



Planning Commission
Agenda
Thursday, November 21, 2019

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

a. OCTOBER 17, 2019 MINUTES

5. PUBLIC HEARING ITEMS

a. ENTRADA – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-19-0054

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGARTWILSON, LLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Entrada, a proposed 191 gross acre planned development at the northwest corner of 107th Avenue and Broadway Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 166 acres of Estate Low Density Residential, 13 acres of Medium Density Residential, 9 acres of Local Commercial, and 3 acres of High Density Residential to 181 acres of Medium Density Residential and 10 acres of Local Commercial. As required by Arizona Statute for Major General Plan Amendments, the Commission held an initial public hearing for public comment on this request at the Avondale Municipal Operations Service Center on October 17, 2019. At this November meeting, the Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

b. BIOLIFE PLASMA SERVICES – CONDITIONAL USE PERMIT – APPLICATION PL-19-0187

Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert PLLC, for approval of a Conditional Use Permit (CUP) to allow a plasma center use in the Planned Area Development (PAD) zoning district. The use is proposed on 2.95 gross acres of vacant/undeveloped land located approximately 220 feet north of the northeast corner of McDowell Road and 107th Avenue. The subject property is zoned Harbor Shores PAD, which allows for use of the subject property in accordance with the permitted uses in the City's C-2 (Community Commercial) zoning district; City Council approval of a Conditional Use Permit is required for a plasma center use in the C-2 district. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

c. AVONDALE 50 – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-19-0159

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale 50, a proposed 50.56 gross acre planned commerce park development at the northwest corner of 119th Avenue and Corporate Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation for the property from High Intensity Office to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

d. AVONDALE 50 – REZONING FROM AGRICULTURAL (AG) TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-19-0160

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., to rezone 50.56 gross acres located at the northwest corner of 119th Avenue and Corporate Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Avondale 50 PAD will allow a mix of light industrial and commercial uses based on the City's Commerce Park (CP) zoning district, with allowances for heavier uses such as warehousing and distribution on portions of the site where those uses will have the least impacts on surrounding properties. Development will take the form of a campus, featuring multiple buildings of varying sizes. A request to change the General Plan 2030 Land Use Map designation of the property from High Intensity Office to Business Park will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

e. ROOSEVELT PARK II – MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT – APPLICATION PL-19-0245

Planning Commission will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group PC, for a Major Amendment to the 144.9-acre Roosevelt Park II Planned Area Development (PAD) located at the northwest corner of Van Buren Street and 107th Avenue. The proposed Major PAD Amendment reorders the project's phasing, including modifications to the phasing of required off-site infrastructure improvements. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. PARKSIDE (FORMERLY PARKSIDE VILLAGE) – PRELIMINARY PLAT – APPLICATION PL-19-0197

Planning Commission will consider a request by Mr. Troy Wahlberg, William Lyon Homes, for approval of a Preliminary Plat for Parkside (formerly Parkside Village), a proposed 662-lot single family subdivision on approximately 128.5 acres located one-quarter mile west of the southwest corner of 99th Avenue and Indian School Road. Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

b. ROOSEVELT PARK II PHASE 2 – PRELIMINARY PLAT – APPLICATION PL-19-0232

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park II Phase 2, a proposed 147-lot single family subdivision on approximately 26.80 gross acres at the northeast corner of Van Buren Street and 111th Avenue. Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

December 18, 2019

10. ADJOURNMENT

Members will attend either in person or by telephone conference call.

Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaría de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.



AGENDA ITEM REPORT

SUBJECT: October 17, 2019 Minutes

MEETING DATE: 11/21/2019

TO: Planning Commission

FROM:

THROUGH: Brian Craig, Planning Manager

PURPOSE:

BACKGROUND:

DISCUSSION:

BUDGET IMPACT:

RECOMMENDATION:

MUNICIPAL OPERATIONS SERVICE CENTER (MOSC)
399 EAST LOWER BUCKEYE ROAD
AVONDALE, AZ 85323

Thursday, October 17, 2019
6:01 P.M.

I. CALL TO ORDER

Chair Van Leuven called the Regular Meeting to order at approximately 6:04 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Russell Van Leuven, Chair
Lisa Amos, Vice Chair
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Maribel Guerrero, Alternate

COMMISSIONERS ABSENT

David Iwanski, Commissioner
Linda Warren, Commissioner
Christopher Thompson, Commissioner

CITY STAFF PRESENT

Jodie Novak, Assistant Director
Ken Galica, Lead Planner
Michelle Pelishek, Planner
Nicholle Harris, City Attorney

III. OPENING STATEMENT

Chair Van Leuven read the Opening Statement.

IV. APPROVAL OF MINUTES

- a. August 15, 2019 meeting**
- b. September 19, 2019 meeting**

Chair Van Leuven invited a motion.

Commissioner Osborne moved to approve the August 15, 2019 minutes and the September 19, 2019 minutes as presented. Commissioner Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Absent
Lisa Osborne	Aye
Denise Stanfield	Aye
Christopher Thompson	Absent
Linda Warren	Absent

The motion was approved by a 4 to 0 vote.

V. PUBLIC HEARING ITEMS:

a. Entrada – Major General Plan Amendment – Application PL-19-0054

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGART WILSON, LLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Entrada, a proposed 191 gross acre planned development at the northwest corner of 107th Avenue and Broadway Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 166 acres of Estate Low Density Residential, 13 acres of Medium Density Residential, 9 acres of Local Commercial and 3 acres of High Density Residential to 181 acres of Medium Density Residential and 10 acres of Local Commercial. As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings at different locations within the municipality to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for November 21, 2019, is another opportunity for public comment and the Commission will take action on the request.

Staff Contact: Ken Galica

Mr. Galica stated that the property is 191 acres located at the northwest corner of 107th Avenue and Broadway Road. Surrounding uses include large lot, rural, residential located in the County to the north. To the west is undeveloped agricultural land, also in Maricopa County. To the east across 107th Avenue is the City of Phoenix, with a combination of agricultural land and medium

density residential uses. To the south, although not developed, is the planned Verde Trails Community located within the City of Avondale. The subject property and much of the surrounding property is located in the jurisdiction of Maricopa County. The City has an annexation application pending for the subject site that would bring it within Avondale City limits. The property has County zoning with R1-6 RUPD and RU-43 (rural residential).

The property features four General Plan designations presently. The bulk of the property is ELDR (Estate Low Density Residential). The second most predominant category on the site is MDR (Medium Density Residential). Nine acres of the site at the hard corner of 107th Avenue and Broadway Road is Local Commercial. Four acres of the site is HDR (High Density Residential). The proposal eliminates the ELDR and HDR designations. MDR would be applied to the majority of the site with the local commercial expanding to 10 acres. Aside from annexation applications in review, there is also a rezoning application to rezone the property to PAD (Planned Area Development) upon annexation.

It is notable that there is very little unplanned MDR remaining in the City. A significant amount of this land use is designated; however, the vast majority is either constructed (most of the communities in northern Avondale) or is planned for construction as part of the communities in southern Avondale. Conversely, the City has a high inventory of ELDR and rural low density residential categories.

Since the General Plan was adopted in 2012, there has been significant changes in the area, including finalization of the SR-30 freeway alignment by the Department of Transportation, approximately one mile south of the Entrada site. Larger estate lots are not typically found near a freeway, however, MDR works well in proximity to a freeway. Planned developments have occurred since the General Plan update in 2012. This includes Alamar, with 3,600 homes coming into the area at MDR. Verde Trails to the south is also MDR. There is existing development in the City of Phoenix across 107th Avenue developed at a medium density as well. Changes to this property would be very compatible with these uses and is not considered to be a significant alteration to the City's development pattern. Staff will work with the developer to ensure that the PAD zoning for the property addresses the existing rural uses in the area.

For Major Amendments Statute requires two Planning Commission meetings, including one not held at the regular meeting location. Another requirement is a 60-day review, including alerting all surrounding jurisdictions and applicable government agencies. In this case, only two responses were received. City of Goodyear supported the request. The Flood Control District of Maricopa County also supported the request and provided comments on a regional drainage channel that will be running through the subject property. The developer is incorporating this into its plans. Certificates of Adequate School Facilities were received. Littleton ESD provided a certificate stating that at this time, the district does not have capacity from the enrollment that would be generated from the development. Tolleson Union HSD stated they had adequate facilities. It is hoped that the developer continues to work with districts to ensure capacity. Required public notifications of this meeting were completed. aVOICE, the digital commenting tool, received no comments.

Next steps include a neighborhood meeting on October 22nd at Quentin Elementary School. A second Planning Commission meeting will take place at City Hall on November 21. City Council will then hear the item on December 9th.

Chair Van Leuven opened the public hearing.

Vice Chair Amos asked for the locations of other ELDR designations in the City. Staff stated that the vast majority of remaining ELDR and rural low density land is south of Southern, between Southern Avenue and the SR30 freeway. There is also a large portion on the southside of the Estrella Mountains.

Chair Van Leuven asked about the plan for increasing capacity at the elementary school district. Mr. Galica stated that several steps remain before construction can begin. It is hoped that the developer will continue to work with the school district.

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, was present on behalf of the landowner and applicant. She stated that the school district recently closed on a parcel at Miami Avenue, which will be the location of their next school. In such cases, a school district typically looks to the development community to come to the table with a donation based on the number of units that are eventually built on the property. The developer will be doing the standard donation agreement with Littleton Elementary School District.

A member of the public inquired as to a specific parcel. Ms. Oberholtzer stated that the identified parcel is not included as part of the application.

With no further pending questions, Chair Van Leuven closed the public hearing.

VI. COMMISSION ANNOUNCEMENTS

Chair Van Leuven stated that there were no announcements.

VII. PLANNING DIVISION REPORT

Ms. Novak stated that the Entrada item will come back in November.

VIII. CALENDAR

Chair Van Leuven stated the November meeting would take place at the regular location.

IX. ADJOURNMENT

Chair Van Leuven entertained a motion to adjourn the regular meeting. Vice Chair Amos moved to adjourn. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Absent
Lisa Osborne	Aye
Denise Stanfield	Aye
Christopher Thompson	Absent
Linda Warren	Absent

The motion was approved by a 4 to 0 vote.

With no further business, the meeting concluded at approximately 6:21 p.m.

FOR SPECIAL ACCOMMODATIONS

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.

Staff Signature

Date



AGENDA ITEM REPORT

SUBJECT: Entrada – Major General Plan Amendment – Application PL-19-0054

MEETING DATE: 11/21/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGARTWILSON, LLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Entrada, a proposed 191 gross acre planned development at the northwest corner of 107th Avenue and Broadway Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 166 acres of Estate Low Density Residential, 13 acres of Medium Density Residential, 9 acres of Local Commercial, and 3 acres of High Density Residential to 181 acres of Medium Density Residential and 10 acres of Local Commercial. As required by Arizona Statute for Major General Plan Amendments, the Commission held an initial public hearing for public comment on this request at the Avondale Municipal Operations Service Center on October 17, 2019. At this November meeting, the Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 191 gross acre subject property (Exhibits A and B) is located at the northwest corner of 107th Avenue and Broadway Road, in the jurisdiction of Maricopa County. The irregularly-shaped site is relatively flat with several irrigation canals, including a regional SRP irrigation canal, bisecting the property. Above ground utilities, including high voltage power lines, run along the property's 107th Avenue and Broadway Road frontages and through the property in a utility corridor.

The northernmost portion of the site, approximately 95 acres, is zoned in the County as Residential Unit Plan of Development (R1-6/RUPD). The R1-6/RUPD zoning allows for development of 6,000 square foot single-family residential lots. The remainder of the site features County Rural-43 (RU-43) zoning, a district that allows for agricultural and large lot single-family residential uses. It is the City's policy not to serve water or sewer to new developments in unincorporated areas; for the property to develop under its current County zoning, the developer would be required to provide private water and sewer services independent of the City's systems.

Approval of this Major General Plan Amendment request will revise the land use designations on the property as described later in this report. Presently, multiple General Plan 2030 land use categories are designated over the subject property (Exhibit C), as follows:

- The majority of the site, approximately 166 acres, is designated Estate Low Density Residential

(ELDR). The ELDR category allows for development of detached single-family residential homes, potentially including an equestrian component, at a density of 1 to 2.5 dwelling units per acre. The target density in ELDR is 1 unit per acre.

- Approximately 13 acres near the property's western edge are designated Medium Density Residential (MDR). The MDR category accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5.
- Approximately 9 acres of the site at the northwest corner of 107th Avenue and Broadway Road are designated Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices.
- The far western corner of the property, approximately 3 acres in total, are designated High Density Residential (HDR). The HDR designation accommodates patio homes, apartments, condominiums, townhomes, and other single-family attached and multi-family residential product types at a density of 12 to 30 dwelling units per acre, with a target density of 12 units per acre.

The existing uses and zoning of surrounding properties include:

North: Multiple uses are occurring along the property's northern edge. From east to west:

- Multiple parcels, one to three acres in size, located within the City of Avondale, zoned R1-6 (Urban Residential). These parcels are mostly developed with single-family residences and related accessory structures.
- Multiple unincorporated parcels, two to three acres in size, mostly developed with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43).

East: Multiple uses are occurring east of the property on the opposite side of 107th Avenue. From north to south:

- A 37.4-acre property, owned by the Flood Control District of Maricopa County (FCDMC), to be developed by the FCDMC as a large stormwater retention facility related to the future Durango Regional Conveyance Channel (DRCC). The property is located within the City of Phoenix and is zoned S-1 (Suburban Ranch or Farm Residence).
- Lions Gate, a 39.6-acre, 96-lot single-family residential community, located within the City of Phoenix, zoned R1-10 (Single-Family Residence).
- An undeveloped 33.9-acre parcel located within the City of Phoenix, zoned PCD (Planned Community District). Development plans for this property are unknown.

South: Verde Trails I and II, a planned 248-acre, 891-lot single-family residential subdivision located within the City of Avondale, zoned PAD (Planned Area Development). Permits for the Verde Trails development are approved but construction has not yet commenced.

West: Multiple uses are occurring along the property's western boundary. From north to south:

- Multiple unincorporated parcels, three to five acres in size, mostly developed with single-family residence and related accessory structures. These properties are zoned County RU-43 (Rural-43).

- A 113.7-acre property located within the jurisdiction of Maricopa County currently in agricultural production. The property is zoned County R1-6/RUPD (Residential Unit Plan of Development), which allows for development of 6,000 square foot residential lots.

Separate applications to annex the subject property into the City of Avondale and rezone the site to Planned Area Development (PAD) have been filed and are in process. Because the General Plan Land Use Map encompasses all property within the City's Municipal Planning Boundary regardless of current jurisdiction, the proposed Major General Plan Amendment can be approved prior to annexation. The proposed rezoning may not be approved until the annexation has been finalized.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Major General Plan Amendment (GPA) to the General Plan 2030 Land Use Map in order to facilitate development of a planned single-family residential community called Entrada. As previously noted, the property presently features four General Plan land use designations: Estate Low Density Residential (166 acres), Medium Density Residential (13 acres), Local Commercial (9 acres), and High Density Residential (3 acres). The requested Major GPA (Exhibit E) will revise the General Plan Land Use Map as it applies to the subject property, as follows:

- The Medium Density Residential (MDR) designation which currently covers 13 acres will be expanded to cover most of the property, approximately 181 gross acres in total. The MDR category accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5. Density beyond the target of 2.5, but not to exceed 4 units per acre, may be approved if a proposed development exhibits a high quality design, exceptional open space, and the like.
- The Local Commercial designation at the northwest corner of 107th Avenue and Broadway Road, currently 9 acres, will be expanded by one acre to create a 10-acre commercial site. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices.
- The Estate Low Density Residential and High Density Residential designations currently applied to the property will be eliminated.

This proposed GPA is the first step in the development process for the site. As indicated in the preceding section, separate applications to annex the property and rezone the site to Planned Area Development (PAD) have been submitted and are currently in review. Ideally, all three applications (GPA, Annexation, Rezoning) would proceed forward for approval on the same schedule to allow the Commission and Council a full understanding of the planned development. However, due to a statutory requirement that Major General Plan Amendments be heard by the Council during the same calendar year as when the application is filed, this GPA has been separated from the other applications to allow the applicant additional time to refine those documents to address Staff comments.

It is likely that the proposed annexation (Council) and rezoning (Commission and Council) will be brought forward to public hearings in early 2020.

Process

The General Plan 2030 outlines criteria for what constitutes Minor and Major GPAs. The proposed request is considered a Major Amendment because it is necessary for the establishment of a Planned Area Development (PAD) encompassing over 80 gross acres and impacts over 10 percent of the total land area of

the PAD being established. Major GPAs vary from the more common Minor GPAs in a few ways, as follows:

- **60-Day Review:** For major GPAs, State Statute requires cities to identify a 60-day period in which notice is provided to potentially impacted adjoining jurisdictions and public agencies and comments are solicited from those jurisdictions and agencies. Though notice is often provided out of courtesy, no such formal inter-agency review is required for minor GPAs.
- **Planning Commission Hearing Process:** To encourage greater citizen participation, Major GPAs require two Planning Commission public hearings, one of which must be held at an off-site location. The first hearing is for public comment, and the second hearing is when Commission will take action on the request. Minor GPAs require a single Planning Commission public hearing.
- **Approval by City Council:** Major GPAs require approval by two-thirds majority vote of the City Council. Minor GPAs require approval by a simple majority of the City Council.

PUBLIC PARTICIPATION:

The required 60-day notification of potentially impacted adjoining jurisdictions and public agencies, as required by State Statute, was transmitted on April 29, 2019. Sixteen cities, school districts, and other public entities were provided with a short summary of the proposal and a copy of the proposed amendment and asked to provide comments, if any, by June 29, 2019. These entities were City of Goodyear, City of Tolleson, City of Phoenix, City of Litchfield Park, Maricopa County Planning & Development Department, Arizona Department of Transportation (ADOT), Flood Control District of Maricopa County (FCDMC), Arizona Commerce Authority, Maricopa Association of Governments (MAG), Gila River Indian Community (GRIC), Agua Fria Union High School District, Tolleson Union High School District, Avondale Elementary School District, Pendergast Elementary School District, Littleton Elementary School District, and Litchfield Elementary School District. Mr. Tim Murphy, Project Management Branch Manager for FCDMC, provided informational comments to guide development of the property, indicating that a portion of the site is located within an identified Special Flood Hazard Area (SFHA), commonly referred to as the floodplain. Mr. Murphy also requested that the City work with the developer to preserve a corridor for the future Durango Regional Conveyance Channel as it crosses through the subject property. Ms. Katie Wilken, City of Goodyear Planning Manager, responded that Goodyear had no concerns with the proposal. No other agencies, jurisdictions, or districts commented on the proposal.

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Tuesday, October 22nd. The meeting took place in the cafeteria of Quentin Elementary School, 11040 West Whyman Avenue. All notices of the meeting including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic were completed at least fifteen days prior to the meeting as required. Three residents in the vicinity of the Entrada site, two who live in the Lion's Gate community located in Phoenix east of 107th Avenue, and one who lives in Avondale directly north of the Entrada site, attended the Neighborhood Meeting. Topics discussed included whether a grocery store could be provided in the commercial area, if horseback riding would be permitted in the powerline open space corridor, how the planned SR30 freeway would impact the development and the area in general, how vehicular access to Entrada would be provided, what improvements would be made to 107th Avenue, and if the proposal would have any impact on the zoning of other properties in the area. A summary of responses to these questions is included as Exhibit G.

As required for Major General Plan Amendments, Planning Commission held an off-site public hearing on this item to allow for public comment on October 18, 2019. One person, a resident and homeowner of property located near the northeast corner of the Entrada site, spoke during the public hearing and inquired if their property was included in the request. The applicant, Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer, responded that only the applicant's property was subject to the request and that the homeowner's property was not included. In addition, Commission had two questions for Staff and the

applicant, as follows:

- Vice Chair Amos asked about locations of other ELDR designated properties in the City. Staff stated that the vast majority of remaining ELDR and Rural Low Density Residential (RLDR) land is south of Southern Avenue, and that there is also a large portion on the southside of the Estrella Mountains.
- Chair Van Leuven asked about the plan to ensure Littleton Elementary School District would have adequate capacity to accommodate students from this future development. Mr. Galica stated that several steps remain before construction can begin and it is hoped that the developer will continue to work with the school district through these steps to ensure the District's needs are met. The applicant stated that the Littleton District recently closed on a parcel at Miami Avenue just west of the Entrada site, which will be the location of their next school. In such cases, a school district typically looks to the development community to come to the table with a donation based on the number of units that are eventually built on the property. The developer intends to enter into a standard donation agreement with Littleton Elementary School District.

No action was taken by the Commission at the October 18, 2019 meeting.

No comments related to the proposal have been posted on the City's aVOICE digital forum; six persons have viewed information.

All required notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on September 26, 2019. The meetings were advertised in the Wednesday, October 2, 2019 edition of the Arizona Republic. Lastly, two public hearing notice signs identifying meeting dates, times, and locations were installed on the property on October 1, 2019. No public comments beyond what is discussed, above, have been received to date.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD).

The LESD no longer assigns students to particular elementary schools based upon geographical location. As such, elementary age students living in the future Entrada community would have an opportunity to choose which school they will attend within the LESD system. Quentin Elementary, generally located at the northwest corner of Lower Buckeye Road and 107th Avenue within the Sanctuary neighborhood, is geographically closest to the Entrada property. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

LESD has provided the City with a Certificate of Adequate School Facilities signed by Superintendent Roger Freeman (Exhibit F) which states that the district does not have adequate capacity to accommodate the estimated enrollment from the proposed Entrada development. Dr. Freeman specified that 190-208 students would be generated by the project, requiring 7.7 classrooms, additional books, equipment and added staff estimated at \$385,185.00 per year, and one-time capital expenditures of \$69,680.00. Dr. Freeman also indicated that the district and developer are not currently working together on a donation agreement or other form of assistance. The applicant noted during the October 18, 2019 Planning Commission public hearing that the developer intends to enter into a donation agreement with Littleton Elementary School District to accommodate the needs of the District.

TUHSD has provided the City with a Certificate of Adequate School Facilities signed by Superintendent Nora Gutierrez (Exhibit F) stating that the district has adequate capacity and no school site within the development is needed.

ANALYSIS:

The Planning Commission must determine that the proposed amendment meets four findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

- Most of the City's inventory of undeveloped Medium Density Residential (MDR) land has been planned over the past 2-4 years, with Alamar (formerly Lakin Ranch), Verde Trails, and Del Rio Ranch III all under construction or moving towards construction. Even with these planned communities, there is significant additional demand for development of single-family residences at a suburban density in the southern portion of Avondale.
- The City's goal is to achieve a mix of lot sizes with larger lots included. The City has conveyed to the developer that no lots under 50 feet in width will be supported in the proposed PAD, and that significant open space beyond the developer's initial proposal must be provided. The resulting density is expected to be between 2.5 and 3.0 dwelling units per acre, closer to the low end of the MDR designation.
- The City greatly supports development of Estate Low Density Residential in order to diversify Avondale's housing stock and attract a wider demographic of potential residents. Significant amounts of land to develop estate sized lots will remain in Avondale, primarily in two locations: the north bank of the Gila River and south of the Estrella Mountains. These alternate sites are more isolated and feature fewer visual obstructions (e.g. power lines, future freeways, etc.), making those parcels more attractive to large lot subdivisions and custom home developers.

2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

- Compared to low density or rural residential uses, suburban residential densities such as those allowed in the MDR category are more appropriate and compatible with the future SR30 freeway that is expected to be constructed less than a mile south of the Entrada property. As noted in the General Plan, Estate Low Density Residential is most appropriate in locations where homeowners are afforded significant privacy and isolation; the future freeway limits the privacy and isolation of the subject property, reducing the likelihood it can effectively be developed as originally intended.
- It is in the best interest of all parties, including the City, for the property to develop. Development of this property will include undergrounding large irrigation canals and rectifying drainage issues. Physical benefits of developing the site include beautification of a large power line corridor, mitigation of a regional flood plain issue by reserving land for the future Durango Regional Conveyance Channel (DRCC), undergrounding of unsightly irrigation canals, and improvement to adjacent arterial streets. Less noticeably, development will generate additional tax revenue and create additional spending power to support local businesses.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

- Development of the property with residential uses has always been envisioned. Under the property's

current land use designations, 557 dwelling units could be built on the site. With the proposed GPA, up to 724 units could be constructed on the property. This 167-unit increase in density does not represent a significant alteration to the City's desired development pattern.

- The Engineering Division has reviewed the requested changes to the Land Use Map. The increase in potential units over the existing designations will be accommodated within the planned capacity of the City's systems. The amendment is not likely to require any larger or more expensive public infrastructure improvements over what would be needed if the area was developed under the existing land use designations. In the event larger infrastructure is required the developer will be required to construct said infrastructure.
- The proposal will not adversely impact the existing land uses in the area. The amendment will assist in facilitating development of a planned community that will deliver enhanced infrastructure, a connected roadway network, and regional drainage improvements that benefit all surrounding properties.
- Staff will work with the applicant to ensure the PAD provides for adequate transitions to existing lower density residential uses occurring to the north of the site and takes steps to limit traffic impacts to Miami Avenue to the extent possible.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

The proposed amendment furthers several goals of the General Plan 2030, including, but not limited to:

- Land Use Goal #3, Policy D "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity".
- Housing Goal #4, Policy B "Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.
- Facilities Goal #3, Policy D "Participate, to the extent feasible, in regional flood control planning and improvement projects."

DISCUSSION:

Staff finds this request meets the four required findings and recommends approval of the proposed Major General Plan Amendment.

