments of non-regulatory specific plans and amendments of non-regulatory portions of regulatory specific plans shall be published in a newspaper of general circulation and shall be posted in the area proposed to be included in the amendment at least fifteen (15) days before the hearing.

- d. A copy of any proposed amendment to a specific plan with the recommendation of the Planning Commission shall be submitted to the City Council accompanied by a statement of the Planning Commission's reasons for such recommendations.

The process for specific plan amendments at the City Council shall be the same as that provided in Section 403.D.4 for the adoption of a specific plan, except that Section 403.D.4.a shall apply only to map/land use amendments to regulatory portions of specific plans.

- e. A specific plan amendment and a related General Plan amendment may be heard on the same or a separate agenda. The Planning Department shall determine the hearing schedule at the time the application for a specific plan amendment is accepted. A zoning case shall be heard on an agenda which is separate from, and subsequent to, the agenda at which a related specific plan amendment is heard.

3. Effect of Decision

A new application concerning amendment of a specific plan about which a previous application for amendment has been approved or denied may only be considered when:

- a. The application does not involve the same request for amendment as the previous application; or
- b. A period of not less than one (1) year has passed since the date of decision of the previous application or since the date of adoption of the specific plan.

The 'same request' shall include an application for the identical or similar allowance for height, floor area ratio, intensity of land use, reduction in setbacks, and other similar requests.

4. Determination that Amendment of Non-regulatory Portions of a Specific Plan is Necessary

- a. Unless this Section is specifically modified in the adopted specific plan, an applicant for rezoning shall be required to process a request for amendment of non-regulatory portions of a specific plan in the following situations:

- (1) Projects of ten (10) or more gross acres, as defined in the Zoning Ordinance, with a use different than that shown on the specific plan land use map or set forth in the specific plan text regarding land use, or other proposals that would set a precedent or would collectively change the overall land use in the specific plan area.
  - (2) Residential proposals that would significantly raise the overall density for an area beyond that shown on the specific plan map, or discussed in the specific plan, or would set a precedent for other proposals that would collectively exceed the density shown or discussed, and which do not in other respects further the goals of the specific plan taken as a whole. Significance of a proposed increase in residential density shall be calculated using methods as found in the General Plan Amendment Procedures which are kept on file with the Planning Department.
  - (3) Residential uses, except hotels, in designated industrial areas.
- b. The Planning Department shall determine whether a rezoning request will require a specific plan amendment within ten (10) working days after:
- (1) Receipt of a rezoning application; or
  - (2) Receipt of a request for such determination without formal submittal of the rezoning application.
- c. A Planning Department decision regarding the need for a specific plan amendment may be appealed to the City Council within ten working days after the Planning Department has rendered its decision."

**Date of Addition/Revision/Deletion - Section 403**

\*<sup>1</sup> Addition and Deletion on 5-1-91 by Ordinance No. 3421

## **Appendix C: Summary of Phoenix Indian School Property Planning Process**

This section describes the steps of technical planning and citizen participation in the development of the Phoenix Indian School Specific Plan.

### **Legislation authorizing the Planning Process**

On November 18, 1987 President Reagan signed legislation that enabled the Federal Government to exchange the Phoenix Indian School property for a \$35 million cash payment to the Arizona Indian Education Trust Fund and over 100,000 acres of environmentally sensitive Florida land owned by the Barron Collier companies. In order for the exchange to occur, the legislation required that the City of Phoenix accept submittal of a specific plan for the site, and that a Land Use Planning Team composed of a Citizens committee, in concert with Collier, submit a specific plan for the property to the City. If the exchange occurred, the legislation also states that the City shall receive twenty (20) acres for a public park and that sixteen (16) acres of the site shall be deeded to Veterans interests. The legislation that permits the exchange of the Phoenix Indian School expires three (3) years after its enactment (expiration date: November 18, 1991).

### **Existing Conditions Report**

A report documenting opportunities and constraints regarding planning for the Phoenix Indian School was prepared by a group of Phoenix citizens during the fall and winter of 1989-1990. This report was adopted by the Land Use Planning Team and accepted by the City in July, 1990.