STRATEGIC PLAN:

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:

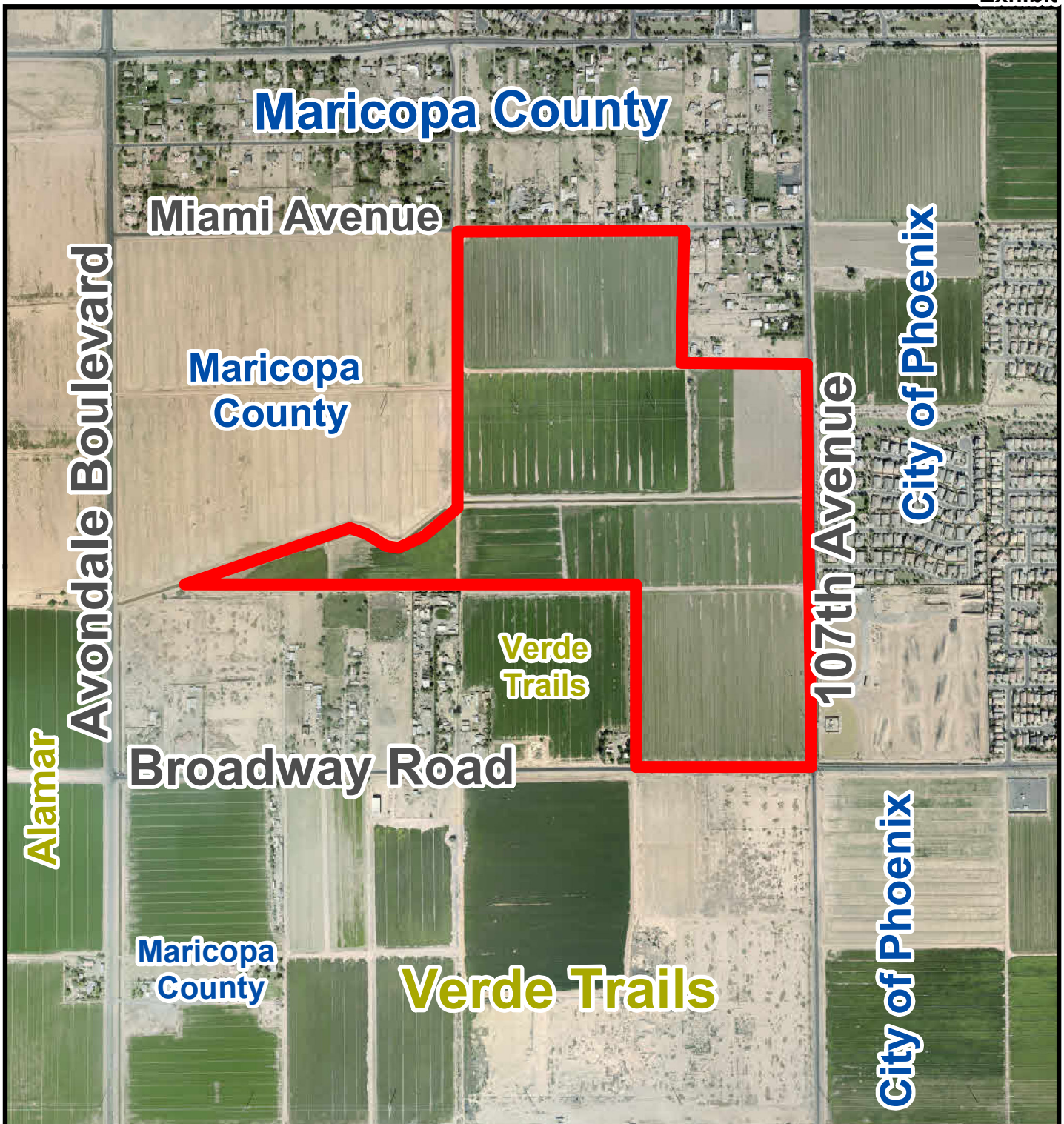
No budget impacts.

RECOMMENDATION:

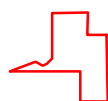
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0054 Entrada, a request for a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use designations of the subject property to Medium Density Residential (181 acres) and Local Commercial (10 acres).

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0054 Entrada, a request for a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use designations of the subject property to Medium Density Residential (181 acres) and Local Commercial (10 acres).

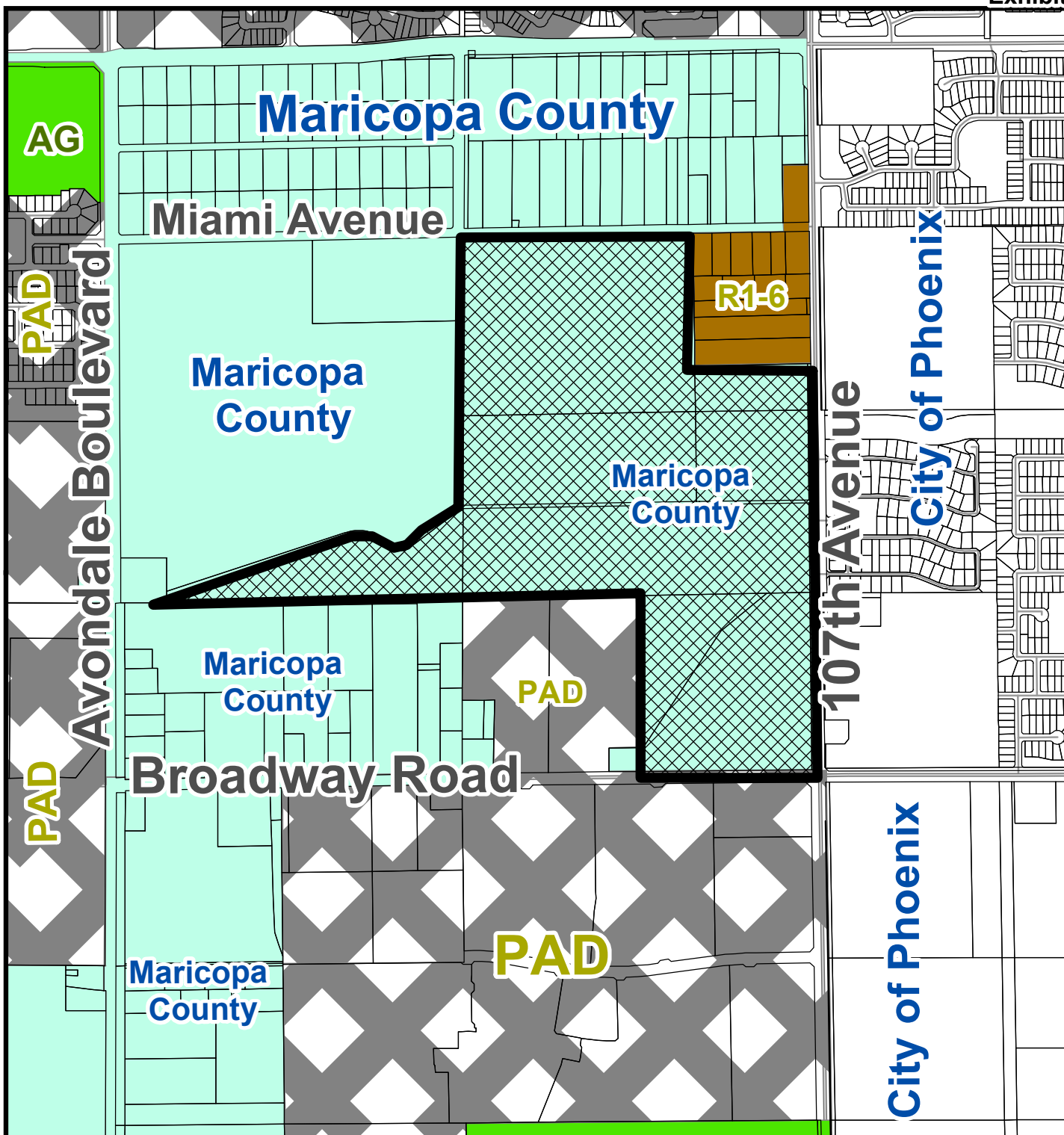


Aerial Photograph

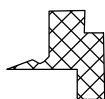


Subject Property



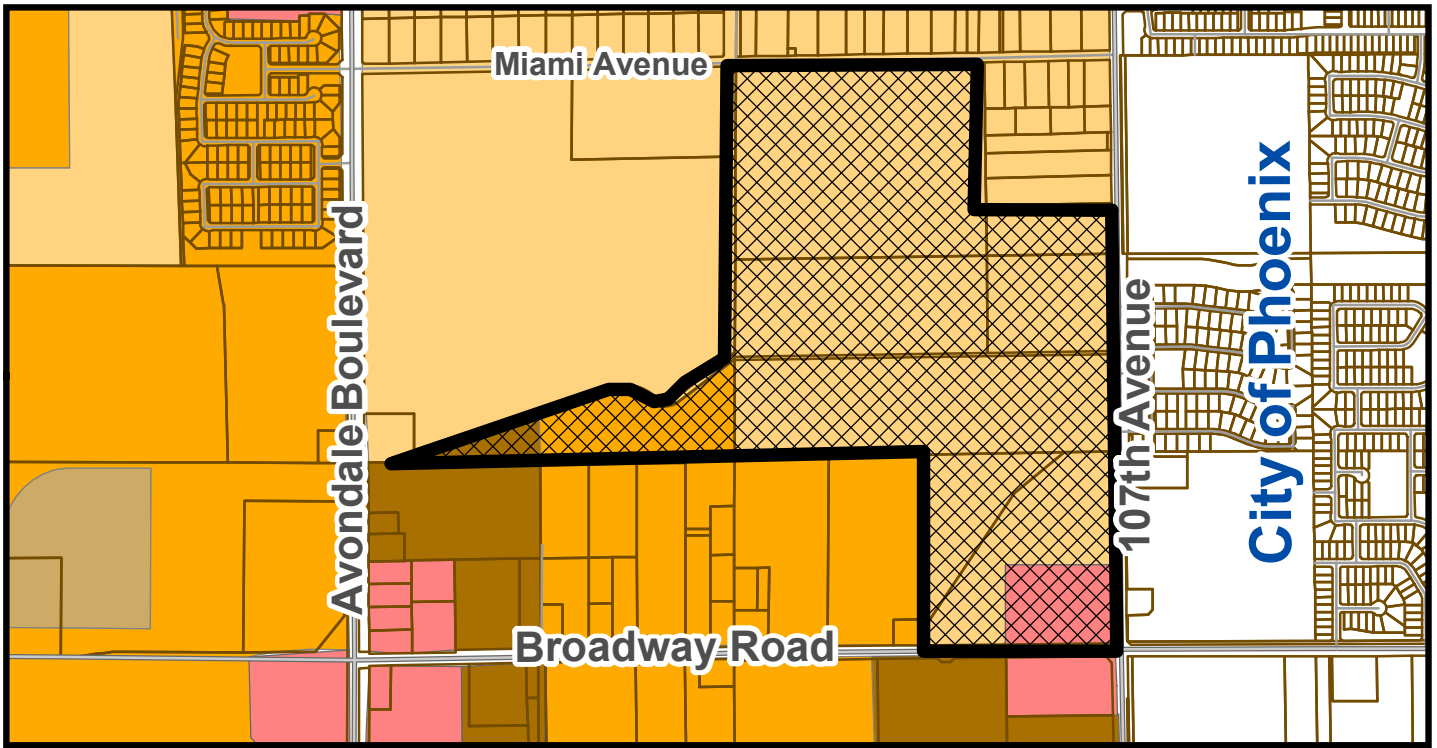


Zoning Vicinity Map

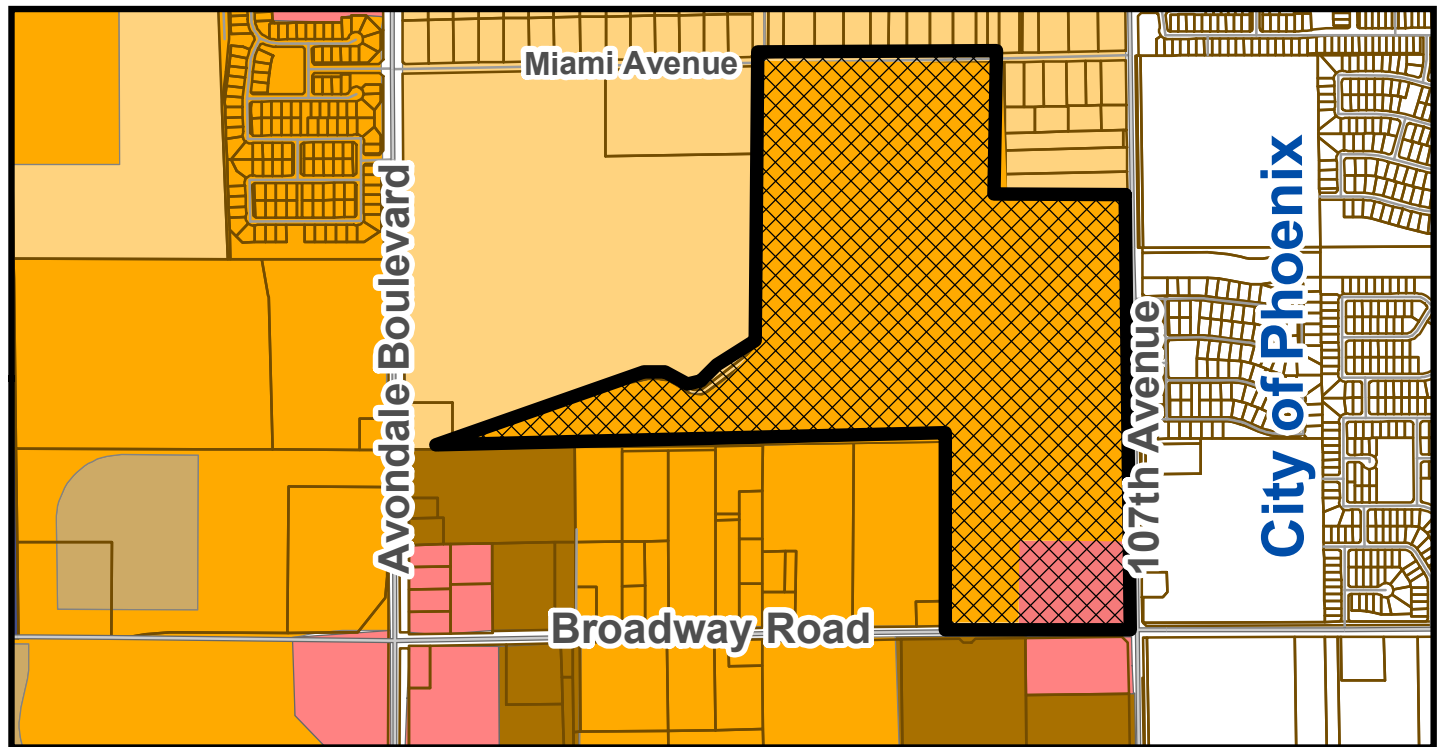


Subject Property





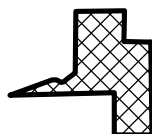
CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

-  Estate/Low Density Residential
-  Medium Density Residential
-  Medium High Density Residential
-  High Density Residential
-  Local Commercial



Subject Property



*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0054*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 191 gross acres
LOCATION	Northwest corner of 107 th Avenue and Broadway Road, extending north to Miami Avenue.
JURISDICTION	The subject property is currently in the jurisdiction of Maricopa County. A separate request to annex the site into the City of Avondale is currently in review. The proposed Major General Plan Amendment can be approved prior to annexation; however, annexation must be completed before the property may be rezoned.
PHYSICAL CHARACTERISTICS	Relatively flat property with frontage on 107 th Avenue and Broadway Road. Several irrigation canals, including a regional SRP irrigation ditch, bisect the property. Above-ground utilities run along both street frontages.
EXISTING ZONING	The northernmost portion of the site, approximately 95 acres, is zoned Maricopa County Residential Unit Plan of Development (R1-6/RUPD), which allows for development of 6,000 square foot single-family residential lots within the County. The remainder of the site is zoned Maricopa County Rural-43 (RU-43), a district that allows for agricultural and large lot single-family residential uses.
EXISTING LAND USE	The property is actively farmed.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	From east to west: - Multiple parcels, one to three acres in size, located within the City of Avondale, zoned R1-6 (Urban Residential). These parcels are mostly developed with single-family residences and related accessory structures. - Multiple unincorporated parcels, two to three acres in size, mostly developed with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43).
EAST	From north to south: - A 37.4-acre property, owned by the Flood Control District of Maricopa County (FCDMC), to be developed by the FCDMC as a large stormwater retention facility related to the future Durango Regional Conveyance Channel (DRCC). The property is located within the City of Phoenix and is zoned S-1 (Suburban Ranch or Farm Residence). - Lions Gate, a 39.6-acre, 96-lot single-family residential community, located within the City of Phoenix, zoned R1-10 (Single-Family Residence). - An undeveloped 33.9-acre parcel located within the City of Phoenix, zoned PCD (Planned Community District). Development plans for this property are not known.
SOUTH	Verde Trails I and II, a planned 248-acre, 891-lot single-family residential

	subdivision located within the City of Avondale, zoned PAD (Planned Area Development). Permits for the development are approved but construction has not yet commenced.
WEST	From north to south: - Multiple unincorporated parcels, three to five acres in size, mostly developed with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43). - A 113.7-acre property located within the jurisdiction of Maricopa County, currently in agricultural production. The property is zoned County R1-6/RUPD (Residential Unit Plan of Development), which allows for development of 6,000 square foot residential lots.

<i>GENERAL PLAN</i>	
Multiple General Plan Land Use Categories are designated over the subject property, as follows (from most prevalent to least prevalent): 166 acres of Estate Low Density Residential (1 to 2.5 dwelling units per acre), 13 acres of Medium Density Residential (2.5 to 4 dwelling units per acre), 9 acres of Local Commercial, and 3 acres of High Density Residential (12+ dwelling units per acre). The proposed Major General Plan Amendment, if approved, will apply the Medium Density Residential category to 181 acres and the Local Commercial designation to 10 acres, eliminating both the Estate Low Density Residential and High Density Residential land uses from the property.	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school is Quentin Elementary, located at the northwest corner of Whyman Avenue and 110 th Drive within the Sanctuary community.
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Durango Street and Avondale Boulevard.

<i>STREETS</i>	
Broadway Road	
Classification	Minor Arterial
Existing half-street ROW	40 feet
Standard half-street ROW	50 feet
Existing half-street improvements	1 travel lane
Standard half-street improvements	2 travel lanes, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping.

107th Avenue	
Classification	Maricopa County Arterial
Existing half-street ROW	33 feet
Standard half-street ROW	65 feet
Existing half-street improvements	1 travel lane and ½ center turn lane
Standard half-street improvements	2 travel lanes, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, and landscaping.

UTILITIES
Future development on the site will receive City water service through an existing 8” water line in Miami Avenue and a proposed 16” water line in 107th Avenue, to be partially constructed by the developer of Verde Trails. Sewer service will be provided through a proposed 12” sewer line in Broadway Road, to be constructed by the developer of Verde Trails. An additional connection to the existing 36” sewer trunk main in Avondale Boulevard may be required for parcels north of the bisecting power line corridor. The developer will be responsible for tiling (undergrounding) the existing north/south SRP irrigation canal in the 111th Avenue alignment and the existing east/west SRP irrigation canal in the Illini Street alignment. Additionally, the developer will underground all above-ground power lines less than 69 kV.

Exhibit E

Major General Plan Amendment Narrative

Entrada



ENTRADA

Northwest of Broadway Road & 107th Avenue

**Major General Plan Amendment Narrative
Avondale, AZ**

**1st Submittal
February 28, 2019**

**2nd Submittal
April 11, 2019
Avondale Case# PL-19-0054**

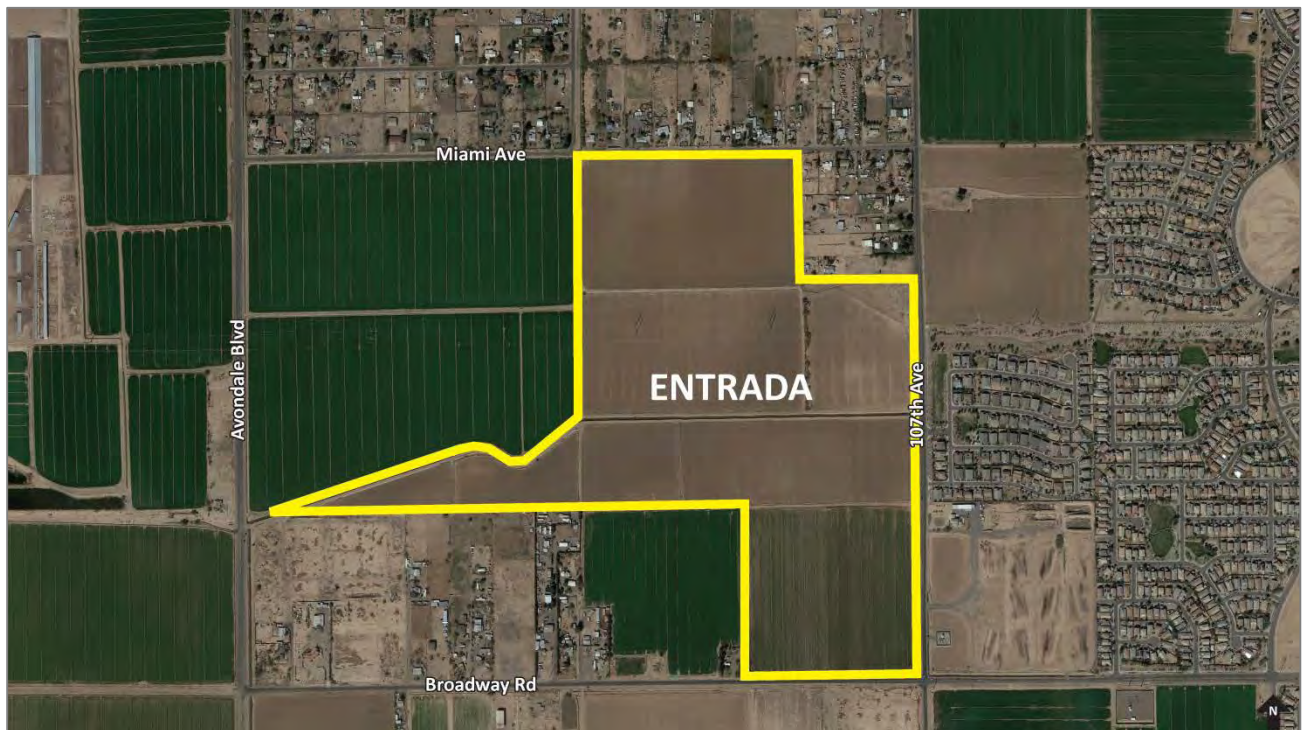


HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Entrada

MAJOR GENERAL PLAN AMENDMENT PROJECT NARRATIVE

A major amendment to the General Plan land use designation for approximately 169 acres (of a 191-acre site) located northwest of 107th Avenue and Broadway Road.



HILGARTWILSON Project Number: 1934.03
City of Avondale Application: PL-19-0054

PROJECT TEAM

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FIGURES

Figure 1	Regional Context Map
Figure 2	Existing Constraints – Cost Estimate
Figure 3	Existing General Plan Land Uses
Figure 4	Proposed General Plan Land Uses
Figure 5	Existing Zoning Map

1.0 Project Summary

Entrada (Project) is a 191-acre Project that is generally located northwest of Broadway Road and 107th Avenue and south of Miami Avenue. Refer to **Figure 1, Regional Context Map** for Project location. The property is located within City of Avondale's Planning Area and unincorporated Maricopa County. Annexation into the City of Avondale is anticipated following approval of the major General Plan Amendment (GPA). The Project's eastern boundary, 107th Avenue, is the municipal boundary between the City of Avondale (west) and the City of Phoenix (east). The property is zoned Maricopa County Rural-43 (RU-43) and R1-6 RUPD and is currently being used for agricultural purposes.

A complex network of physical encumbrances need to be overcome for development on this site to ultimately occur. There are major overhead powerlines that traverse along the northern third of the property, the Buckeye Feeder regional irrigation canal runs east to west and effectively bisects the site in half, and the future Durango Regional Conveyance Channel (DRCC) is slated to parallel the existing irrigation channel. In addition, there is a substantial floodplain south of the proposed DRCC that will need to be mitigated. The flood hazard zones on both sides of the DRCC are attributable to the same source of flooding that will ultimately be managed and mitigated by the construction of the DRCC. With the DRCC's westward extension through the project, these flows will be contained within the channel and the historical floodplain on both sides of the Canal will be mitigated. The ultimate width of the DRCC will be sufficient to accommodate/construct a channel corridor capable of conveying the required 100-year peak flow. Finally, the sheer configuration of the elongated triangular shaped western parcel, with no frontage onto Avondale Boulevard, limits the accessibility and viability of a residential parcel. Refer to **Figure 2, Existing Constraints – Cost Estimate** for Project constraints locations and estimated development costs to address the multiple site encumbrances.

However, the Entrada site is in an area of Avondale primed for development and in the path of growth. The entire Southern Avondale area will become easily accessible by the SR30 freeway, with a planned alignment one-half mile south of the Entrada community and an anticipated construction of an interim condition by 2022. Coupled with the future SR30, the City has recently adopted the Tres Rios Opportunity Zone. This Zone will spur economic development and increase investment and growth covering approximately 7 square miles just west of the Project.

There are several large scale communities that will take advantage of the accessibility to a freeway that have recently received GPA and entitlement approval through the City of Avondale. The communities of Verde Trails and Alamar are helping to shape the changing vernacular in the area from a rural farming and agricultural development pattern to one with more suburban residential density master planned communities and subdivisions.

Applicant is requesting a Major General Plan Amendment on approximately 169 acres of the 191-acre Property. Approximately 165 acres of Estate/Low Density (ELDR) and 3 acres of High Density (HDR) are being amended to Medium Density (MDR) and 1 acre of ELDR is being amended to Local Commercial. The 13 acres of existing MDR and 9 acres of Local Commercial are not being amended. Refer to **Table 1, Area of Amendment** for specific areas being amended.

TABLE 1: ZONING COMPARISONS

LAND USE DESIGNATION	CURRENT (Acres)	PROPOSED (Acres)
HDR	3	0
MDR	13	181
ELDR	166	0
LOCAL COMMERCIAL	9	10
TOTAL PROJECT	191	191

This amendment will moderately increase the existing combined HDR, MDR, and ELDR density range from 1.2 – 3.1 du/ac to a density range of 2.5 - 4 du/ac; resulting in an increase of 0.9 du/ac at the higher end. The proposed amendment will permit a range of 452 to 728 single family dwelling units. This slight increase will better support the adjacent growth area (Avondale Boulevard Employment and Commercial Corridor), the Tres Rios Opportunity Zone, and the proximity to the future SR-30 freeway. Refer to **Figure 3, Existing General Plan Land Map** and **Figure 4, Proposed General Plan Land Map** for existing and proposed land uses for the Project and surrounding area.