### **Land Use Planning Team Recommendation**

The Land Use Planning Team developed a Specific Plan recommendation for the Phoenix Indian School property which was submitted to the City of Phoenix in March, 1991. The Land Use Planning Team recommendation was developed in cooperation with a consultant and was based on research and more than twenty (20) public meetings held by the Team over a two and one half (2 1/2) year period. The Land Use Planning Team recommended approximately thirty (30) acres of public park, six million square feet of retail and commercial uses and approximately 1,000 housing units be developed on the property. This recommendation was not accepted for submittal as a specific plan for the property by the City Council.

### **Direction to Staff to Develop Alternative Plans**

When the City Council decided not to accept the recommendation of the Land Use Planning Team they directed Planning Department staff to develop alternative plans for the Phoenix Indian School property. Staff responded to this request with the development of a three phase planning process; Public Input and Alternatives development, public comment on alternatives and staff recommendation, Planning Commission and City Council public meetings and action.

### **Phase I: Alternative Plans Public Input Process**

An extensive public input process which led to the development of the alternative plans was conducted during April, 1991. This process involved holding a public open house and meeting with the various Village Planning committees as well as special interest groups who believed they would be impacted by development of the Phoenix Indian School

property. The input received during this process mainly addressed the amount of public park, historic structures and theme, site intensity and the number of housing units appropriate for the site. This input formed the basis for the development of four alternative plans.

### Development of Alternative Plans

Staff developed four alternative plans during late April, 1991 based on public comment. The plans proposed development levels ranging from all park to approximately 3.5 million square feet of office and retail uses, approximately 650 housing units, and 40 acres of public open space. (See Land Use Development Alternatives for the Phoenix Indian School Site, April 29, 1991.)

### Phase II: Staff Recommendation Public Input Process

Phase II involved holding a public open house and contacting all the groups in Phase I in order to gather comments regarding the four alternatives prepared by Planning staff and the Land Use Planning Team recommendation. The public generally stated that they were supportive of development that included at least a 40 acre park and a significant amount of housing. The public also had strong concerns regarding the amount of commercial intensity to be permitted on the site.

### Development of Staff Recommendation

Based on public input gathered during Phase II, Phoenix Planning Department staff prepared a development strategy report (see "Strategies for Policy Development Briefing Packet") and a recommendation for a development concept. The Planning Department staff recommendation for the site included permitting from 1.5 to 3 million square feet of office development based on a policy of incentives that linked provision of residential units and public amenities to development approvals.

### Phase III: Planning Commission Public Meetings and Recommendation

In June of 1991 the Phoenix Planning Commission held two public meetings to gather public comment on the Planning Department recommendation for the site. The Planning Commission recommended that the City Council request the Arizona Congressional Delegation to introduce a bill into Congress. This bill would require the Federal Government dedicate to the City of Phoenix 90 acres for use as a public park, while meeting the other obligations provided for the Native American and Veterans interests within the 1988 legislation. If the City Council was unsuccessful in this endeavor, the Planning Commission recommended a development concept of no more than 1.8 million square feet of commercial uses, at least 1,500 housing units, at least a 40 acre park, and cultural amenities celebrating the Native American history of the site.

### City Council Public Meetings and Action

In mid and late June of 1991, the Phoenix City Council held meetings to consider accepting submittal of a Specific Plan for the Phoenix Indian School site. The City Council modified the recommendation of the Planning Commission and directed the Planning Department to prepare a specific plan document for the site. The Specific Plan was to be guided by the June 25, 1991 City Council action.

Preparation of the Specific Plan Document

The Phoenix Planning Department followed the following steps in the preparation of the Phoenix Indian School Specific Plan document:

- On July 30, 1991 the Planning Department held a public open house to notify the public of the preparation of the Specific Plan document and to receive questions and comments regarding the process and the document.
- On August 29, 1991 the Phoenix Planning Commission initiated a Specific Plan application and a General Plan Amendment application for the Phoenix Indian School site.
- On September 5, 1991 the Planning Department released the initial draft of the Phoenix Indian School Specific Plan.
- During September, 1991 the Planning Department presented the initial draft document to various boards, commissions and committees for comments.
- On October 10, 1991 the Planning Department released the "Hearing Draft" of the Phoenix Indian School Specific Plan.
- On October 16, 1991 the Planning Department held a public open house at the Osborn Middle School to distribute the draft plan, take public comment and respond to questions.
- On October 23 and 30, 1991 the Phoenix Planning Commission held public hearings regarding the Phoenix Indian School Specific Plan, the associated General Plan Amendments (EN-01-91 and TA-05-91) and the associated zoning request (65-91-5). The Planning Commission recommended approval of the General Plan Amendments, the hearing draft document with several text modifications and the zoning request with boundary modifications.
- On November 6, 1991 the Phoenix City Council held a public hearing regarding the Phoenix Indian School Specific Plan, the associated General Plan Amendments (EN-01-91 and TA-05-91) and the associated zoning request (65-91-5). The City Council approved the General Plan Amendments, the hearing draft document and the zoning request as recommended by the Planning Commission with several additional modifications.