2.0 Site and Surrounding Properties

Entrada is located within Maricopa County, although wholly resides in the City of Avondale Planning Area. The majority of the north areas of the site are currently zoned R1-6 RUPD per Maricopa County zoning case Z 99-3: Shadow Ridge. Shadow Ridge is approved for a mix of lot sizes including 45' x 110', 50' x 110', and 55' x 110', and a single-loaded street on the south side of Miami Avenue with a typical dimension of 80'x110'. The Entrada proposed lot sizes, as discussed below, will be equivalent to those permitted under the existing zoning. Much of the surrounding properties remain within unincorporated Maricopa County. The area east of the site, across 107th Avenue, is the City of Phoenix.

South of Entrada is a 310-acre master planned community known at Verde Trails. It is approximately located at the southwest corner of 107th Avenue and Broadway Road. The

project was originally approved in 2007 with lot sizes ranging from 4,500 to 10,000 square feet. In 2018, the underlying General Plan Land Use categories for approximately 49 acres were amended to remove a 9-acre Education parcel, 9-acre Open Space and Park parcel, and modify 31 acres from ELDR to MDR. Coupled with the land use amendment, the Verde Trails PAD was also amended to modify lot sizes to address today's current home buying market trends. Approximately 34 acres of Verde Trails is north of Broadway Road and directly adjacent to Entrada. Within this area of Verde Trails are two proposed lot sizes ranging from 5,175 to 6,900 square feet. Directly south of Broadway Road, lot sizes range from 5,175 to 6,000 square feet. The total overall density for Verde Trails is 3.25 du/ac.

Directly west of Entrada, across Avondale Boulevard, is a future 1,124-acre master planned community known as Alamar. The Alamar project site comprises many of the same physical encumbrances as does the Entrada site. This includes power line corridors traversing the site, effluent water line easements, the DRCC alignment, and a significant amount of floodplain. The community is planned for a mixture of lot sizes predominately ranging from 2,500 to 9,000 square feet with an anticipated residential density of 3.29 du/ac. Groundbreaking on Alamar occurred in April 2019.

East of Entrada, across 107th Avenue, is a 40-acre master planned community known as Lions Gate. Lot sizes start at 9,000 square feet. The density for Lions Gate is 2.42 du/ac. Immediately to the east of Lions Gate is the 89-acre Sunset Farms development. Lot sizes start at 5,750 square feet with a density of 3.76 du/ac.

The newer developments are generally developing in a residential density range of 2.42 du/ac to 3.76 du/ac. The requested MDR land use (2.5 to 4 du/ac, target of 2.5 du/ac) will permit Entrada to develop at the target of 2.5 du/ac and up to 4.0 du/ac through the incorporation of exceptional characteristics as indicated by the General Plan 2030. Per the General Plan, those characteristics may include such items as *“existing and planned adjacent developments; infrastructure to include streets and parks; neighborhood interaction and sustainability – its walkability, design, amenities, active and passive dedicated open space; and, the overall character of the areas proposed that includes energy efficient design and promotes a healthy and livable community.”* As proposed, the density range of 2.5 to 4 du/ac will be similar to the surrounding newer developments both in the City of Avondale and Phoenix.

Table 2, Surrounding Property Information provides General Plan land use, zoning, and existing land uses on the surrounding properties. **Refer to Figure 3, Existing General Plan Land Map** and **Figure 5, Existing Zoning Map** for locations of existing General Plan land uses and zoning, respectively.

TABLE 2: SURROUNDING PROPERTY INFORMATION

Directional Relationship to Project	General Plan Land Use	Zoning District	Existing Land Use
NORTH	Estate/Low Density Residential	R1-6 RU-43 (Maricopa County)	Fallow Agricultural Large Lot Residential
EAST	Residential 2.5 du/acre (City of Phoenix)	R1-6 (Avondale) S-1 (Phx) R1-10 PRD (Phx) PCD (Phx)	Large Lot Residential Agricultural Lions Gate Community Abandoned Dairy Farm
SOUTH	High Density Residential Medium Density Residential Local Commercial	PAD (Avondale)	Fallow Agricultural Agricultural Large Lot Residential
WEST	Estate/Low Density Residential Medium Density Residential	R1-6 RUPD RU-43 (Maricopa County)	Large Lot Residential Fallow Agriculture

3.0 Infrastructure

Water

The City of Avondale will be the water service provider for the Project. Onsite water lines serving the Project will tie into offsite water lines in at least two locations to provide a looped system. West of the Project is an existing 16-inch water line that runs south along Avondale Boulevard; to the north is an 8-inch water line that runs along Miami Avenue; and to the east is a 12-inch water line that runs south along 107th Avenue to Jones Avenue. To assist in the development of Verde Trails, a future pressure reducing valve (PRV) station is planned along 107th Avenue on the eastern boundary of Entrada. The Entrada property is reserving land for this PRV station and supplemental access easements. Once constructed, the PRV station will be owned and maintained by the City of Avondale. A water master plan will be provided with the required preliminary plat process. Water infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

Wastewater

The City of Avondale will be the wastewater service provider for the Project. Onsite sewer mains serving the Project are anticipated to tie into an existing 30-inch sewer line west of the Project in Avondale Boulevard, a short distance north of Broadway Road. A wastewater master plan will be provided with the required preliminary plat process. Sewer infrastructure

needed to serve each phase of development will be determined during the preliminary plat process.

4.0 Conformance with City of Avondale Plans

The proposed GPA aligns with the GP2030 Goals and Policies listed below.

Major and Minor General Plan Amendment Review and Analysis

1) Availability of current and future water supplies.

Water service will be provided by the City of Avondale. Onsite water lines serving the Project will tie into offsite water lines in at least two locations to provide a looped system. West of the Project is an existing 16-inch water line that runs south along Avondale Boulevard; to the north is an 8-inch water line that runs along Miami Avenue; and to the east is a 12-inch water line that runs south along 107th Avenue to Jones Avenue.

2) Impact on and potential support of the City's transportation system.

Broadway Road and 107th Avenue will provide primary access to the Community. Per the 2017 City of Avondale Transportation Plan, Broadway Road is classified as a Minor Arterial with 100-feet of right-of-way (50-feet half width). 107th Avenue will be owned and maintained by Maricopa County although it will require a half-width dedication of 65-feet. In conjunction with development of Entrada, the half-street will be improved where adjacent to the Project. Miami Avenue will provide a single point of access to the community at the mid-section line and half street improvements will be completed at the time of adjacent phased development.

3) Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways.

The Project is located in an area that has generally been used for agricultural uses, large lot residential, and subdivided master planned communities and not in hillside or an environmentally sensitive area. It is, however, located in a substantial floodplain that will be mitigated as part of the regional DRCC. The flood hazard zones on both sides of the DRCC are attributable to the same source of flooding that will ultimately be managed and mitigated by the construction of the DRCC. With the DRCC's westward extension through the project, these flows will be contained within the channel and the historical floodplain on both sides of the Canal will be mitigated. Developer will reserve the land necessary for construction of the DRCC.

4) Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio, and (iii) multi-family housing ratio identified within this GP2030.

The amount of jobs to population ratio is not being reduced. In fact, the request is to slightly increase the amount of Local Commercial. The 3-acre High Density parcel is being amended to Medium Density due to its non-efficient triangular configuration and adjacency to a MDR parcel. The majority of the HDR parcel (adjacent to and south of Entrada) remains intact as it is located on property with separate ownership. Minimal adjustments are being made to the job ratio and multi-family housing potential as identified in GP2030.

5) *Impact on City Services and facilities including, but not limited to, police, fire, water, and wastewater.*

The increase in population from this amendment will be minimal and will not have a negative impact on the city services. The water and sewer lines are available for the Project. Onsite water lines serving the Project will tie into off-site water lines in at least two locations to provide a looped system. Onsite sewer mains serving the Project are anticipated to tie into an existing 30-inch sewer line west of the Project in Avondale Boulevard, a short distance north of Broadway Road.

The nearest fire station is located approximately 2 miles north of the Project along Avondale Boulevard. The nearest police department is located 3 miles north of the Project along Avondale Boulevard. It is anticipated that a future public safety facility, including both fire and police, will be located within the Alamar master-planned community west of Avondale Boulevard less than one mile from Entrada. Revenue generated from the residents living within the Project will pay for the police and fire maintenance costs.

6) *Extent to which the goals of this GP 2030 are accomplished.*

The General Plan Amendment accomplishes many of the goals and policies of the General Plan. A summary of the more significant elements are outlined below.

Land Use Element

Goal 4: Ensure all land use decisions meet the long-term social and economic goals of the community.

Policies:

A. Encourage annexations that benefit the quality of life for Avondale residents and are in the best interest of the City.

The Project is within unincorporated Maricopa County, within the Avondale planning area immediately adjacent to one of the City's growth areas and the Avondale Boulevard Employment and Commercial Corridor. Water and sewer infrastructure is readily

available along the Project's boundaries in 107th Avenue and Broadway Road and along Avondale Boulevard. The Project anticipates annexation into the City of Avondale, which will provide a revenue source for water, sewer, police, and fire services.

Goal 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns.

Policies:

A. Coordinate with external entities, surrounding jurisdictions, and state and federal agencies to address issues of regional concern.

D. Coordinate connectivity opportunities with neighboring communities when creating pedestrian and non-motorized trail systems.

Developer will work with Maricopa County Flood Control by reserving land for the DRCC in an effort to mitigate a regional floodplain issue.

The powerline corridor, DRCC, and irrigation canal provide opportunities for regional connectivity, such as a trail system. The type and location of connectivity will be determined through the design process".

Economic Element

Goal 3: Enhance and market Avondale's business climate.

Policies:

F. Encourage continued diversity and expansion of small business.

The Local Commercial land use will remain and slightly increase in size. This Local Commercial land use designation allows for smaller scale neighborhood serving businesses such as grocery stores, dry-cleaning, and restaurants. This land use will help promote the addition of smaller scale, potentially independently owned businesses.

Goal 8: Invest in neighborhood infrastructure, public spaces, and amenities

Policies:

B. Assess and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighborhoods.

The Entrada community will meet all City requirements for open space, including passive and active recreational amenities. The physical encumbrances, including the power line

corridor and channels, will be utilized and enhanced to the extent possible. It is envisioned that these areas will add value to the community and residents through the incorporation of pedestrian path and trail system.

Housing Element

Goal 4: Require excellence and innovation in residential design and construction

Policies:

A. Encourage builders to construct homes that use the latest energy conservation materials, methods, and techniques.

B. Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.

Lennar has partnered with Amazon to offer an integrated automation and voice control system as a standard feature in their NextGen product. This feature will provide Wi-Fi coverage in every room with no dead spots and control of lights, front door lock, and thermostat by talking to Amazon Alexa. This permits today's best smart and streaming products to operate at peak performances and future technologies as they come to market.

Significant changes to existing physical property characteristics such as the 230 Kv electrical power line corridor and associated easements ranging from 180 to 218 feet in width, realignment of the irrigation canal, and incorporation of the regional DRCC have been taken into consideration to create a unified, cohesive community. Trails and open spaces will be thoughtfully situated along what are currently considered significant property constraints and throughout the Community.

Energy Element

Goal 1: Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning.

Policies:

C. Encourage “walkable” communities, vertical development where appropriate, transit, and efficient land use patterns to minimize fuel consumption and energy usage.

The Project is adjacent to a growth area and the Avondale Boulevard Employment and Commercial Corridor as identified in GP2030. The Project provides residential adjacent to commercial and employment uses. A trail system will be utilizing the powerline, irrigation and DRCC easements to provide pedestrian connectivity throughout the Community.

Goal 5: Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.

Policies:

A. Work with developers and local utility providers to mitigate the off-site visual impacts on surrounding properties of electrical substations and well sites through decorative walls, opaque fencing, earthen berms, and dense landscaping.

B. Require that electric power line corridors and regional drainage channels be developed as active and passive open space amenities for the community allowing for non-motorized connections between neighborhoods.

The 180- to 218-foot wide 230 Kv power line corridor will likely mirror the landscape theme provided in the development east of Entrada through the use of berms and landscaping within SRP guidelines

The powerline corridor, DRCC, and/or irrigation canal provide opportunities for regional connectivity, such a trail system. The exact location will be determined through the entitlement and design stage.

Open Space Element

Goal 2: Create linkages to parks, trails, rivers, and mountains.

Policies:

D. Utilize all High Voltage corridors (greater than 69Kv) for passive recreational use to connect to a greenway corridor system.

The 180- to 218-foot wide 230 Kv power line corridor will incorporate landscape design features, and potential recreational opportunities, in accordance with SRP guidelines.

Bicycling Element

Goal 3: Increase recreational opportunities for bicyclists throughout Avondale.

Policies:

A. Take advantage of electrical powerline corridors, canals, regional drainage channels, and rivers to develop and enhance a regionally connected multi-modal recreation trail system.

The powerline corridor, DRCC, and irrigation canal provide opportunities for regional connectivity, such as a multi-modal trail system. The exact location will be determined through the entitlement and design process.

Facilities Element

Goal 3: Protect the community from flooding and plan for long-term, effective, and efficient stormwater services.

Policies:

D. Participate, to the extent feasible, in regional flood control planning and improvement projects.

Developer will work with Maricopa County Flood Control by reserving land for the DRCC in an effort to mitigate a regional floodplain issue.

5.0 General Plan Findings

The following findings provide support and justification for a Major Amendment to the Avondale General Plan 2030 (GP2030).

- 1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.**

Avondale currently has an abundance of ELDR acreage throughout the City (1,866 acres north of the Estrella Mountains, and over 30,000 + acres when combined with the area south of the Estrella's). Following the General Plan Amendment, modifying 166 acres from ELDR to MDR and 3 acres of HDR to MDR, the amount of ELDR acreage will only be reduced by approximately 8.9% (1,866 acres to 1,720), within areas north of the Estrella Mountains. This amount still provides ample area throughout the City for low density residential development. Overall, throughout the entirety of Avondale, the ELDR acreage will only be reduced by approximately 0.5% (from 30,297 acres to 30,131 acres), including areas south of the Estrella Mountains.

The City's General Plan Land Use Map inadequately provides appropriate land use designations for the Site, given the changing homebuyer demographics, urbanization of the surrounding area, recent adoption of a nearby Opportunity Zone (which was not anticipated when the General Plan was drafted), and the current planned development in the immediate vicinity. This project site and surrounding area are rapidly urbanizing by providing infrastructure, a community park, public safety facilities, and investment zones that all support an increase in residential densities. The requested GPA will only reduce the available ELDR acreage by a few percent.

Overall, the City does offer locations elsewhere for MDR development. According to the Avondale GP “It will be imperative for our future residential developers to understand the City’s needs when designing new residential communities.” Current demographic numbers clearly show the need for a change in housing diversity. The supply for large lots and large homes does not match the demand of most potential homebuyers. In today’s market, young potential homebuyers are seeking affordability and do not require the same square footage as previous generations. The current ELDR land use designation does not make sense for the site or the changing demographics of homebuyers. A portion of the site is designated as High Density Residential. This portion of the site abuts adjacent property designated as ELDR. The juxtaposition of these differing land uses creates significant land use incompatibility. A change to MDR will create a logical density/intensity transition between the ELDR and HDR land uses.

It should also be noted that homebuyers attitudes are changing the home building industry. Based on the articles listed below, homebuyers 37 years old and younger make up the largest generational group of homebuyers, at 34%. Sixty-five percent of this generational group are first-time homebuyers. Within this group, the median home size is 1,800 square feet. Average household occupancy continues to trend downward, while square footage of new homes continues to trend upward. Mandating large lots (typically accompanied by larger home sizes) immediately prices a large segment of potential homebuyers out of the market. The overwhelming majority of young, first-time buyers cannot afford to live in communities with a target density of 1 dwelling unit per acre.

Currently, homebuyers between 38 – 52 have the highest median income level. Builders continue to target this older segment of consumers due to their higher income and equity. However, this segment of buyers only makes up 24% of all potential homebuyers. Guiding future development to accommodate the older 24% of buyers rather than the younger 34% creates significant housing inadequacy.

Home Buyer and Seller Generational Trends

<https://www.nar.realtor/sites/default/files/documents/2018-home-buyers-and-sellers-generational-trends-03-14-2018.pdf>

Disruptive Demographics: Housing Production & Demographic Reality

<https://www.rclco.com/publication/disruptive-demographics-housing-productions-and-demographic-reality-moving-in-different-directions/>

2. The amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners.

As discussed previously, this site is replete with physical encumbrances that will need to be addressed prior to any development occurring. As depicted in **Figure 2, Existing Constraints**, significant financial expenditures are required to prepare this

site for ultimate construction which are not typical for other surrounding development, except for Alamar. The ability to off-set the approximately \$9,350,000 with large-lot residential is not financially feasible and would restrict any future development of this site.

Amending the existing General Plan land use benefits the City, its residents, and the regional area by beautifying the 230Kv power line corridor with landscaping per APS guideline; mitigating a regional floodplain issue by providing the area necessary for the Maricopa County Flood Control District to construct the DRCC; and realigning the irrigation canal to make the area more conducive for an interactive, cohesive community. The improvements planned with Entrada, coupled with the surrounding developments of Verde Trails to the south and Lion's Gate to the east, will enhance the overall marketability of Southern Avondale.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by:

- Significantly altering the acceptable land use patterns;

The amended land use will provide a transition of land uses from the more intense uses identified in the Opportunity Zones, growth area, Avondale Boulevard Employment and Commercial Corridor, to the ELDR land uses.

- Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or

Public infrastructure is nearby and readily available. The Project will take primary access from the existing 107th Avenue and Broadway Road. Portions of the roadway adjacent to the Project will be improved to City standards. Existing water lines are along Avondale Boulevard, Miami Avenue, and 107th Avenue. A 30-inch sewer lines is along Avondale Boulevard a short distance north of Broadway Road.

- Adversely impacting the existing land uses.

The proposed MDR (2.5 to 4 du/ac) provides a transition from the HDR (12 to 30 du/ac) and Commercial land uses to the ELDR (up to 2.5 du/ac) land use, which currently is developed with large lot residential homes, and also provides a buffer to the City of Phoenix MDR community located east of the Project.

Understanding the need to soften the transition to the large lot residential north of Miami Avenue, the development will incorporate several design measures geared towards providing a transition to the larger lots to the north. While it will be further defined in the PAD, all of the lots that back to Miami Road will be restricted to one-

story in height. In addition, access to Miami Avenue from Entrada will be provided at a single point at the mid-section alignment. This limits potential impacts or conflicts with those homes that front onto and take direct access to Miami Avenue. The community has also been designed that the primary themed entrance will be from 107th Avenue, with secondary access from Broadway Road and Miami Avenue. A traffic study is currently underway and will be submitted with the PAD application.

4. That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, codes, and ordinances.

The proposed amendment is consistent with the overall intent of the GP2030 as represented in the General Plan policies indicated below.

Land Use Element Goal 4, Policy A: “Encourage annexations that benefit the quality of life for Avondale residents and are in the best interest of the City”.

The Project is within unincorporated Maricopa County, within the Avondale planning area immediately adjacent to one of the City’s growth areas, Opportunity Zone, and the Avondale Boulevard Employment and Commercial Corridor. Water and sewer infrastructure is readily available along the Project’s boundaries in 107th Avenue and Broadway Road and along Avondale Boulevard. Following the GPA approval, the Project anticipates annexation into the City of Avondale, which will provide a revenue source for water, sewer, police, and fire services.

Housing Element Goal 4, Policy B: “Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout”.

Significant changes to existing physical property characteristics such as the 230 Kv electrical power line corridor and associated easements ranging from 180 to 218 feet in width, realignment of the irrigation canal, and incorporation of the regional DRCC have been taken into consideration to create a unified, cohesive community. Trails and open spaces will be thoughtfully situated along what are currently considered significant property constraints and throughout the Community.

Energy Element Goal 5, Policy B: “Require that electric power line corridors and regional drainage channels be developed as active and passive open space amenities for the community allowing for non-motorized connections between neighborhoods”.

The powerline corridor, DRCC, and irrigation canal provide opportunities for regional connectivity, such as a trail system. The type and location of connectivity will be determined through the design process.

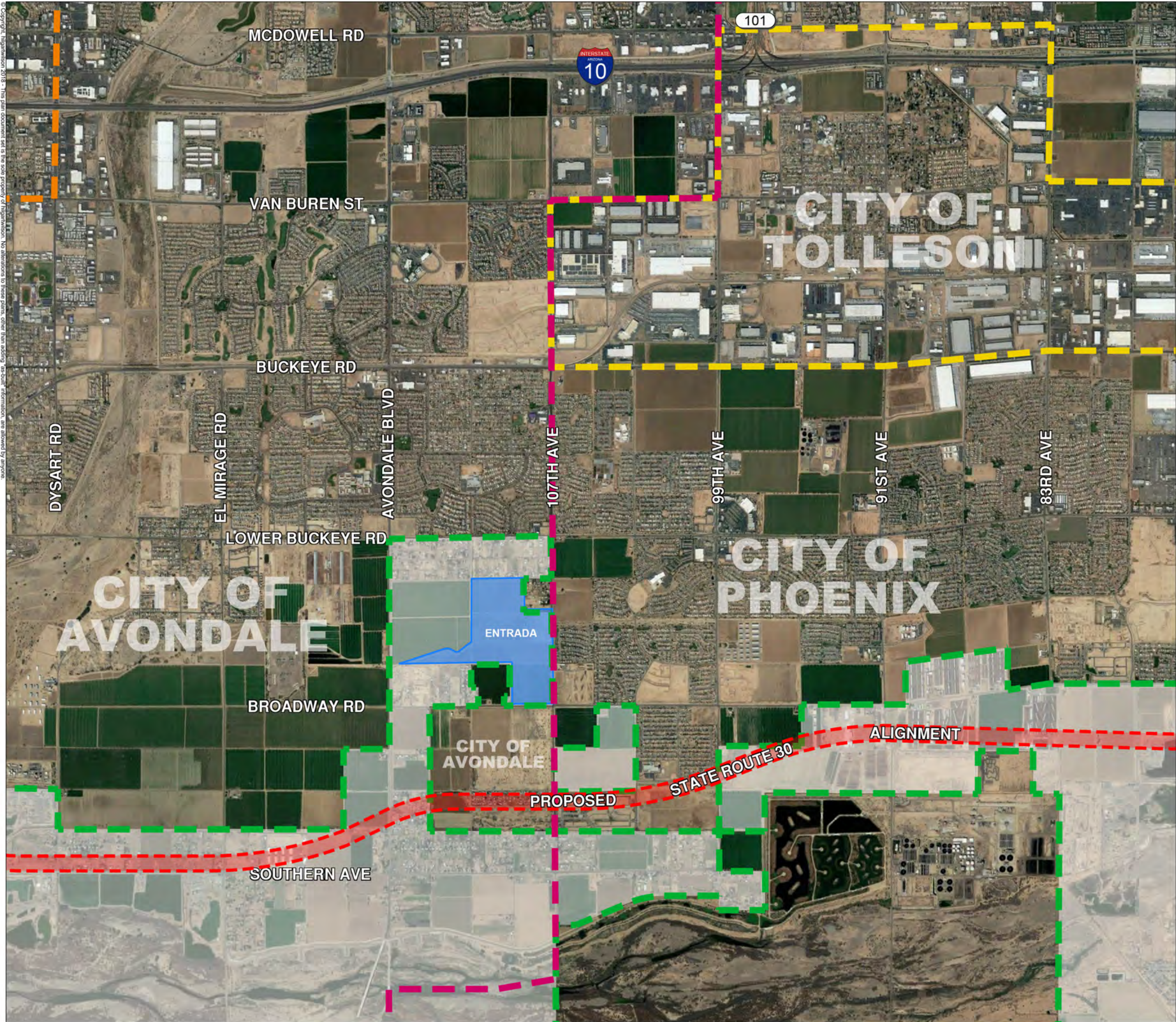
Facilities Element Goal 3, Policy D: “Participate, to the extent feasible, in regional flood control planning and improvement projects”.

Developer will work with Maricopa County Flood Control by reserving land for the DRCC, in an effort to mitigate a regional floodplain issue.

6.0 Avondale Strategic Five Year Plan

The Avondale Strategic Five Year Plan (Plan) provides a comprehensive vision to create a community that is both family friendly and economically robust. With a young and vibrant population with a median age of only 29 years, providing housing options to meet the needs of this demographic is paramount to achieving the goals of the Plan. Focusing on the goals of fostering sustainable community development and encouraging and supporting creative innovations in development, the requested General Plan Amendment will allow for a new community in Southern Avondale to be responsive to the market trends and needs of the population. Entrada will provide residential opportunities for the small businesses and large corporations that look to locate within this area of the City. Ultimately supporting the economic development corridor planned for Avondale Blvd, along SR-30, and to support the continued expansion of ISM Raceway, capitalizing on the desire to grow the area in a destination for major sports and entertainment district. Overall, Entrada will be a highly desirable development that will provide varied housing options coupled with an intricate network of enhanced open space and neighborhood commercial that will ultimately create and promote a sense of community.

FIGURES



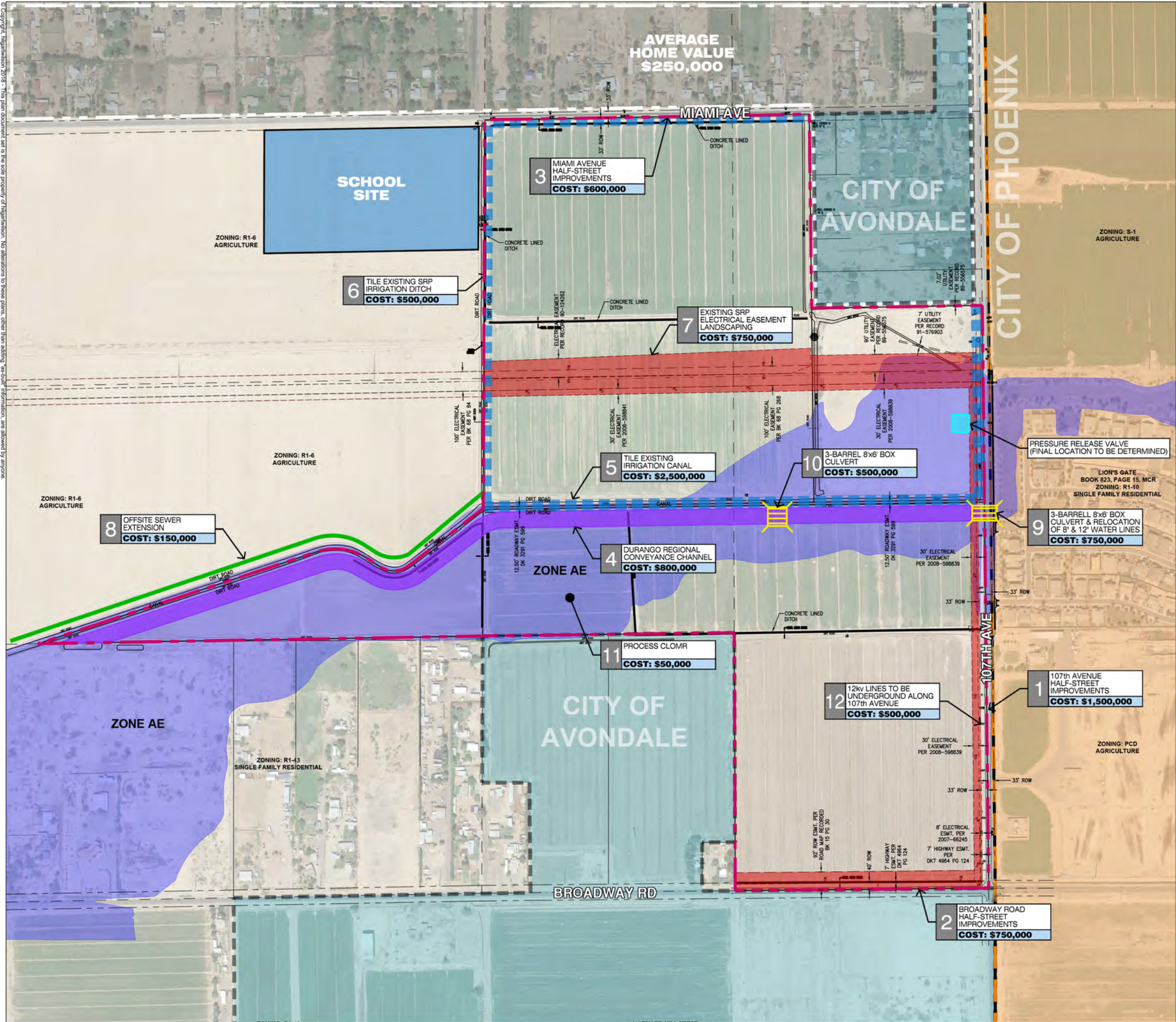
ENTRADA
AVONDALE, ARIZONA
**GENERAL PLAN AMENDMENT
REGIONAL CONTEXT MAP**



FIGURE 1

LEGEND

-  City of Avondale Planning Area Boundary
-  Maricopa County Boundary
-  City of Goodyear Planning Area Boundary
-  City of Tolleson Planning Area Boundary



ENTRADA

AVONDALE, ARIZONA

GENERAL PLAN AMENDMENT

REGIONAL CONTEXT MAP

FIGURE 2

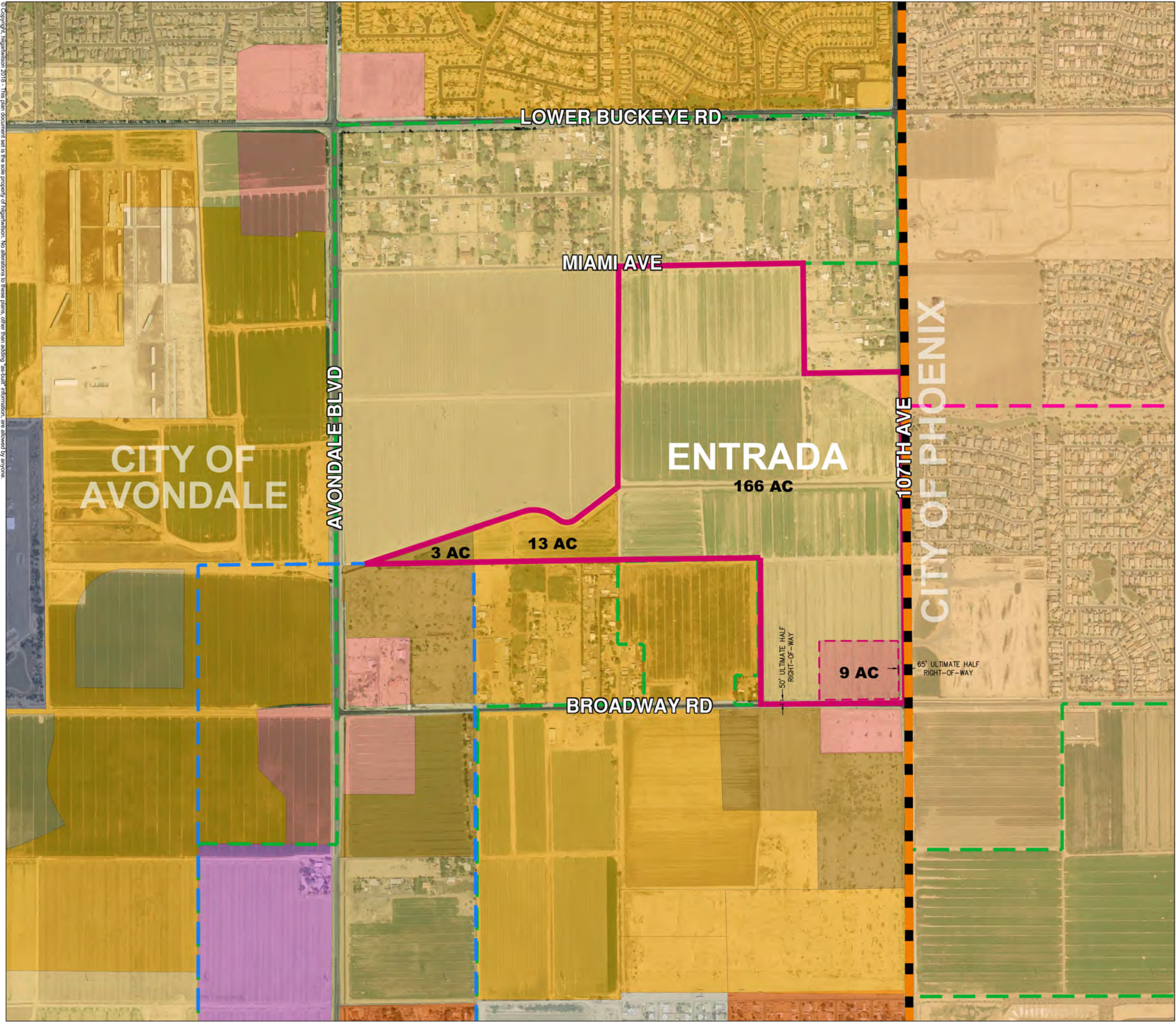
LEGEND	
—	ELECTRICAL EASEMENT AREA: 16.2 ac
—	DURANGO DRAINAGE AREA: 9.0 ac
—	EXISTING IRRIGATION CANAL AREA: 8.1 ac
—	OFFSITE SEWER EXTENSION
—	AVONDALE PLANNING AREA BOUNDARY LINE

SUMMARY OF COSTS	
1. 107th AVE HALF-STREET IMPROVEMENTS	\$ 1,500,000
2. BROADWAY RD HALF-STREET IMPROVEMENTS	\$ 750,000
3. MIAMI AVE HALF-STREET IMPROVEMENTS	\$ 600,000
4. DURANGO REGIONAL CONVEYANCE CHANNEL	\$ 800,000
5. TILE EXISTING IRRIGATION CANAL	\$ 2,500,000
6. TILE IRRIGATION DITCH	\$ 500,000
7. APS ELECTRICAL EASEMENT - LANDSCAPING	\$ 750,000
8. OFFSITE SEWER EXTENSION	\$ 150,000
9. 107th AVE BOX CULVERT	\$ 750,000
10. COLLECTOR ST BOX CULVERT	\$ 500,000
11. PROCESS CLOMR	\$ 50,000
12. 107th AVE 12kv LINES RELOCATION	\$ 500,000
TOTAL	\$ 9,350,000



NOTES	
1. FLOOD CONTROL DISTRICT CULVERT LOCATION IS BASED ON PRELIMINARY CONSTRUCTION DOCUMENT FCD2010C033. FINAL LOCATION WILL NEED TO BE VERIFIED.	
2. STREETS CLASSIFICATIONS AND ROWS PER CITY OF AVONDALE TRANSPORTATION PLAN UPDATE DATED NOVEMBER 2012.	

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ENTRADA

AVONDALE, ARIZONA

EXISTING GENERAL PLAN

LAND USE MAP

(PER AVONDALE GENERAL PLAN 2030)



FIGURE 3

CITY OF AVONDALE GENERAL PLAN LAND USE LEGEND

- Planning Boundary
- Growth Area
- LAND USE**
 - Estate/Low Density Residential
 - Medium Density Residential
 - Medium/High Density Residential
 - High Density Residential
 - Local Commercial
 - Freeway Commercial
 - Office/Professional
 - Public/Civic
 - Mixed Use

CITY OF PHOENIX GENERAL PLAN LAND USE LEGEND

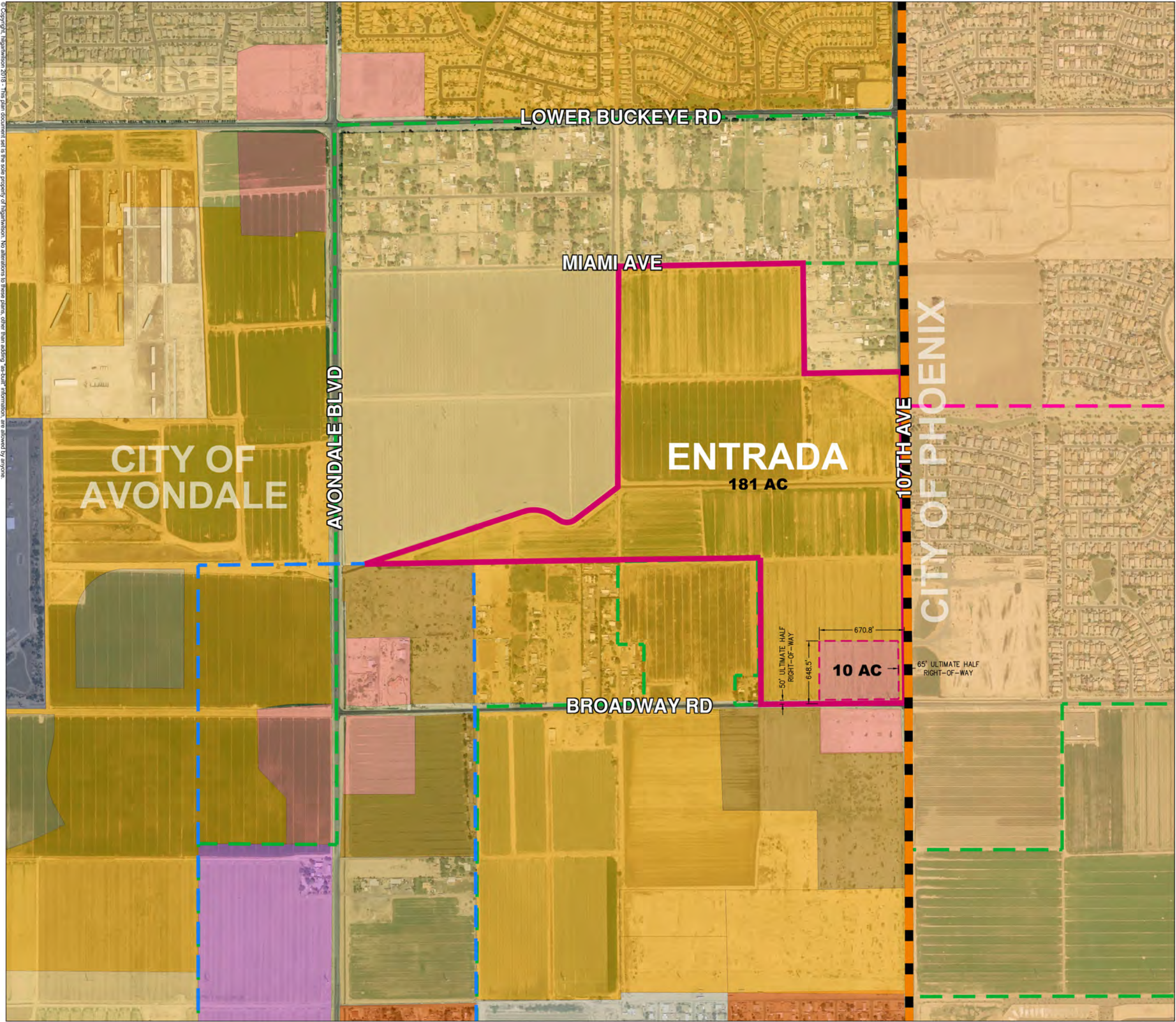
- Density Cap Limit
- Residential 2-3.5 du/ac

CITY OF PHOENIX GENERAL PLAN LAND USE LEGEND

- Maricopa County Boundary

ENTRADA LAND USE DESIGNATION

- Medium Density Residential 2.5-4 du/ac
- Local Commercial



ENTRADA

AVONDALE, ARIZONA

PROPOSED GENERAL PLAN

LAND USE MAP

(PER AVONDALE GENERAL PLAN 2030)



FIGURE 4

CITY OF AVONDALE GENERAL PLAN LAND USE LEGEND

- Planning Boundary
- Growth Area
- LAND USE
 - Estate/Low Density Residential
 - Medium Density Residential
 - Medium/High Density Residential
 - High Density Residential
 - Local Commercial
 - Freeway Commercial
 - Office/Professional
 - Public/Civic
 - Mixed Use

CITY OF PHOENIX GENERAL PLAN LAND USE LEGEND

- Density Cap Limit
- Residential 2-3.5 du/ac

CITY OF PHOENIX GENERAL PLAN LAND USE LEGEND

- Maricopa County Boundary

ENTRADA LAND USE DESIGNATION

- Medium Density Residential 2.5-4 du/ac
- Local Commercial

Exhibit F

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a General Plan Amendment _____ has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Entrada Project Manager: Ken Galica
Request: Land use change from Estate/Low Density & HDR to MDR Acreage/Parcel Size: 191 AC
Current Density Allowed: 1.6 - 3.8 du/ac Density Proposed: 2.5 - 4 du/ac
Total number of residential units proposed: 625

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☐ No ☒

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

The District would anticipate 190-208 students from this project.
7.7 classrooms of books, equipment and added staff at \$285,185/year plus
\$69,680 one-time expenses

Is a school site within the proposed development needed?

Yes ☐ No ☐

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 2/20/19
School District: Littleton ESD #65
District Superintendent: R. Freeman
Phone #: 623 478 5611
E-mail: r.freeman@littletonaz.org
Signature: [Signature]

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a General Plan Amendment has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Entrada Project Manager: Ken Galica
Request: Land use change from Estate/Low Density & HDR to MDR Acreage/Parcel Size: 191 AC
Current Density Allowed: 1.6 - 3.8 du/ac Density Proposed: 2.5 - 4 du/ac
Total number of residential units proposed: 625

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☒ No ☐

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: March 27, 2019

School District: Tolleson Union High School District #214

District Superintendent: Nora Gutierrez

Phone #: 623-478-4000

E-mail: nora.gutierrez@tuhsd.org

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/development/services

Exhibit G

Neighborhood Meeting Minutes

Tuesday, October 22, 2019, 6:00 P.M.

Quentin Elementary School

October 22, 2019, Neighborhood Meeting

Summary for Entrada

PL-19-0054 & PL-19-0201

The neighborhood meeting for Entrada was held in the cafeteria of Quentin Elementary School, 11050 W Whyman Ave, Avondale, AZ 85323, at 6:00 p.m. on October 22, 2019. The Development Team arrived by 5:15 p.m. and the first attendees arrived at 5:57 p.m. A copy of the sign in sheets are attached as Appendix A.

Members of the Development Team present included:

Ed Grant – Property Owner

Toni Bonar - Hilgart Wilson

Carolyn Oberholtzer- Bergin, Frakes, Smalley & Oberholtzer

Lyle Begiebing- Bergin, Frakes, Smalley & Oberholtzer

Members of City of Avondale:

Ken Galica - Planner

The meeting began with two citizens arriving at 5:57pm. The development team walked them through the various presentation boards outlining the project and explained the major general plan amendment, annexation and zoning application. They also explained that the property is in Maricopa County and that the current zoning is a mixture of RU-43 and R1-6 RUPD. The team also explained the relationship of the General Plan amendment to the annexation and zoning processes and anticipated hearing schedule.

The following is a summary of questions and feedback given by the attendees. The development team's response to each question is provided after each question in **bold**.

A citizen inquired about the possibility of a grocery store on the commercial corner.

There is not a plan yet for the commercial corner but the site and zoning would permit grocery uses.

A citizen asked whether the development would allow her to still ride horses on the power line corridor path in the area.

The development team explained how they took careful consideration to work with the various constraints around the property such as the Salt River Project's large power line corridor and the regional drainage channel managed by Maricopa County Flood Control. The team pointed out the regional context map and showed how the project would take the drainage and flood areas and combine them into one greenspace corridor running down the power lines. They explained that this corridor will feature a wide mixed-use path that is accessible for horses.

Citizens asked how the project would fit with the future SR-30 freeway alignment to the south.

The development team pointed out an exhibit board with the likely freeway path highlighted on a map of the region and relationship to the property.

Citizens asked where the entrances of the development would be placed.

The team pointed out the preliminary site plan and showed the access points on Miami Ave. and 107th Ave. They explained that the internal road network may still change but the access points will stay where they are.

A citizen asked what will be improved on the east edge of the project adjacent to 107th Ave.

The development team explained that the entire half-street will be improved including curb, gutter, and sidewalks.

A citizen that lives off of Miami and 107th asked if the zoning or rules would change for her property.

The development team confirmed the location of her residence as already within the City of Avondale and explained that no part of their applications impact other properties.

The summary of the feedback received was support of the development concept and especially with the single-family master-plan. A resident expressed that she would not be supportive of multi-family in the project as a result, she was glad to see the General Plan High Density Residential category being revised to Medium Density.

In total, 3 people attended the meeting and the last attendee left at 6:55.

The meeting adjourned at 7:00 p.m.

Hilgart Wilson
Entrada Major GPA (PL-19-0054), Rezone (PL-19-0201),
Northwest corner of Broadway Road and 107th Avenue
Neighborhood Meeting – Tuesday October 22 @ 6:00 PM
Quentin Elementary School - Cafeteria
11050 W Whyman Ave, Avondale, AZ 85323

11050 W Whymman Ave, Avondale, AZ 85323

[illegible]



AGENDA ITEM REPORT

SUBJECT: BioLife Plasma Services – Conditional Use Permit – Application PL-19-0187

MEETING DATE: 11/21/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert PLLC, for approval of a Conditional Use Permit (CUP) to allow a plasma center use in the Planned Area Development (PAD) zoning district. The use is proposed on 2.95 gross acres of vacant/undeveloped land located approximately 220 feet north of the northeast corner of McDowell Road and 107th Avenue. The subject property is zoned Harbor Shores PAD, which allows for use of the subject property in accordance with the permitted uses in the City's C-2 (Community Commercial) zoning district; City Council approval of a Conditional Use Permit is required for a plasma center use in the C-2 district. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 2.95 gross acre subject property (Exhibits A and B) is located approximately 220 feet north of the northeast corner of McDowell Road and 107th Avenue.

The rectangular parcel was annexed into the City's corporate limits in February 1985 and rezoned to Planned Area Development (PAD) in May 1985 as part of the 113.1-acre Harbor Shores PAD. The Harbor Shores PAD, twice amended, allows for 25.1-acres of commercial development at the intersection of McDowell Road and 107th Avenue. This commercial sub-area, of which the subject parcel is a part, is to be developed with uses and development standards of the City's C-2 (Community Commercial) zoning district. The Harbor Shores PAD also allows for 88.0-acres of single-family residential development expanding out from the southeast corner of 107th Avenue and Encanto Boulevard.

Approximately 13.2 of the PAD's 25.1 commercial acres have been developed with C-2 uses including a behavioral health hospital, medical offices, and a mini-storage facility. The remaining 11.9 acres, inclusive of the subject property, are vacant and undeveloped. The residential component of the Harbor Shores PAD is fully developed with 470 single-family detached residences.

The property is designated by the General Plan 2030 Land Use Map as Local Commercial (Exhibit C) and is located within the boundaries of the North Avondale Specific Plan (NASP). The Local Commercial land use designation provides for the daily needs of goods and services to residents within the surrounding area; uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional

offices. The North Avondale Specific Plan furthers goals, policies and objectives of the General Plan 2030 to ensure that the existing residential character of North Avondale is protected through implementation of compatible design. The site is also located within the Avondale Health-Tech Corridor, a City initiative to create a medically-oriented employment center along McDowell Road from 99th Avenue to the Agua Fria River.

Existing uses and zoning of surrounding properties include:

North: Multiple uses occur along the property's northern edge. From east to west:

- A vacant, undeveloped 7.0-acre parcel zoned Harbor Shores Planned Area Development (PAD). The PAD allows for C-2 (Community Commercial) uses on this parcel.
- City of Avondale Fire Station #172, a municipal facility located on 3.4 acres zoned Crystal Gardens PAD.

East: Copper Springs Hospital, a 72-bed behavioral health hospital located on 6.0 acres zoned Harbor Shores PAD.

South: A vacant, undeveloped 2.0-acre parcel located at the northeast corner of 107th Avenue and McDowell Road, zoned Harbor Shores PAD. The PAD allows for C-2 (Community Commercial) uses on this parcel.

West: Multiple uses occur west of the property across 107th Avenue. From north to south:

- Desert Lakes Professional Plaza, a fully developed 6-acre site consisting of seven office buildings that have been divided into a total of ten office condominiums. The property is zoned Crystal Gardens PAD, which allows for C-2 (Community Commercial) uses within the office condominiums.
- A 2.0-acre parcel developed with a Walgreens retail pharmacy. The property is zoned Crystal Gardens PAD.

SUMMARY OF REQUEST:

The applicant is requesting approval of Conditional Use Permit (CUP) to operate a plasma center, BioLife Plasma Services, on the subject site (Exhibit E). The property is zoned Harbor Shores PAD, allowing C-2 (Community Commercial) uses. Approval of a CUP is required for plasma center uses in the C-2 zoning district.

A plasma center is commonly defined as a medical facility where patrons provide blood plasma that the facility collects for future sale to hospitals and other institutional medical users. During the plasma collection procedure, a phlebotomist will draw a patron's blood, process the blood to separate the plasma from the blood cells, and then return the blood cells (with the plasma removed) to the patron intravenously. It is typical for plasma centers to provide patrons with payment in return for their plasma donation.

The proposed use will occur in a new single-story, 14,662 square foot rectangular building positioned in the center of the currently undeveloped subject site (see Exhibit E, Tab C for preliminary site plan, landscape plan, floor plan, and elevations). The new building will include spaces for a reception area, exam rooms, two donor floors, a plasma processing area, a plasma storage freezer, and various other associated offices and medical related areas. A total of 113 parking spaces, including 15 covered spaces, are provided, in excess of the minimum Zoning Ordinance requirements (73 spaces required). Access to the property will be from 107th Avenue, with a secondary shared access provided through the abutting property to the south for access to McDowell Road. The primary customer entrance will be located on the building's west elevation adjacent to 107th Avenue and a pedestrian connection is provided from the entryway through the parking lot to the 107th Avenue public sidewalk.

The exterior appearance of the building, and the functions occurring on the site, are most comparable to a laboratory testing facility, dialysis clinic, or similar medical-related facility. Multiple building materials are incorporated into the design of the proposed building, including refined woodstone masonry, three colors of earth-toned EIFS, and decorative and functional metal accents. Aesthetic interest is further enhanced through varied roofline heights, undulating building wall planes, and use of glazing. The proposed materials, neutral colors, and architectural form have been selected to ensure compatibility with the existing single-family homes in North Avondale. Landscaping exceeding City requirements is provided throughout the site, further enhancing the site's appearance.

According to the applicant's narrative, the facility will employ approximately 50 staff with approximately 12-15 employees on-site at any one time. The plasma center is anticipated to serve donors within a seven-mile radius; the applicant estimates 150 to 200 donors will visit the facility on a typical day, with a busy day seeing up to 250 donors. The proposed BioLife Plasma Services facility will operate between the hours of 6:00 A.M. and 7:00 P.M. seven days a week. Patrons of BioLife Plasma Services will receive payment for their donation in the form of a pre-paid debit card.

A separate application for Site Plan/Design Review has been submitted to the City. The application is consistent with the preliminary site plan, landscape plan, and architectural renderings provided as part of the Conditional Use Permit application. The Site Plan/Design Review application cannot be approved until such time that the City Council approves the CUP request; approval of the Site Plan/Design Review application will be administrative.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Wednesday, October 30th in the Sonoran Conference Room at Avondale City Hall. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic were completed at least fifteen days prior to the meeting as required. In addition to the Applicant and Staff, seven persons (four residents, one employee of a nearby business, and two Council Members) attended the Neighborhood Meeting (Exhibit G).

The primary concern of attendees was regarding the potential for increased loitering on the site and that loitering patrons might travel into nearby neighborhoods, commercial centers, or neighborhood parks. The applicants stated that BioLife Plasma Services addresses loitering concerns through the following measures:

- All clients are required to have an appointment. Though walk-in appointments are accepted, no walk-in clients will be taken if there is insufficient seating in the waiting room.
- All clients must wait inside the facility.
- Clients must show proof of permanent residence, pass a physical, and pass random drug testing screenings to be accepted as donors, reducing the number of at-risk persons that attempt to visit the facilities.
- Security cameras are used to monitor the premises. Staff is instructed to call the police if there are any questionable activities occurring on the premises.