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**Appendix D: Summary of City Council Action Regarding Concept Plan**

On June 25, 1991 the Phoenix City Council took action which resolved the following:

- 1.a. The City will inform the Arizona Congressional delegation that based on public input and polling information, a majority of the citizens of Phoenix favor a ninety (90) acre park on the Phoenix Indian School property. The Council believes that the funding arrangement for such a park should be similar to the arrangement for the Presidio in San Francisco, in which the City put little or no money into the park.
- 1.b. If the delegation were to introduce a bill before Congress on this issue, the City would request that it would:
  - require that the Congress set aside the agreed upon acreage for the V. A. hospital for its expanded use,
  - require that Congress set aside the agreed upon acreage, located directly north of the site for the V.A. hospital expansion, for the Arizona Veterans Home use,
  - appropriate \$35 million to be put into the Native American Trust Fund, and
  - require Congress to provide at little or no cost to (or provide for joint development with) the City of Phoenix the remaining ninety (90) acres to be used and developed as a park along a theme emphasizing the historic and cultural aspects of the property, or establish it as a national park.
- 1.c. Request that the U.S. Government provide for appropriate maintenance of the property until its disposition.
2. The City Council will establish a Phoenix Indian School Task Force that would pursue the maximum park land and amenities possible for the site. It should explore potential joint use agreements, purchases, or trades with Central High School, or the developer, that would bring the total size to that of Encanto Park or larger. The Task force would explore all avenues for funding additional park land acquisition and improvements, including federal and state funds, and municipal bond funds. This task force will include representatives of the Phoenix Parks and Recreation Board, Central High School, the Central Avenue Association, and the area neighborhoods. Its recommendations should be reviewed by the Parks and Recreation Board and the Phoenix Indian School Council Subcommittee.
3. The Phoenix City Council, as part of the action taken on the Phoenix Indian School issue at their June 25, 1991 policy session, set the following development concept parameters to guide the specific planning and future development of the property in the event that an all park option is determined not to be feasible prior to the exchange deadline:

### Office and Retail Development

- Development for the site will include no more than 1.4 million square feet of office space, limited to Planning Areas 1 and 2 of the property (see the map on the next page). The remainder of the site will be limited to park, open space and residential development.
- Development for the site will include 100,000 square feet of retail, with some built in the first phase of development. Additional retail may be acceptable as a substitute for up to 150,000 square feet of the above office development.

### Residential Development

- Development of the site will include a minimum of 1,200 housing units, not including hotels or motels. These units must be built in early phases of development, linked by a formula (to be included in the Specific Plan) to the development of office space. Housing is allowed in Planning Area 1 and 200 units are required to be constructed in Planning Area 2 (see the map on the next page). A new General Plan policy linking residential by commercial development in the Central Avenue Corridor should be developed for adoption at the time of Specific Plan adoption.