Vice Mayor Dennis shared her experience visiting the Glendale BioLife facility, stating that she was impressed by the cleanliness and well-organized operation of the business. The Vice Mayor noted that she initially had many of the same loitering concerns that the residents shared but that seeing the business in operation in Glendale alleviated most of those concerns. The applicant welcomed all other attendees to visit the Glendale facility for a tour to have a complete understanding of how the business operates. The tone of the meeting

was generally positive and several attendees stated that they were impressed by the applicant's presentation and the proposed high quality building architecture.

No comments related to the proposal have been posted on the City's aVOICE digital forum; six people have viewed information about the request.

The applicant has obtained 95 letters and 100 signatures from residents and employees in support of the proposed Conditional Use Permit (Exhibit F). Ninety-five of the 100 petition signatures in support of the project were from the same individuals that provided separate letters. Additionally, the applicant received an email from one of the residents that attended the neighborhood meeting and was initially concerned but subsequently visited and was impressed by visiting BioLife Plasma Services' Glendale location (Exhibit H).

All required notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on October 30, 2019. The meetings were advertised in the Wednesday, November 6, 2019 edition of the Arizona Republic. Lastly, a public hearing notice sign identifying meeting dates, times, and locations was installed on the property on October 14, 2019. No public comments beyond what is discussed above have been received to date.

ANALYSIS:

To grant a Conditional Use Permit, five findings must be met as outlined in Zoning Ordinance Section 108.B. Each finding is presented below along with Staff's analysis.

1. That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.

Regarding finding 1(a), the subject property is designated by the General Plan 2030 as Local Commercial. The Local Commercial land use designation provides for the daily needs of goods and services to residents within the surrounding area; uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The proposed BioLife Plasma Services facility is a medically-oriented service use that generates most of its clientele from a 7-mile radius, consistent with the Local Commercial land use designation. Finding 1(a) has been met.

As to finding 1(b), the subject property is located within the boundaries of the North Avondale Specific Plan area (NASP). The Plan furthers goals, policies and objectives of the General Plan 2030 to ensure that the existing residential character of North Avondale is protected through implementation of compatible design. The proposed single-story office building is a high-quality design that will be compatible with the design character of North Avondale. The building, which utilizes a variety of earth toned materials and forms that will complement the surrounding predominantly residential area, will enhance the aesthetic quality of the area. The intensity of the use, with characteristics most similar to a medical office, laboratory, or clinic, is also appropriate and consistent with the surrounding commercial uses in the area, specifically a behavioral health hospital, medical office complexes, and a retail pharmacy. Finding 1(b) has been met.

Lastly, as to finding 1(c), the site is located within the Avondale Health-Tech Corridor, a City initiative to guide development of medically-oriented employment uses along McDowell Road from 99th Avenue to the Agua Fria River. Plasma center uses provide a medical-related service and employ medical professionals and technicians that will help to further the Health-Tech Corridor concept. Finding 1(c) has been met.

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

The intensity of the use, traffic generation, parking demand, and hours of operation proposed are consistent and compatible with the existing medical office, retail, restaurant, and service uses occurring in the McDowell Road corridor. Furthermore, BioLife Plasma Services' operational standards which prohibit loitering, require donor appointments, require all waiting to occur inside the facility, limit frequency of donation, and require all donors to show proof of residency and pass a series of medical and drug screenings, are intended to eliminate potential detrimental impacts on adjacent properties, neighborhoods, and the general public welfare. Considering the above operating practices, it is anticipated that the proposed use will not create more significant impacts than existing commercial uses already operating in the area. Finding 2 has been met.

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.

The proposed site plan, landscape plan, and building architecture meets or exceeds all applicable requirements of the Avondale Zoning Ordinance, General Engineering Requirements Manual, and Commercial and Industrial Design Manual, including requirements for parking, landscaping, screening, setbacks, signage, architectural design, and outdoor lighting. On-site circulation has been reviewed by the City Traffic Engineer and Fire Marshal, both of whom have determined that the proposal meets criteria for safe and efficient design.

In addition to development and design standards summarized above, the Avondale Zoning Ordinance requires plasma centers to be located a minimum of 1,320 feet from another plasma center, a non-chartered financial services facility (such as payday loans, title loans), a liquor store, a pawn shop, or a smoke shop/tobacco lounge. The proposed plasma center site exceeds the minimum separation requirements from all these uses. Finding 3 has been met.

4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

The proposed plasma center use will generate traffic consistent with a medical office use.

Primary access to the subject property will be from 107th Avenue, a Minor Arterial, via a full-access driveway at the northwest corner of the subject parcel. This primary drive will be shared by the City's Fire Station #172 to provide joint access to both facilities. A secondary right-in/right-out ingress/egress to McDowell Road, which is a Major Arterial street, will be provided through the undeveloped property south of the BioLife parcel in an existing cross-access easement. Both 107th Avenue and McDowell Road are designed in this location to accommodate the traffic anticipated to be generated by the proposed plasma center use. Finding 4 has been met.

5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

Three conditions have been included in the Staff recommendation to ensure that potential adverse effects are minimized.

Condition #1 is a standard condition requiring the BioLife Plasma Services facility to develop and operate in conformance with the Conditional Use Permit Narrative and the exhibits thereto (Site Plan, Landscape Plan, etc.).

Condition #2 is a standard condition that specifies that the CUP will expire two (2) years from the date of Council approval if the plasma center use has not commenced operations on the site.

Condition #3, which specifies that all waiting must occur inside the building, loitering on the property is prohibited, and that the facility manager must report any illegal activities to local law enforcement, is recommended to reduce any remaining concerns raised at the Neighborhood Meeting.

Finding 5 has been met.

DISCUSSION:

The proposed Conditional Use Permit for BioLife Plasma Services meets all findings for approval as outlined in the Analysis section of this report.

- The proposed BioLife Plasma Services use is consistent with the Local Commercial Land Use designation, will further the City's general guidelines and objectives for development in North Avondale, and advances the City's Health-Tech Corridor initiative along McDowell Road.
- The proposed BioLife Plasma Services use is compatible with nearby land uses and will not be detrimental to persons residing or working in the area.
- The proposed BioLife Plasma Services site plan allows for safe on-site circulation and meets all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.
- The site has appropriate access to public streets that have adequate capacity to carry the traffic expected to be generated by the proposed BioLife Plasma Services facility.
- Adequate conditions of approval have been incorporated to mitigate adverse effects.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage development of businesses in healthcare, technology, and advanced manufacturing.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0187 BioLife Plasma Services, a request for a Conditional Use Permit to allow a plasma center in the Harbor Shores Planned Area Development (PAD) zoning district, subject to the following three (3) conditions of approval:

1. Development and use of the site shall conform to the BioLife Plasma Services Conditional Use Permit narrative date stamped September 25, 2019, and all exhibits thereto.
2. In accordance with Section 109 of the Zoning Ordinance, the Conditional Use Permit shall expire two (2) years from the date of approval if the use has not commenced.
3. No loitering shall occur on the property. All clients waiting for appointments must do so inside of the BioLife Plasma Services building. The facility manager or designee shall be responsible for ensuring

that any illegal activities believed to be occurring on the premises are reported to local law enforcement.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0187 BioLife Plasma Services, a request for a Conditional Use Permit to allow a plasma center in the Harbor Shores Planned Area Development (PAD) zoning district, subject to three (3) recommended conditions of approval as listed in the staff report.

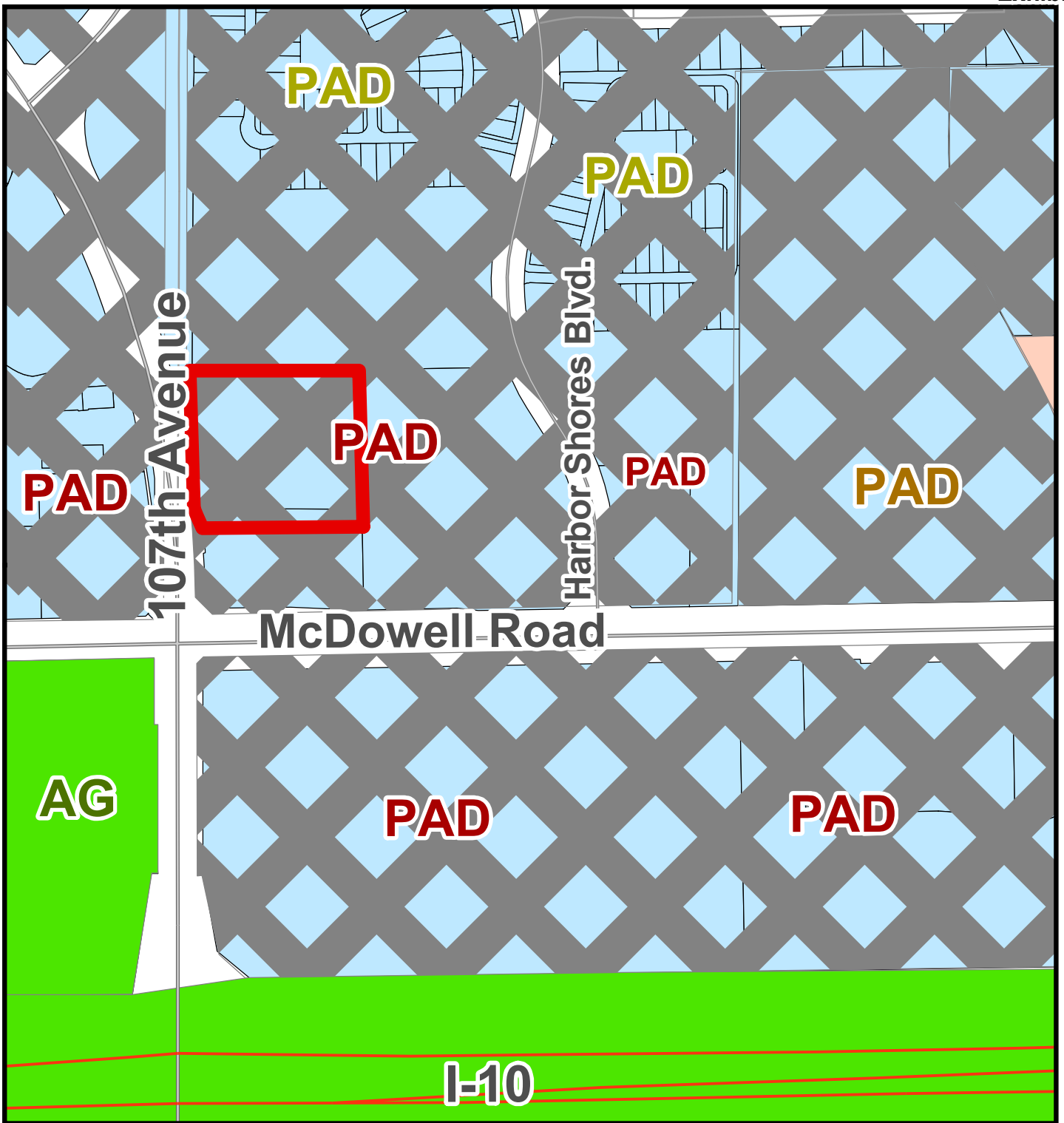


Aerial Photograph



 Subject Property



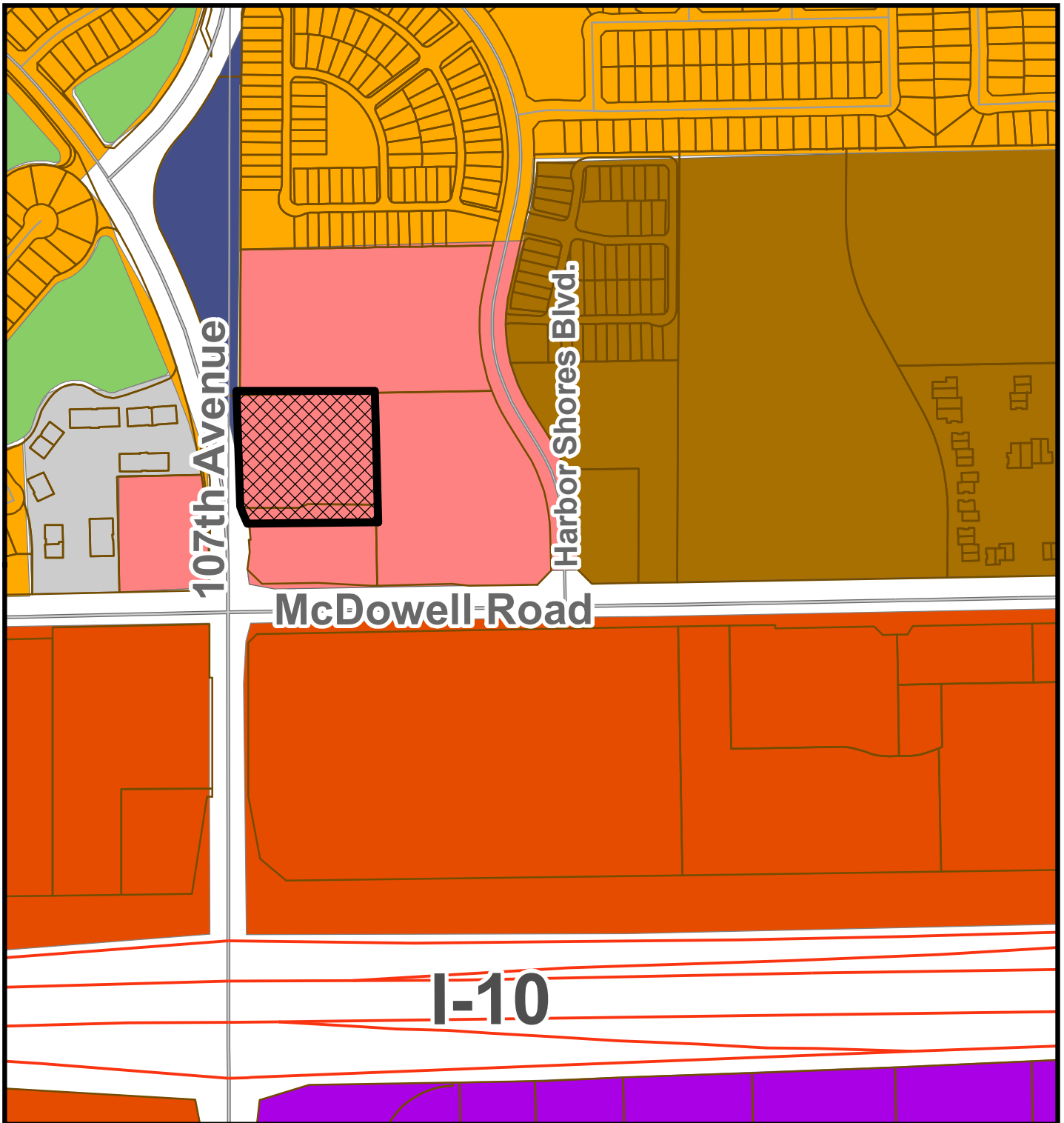


Zoning Vicinity Map



 Subject Property





General Plan Land Use Map

 Freeway Commercial

 Business Park

 Local Commercial

 **Subject Property**

 High Density Residential

 Medium Density Residential

 Public/Civic

 Office/Professional

 Open Space and Parks



*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0187*

<i>THE PROPERTY</i>	
PROPERTY SIZE	Approximately 2.95 gross acres
LOCATION	Approximately 220 feet north of the northeast corner of McDowell Road and 107 th Avenue
PHYSICAL CHARACTERISTICS	The rectangular property is vacant and undeveloped. An existing driveway entrance to the Avondale Fire Station #172 is located in an access easement at the northwest corner of the parcel.
GENERAL PLAN LAND USE DESIGNATION	Local Commercial
EXISTING ZONING	Harbor Shores Planned Area Development (PAD)
ZONING HISTORY	The property was annexed into the City of Avondale in February 1985 and rezoned to Planned Area Development (PAD), as part of the 113.1-acre Harbor Shores PAD, in May 1985. The PAD permits development of the subject parcel with C-2 (Community Commercial) uses and development standards.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	From east to west: • A vacant, undeveloped 7.0-acre parcel zoned Harbor Shores Planned Area Development (PAD). The PAD allows for C-2 (Community Commercial) uses on this parcel. • City of Avondale Fire Station #172, a municipal facility located on 3.4 acres zoned Crystal Gardens PAD.
EAST	Copper Springs Hospital, a 72-bed behavioral health hospital located on 6.0 acres zoned Harbor Shores PAD.
SOUTH	A vacant, undeveloped 2.0-acre parcel located at the northeast corner of 107 th Avenue and McDowell Road, zoned Harbor Shores PAD. The PAD allows for C-2 (Community Commercial) uses on this parcel.
WEST OF 107 TH AVENUE	From north to south: • Desert Lakes Professional Plaza, a fully developed 6-acre site consisting of seven office buildings that have been divided into a total of ten office condominiums. The property is zoned Crystal Gardens PAD, which allows for C-2 (Community Commercial) uses within the office condominiums. • A 2.0-acre parcel developed with a Walgreens retail pharmacy. The property is zoned Crystal Gardens PAD.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Pendergast Elementary School District Tolleson Union High School District

ELEMENTARY SCHOOL	Desert Mirage K-8
HIGH SCHOOL	Westview High School

<i>STREETS</i>	
107th Avenue	
Classification	Minor Arterial
Existing half-street ROW	55 feet
Standard half-street ROW	55 feet with additional ROW width at turn/deceleration lane locations
Existing half-street improvements	2 paved travel lanes, ½ center turn lane, curb, gutter, sidewalk, and street lights.
Standard half-street improvements	2 paved travel lanes, landscaped center median with left turn lanes, curb, gutter, sidewalk, street lights, landscaping.

<i>UTILITIES</i>
Domestic water service will be provided to the new building via an existing 16” water line in 107th Avenue. No new public lines will be required to serve this development. Sewer service will be provided to the new building via an existing 18” sewer main in McDowell Road which will connect to the property, in an easement, through the undeveloped property south of the site. No new public lines will be required to serve this development. Salt River Project (SRP) provides electrical service in this portion of the City.

Exhibit F

Letters and Signatures in Support

Petition in Support with 100 Signatures

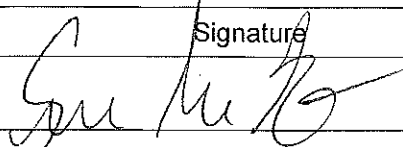
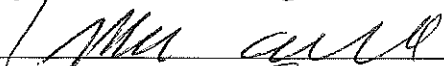
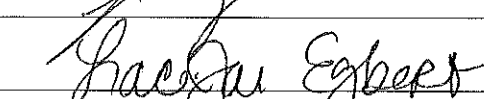
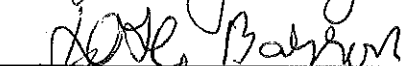
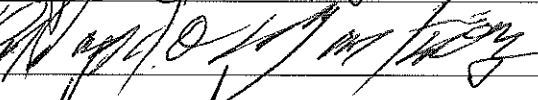
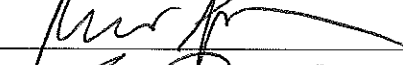
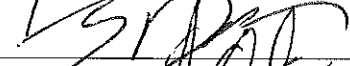
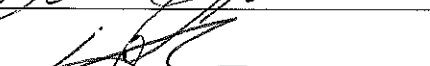
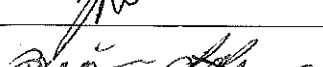
58 Letters from Residents

37 Letters from Employees of Nearby Businesses

PETITION IN SUPPORT OF BIOLIFE PLASMA SERVICES

City Council and City Clerk:

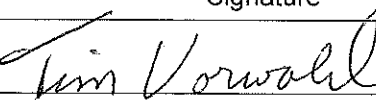
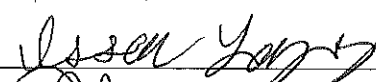
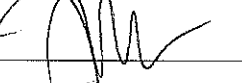
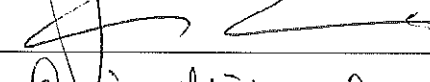
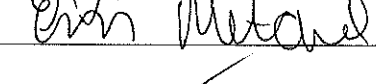
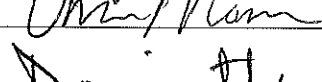
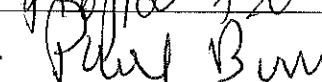
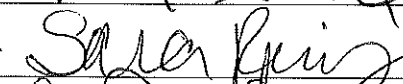
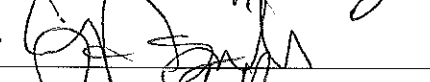
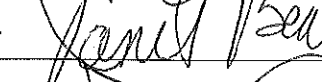
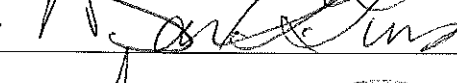
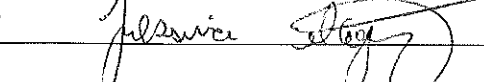
I, the undersigned, **support** the proposed BioLife Plasma Services project located near the northeast corner of 107th Avenue and McDowell Road (1650 N. 107th Ave). This Conditional Use Permit approval would result in an industry leading, FDA licensed collection center for high-quality plasma. The work done at this proposed BioLife center will help treat serious conditions such as hemophilia, immune deficiencies and treat victims of shock and burns. This proposed project provides an important service and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Santiago Nieto	10617 W Coronado Rd, Avondale 85392	08/19/19
2.		MARK Arnold	10602 W Coronado Rd Avondale 85392	8/19/19
3.		Neelha Torres	10606 W Coronado Rd	8-19-19
4.		YNES MIRANDA	10614 W. CORONADO RD AVONDALE AZ 85392	8/19/19
5.		Susannah Hiralcz	10636 W. Coronado Rd. Avondale, AZ 85392	8/19/19
6.		Laci Dai Egbert	1818 N 106 th In Avondale, AZ 85392	8/19/19
7.		Jose L Barron	1902 N 106 th N 106 th Avondale AZ 85392	8/19/19
8.		ORLANDO	2021 N. 106 th DR AVONDALE AZ 85392	8/19/2019
9.		KEITH SMITH	1901 N. 106 th DR AVONDALE AZ 85392	8/19/2019
10.		Stevan Debrasevic	1917 N 106 th In Avondale AZ 85392	8/19/2019
11.		Ana Ortiz	1914 W 106 th av. Avondale AZ 85392	8/19/2019
12.		Lennie Johnson	1822 N. 106 th Avondale 85392	8/19/2019
13.		DAVID WHITE	1817 N. 107 th + AVE 85392	8/15/2019
14.		TIMOTHY STERNE	1901 N. 106 th AVE 85392	8/19/19
15.		Quincy Jones	1909 N 106 th Ave 85392	8/19/19

PETITION IN SUPPORT OF BIOLIFE PLASMA SERVICES

To the Mayor, City Council and City Clerk:

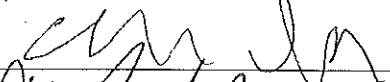
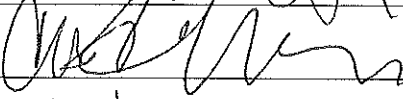
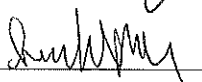
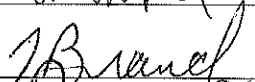
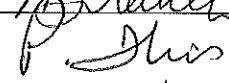
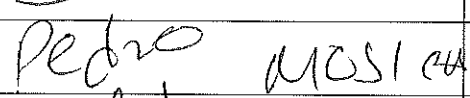
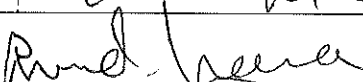
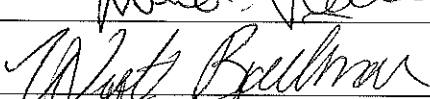
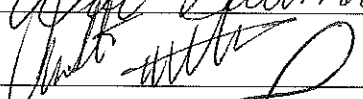
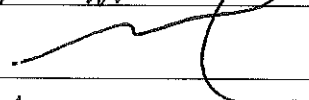
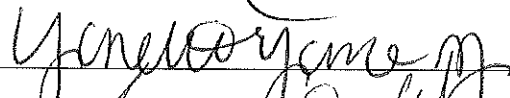
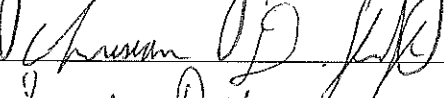
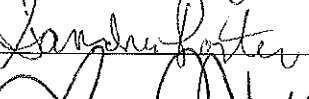
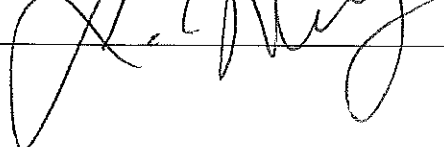
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Signature	Printed Name	Address	Date
1. 	Tim Vorwald	1921 N 106th Ave Avondale 85392	8/19/19
2. 	Issac Lopez	2050 N. 106 Ave	8/19/19
3. 	Jocelyn Sheppard	2022 N 16th Lane 8392	8/19/19
4. 	Sarah Smith	2057 N 106th Ave	8/19/19
5. 	Erin Mitchell	2041 N. 106th Ave Avondale 85392	8/19/19
6. 	Teac Fry	2037 N. 106th Ave Avondale 85392	8/19/19
7. 	Omar Monaraz	2010 N 106th ave Avondale 85392	8/19/19
8. 	Donniella Harger	10504 W Almeria Avondale 85392	8-20-19
9. 	Reyna L Perez	10525 W Coronado Rd Avondale 85392	8/20/19
10. 	Paul Burrue	10505 W Coronado Rd Avondale 85392	8/20/19
11. 	Sara Ruiz	10513 W Coronado Rd Avondale 85392	8/20/19
12. 	Chelsea Aguilar	10500 W. Berkeley Ave Avondale 85392	8/20/19
13. 	JANET PEARSON	10914 N. Almeria Rd Avondale 85392	8/20/19
14. 	Daniel Luc	10926 W Almeria Rd Avondale 85392	8/20/19
15. 	Jessica Nagy	10938 W Almeria rd. Avondale 85392	8/20/19

PETITION IN SUPPORT OF BIOLIFE PLASMA SERVICES

To the Mayor, City Council and City Clerk:

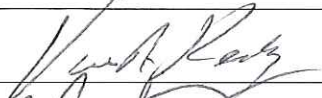
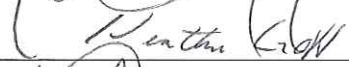
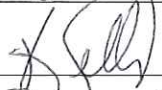
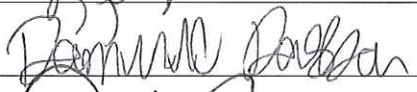
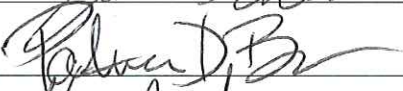
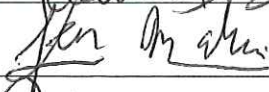
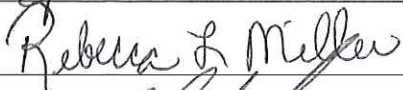
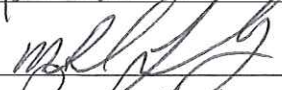
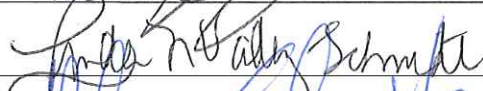
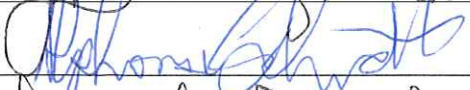
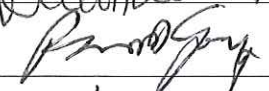
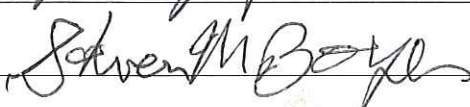
We, the undersigned, **support** the proposed BioLife Plasma Services project located near the northeast corner of 107th Avenue and McDowell Road (1650 N. 107th Ave). This Conditional Use Permit approval would result in an industry leading, FDA licensed collection center for high-quality plasma. The work done at this proposed BioLife center will help treat serious conditions such as hemophilia, immune deficiencies and treat victims of shock and burns. This proposed project provides and important service and would be a welcomed addition to this community.