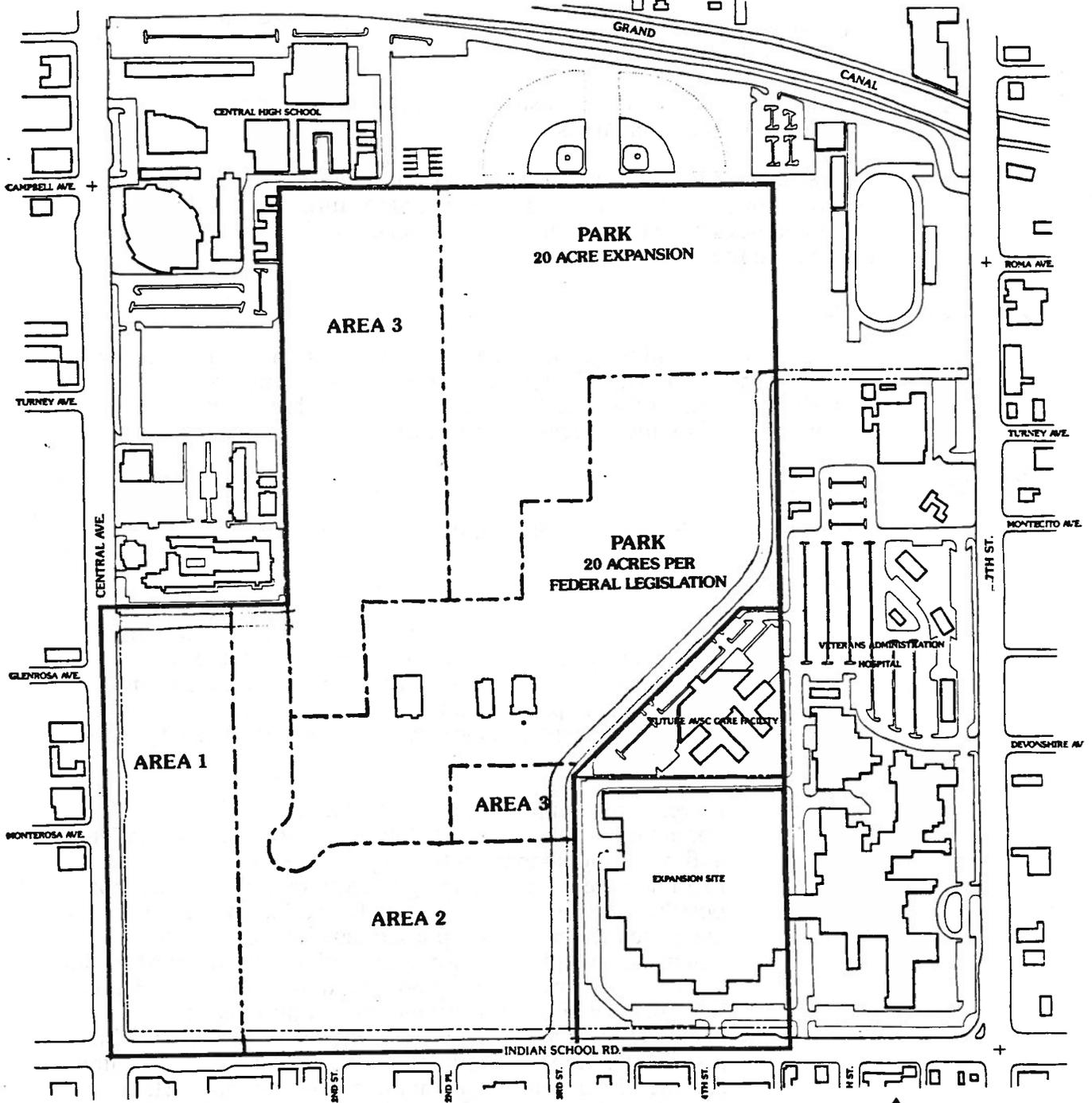
### Design and Landscape Guidelines

- Building heights will be limited to mid-rise between Central Avenue and First Street and four stories on the remainder of the site. The General Plan should be amended to reflect that along the Central Avenue Corridor, development intensity should begin to transition toward greater compatibility with residential neighborhoods, beginning at Indian School Road and moving northward.
- The developer will provide landscaping, building design, and entryways appropriate to the image of Central Avenue, as the premier street in Phoenix and the Indian cultural image of the site.

### Parkland and Open Space

- The developer will immediately make available twenty (20) acres of permanently publicly-accessible open space adjacent to the twenty (20) acre park set aside in the legislation (see the map on the next page for park location) to be used for pedestrian and recreational purposes. The twenty (20) acres of open space will be improved to normal park standards by the developer (or improved by the City to be reimbursed by the developer during the first phase of construction). This open space may be considered as an offset to the normal open space requirements to an extent to be determined during the specific planning process. Subsurface parking may be allowed underneath the open space area. All park and open space plans must be approved by the Phoenix Parks and Recreation Board.
- The developer will allow the use of any vacant parcels as interim publicly accessible open space until such time as development occurs.

**LAND USE CONCEPT PLAN**  
(per City Council action, June 25, 1991)



**PHOENIX  
INDIAN SCHOOL  
SPECIFIC PLAN**

NORTH  
0 50 100 200 300 400 500  
SCALE IN FEET (APPROXIMATE)  
PREPARED BY THE  
CITY OF PHOENIX PLANNING DEPARTMENT

### Transportation and Circulation

- The developer will participate in a Transportation Management Association and contribute to a mass transit fund.
- The developer will provide on-site and off-site mitigation of transportation impacts as deemed appropriate.
- The developer will provide on-site pedestrian linkages to the park and surrounding residential areas.
- No internal roads shall cross through park or open space unless specifically approved by the City Council. The potential location of a lushly landscaped "grand boulevard" leading from Central Avenue to the park should be explored in the planning process.

### Historic and Cultural

- Consideration should be given to the construction of an Indian Cultural Center on the property, utilizing the existing historic structures for this use. Staff should consider the possibility of using historic bond funds and other possible public funding sources for this purpose.

### Property Maintenance

- The developer will appropriately maintain its property at all times.

### Additional Phasing and Procedure Guidelines

- Development should be phased so that other than park or permanently accessible public open space on the site, development should not occur prior to 18 months from approval of a specific plan, during which time the City of Phoenix can explore new ways to acquire the site or portions of the site.
- Development approvals for these concepts will be implemented through a regulatory Specific Plan and that text and map amendments to the City's General Plan are also recommended. The planning process should begin as soon as possible. At the time of Specific Plan adoption, a time frame and specific locations for phased development levels, amenities, site plan requirements and design standards will be established. Any other city policies that need to be adopted or amended related to this development approval should be developed and approved concurrently with the Specific Plan, to assure consistency, to require amenities to accompany intense commercial development, and to protect against further intrusion of a commercial development into residential neighborhoods.
- This concept plan is a complete modification of the plan recommended by the Phoenix Indian School Land Use

Planning Team (i.e., none of the Land Use Planning Team's recommended plan is accepted).

- The City Council recognizes and supports the provisions of Public Law 110-696 that do the following:
  - transfer 11.5 to the Veterans Administration for the expansion of the Veterans Medical Center;
  - transfer 4.5 acres located directly north of the site for the VA expansion to the State Veteran's Home; and
  - create a trust fund of \$35.9 million for Arizona Native American educational purposes from the proceeds of the exchange or sale of the Phoenix Indian School site.

## Appendix E: Secretary of the Interior's Standards for Rehabilitation

"Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

*The Standards for Rehabilitation are as follows:*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, a new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Appendix F: Specific Plan Definition of Terms