Signature	Printed Name	Address	Date
1. 	KAREN RICH	10942 W. ALMERIA RD AVONDALE	8/20/2019
2. 	Kuan Nguyen	10945 W. Almeria Rd Avondale	8/20/2019
3. 	Christina Ohora	10917 W. Almeria Rd Avondale	8/20/19
4. 	Simon Nguyen	10913 W. Almeria Rd	8/20/19
5. 	Thomas Branch	10802 W Almeria Rd Avondale	8/20/19
6. 	Pat Tris	10809 W Almeria Rd	8/20/19
7. 	Pedro Mosiera	10805 W Almeria Rd Avondale	8/20-19
8. 	RINA	10853 W. almeria Rd	8/20/19
9. 	Winter Bateman	10822 W Almeria Rd	8/20/19
10. 	Justin Williams	10822 W Almeria Rd	8/20/19
11. 	Mike Miller	10817 W Almeria	8/20/19
12. 	Yanelle Yanez	10321 W McDowell	8/20/19
13. 	CHRISTIAN D. KRACK	10925 W Granada	8/21/19
14. 	SANDRA PORTER	10924 W Granada Rd	8/21/19
15. 	Jodi Murry	10920 W Granada Rd	8/21/19

PETITION IN SUPPORT OF BIOLIFE PLASMA SERVICES

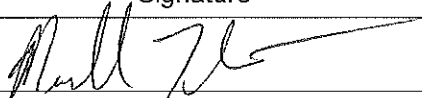
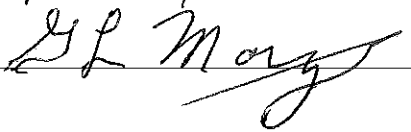
To the Mayor, City Council and City Clerk:

We, the undersigned, **support** the proposed BioLife Plasma Services project located near the northeast corner of 107th Avenue and McDowell Road (1650 N. 107th Ave). This Conditional Use Permit approval would result in an industry leading, FDA licensed collection center for high-quality plasma. The work done at this proposed BioLife center will help treat serious conditions such as hemophilia, immune deficiencies and treat victims of shock and burns. This proposed project provides an important service and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Vince A. Keshy	1914 N. 109 th DR	8/21/19
2.		Melissa Donnora	1905 N. 109 th Dr, Avondale, AZ 85392	8/21/19
3.		Heather Goff	10818 W Granada Dr. Avondale AZ 85392	8/21/19
4.		Kelly Srijic	10917 W. Granada Rd	8/21/19
5.		Dominic Pagba	10921 W. Granada Rd	8/21/19
6.		Josh Donohue	10822 W Granada rd	8/21/19
7.		Patricia D. Bumann	10810 W. Granada Rd Avondale 85392	8/21/19
8.		Ken Mering	10806 W. Granada Rd Avondale, AZ 85329	8/21/19
9.		Rebecca L. Miller	10744 W GRANADARD Avondale AZ 85329	8/21/19
10.		MICHAEL LINDLEY	10741 W. GRANADA, AVONDALE 85392	8-21-19
11.		Linda N. Vadany-Schmidt	10740 W. Granada AZ 85392	8-21-19
12.		Alphonse Schmidt	10740 W Granada Rd AZ 85392	8-21-19
13.		Dawnielle Powell	10713 W Granada Rd AZ 85392	8-21-19
14.		RICHARD KREUZER	10722 W. GRANADA RD AVONDALE 85392	8/21/19
15.		Steven M Boyer	10745 W Granada, Avondale AZ 85392	8/22/19

PETITION IN SUPPORT OF BIOLIFE PLASMA SERVICES

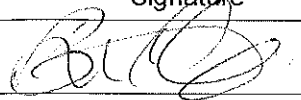
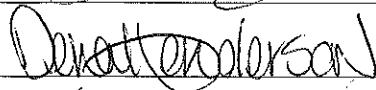
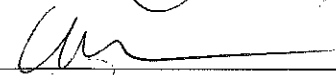
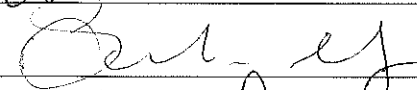
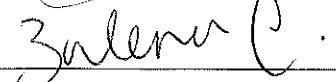
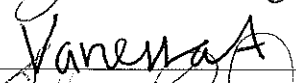
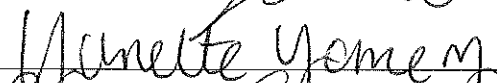
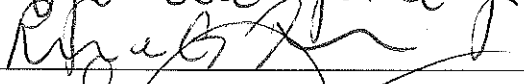
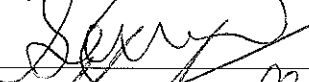
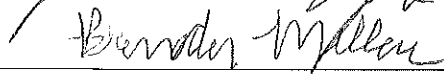
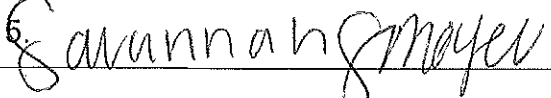
To the Mayor, City Council and City Clerk:
We, the undersigned, support the proposed BioLife Plasma Services project located near the northeast corner of 107th Avenue and McDowell Road (1650 N. 107th Ave). This Conditional Use Permit approval would result in an industry leading, FDA licensed collection center for high-quality plasma. The work done at this proposed BioLife center will help treat serious conditions such as hemophilia, immune deficiencies and treat victims of shock and burns. This proposed project provides an important service and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Michael Thornton	10957 W Granada Rd Avondale AZ 85352	8/22/19
2.		G.L. MORGAN	7813 N 108 AVE	
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PETITION IN SUPPORT OF BIOLIFE PLASMA SERVICES

To the Mayor, City Council and City Clerk:

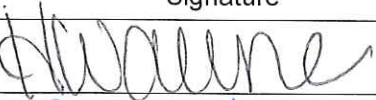
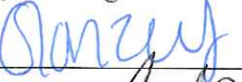
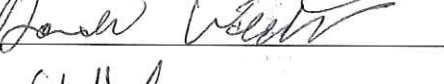
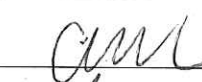
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Signature	Printed Name	Address	Date
1. 	Brooke Armstrong	10710 W. McDowell Rd	8/21/19
2. 	Dana Henderson	10750 W. McDowell Rd	8.21.19
3. 	Eileen Switzer	10750 W. McDowell Rd Ste A250	8/21/19
4. 	Silvia Ibanez	10750 W McDowell Rd Ste A250	8/21/19
5. 	Zulma Carlos	10750 W. McDowell Rd. Ste A300	8-21-19
6. 	Vanessa Arranaga	10750 W McDowell Rd DH10	8/21/19
7. 	Theresa Vasconcellos	10750 W. McDowell Rd G710 Avondale AZ	8/21/19
8. 	Victoria Huvs	10750 W. McDowell Rd #103 Avondale, AZ	8-21-19
9. 	Gabriel Jaramillo	10321 W. McDowell Rd #103 Avondale, AZ	8-21-19
10. 	Yanelle Yanez	10321 W. McDowell Rd #103 Avondale, AZ	8/20/19
11. 	Roman Flores	10321 W. McDowell Rd. A104 Avondale, AZ	8/20/19
12. 	Grace Port	10330 W McDowell Rd drachl	8/21/19
13. 	Yolane O Syde	10330 W McDowell	8/21/19
14. 	Brandon Miller	10330 W McDowell C103	8/21/19
15. 	Savannah Smayer	10155 W McDowell rd C103	8/21/19

PETITION IN SUPPORT OF BIOLIFE PLASMA SERVICES

To the Mayor, City Council and City Clerk:

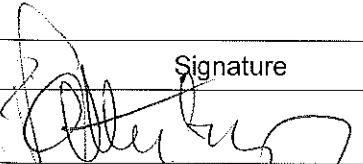
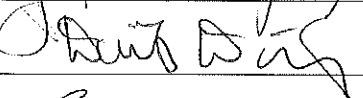
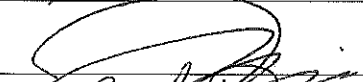
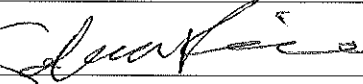
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	Signature	Printed Name	Address	Date
1.		Hayden Wallner	10155 W McDowell Rd	8/21/19
2.		Maryoreth Gonzaga	11190 W Coronado Rd / 10155 W McDowell Rd	8/21/19
3.		Luz Portillo	10105 W. McDowell rd. 85392	8/22/19
4.		Dru Lucero	9945 W. McDowell rd. 85392	8/22/19
5.		Dominic Wiederin	9905 W McDowell Rd 85392	8-22-19
6.		Christine David	9015 W. McDowell Rd 85302	8-22-19
7.		Rocio Dominguez	9915 W. McDowell 106	8/22/19
8.		Aaron Smith	9915 W. McDowell Rd. 107	8/22/19
9.		Aregie Chua	9925 W McDowell Rd #104	8/22/19
10.		Ray Larsen	9945 W McDowell Rd #104	8/22/19
11.		Chris Ellerman	10005 W. McDowell Rd #101	8-22-19
12.		ANH CAO	10005 W McDowell Rd #102	8/22/19
13.		Lilyanna Verdugo	10110 W McDowell Rd	8/22/19
14.		Francisco Naranjo	10110 W McDowell Rd 110	8-22-19
15.		Sierra Court	10110 W McDowell Rd	8/22/19

PETITION IN SUPPORT OF BIOLIFE PLASMA SERVICES

To the Mayor, City Council and City Clerk:

We, the undersigned, **support** the proposed BioLife Plasma Services project located near the northeast corner of 107th Avenue and McDowell Road (1650 N. 107th Ave). This Conditional Use Permit approval would result in an industry leading, FDA licensed collection center for high-quality plasma. The work done at this proposed BioLife center will help treat serious conditions such as hemophilia, immune deficiencies and treat victims of shock and burns. This proposed project provides an important service and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		CYNTHIA Arterbury	10220 W McDowell #120	8-22-19
2.		Daisy Diaz	10220 W McDowell #140	8-22-19
3.		BENSON TRAN	10220 W McDOWELL RD #130	8-22-19
4.		Jesse Buoni	10160 W McDowell RD	8/22/19
5.		ZACHARY PORCHE	10160 W McDOWELL RD	8/22/19
6.		HANNAH MARTIN	10160 W McDOWELL RD	8/22/19
7.		Deaven Medina	10160 W McDowell RD	8/22/19
8.		Solener Rivera	10220 W. McDowell Rd #140	8/22/19
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Santiago Nieto
10617 W Coronado Road
Avondale, Arizona 85392

August 18, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

Mark Arnold
10602 W Coronado Rd
Avondale, AZ

August 18, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Arnold', written in a cursive style.



FROM THE DESK OF MS. NADIA TORRES

August 18, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

Stevan Dobragevic
 1917 N 106th Lane
Avondale Arizona 85392

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

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Please vote to approve this project.

Sincerely,



Ana Ortiz
1914 North 106th Ave
Avondale // 85392

August 20, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

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I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to be 'Ana Ortiz', written in a cursive style.



Yaes Morand
10614 W. Granada Rd
Avondale, AZ 86392

August 19, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

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Please vote to approve this project.

Sincerely,

Miss Susannah Hiralez
10636 W. Coronado Rd
Avondale, AZ

August 20, 2019

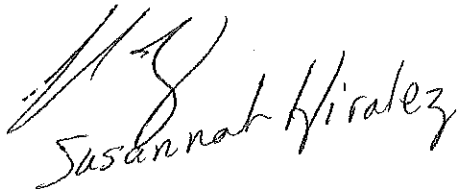
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

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Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, reading "Susannah Hiralez". The signature is written in a cursive style with a large, stylized initial "S" and "H".

1818 North 106th Lane
Avondale, Arizona
85392



LACI JAI EGBERT

August 19, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Laci Jai Egbert". The signature is stylized with large, flowing letters and a prominent "E".

Mr. Jose L. Barron
1902 N. 106th Lane
Avondale AZ 85392

August 19, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Jose Barron". The signature is fluid and cursive, with the first name "Jose" and last name "Barron" clearly distinguishable.



ORLANDO MARTINEZ
2021 N 106th AVENUE
AVONDALE - 85392

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

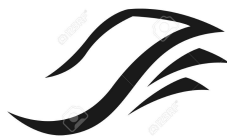
As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read "Orlando Martinez".

from the desk of bennie johnson
1822 north 106th avenue
avondale arizona
85392



August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

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I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read 'Bennie Johnson', followed by a long horizontal line.

Mr. David White
1817 North 107th Ave
Avondale, AZ

August 19, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,



8/19/2019

Tim Sterne
1901 N. 106th Ave
Avondale, AZ

August 18, 2019

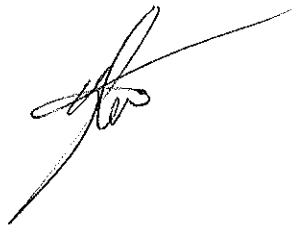
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

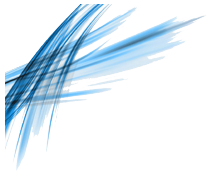
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Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to be 'Tim Sterne', with a long, sweeping horizontal line extending to the right.



Q. Jones
1909 N 106th Avenue
Avondale, Arizona 85392

August 20, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

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I urge you to support this request and BioLife!

Sincerely,

Timothy Vorwald
1921 N 106 Ave
Avondale, Arizona 85392

August 19, 2019

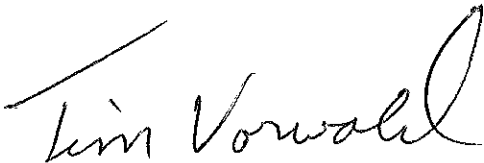
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink that reads "Tim Vorwald". The signature is written in a cursive style with a large, sweeping initial "T".

Isaac Lopez
2050 N 106th Ave.
Avondale, Arizona. 85392



August 20, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink that reads "Isaac Lopez".

Ms. Jocelyn Sheppard
2022 N 106th Lane
Avondale AZ
85392



August 21, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, featuring a large, stylized 'J' and 'S' that are connected, with a long horizontal stroke extending to the right. The signature is positioned to the left of the word 'Sincerely,'.

SARAH SMITH
2057 N 106th AVE
AVONDALE, AZ 85392

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Smith', with a long horizontal stroke extending to the right.



Erin Mitchel

2014 N 106th Ave - Avondale AZ - 85392

August 21, 2019

Office of the Mayor and City Council

City of Avondale

11465 West Civic Center Drive

Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,



Teac Fry
2037 North One Hundred Sixth Avenue
Avondale, Arizona
85392

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

OMAR MONAREZ
2010 N 106th AVE
AVONDALE
85392

August 21, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

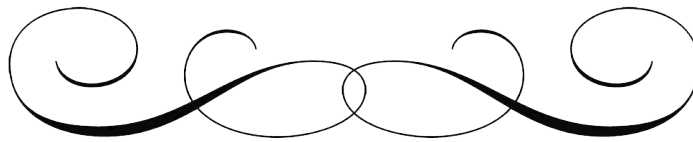
Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Omar Monarez", with a long horizontal flourish extending to the right.



Mrs. Danietta Horger
10504 W Almeria Dr
Avondale Arizona

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in cursive script that reads "Danietta Horger".

Ms. Reyna Perez
10525 W Coronado Road
Avondale, AZ 85392

August 19, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members,

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, reading "Reyna Perez". The signature is fluid and cursive, with a large, stylized "R" and a long, sweeping underline that extends to the right.

PAUL BURRUEL
1050 W CORONADO RD
AVONDALE - ARIZONA
85392



August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink that reads "Paul Burruel".

Sara Ruiz
10513 W Coronado Road
Avondale, AZ // 85392

August 21, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

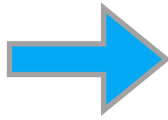
Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in cursive script that reads "Sara Ruiz". The signature is written in dark ink and is positioned below the word "Sincerely,".



Chelsea Aguilar
10529 West Berkley Road
Avondale, AZ 85392

August 18, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'CAguilar'.

Mrs. Janet Beason
10914 West Almeria
Avondale, Arizona

August 20, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Beason". The signature is fluid and cursive, with the first name "Janet" written in a larger, more prominent script than the last name "Beason".

DANIEL LUNA
10926 WEST ALMERIA ROAD
AVONDALE ARIZONA - 85392

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Luna". The signature is fluid and cursive, with the first name "Daniel" written in a larger, more prominent script than the last name "Luna".

Jessica Nagy
10938 W. Almeria Rd.
Avondale, Arizona 85392

August 23, 2019

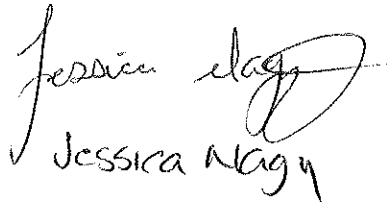
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,



Jessica Nagy

KAREN RICH
10942 W ALMERIA RD
AVONDALE 85392

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read 'KRICH', with a long horizontal flourish extending to the right.

Karen Nguyen
10917 W. Almeria Rd
Avondale, Arizona - 85345

August 21, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Karen Nguyen', written in dark ink.

Christina Ohoa
10917 W Almeria Rd
Avondale, AZ 85392



August 18, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink that reads "Christina Ohoa". The signature is written in a cursive, flowing style.

SIMON NGUYEN
10913 WEST ALMERIA RD
AVONDALE AZ
85345

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

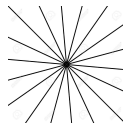
Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read 'Simon Nguyen', with a stylized, cursive script.



Thomas Branch
10802 W Almeria Rd
Avondale, AZ 85392

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely, 

Pat This
10809 W. Almeria Rd
Avondale Arizona // 85392



August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat This", written in a cursive style.

Mr. Pedro Mosica
10805 W Almeria
Avondale, AZ 85392

August 22, 2019

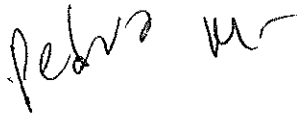
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at I07th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Pedro Mosica", written in a cursive style.

R U N D L A R A

● 10853 WEST ALMERIA RD
AVONDALE - ARIZONA - 85392

August 21, 2019

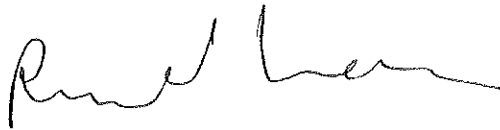
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

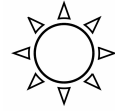
As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read "Runda Lara", written in a cursive style.

Winter Bateman
10822 W Almeria Road
Avondale , AZ 85392



August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink that reads "Winter Bateman". The signature is written in a cursive, flowing style.

AUSTIN WILLIAMS
10822 W ALMERIA RD
AVONDALE ARIZONA 85392

August 21, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read 'Austin Williams', with a stylized flourish at the end.

Michael Meller
10817 W Almeria Rd
Avondale, Arizona, 85392

.....

August 21, 2019

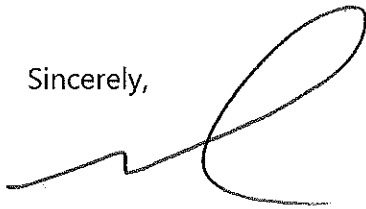
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

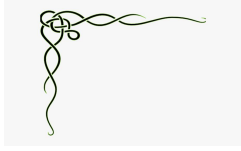
Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Meller', with a large loop at the end.



MS SANDRA PORTER
10924 WEST GRANADA ROAD - AVONDALE ARIZONA - 85392

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,


Miss Jodi Murry
10920 W Granada
Avondale, AZ 85392

August 22, 2019

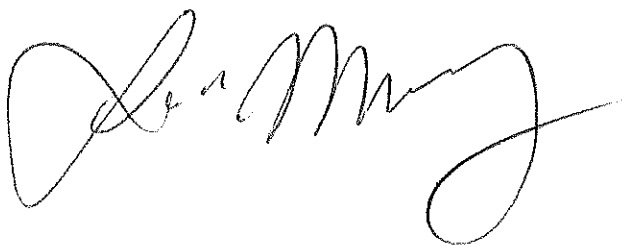
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jodi Murry". The signature is fluid and cursive, with a large loop at the end.

Vincent Keshy
1914 N. 109th Drive
Avondale 85392

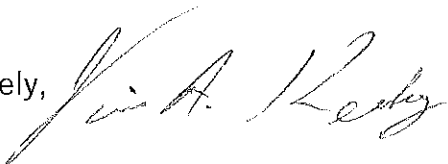
August 22, 2019

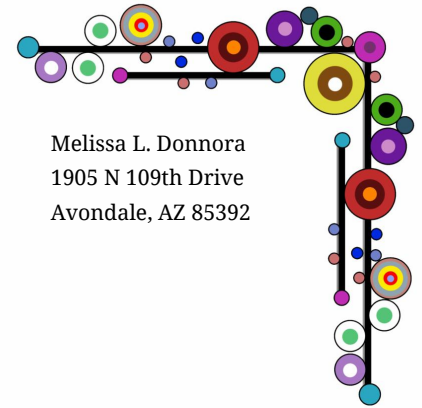
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely, 



Melissa L. Donnora
1905 N 109th Drive
Avondale, AZ 85392

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink that reads "M. L. Donnora". The signature is written in a cursive, flowing style.

FROM THE DESK OF MS. HEATHER GOFF
TO THE DESK OF THE MAYOR

10818 WEST GRANADA DRIVE
AVONDALE, ARIZONA 85392

August 22, 2019

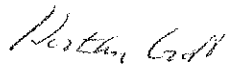
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in cursive script, appearing to read "Heather Goff".

Kelly Srejjic
10917 W. Granada Road
Avondale, AZ

August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'KS', with a long, sweeping underline that extends to the right.

Dominic Pagba

10921 W Granada Road

Avondale, AZ 85392

August 22, 2019

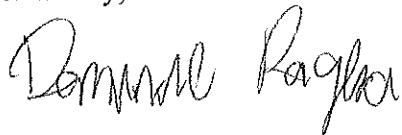
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Dominic Pagba", written in a cursive style.



JOSH DONAHUE - 10822 W GRANADA - AVONDALE - 85392

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

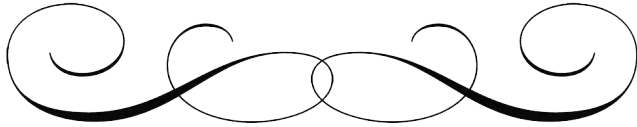
Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Donahue", written in a cursive style.



Ms. Patricia Bumann
10810 W Granada Rd
Avondale, AZ 85392

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in cursive script, appearing to read "P. Bumann", followed by a long horizontal line.

Ken Maring
10806 W Granada Road
Avondale, AZ 85329

August 22, 2019

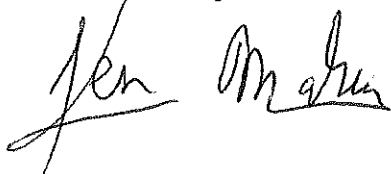
**Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323**

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Maring". The signature is fluid and cursive, with the first name "Ken" written in a larger, more prominent script than the last name "Maring".

Rebecca L. Miller
10744 W Granada Rd
Avondale, AZ 85392

////////////////////////////////////

August 25, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

Handwritten signature of Rebecca L. Miller in cursive script.



Mike Lindley + 10741 w granada rd + avondale + 85392

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Lindley".

Mrs. Linda Vadery-Schmidt
10740 W Granada Rd
Avondale, AZ
85392

August 22, 2019

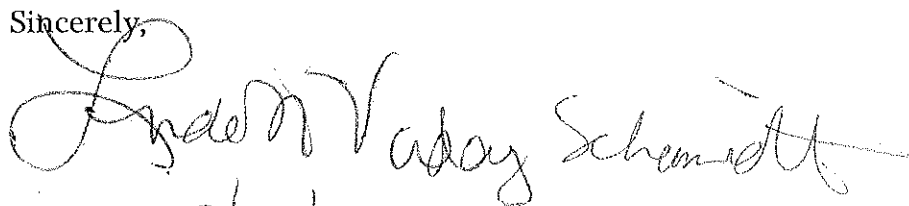
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,


8/21/19

Mr. Alphonse Schmidt
10740 W Granada Rd
Avondale, AZ
85392

August 22, 2019

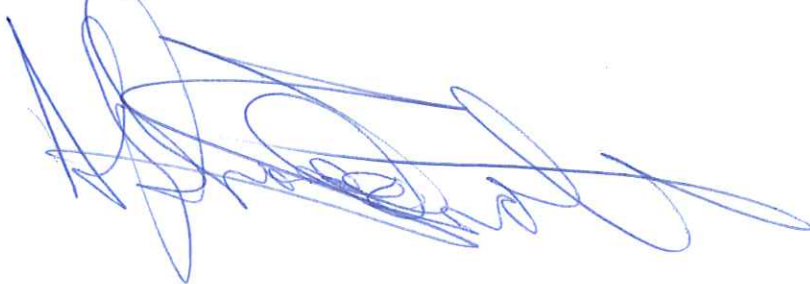
**Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323**

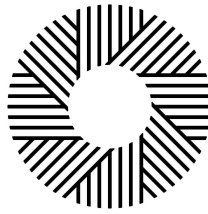
Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in blue ink, appearing to be "Alphonse Schmidt", written in a cursive style.