### Definitions:

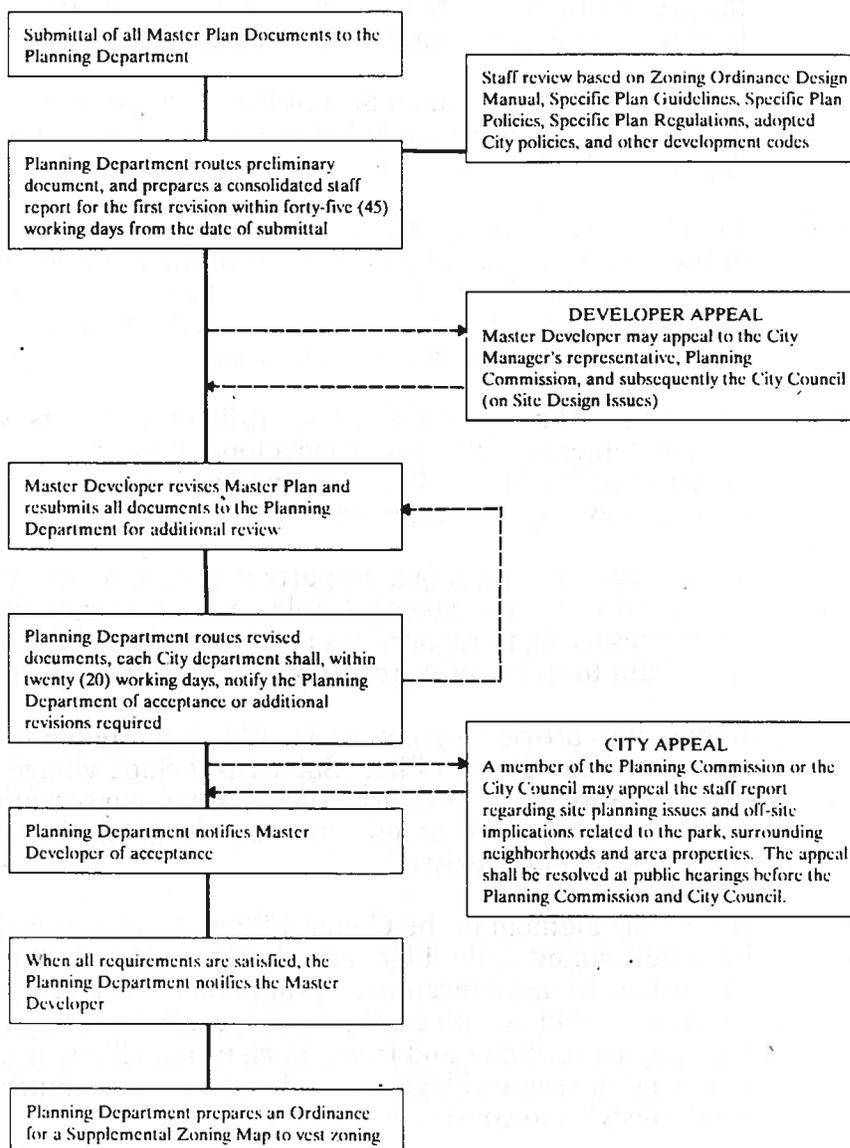
- Central Avenue Corridor:** An area defined by Camelback Road to the north, McDowell Road on the south, 3rd Avenue on the west and 3rd Street on the east.
- Convenience Retail:** An internal neighborhood oriented retail use designed to serve patrons on a short term, drop-in basis. Typically containing, but not limited to a small food and sundries store, pharmacy, prepared food service, dry clean/laundry outlet, video rental or day care (liquor and gasoline sale are prohibited). Facility signs are limited to internal locations and shall not be displayed along a public street.
- Core:** The clear identifiable central focus for the urban village containing the greatest density and most intense uses based on village character, land use needs, and transportation capacity.
- Encanto Core:** An area defined by Indian School Road on the north, Thomas Road on the south, approximately 3rd Avenue on the west and 3rd Street on the east (see Map 1).
- Floor Area Ratio:** The floor area ratio (F.A.R.) of a building shall be the gross floor area of the building, excluding those parts of the building specifically excluded in the Zoning Ordinance, to the gross land area of the site which gross land area may include one half of all abutting streets and alleys which are dedicated to public use.
- Master Developer:** The initial property owner(s) responsible for processing the Master Plan documents. The Master Developer may in turn, following the approval of the Master Plan documents, dispose of individual parcels to other development interests.
- Rehabilitation:** The process of returning a property to a state of utility, through repair of alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic architectural and cultural values.
- Specific Plan:** Intended to provide a greater level of detail needed to implement a subarea of the General Plan. Subareas include village cores, transportation corridors, large vacant areas, conservation or redevelopment areas, or any other area in which the need for a special study and planning exists.
- Urban Village:** A unifying element of the General Plan. Nine urban villages have been designated in the Plan, each having its own planning committee. The urban village concept encourages major village-serving uses to be concentrated in one place, the core, thereby fostering interaction and reducing travel times and trips. Each urban village is unique, while following the same village form allowing urban, suburban, and even rural lifestyles to coexist within one village.

## Appendix G: Summary of the Development Review Process

### Master Plan Document Review Procedures

Prior to the adoption of an Official Supplemental Zoning Map or the review of individual parcel site plans, the Master Developer shall submit for review and approval various Master Plan documents and supporting information. The submittal requirements for the Master Plan documents are outlined in Section 6.3.3. The review process is provided in the flow-chart below.