Dawniella Powell
10713 W Granada Rd
Avondale, AZ 85392

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at 107th Ave. and McDowell. Having lived nearby and watched this area change over the years, it is clear that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

.....
Richard Kreuzer
10729 W Granada Road
Avondale, AZ 85932

August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed BioLife Plasma Center development at McDowell Road and 107th Avenue in Avondale. BioLife has a great history of running high-quality facilities and consistently provides a plasma-based therapies and treatments to those in need. Allowing BioLife to build a facility in this appropriate area will be something that should make our entire community proud.

Please vote yes for this wonderful request in Avondale.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Kreuzer', written in a cursive style.

STEVEN M BOYER
10745 W GRANADA RD
AVONDALE ARIZONA
85329

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink that reads "Steven M Boyer". The signature is written in a cursive style with a large, stylized 'S' and 'B'.

Mike Thomlon
10757 W Granada Rd
Avondale, AZ 85392

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

I am writing today in support of the proposed BioLife Plasma Services Center at 107th Ave. and McDowell. I live nearby and fully support BioLife in their efforts to treat serious conditions like hemophilia, immune deficiencies, and tragic injuries. A biotechnology center such as this would be a great asset to the surrounding community and the City as a whole.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Thomlon", with a long horizontal flourish extending to the right.



Brooke Armstrong
10710 W McDowell Rd
Avondale, AZ 85392

August 21, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Brooke Armstrong", is written over a horizontal line.



Dena Henderson
10750 W McDowell Rd #100
Avondale, AZ 85392

August 21, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink that reads "Dena Henderson". The signature is written in a cursive, flowing style.



Eileen Switzer
10750 W McDowell Rd #250
Avondale, AZ 85392

August 26, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,



Silvia Ibana
10750 W McDowell #250
Avondale, AZ 85392

August 26, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

BU



*"Providing Tools and Enhancing Skills
to Improve Your Nutritional Health"*

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read 'Zulma', followed by a period.



Vanessa Arranaza
10750 W. McDowell Road
Avondale AZ

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

Vanessa A

623-873-0321

10750 W. MC DOWELL RD
AVONDALE, AZ
85323

WEST VALLEY PEDIATRICS, P.C.

August 24, 2019

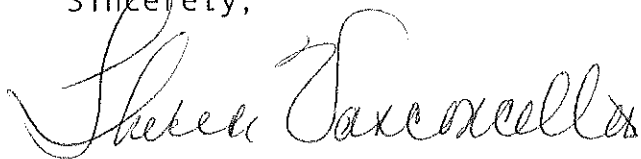
Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, reading "Sheri Taxoncello". The signature is written in a cursive, flowing style with a large initial "S".

Victoria Huish
Starbucks Avondale
Ste A-107



August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria Huish". The signature is written in a cursive, flowing style.



August 25, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,



FROM THE DESK OF YANETTE YANEZ

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink that reads "Yanette Yanez". The signature is fluid and cursive, with a long, sweeping underline.



August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Ron G. A." with a stylized flourish at the end.



Samuel Diaz
The Habit Burger Grill
10155 W McDowell Road Suite 100

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to be "Samuel Diaz", written over a large, faint, circular outline.



Yalanae Slyde
The Habit Burger Grill
10155 W McDowell Road Suite 100

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'Y' followed by a series of loops and a long, sweeping horizontal line extending to the right.



August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, reading "Brandon Miller". The signature is written in a cursive, flowing style.



August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, reading "Savannah Valdez". The signature is written in a cursive, flowing style. The first name "Savannah" is on the top line, and the last name "Valdez" is on the bottom line, with the two names connected by a continuous stroke.



August 25, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "H. Walner", is written below the "Sincerely," text. The signature is fluid and cursive.



Marybeth Gonzalez
(623) 936-1852

August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'M' followed by a series of loops and a final flourish.



From the Desk of Luz Portillo

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'L' and 'P' followed by a long horizontal line extending to the right.



August 25, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, consisting of a stylized first name followed by a surname, written in a cursive script.



DOMINIC MEDEREN
SMASHBURGER AVONDALE
9015 WEST MCDOWELL ROAD STE 101
AVONDALE ARIZONA 85392

August 21, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely, 



9015 W. McDowell #102

August 26, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Christine D." with a stylized flourish at the end.



August 26, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,



August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a series of loops and a long horizontal stroke.



9995 W McDowell Road
Suite 101
Avondale, Arizona 85392

August 23, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Lee", written over a horizontal line.



August 25, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, consisting of a stylized first name followed by a long, horizontal, slightly wavy line representing the last name.

Anh Cao
N-T Nails & Spa
10005 W. McDowell Rd #160



August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,



Lilyanna Verdigo - 10120 West McDowell Road Ste 160
Avondale, AZ 85392

August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

Lilyanna Verdigo



PANDA EXPRESS CHINESE KITCHEN AVONDALE
10110 W. MCDOWELL #160
85392

August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to be "J. M.", is written over the word "Sincerely,".



August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'B' followed by a long, horizontal, wavy line that tapers off to the right.



Cynthia Atterbury
10220 W. McDowell #120
Avondale, Arizona

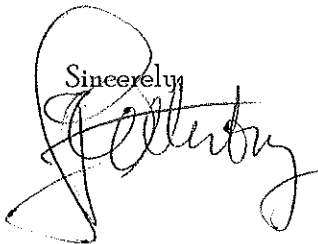
August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,
A handwritten signature in black ink, appearing to read "C. Atterbury". The signature is fluid and cursive, with a large loop at the end.



August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

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I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Dill". The signature is written in a cursive, flowing style.

ALOHA
nail & spa avondale

August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

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I urge you to support this request and BioLife!

Sincerely,

A handwritten signature in black ink, appearing to be "B. ...", with a long, sweeping horizontal line extending to the right.



August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,



August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

ZACHARY PORCATE



August 24, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

Angie Martinez



August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely, *Deaven Medina*



From the Desk of Selena Rivera
Yogis Grill
Avondale, Arizona

August 22, 2019

Office of the Mayor and City Council
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Mayor and Council Members:

Please support the request for the proposed BioLife Plasma Center at McDowell Road and 107th Avenue in Avondale. I work nearby and it is clear to me that a medical use like this is certainly appropriate for this location. Having a branch of a Fortune 500 biotechnology company that works to treat serious diseases and injuries should be a welcomed addition to our community and City. We should support companies like BioLife and help them in their efforts to create an important service and save lives.

I urge you to support this request and BioLife!

Sincerely,

Exhibit G

Neighborhood Meeting Summary and Sign-In Sheet

October 30, 2019 – 6:00 P.M.

Avondale City Hall - Sonoran Conference Room

Summary of Neighborhood Meeting

Wednesday, October 30, 2019

Start: 6:00 PM (approx.); End: 7:30 PM (approx.)

Avondale City Hall, **Sonoran Conference Room** (1st Floor)
11465 West Civic Center Drive, Avondale, AZ 85323

Proposed BioLife Plasma Services Facility.

Location: North of the northeast corner of McDowell Road and 107th Avenue.

Zoned C-2 PAD – Harbor Shores.

Case #: Conditional Use Permit (CUP); PL-19-0187

Results/Summary of Neighborhood Meeting:

A total of seven (7) people attended the neighborhood meeting, which included two (2) from the City Council (Vice Mayor Dennis and Councilman Nielson). (Original and typed sign-in sheet attached)

The questions were centered around the business (i.e., hours of operation, how it operates, how many in operation, competition, quality, building design, security, etc.) and by the end of the meeting many felt their questions had been answered, liked the overall building/landscaping design, and a few were also interested in our offer to have a tour/visit of BioLife's existing facility in Glendale (16480 North 59th Avenue, Glendale). However, since the neighborhood meeting, we received an email from one (1) of the residents that wanted a tour who went by and viewed the property and had gone online as well to view the photos and literature for BioLife Plasma Services. She stated the following in her email:

“Thursday on my outing I drove by the BioLife in Glendale and was quite impressed. As we were told, the facility is very well kept, no people lingering about and nice landscaping. When on their website there were pictures of the interior showing it to be very well kept. So I am thinking there is no point at this time for doing a tour.”

(See email from Mrs. Patrice C. Morgan attached.)

Specifically, those in attendance were pleased to hear the following facts about BioLife Plasma Services.

- They do not attract the homeless since one would need to be in good health, pass a minor physical, and pass random drug testing.
- BioLife Plasma Services is a high-quality, national and international company that prides itself on maintaining high quality facilities. They are scrupulous in their screening practices. Most of their facilities range in price from 3.5-million to 10-million dollars for a ground up facility, which they are proposing to build at this location.

- Donors are entered in to the CDCS National data base that prevents anybody from donating 2-times in any 24-hour period or more than 2-times in any 7-days. Thus, if anybody attempts to violate this policy then they are banned from donating ever again at BioLife Plasma Services.
- Biolife Plasma Services currently operates (once full operational) via appointments. Appointments can be made online, by phone or walk-in. The numbers of walk-ins are higher when a new facility is opened. The number drops dramatically as donors and potential donors get familiar with system. Moreover, although walk-ins are allowed, they are only allowed to wait for an opening if they do not exceed the waiting room chairs, which are typically five (5) chairs. Most donors prefer to make an appointment and come back later.
- They do not deal in “cash,” but use debit cards which can be reloaded as future donations are made.
- Clientele are those typically within a 7-mile radius and are single-income households or others looking for supplemental income (i.e., students, workers, parents, and seniors) via a needed cause (donating plasma).
- They utilize surveillance cameras outside their buildings.
- Biolife Plasma Services has elevated the plasma industry.

Thank you.

Neighborhood Meeting

Sign-In Sheet

Wednesday, October 30, 2019, 6:00 pm, Avondale City Hall, Sonoran Conference Room (1st Floor), 11465 West Civic Center Drive, Avondale

Request: A Conditional Use Permit (CUP) to allow a plasma center use (i.e., BioLife Plasma Services) in the Planned Area Development (PAD) zoning district in accordance with the permitted uses in the City's C-2 (Community Commercial) zoning district. The use is proposed on 2.95 gross acres of vacant/undeveloped land located approximately 220' north of the northeast corner of McDowell Road and 107th Avenue.

Location: North of the northeast corner of McDowell Road and 107th Avenue

This Sign-In Sheet is a Public Record

PLEASE PRINT

Name	Susan Kreuzer	Phone	623-907-0795
Address & Zip	10729 W Granada Rd, Avondale 85392	E-mail	r.s.Kreuzer@cox.net
Name	Richard Kreuzer	Phone	623-907-0795
Address & Zip	10729 W Granada Rd, Avondale, AZ 85392	E-mail	r.s.Kreuzer@cox.net
Name	PATRICE L. MORGAN	Phone	623-907-8081
Address & Zip	1813 N. 108 AVE AVONDALE AZ 85392	E-mail	patidps@cox.net
Name	GAYLORD L. MORGAN	Phone	AS ABOVE
Address & Zip	1813 N. 108 AVE AVONDALE AZ 85392	E-mail	AS ABOVE
Name	Gary Berebitsky, MD, West Valley Pediatrics	Phone	623-873-0321
Address & Zip	10750 W. McDowell suite 6700	E-mail	
Name	Pat Dennis	Phone	(623) 337-7586
Address & Zip	3209 N. 130 th Ave Avondale AZ 85392	E-mail	pmorrisandennis@gmail.com

NEIGHBORHOOD MEETING SIGN-IN SHEET
October 30, 2019

SUSAN & RICHARD KREUZER
10729 W GRANADA RD
AVONDALE AZ 85392

623-907-0795

r.s.kreuzer@cox.net

PATRICE & GAYLORD MORGAN
1813 N 108TH AVE
AVONDALE AZ 85392

623-907-8081

patidps@cox.net

GARY BEREBITSKY, MD
WEST VALLEY PEDIATRIC
INVESTMENTS LLC
10750 W MCDOWELL RD STE G700
AVONDALE AZ 85323-5972

623-873-0321

PAT DENNIS
3209 N 130TH AVENUE
AVONDALE AZ 85392

623-337-7586

pmorrisondennis@gmail.com

Exhibit E

Conditional Use Permit Narrative

Site Plan, Landscape Plan, Building Perspectives

BioLife Plasma Services

NARRATIVE CONDITIONAL USE PERMIT

CASE NUMBER: PL-19-0187

PROPOSED BIO LIFE PLASMA SERVICES

NORTH OF THE NORTHEAST CORNER OF McDOWELL ROAD & 107TH AVENUE

(COUNTY ASSESSOR PARCEL NUMBER: 102-31-988)

ZONED PLANNED AREA DEVELOPMENT (PAD)/COMMUNITY COMMERCIAL USE DISTRICT (C-2)

The proposal is for the following:

Conditional Use Permit for a plasma center in the Commercial Use District.

The purpose of the above request will allow a plasma center (i.e., BioLife Plasma Services) in the Planned Area Development (“PAD”) / (“C-2”) Community Commercial Use District. This site is located north of the northeast corner of McDowell Road and 107th Avenue (See **Exhibit A: Property Location Map and Context Photos**). Our client proposes a new building for their BioLife Plasma Services. This property is approximately 2.95 gross acres. The proposed use will generate additional tax revenue and contribute an additional health/medical related service in Avondale’s Health-Tech Corridor. The proposed use will provide needed tax revenue and a service to the community.

BioLife Plasma Services is an industry leader in the collection of high-quality plasma that is processed into life-saving plasma-based therapies. BioLife Plasma Services operates and maintains numerous state-of-the-art plasma collection facilities in more than half the states throughout the United States - collecting around five million liters of plasma per year. Donors not only contribute the source of life-saving therapeutics, but also contribute to the commercial vitality of their immediate neighborhoods. (See **Exhibit B: BioLife Plasma Services’ Business Operations Informational** – 2 pages)

Some points about BioLife Plasma Services and plasma donations:

- Licensed by the Food and Drug Administration (FDA).
- Plasma-based therapies are used in the treatment of serious conditions such as hemophilia, immune deficiencies and to treat victims of shock and burns. To learn more about the products made from the plasma, please visit www.shire.com
- Donors mirror the demographics of the surrounding community.
 - ✓ Majority come from within a 7-mile radius of the center.
 - ✓ Approximately 86% are either employed, students, retired or homemakers.
 - ✓ All donors must provide proof of residency, ID and be in good general health.
- Use Debit Cards for donor compensation (no cash on site).
- Utilize online appointment scheduling.

The following is a YouTube video link that outlines their business model, their need in a community, their benefit to the community (i.e., medically, etc.), and the virtues of the plasma business today as compared to the past. https://www.youtube.com/embed/_uw9pHyUILs

With that said, enclosed for your review is a copy of the proposed use (See **Exhibit C: Site Plan, Landscape Plan, Floor Plan, and Conceptual Building Perspectives**). The one-story building will be approximately 14,662 square feet of space. It will contain exam rooms, donor area, conference room, lunch room, large plasma storage freezer area, a supervised play area for children, etc.

The proposed BioLife Plasma Services building/use will fit nicely with the surrounding area. Given the site's location in Avondale's "Heath-Tech Corridor" the proposed use, a medical facility, will complement the area. BioLife Plasma Services typically operates near residential and retail areas for the donation to be a part of an individual's weekly routine with easy access (i.e., parking and location along major streets). It will help to retain (i.e., spending) donation dollars in the immediate area/city. Simply put, it will help the retail areas retain some of those donation dollars as well as infusing the city's sales tax base. The daily hours of operation will be from 6:00 AM to 7:00 PM, 7 days a week and are consistent/compatible with the existing commercial/retail uses surrounding the area and they will employ approximately 50 people. Their user base (i.e., those that typically donate) is based on a 7-mile radius and includes students, workers, parents, and seniors. Thus, drawing people into the area and as such keeping much of those donation dollars within the city tax system and surrounding retailers. BioLife Plasma Services will provide diversity/synergy of uses for this corner and future commercial/retail center. Finally, the investment of a million dollar-plus facility will spur additional reinvestment as well as complement the surrounding area with a high-quality designed building/property.

- * To provide context regarding the proposed hours of operation, the Walgreen's located across 107th Avenue to the west is open from 7:00 AM to 11:00 PM, Copper Springs behavioral health services abutting the property to the east is open 24-hours, and the City of Avondale Fire-Rescue Station #172 abutting the property to the northwest is on-call 24-hours. This is a major commercial corner, which the proposed BioLife Plasma Services is also buffered by a vacant lot to the north from the residential homes, and as such the hours of operation at this major commercial corner will be computable with those existing/future uses and/or will not be impactful.

The following discusses the findings for approving our Conditional Use Permit pursuant to the City of Avondale's Zoning Ordinance.

Section 108 - Conditional Use Permit

...

B. Required Findings

A Conditional Use Permit may only be approved if all the following findings are met:

1. That the proposed use (a) is consistent with the land-use designation set forth in the general plan, (b) will further the City's general guidelines and

objectives for development of the area, as set forth in the general plan and will be consistent with the desired character for the surrounding area.

Response: The General Plan Land Use Map shows the property as Local Commercial, which is defined as follows: (*emphasis added*)

*“Land use category that is used **primarily for providing daily needs of goods and services to the residents residing within the surrounding area.** The **types of uses allowed** in this category specifically for local residents may include: grocery stores, gas stations, neighborhood/retail services, and office and **medical uses serving consumers residing in adjacent residential areas**, which promotes a walkable community. Preferred locations are major arterial intersections, although other locations may be deemed acceptable based on the merits of the project. In addition, services that provide shopping and basic services for the immediate area (i.e. “neighborhood commercial”) may be allowed in any land-use classification based upon the merits of the development proposal. **Generally neighborhood commercial development would not be greater than five acres, and would require adequate buffering to protect surrounding land uses.**”*

The proposed BioLife Plasma Services is under 5 acres and is a medical use that will serve the surrounding area as their market is based on a 7-mile radius. Thus, drawing people into the area and supporting the local retailers. In addition, the following goals from the General Plan support our proposed use. They are: (*emphasis added*)

The proposed use conforms to the City’s General Plan’s, Land Use Element Goal 1, Policy D, which states:

Enhance the attractiveness of the infill parcels as option for new development throughout Avondale.

The proposed use conforms to the City’s General Plan’s, Land Use Element Goal 3, Policy D, which states:

Ensure *adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.*

The proposed also conforms to the City’s General Plan’s, Economic Vitality Element Goal 3, Policy D, which states:

Support new development that accommodates business attraction opportunities.

The proposed also conforms to the City's General Plan's, Cost of Development Element Goal 1, Policy E, which states:

Encourage development that will increase the City's sales tax revenues.

Moreover, the proposed BioLife Plasma Services conforms to the North Avondale Specific Plan ("NASP"), which states: (*emphasis added*)

Page 7 - The NASP area contains several small scale retail/office developments, all of which serve surrounding neighborhoods. Typical uses in these centers include grocers, restaurant, special retail, automotive services, personal services and professional and **medical offices.**

The proposed BioLife Plasma Services is a medical service use. A medical use is compatible with the desired character envisioned by the NASP and the existing development in the area, which includes: CIMS Neurology, Avondale IMS, Sun Valley Pediatric Dentistry, Copper Springs behavioral health services, Rodney's Care and Walgreens as well as the residential homes in the area. As stated, the daily hours of operation will be consistent and compatible with the existing uses in the area from 6:00 AM to 7:00 PM, 7 days a week. Furthermore, the location does not directly abut any residences in the immediate area (i.e., there is vacant land separating the proposed BioLife and the abutting residential homes). It is anticipated that the future retail/commercial development between the subject property and the residences would provide another layer of buffering. However, it should be noted that this use is not considered obtrusive or noisy or would cause any issue with those abutting homes in the interim.

Objective #1: *Facilitate the full building out of North Avondale.*

The proposed BioLife Plasma Services will continue development in the area as well as the medical corridor of uses envisioned. The ultimate development of this use will spur additional investment on this property and beyond.

Objective #6: *Protect the existing character of North Avondale through compatible design.*

The proposed BioLife Plasma Services building will be a high quality/contemporary medical office building in look and feel. The scale and size of the building (i.e., 1-story building and 14,662 square feet in size) along with the use of diverse materials (i.e., stone veneer, stucco, metal awnings, etc.) as well as a desert color palette will blend/transition nicely with the existing residential homes and commercial/retail buildings in the area. In addition, the landscaping proposed will buffer, enhance the

overall look of the site by providing shade as well as reducing the appearance of a “sea of asphalt.”

2. That the use will be compatible with other adjacent and nearby land uses and will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

Response: As previously stated, our client proposes a new construction for their BioLife Plasma Services. This lot is approximately 2.95 gross acres. The building will provide needed tax revenue and a service to the community. Moreover, the proposed use has excellent access to major arterial streets (i.e., 107th Avenue and McDowell Road) as well as internal driveways/parking and will blend nicely with a contemporary medical office design.

To the south of the site is vacant land. East of the site is Copper Springs behavioral health services. North of the site is vacant commercial land, but in the future may be rezoned for residential. To the west of the site is Walgreens. The proposed medical use (i.e., BioLife Plasma Services) is compatible with all the surrounding uses and has easy access to the freeway.

The formal Conditional Use Permit request being submitted will require a neighborhood meeting as well as formal public hearings. It should be noted, we are working with Technical Solutions, a neighborhood outreach coordinator, and they have gone out into the community to advise them of our proposal (i.e., the plasma center) and they have gotten very good responses so far. They have gathered support and they are continuing to walk the neighborhoods and businesses in the area to advise them of the proposal. We will provide a supplemental report of their work prior to hearings. However, we will continue to monitor and work with the community should questions arise, etc. as we continue forward. In summation, the proposed building will not have any injurious or detrimental effect to the adjacent or surrounding properties in the area, because the area has been planned for significant commercial/retail/office types for many years, which this project will be only a small addition to the overall future development; conversely it will provide a benefit by developing a vacant lot and spurring additional development.

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.

Response: The property is of adequate size and shape. The site will have all the necessary, adequate services, onsite circulation (i.e., pedestrian and vehicular) along with right-of-way improvements, including curb, gutter and sidewalks along 107th Avenue. Finally, all requisite setbacks, parking**, screening, and landscaping will meet the current city's Zoning Ordinance Codes.

** The reasons for the additional parking above the Zoning Ordinance's minimum requirement are as follows:

- BioLife Plasma Services is about convenience and ease for their customers (i.e., donors). Ease for a donor is defined as parking, processing, and making the donation itself. However, the time to donate (i.e., from beginning to end) takes approximately 50 minutes, so the need/visual impression that there is enough parking for those donating and waiting is important.
- The BioLife Plasma Services facility will have 60 beds and 60 people can donate at one time, which means another 20 people can be waiting to donate. Again, the need/visual impression that there is enough parking for those donating and waiting is important.
- The number of proposed parking spaces is consistent with their other similarly sized facilities and demand for parking.
- The site plan provides the required landscaping, setbacks and functions adequately and efficiently as designed. The parking spaces are not visually imposing, and the design works well with the property's abutting existing use/site design circulation patterns (i.e., Copper Springs behavioral health services and future commercial development(s)). Moreover, as more development occurs around the property then a donor can park and traverse the property to other uses nearby (e.g., shopping, restaurants, etc.); thus, being more sustainable (i.e., reducing car trips).
- The property is encumbered by a shared parking agreement with the remaining vacant land and the Copper Springs behavioral health services and as

such those not visiting the BioLife Plasma Services facility may also park on their property.

4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

Response: Both 107th Avenue and McDowell Road are of adequate sizes and configuration to accommodate the anticipated traffic generated by the proposed use without additional lanes or widening. All right-of-way improvements, including curb, gutter, declaration lanes, median breaks, and sidewalks have been completed.