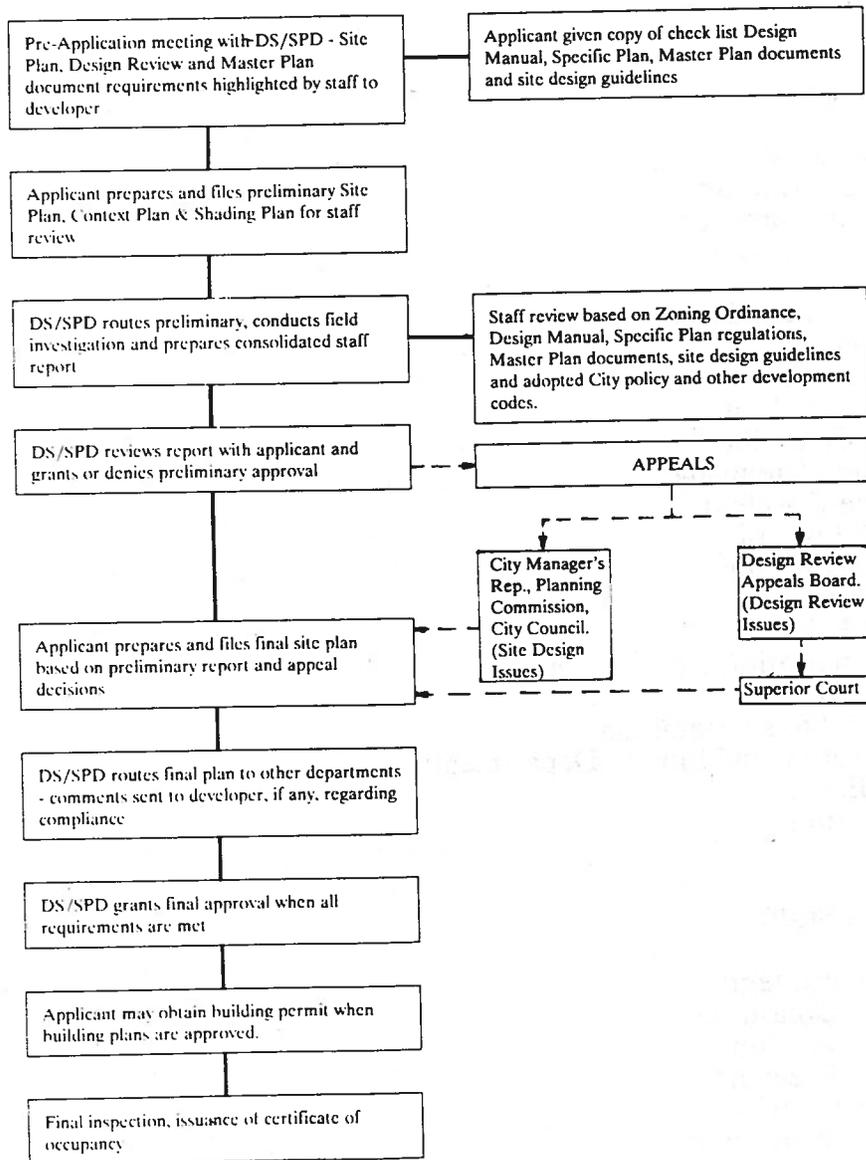
#### MASTER PLAN DOCUMENTS REVIEW PROCEDURES



### Site Plan Review Process

Prior to issuance of building permits the developer shall submit for review and approval a parcel site plan. This plan will be reviewed for conformance with the Zoning Ordinance, Specific Plan regulations, the approved Master Plan documents, site design guidelines, citywide design guidelines and other adopted city policies and development codes. The review process is provided in the flow-chart below.

**SITE PLAN REVIEW PROCESS**  
(Process repeated for each increment of development)



**Appendix H: Persons Involved in the Preparation of the Phoenix Indian School  
Concept Plan and Specific Plan**

**City Staff:**

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Ray Quay, Deputy Director  
Parks, Recreation, Library Department  
Jim Colley, Director  
Street Transportation Department  
James Matteson, Director

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Bruce Swanson  
City of Phoenix Printing Services (Concept and Specific Plans)

**The City of Phoenix extends special recognition to the following individuals and groups who were essential to the planning process:**

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Roxanna Bacon  
Ernie Calderone  
Paul Winslow  
Tandy Christie Young  
Roy Cawley

Indian Citizens Advisory Committee:

Paul Winslow, Chair  
Dean Bacon  
Joni Bosh  
Mary Price  
Gary Saba  
Tom Richardson  
John Moran  
Sherman Bendalin  
Rosendo Guitterez

Jerde Partnership: Carl Worthington, Consultant

### **City Boards and Commissions Providing Input to the Process**

Parks Board  
Historic Preservation Commission  
Housing Commission

### **Groups Providing Input to Process**

Village Planning Committees  
Alhambra  
Camelback East  
Central City  
Encanto  
Maryvale  
Central Avenue Association  
Phoenix Chamber of Commerce  
Phoenix Community Alliance  
Sierra Club  
South Phoenix Chamber of Commerce  
Street Transportation Advisory Committee