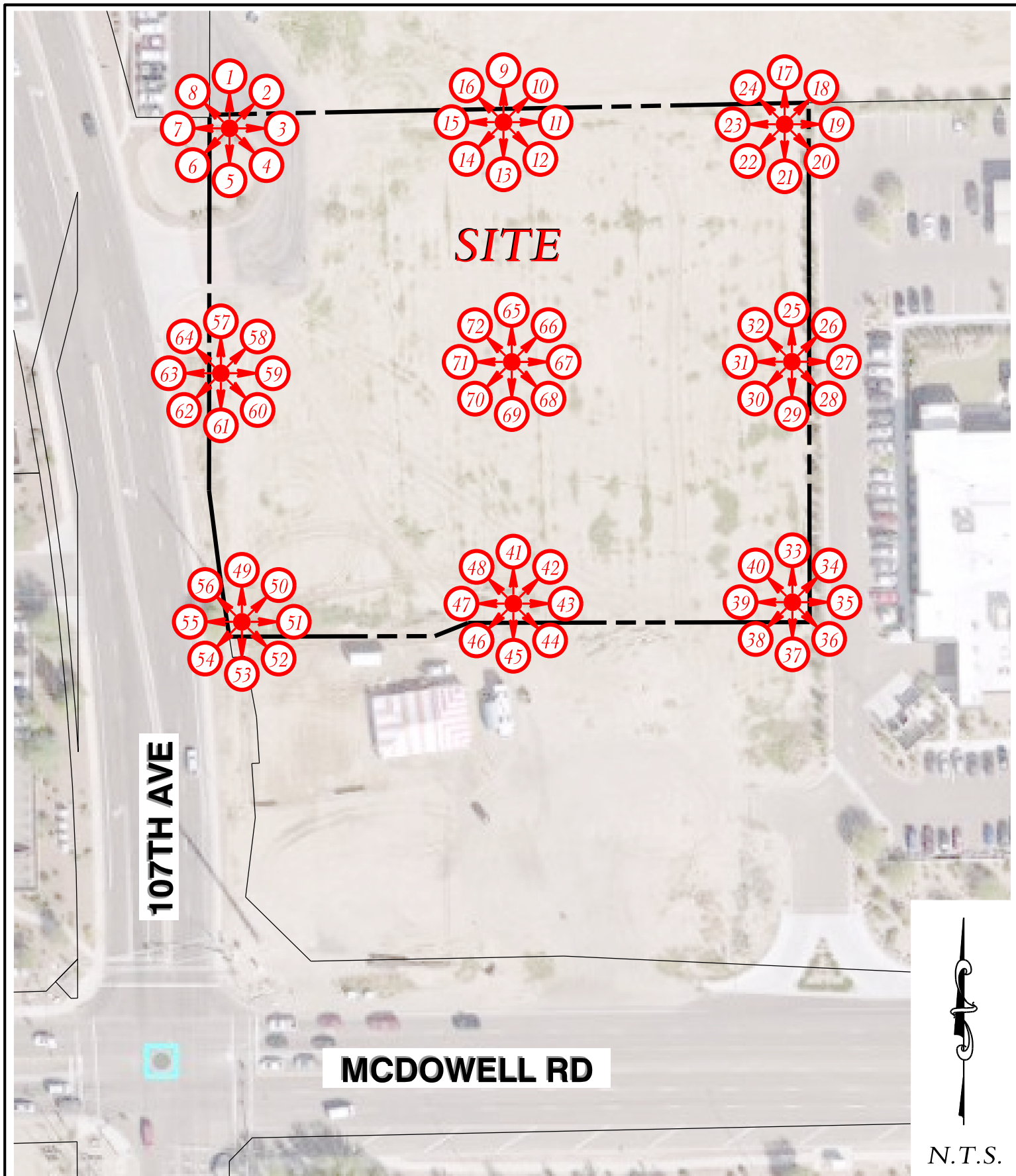
5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

Response: The proposed BioLife Plasma Services site plan has been designed to interact with (i.e., circulation, access, parking, etc.) and work with the existing Copper Springs behavioral health services as well as any future abutting users north and south. The Copper Springs behavioral health services and this property, as well as the remaining vacant property, are encumbered with a private agreement to assure cross access, shared parking, maintenance, etc. This medical user will fit nicely within the Avondale's "Heath-Tech Corridor," without issue.

With that being said, we are pleased to submit the enclosed Conditional Use Permit materials for the proposed BioLife Plasma Services use for your review. In the meantime, if you have any questions regarding this request, please feel free to contact Dennis M. Newcombe, Beus Gilbert PLLC at: (480) 429-3065 or via email: dnewcombe@beusgilbert.com.

Exhibit ‘A’

APN 102-31-988



N.T.S.

CONTEXT PLAN
**NEC MCDOWELL RD &
 107TH AVENUE,
 AVONDALE, AZ 85392**



7315 N 16TH STREET
 SUITE 101
 PHOENIX, AZ 85020
 JCIRONE@JMC-ENG.COM

JOB NUMBER

0030

PREPARED BY:

HTF

DATE PREPARED:

11-JUN-2019

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 1:



Photo 4:



Photo 2:



Photo 5:



Photo 3:



Photo 6:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 7:



Photo 10:



Photo 8:



Photo 11:



Photo 9:



Photo 12:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 13:



Photo 16:



Photo 14:



Photo 17:



Photo 15:



Photo 18:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 19:



Photo 22:



Photo 20:



Photo 23:



Photo 21:



Photo 24:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 25:



Photo 28:



Photo 26:



Photo 29:



Photo 27:



Photo 30:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 31:



Photo 34:



Photo 32:



Photo 35:



Photo 33:



Photo 36:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 37:



Photo 40:



Photo 38:



Photo 41:



Photo 39:



Photo 42:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 43:



Photo 46:



Photo 44:



Photo 47:



Photo 45:



Photo 48:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 49:



Photo 52:



Photo 50:



Photo 53:



Photo 51:



Photo 54:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 55:



Photo 58:



Photo 56:



Photo 59:



Photo 57:



Photo 60:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 61:



Photo 64:



Photo 62:



Photo 65:



Photo 63:



Photo 66:

SITE PHOTOGRAPHS

BioLife Plasma Services Center (W McDowell Rd & N 107th Ave, Avondale, AZ 85392)



Photo 67:



Photo 70:



Photo 68:



Photo 71:



Photo 69:



Photo 72:

Exhibit ‘B’

BIOLIFE PLASMA SERVICES AT A GLANCE CONTINUED

WHO WE HELP

- The plasma we collect is manufactured into life-saving therapies, including treatments for hemophilia, immune deficiencies, traumatic injuries and more.



EVIN

"I spent 12 years in and out of hospitals and missed most of elementary school due to a disorder called Immune Thrombocytopenic Purpura (ITP), which attacks platelets of the blood. My life was completely at the whim of my illnesses.

Then came IGIV. My fevers abated, my infections became less frequent and most amazingly, I began to grow. I now have the ability to carry on a healthy, happy life.

There is not a simple way to express my gratitude to BioLife Plasma Services and to all the caring donors who give to keep me alive."

- Evin, recipient of IGIV, a plasma-based therapy

WHO OUR DONORS ARE

- Donors mirror the demographics of the surrounding community
- Majority come from within a 7-mile radius of the center
- Approximately 86% are either employed, students, retired or homemakers
- All donors must provide proof of residency, ID and be in good general health

WHERE WE OPERATE

BioLife operates:

- In growing, healthy communities with a strong desire to give back to others
- Near major retail in order for the donation to be a part of the individual's weekly routine.

BioLife operates in facilities that:

- Are around 17,000 sq. feet
- Are typically open from 8a-6p
- Are safe, well-lit and attractive
- Offer **ample parking**
- Use **Debit Cards** for donor compensation (no cash on site)
- Utilize **online appointment scheduling** (no long lines)

WHAT OTHERS ARE SAYING

BioLife often receives testimonials thanking us for our contribution to the community. Here are a few:

- "BioLife is a great contribution to this community." – **Sales Manager, Idaho Falls, ID**
- "I was impressed with the caring and family-friendly attitude of this new business." – **City Official, Ammon, ID**
- "The chamber welcomes businesses like yours that help add to our wonderful city." – **Chamber Ambassador, St. George, UT**
- "Large Business of the Year" – **Bellingham, WA Chamber of Commerce**



LEARN MORE AT BIOLIFEPLASMA.COM

For additional resources, please visit:

shire.com

youtube.com/user/BioLifePlasmaService

pptaglobal.org

youtube.com (search for "Shire what it takes to produce IG")

BIOLIFE PLASMA SERVICES AT A GLANCE

WHO WE ARE

- Industry leader in the collection of high-quality plasma that is made into life-saving therapies that benefit thousands of people every day. Plasma-based therapies are used in the treatment of serious conditions such as hemophilia, immune deficiencies and to treat victims of shock and burns.
- Part of Shire plc, a Fortune 500 company and the leading global biotechnology company focused on serving people affected by rare diseases and highly specialized conditions
- Operate over 80 plasma centers across the US
- Licensed by the Food and Drug Administration (FDA)
- To learn more about the products made from the plasma we collect, visit www.shire.com

WHAT WE BRING

• A STRONG COMMITMENT TO THE COMMUNITIES WE OPERATE IN

- Lasting partnerships--majority of our locations have been in the same city for at least 10 years

• AN INVESTMENT IN YOUR COMMUNITY

Initial Investment
Building and Land
\$7.5+ MILLION

Annual Donor
Compensation
\$3+ MILLION

Around **80% of all donor compensation is spent in the community** at places like local grocery stores, gas stations and retailers

• REWARDING CAREERS

- 50-80 employees per location
- Well-paying, with excellent benefits including vacation, health and tuition reimbursement (we even offer full benefits for part-time staff)
- Positions such as Operations Managers, Quality Managers, Plasma Technicians, Medical Supervisors and more
- Management and growth opportunities in a biotech company

• MULTIPLIER EFFECT

- A Georgia Life Science Report* concluded **for every direct job in the plasma center, an additional 2.2 jobs will be created locally** because of spending related to that job

*Source: https://www.terry.uga.edu/media/documents/selig/shaping_infinity_2012.pdf

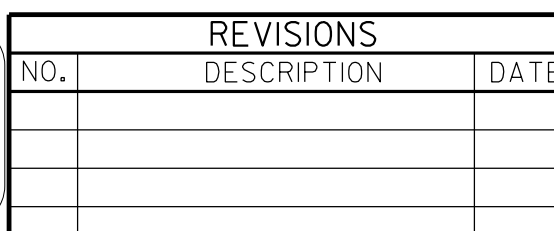
• COMMUNITY ENGAGEMENT

- Our teams are active members of the Chamber, frequent participants at business expos and community events, and beneficial partners with surrounding area businesses
- As a whole, our employees volunteer **over 10,000 hours** per year in their communities



CONTINUED ON BACK

Exhibit ‘C’





PLANT SCHEDULE

*TREE DESIGNATED AS PRIMARY AND SECONDARY TREE SPECIES PER CITY OF AVONDALE STREET TREE MASTERPLAN
**MAY BE PLANTED UNDER OR NEAR APS / SRP POWER LINES

TREES	SIZE
CHILOPSIS LIN. 'W. JONES' WARREN JONES DESERT WILLOW	24" BOX, MULTI-TRUNK, MATCHED
**ACACIA ANEURA MULGA ACACIA	24" BOX, MULTI-TRUNK, MATCHED
*CERCIDIUM FLORIDUM PALO VERDE	24" BOX, MULTI-TRUNK, MATCHED
QUERCUS VIRGINIANA LIVE OAK	24" BOX, STANDARD, MATCHED
PISTACHIA CHIN. 'RED PUSH' 'RED PUSH' PISTACHE	24" BOX, MULTI-TRUNK, MATCHED
*PROSOPIS SEEDLESS HYB. 'AZT' SEEDLESS HYB. MESQUITE	24" BOX, MULTI-TRUNK, MATCHED

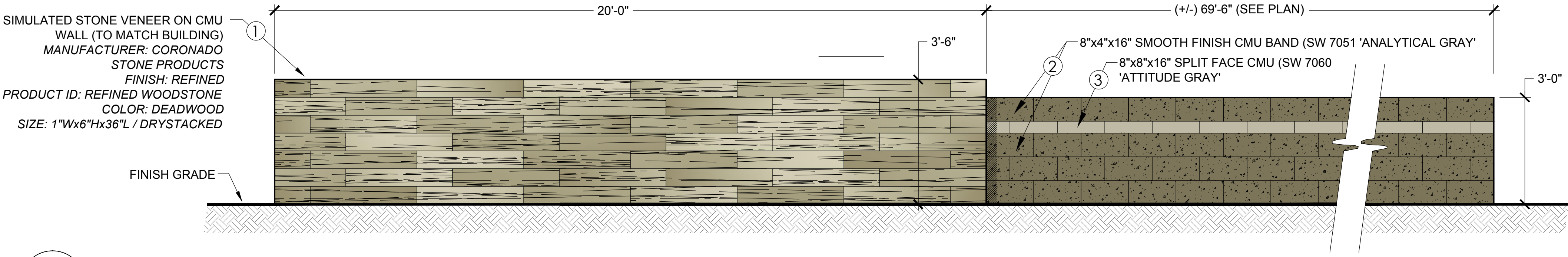
ACCENTS	SIZE
ALOE X. 'BLUE ELF' BLUE ELF ALOE	5 GAL
AGAVE WEBERI WEBER'S AGAVE	5 GAL
HESPERALOE PARVIFLORA RED HESPERALOE	5 GAL
MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	5 GAL
ECHINOCACTUS GRUSONII GOLDEN BARREL	12" DIA

SHRUBS	SIZE
EREMOPHILA MACULATA VALENTINE BUSH	5 GAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL
NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL
TECOMA STANS 'SUNRISE' SUNRISE TECOMA	5 GAL

GROUND COVER	SIZE
EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL
LANTANA MONTEVIDENSIS 'GOLD MOUND' LANTANA	1 GAL
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL

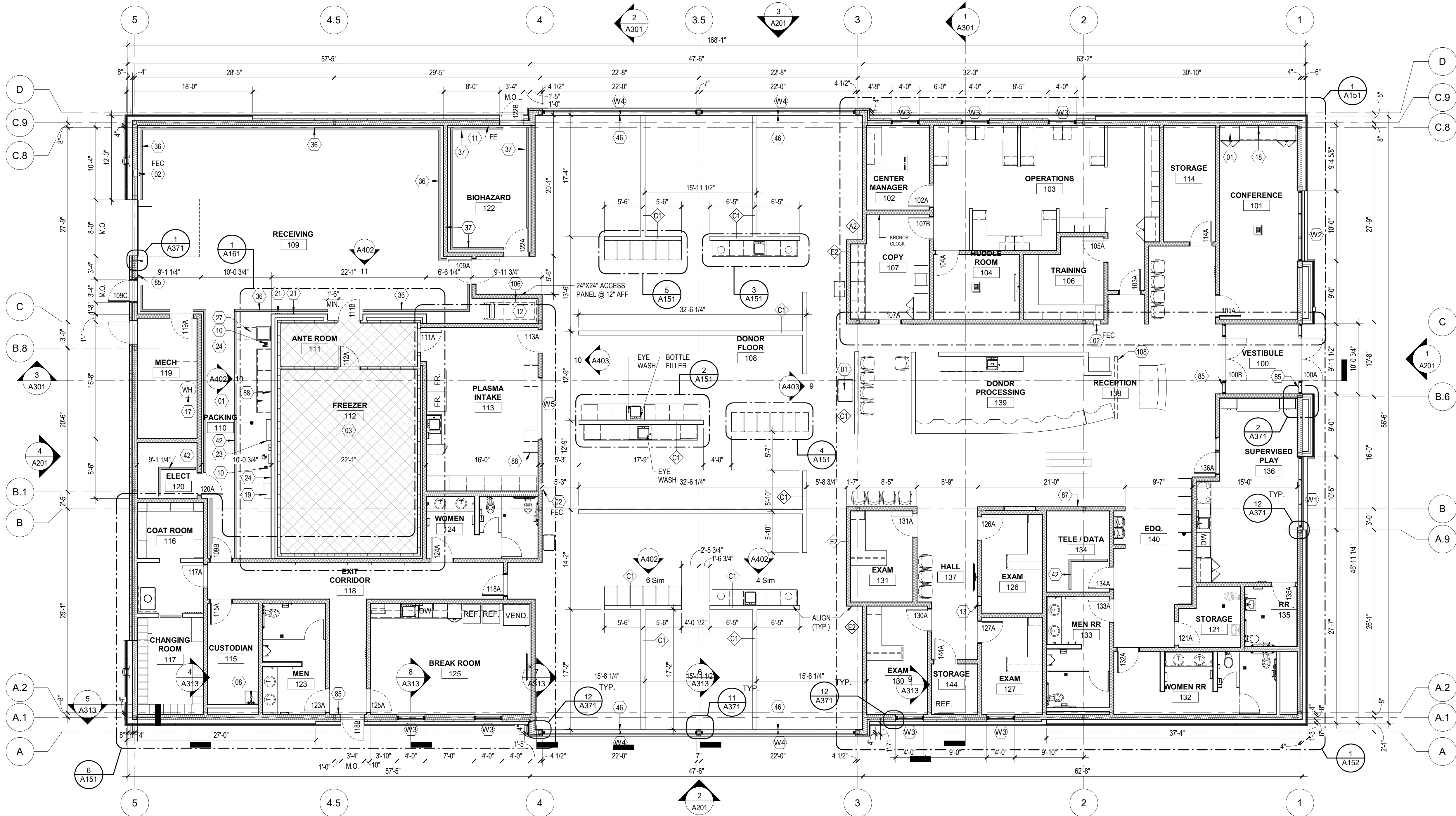
INERT MATERIALS		
D.G.	DECOMPOSED GRANITE "STAGECOACH"	1/2" SCREENED 2" DEPTH MIN
	RIVER ROCK SMOOTH GRAY	6"-8" DIA
	GRANITE BOULDERS SURFACE SELECT	2' / 3' / 4' DIA

NOTE: PAINT COLORS ARE TO MATCH ARCHITECTURAL WALL PANELS ON BUILDING (PROVIDE MOCK-UP FOR OWNER APPROVAL PRIOR TO PAINTING WALL / ARCHITECTURAL COLORS SUBJECT TO DESIGN REVIEW APPROVAL)



1 SCREEN WALL (STREET SIDE ELEVATION)
L1.0

SCALE: N.T.S. SCALE: 1" = 20'-0" 0' 20' 40'



1 FIRST FLOOR PLAN
1/8" = 1'-0"

- GENERAL NOTES
- DIMENSIONS ARE MEASURED STUD TO STUD OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
 - IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TYPE LOCATIONS, DIMENSIONS AND KEYNOTES.
 - TYPICAL DOOR LOCATIONS ARE NOT DIMENSIONED. ROUGH DOOR OPENINGS AT HINGE JAMBS ARE LOCATED 4" FROM ADJACENT/PERPENDICULAR WALL UNLESS NOTED OTHERWISE. REFER TO A121 REFLECTED CEILING PLAN FOR CONTROL JOINT LOCATIONS.
 - ALL WALLS AT DONOR FLOOR TO HAVE LEVEL 5 DRYWALL FINISH. REFER TO STRUCTURAL DRAWINGS FOR FLOOR SLAB CONTROL JOINT LOCATIONS, AND REFER TO CONCRETE SEALANT FINISH SPECIFICATION ON A602 FOR CONTROL JOINT FILLER.
 - GC TO CONFIRM EXISTING PERIMETER DEMISING WALL CONTAINS SOUND BATT INSULATION. IF SOUND BATTING IS NOT PRESENT GC IS TO INSTALL TO DECK.
 - REFER TO FLOOR PLANS & INTERIOR ELEVATION FOR CRITICAL "HOLD" DIMENSIONS FOR CASEWORK. DIMENSIONS LABELED WITH "HOLD" ARE TAKEN FROM FACE OF GYPSUM WALL BOARD ON BOTH SIDES OF WALL AND ARE INTENDED TO ALLOW CUSTOM CASEWORK TO BE INSTALLED TIGHT TO WALL.
 - WHERE FINISHED GRADE IS ABOVE FINISH FLOOR, APPLY MEMBRANE WATERPROOFING TO WALL TYP. - SEE SPECIFICATION

- KEYNOTE LEGEND
- CASEWORK - SEE INTERIOR ELEVATIONS
 - FIRE EXTINGUISHER CABINET. MOUNT TOP OF CABINET DOOR @ 48" A.F.F.
 - FREEZER UNIT W/ RECESSED SLAB - SEE STRUCTURAL FOR AREA OF RECESSED SLAB
 - MOP SINK W/ MOP RAIL AND FRP 8'-0" A.F.F., ALL SIDES
 - FLOOR DRAIN FOR CONDENSATE LINES - REFER TO MECHANICAL. VERIFY LOCATION W/ MECH
 - WALL MOUNTED FIRE EXTINGUISHER
 - 70 DEGREE SHIPS LADDER TO ROOF HATCH - OXEEFES 523
 - RECESSED AED WALL CABINET PROVIDED BY OWNER - FINISH RECESSED OPENING W/ DRYWALL CORNER BEAD, MUD, SAND & PAINT. MOUNT TOP OF CABINET DOOR @ 48" A.F.F. MAX MODEL # 180SR3
 - HOT WATER HEATER. VERIFY SIZE AND LOCATION W/ MECHANICAL CONTRACTOR PRIOR TO INSTALLATION
 - OWNER PROVIDED TV - CONTRACTOR TO INSTALL TV ON CENTER OF CASEWORK - VERIFY HEIGHT W/ ARCHITECT
 - FREEZER CHART RECORDER BY OTHERS - REFER TO A161 & FREEZER DRAWINGS
 - COAT HOOK RAIL LOCATION - SMEDBO 12" BESLAGS BODEN HOOK SME-B1054, TYP. MOUNT COAT RAIL @ 5'-1" O.C. A.F.F., MOUNT (1) @ 7'-0" A.F.F. AT ANTE ROOM.
 - FREEZER CONTROL BOX, COORDINATE LOCATION W/ FREEZER INSTALLER.
 - 14" X 14" VENT. PAINT TO MATCH ADJACENT WALL SURFACE. MOUNT 12" A.F.F. TO CENTER OF VENT.
 - ADJUSTABLE HEIGHT TABLE PROVIDED BY OWNER.
 - APPLY PERMANENT SAFETYTAC YELLOW TAPE LINE - OFFSET 6" FROM PERIMETER WALL TO OUTSIDE EDGE OF TAPE AT RECEIVING AREA WHERE INDICATED ON PLANS
 - APPLY PERMANENT SAFETYTAC RED TAPE LINE - OFFSET OFFSET 6" FROM PERIMETER WALL TO OUTSIDE EDGE OF TAPE AT BIOHAZARD AREA WHERE INDICATED ON PLANS
 - YELLOW TAPE LINE INDICATING 36" CLEARANCE AREA IN FRONT OF ELECTRICAL PANELS/TRANSFORMERS
 - WINDOW TO RECEIVE BLIND REFER TO WALL SECTION AND FINISH SCHEDULE.
 - TACTILE EXIT SIGN. SEE ADA SHEET FOR REQUIREMENTS.
 - PLEASE WAIT HERE - SIGN LOCATION
 - GC TO INSTALL GLOVE BUTLER (SUPPLIED BY SHIRE). COUNTER MOUNTED UNITS TO BE INSTALLED 6" BELOW THE BOTTOM OF THE COUNTERTOP. FOR WALL MOUNTED UNITS SEE ELEVATION.
 - ROOF HATCH - SEE ROOF PLAN
 - BIO LIFE ENTRANCE SIGN BY SIGN VENDOR, MOUNT B.O. SIGN @ 8'-0". GC TO VERIFY FINAL LOCATION

Design and construction documents are prepared by Michael Crislip Architect and are intended to be used for the project and for the project only. These construction documents are not to be used for any other project without the written consent of Michael Crislip Architect.









Exhibit H

Email from Resident to Applicant
Received Friday, November 1, 2019

From: Patrice Morgan <patidps@cox.net>
Sent: Friday, November 01, 2019 4:32 PM
To: Dennis Newcombe
Subject: RE: Meeting at BioLife Glendale

Hello Dennis,

My husband and I found the meeting Wednesday to be very informative and enlightening; so glad we attended.

Thursday on my outing I drove by the BioLife in Glendale and was quite impressed. As we were told, the facility is very well kept, no people lingering about and nice landscaping. When on their website there were pictures of the interior showing it to be very well kept. So I am thinking there is no point at this time for doing a tour.

Thank you for offering to coordinate an interior visit.

Patrice C. Morgan

Sent from [Mail](#) for Windows 10

From: [Dennis Newcombe](#)
Sent: Thursday, October 31, 2019 11:32 AM
To: patidps@cox.net
Subject: Meeting at BioLife Glendale

Patrice,

Thank you for attending the meeting last night, it was nice meeting you and your neighbors. As discussed, if you would like to visit the BioLife Glendale location on Nov. 15th we can coordinate a time with the manager to show you around. Also, please feel free to invite anyone else who you think may want to come. Let me know a time that will work and we will get it done.

Thank you again for your continued time and (most importantly) patience – we greatly appreciate it.

Dennis M. Newcombe
Planning Consultant

BEUS GILBERT McGRODER PLLC

701 North 44th Street | Phoenix, AZ 85008

Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100

Email: dnewcombe@beusgilbert.com

Assistant: Wendy Peterson | 480.429.3138 | wpeterson@beusgilbert.com



AGENDA ITEM REPORT

SUBJECT: Avondale 50 – Minor General Plan Amendment – Application PL-19-0159

MEETING DATE: 11/21/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale 50, a proposed 50.56 gross acre planned commerce park development at the northwest corner of 119th Avenue and Corporate Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation for the property from High Intensity Office to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 50.56 gross acre subject property (Exhibits A and B) is located at the northwest corner of 119th Avenue and Corporate Drive with approximately 1,300 feet of frontage along Interstate 10 (I-10). The site, which was annexed in April 1978, is rectangular, relatively flat, and features no unusual physical characteristics.

The property was rezoned from AG (Agricultural) to Avondale Spectrum Planned Area Development (PAD) in April 2008. The Avondale Spectrum PAD allowed a mix of uses on the property, including multi-story Class-A office adjacent to I-10, light industrial business park uses inward on the site, and a limited amount of retail/commercial uses at the intersection of Corporate Drive and 119th Avenue. At that time, the Avondale Zoning Ordinance required development of PADs to occur within 3-years of zoning approval. Because Avondale Spectrum did not develop in the allotted three-year time frame, the zoning was reverted to AG by action of the City Council in June 2011. The property's zoning has remained AG since the 2011 reversion.

The property is presently designated by the General Plan 2030 Land Use Map as High Intensity Office. The High Intensity Office designation allows for high-rise offices, potentially featuring retail, restaurant, and service uses at street level, served by structured parking.

Approval of the applicant's request for a Minor General Plan Amendment will change the land use designation on the property to Business Park. The Business Park designation is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive

streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C.

The existing uses and zoning of surrounding properties include:

North: Interstate 10 (I-10), a ten-lane highway zoned AG (Agricultural). The width of I-10 right-of-way adjacent to the Avondale 50 site ranges from 680 to 770 feet.

East: An undeveloped 76.7-acre property in agricultural production, zoned City Center District (CCD). The site was removed from the boundaries of The BLVD and given a Mixed Use General Plan Land Use designation through a General Plan Amendment approved by City Council in September 2019.

South (of Corporate Drive): Desert Springs Village, a fully-developed 186-lot single-family residential subdivision, zoned Planned Area Development (PAD).

West: Multiple properties, the majority of which are zoned AG (Agricultural) and are in agricultural production. Two smaller abutting parcels are zoned R1-35 (Suburban Residential) and developed with single-family homes and accessory structures.

An application to rezone the subject property from Agricultural (AG) to Planned Area Development (PAD) for development of a light industrial commerce park on the site will be considered by the Planning Commission separately at this same meeting. City Council approval of the proposed General Plan Amendment changing the property's land use designation to Business Park is required before the rezoning can be approved by Council.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Minor General Plan Amendment (GPA) to the General Plan 2030 Land Use Map to facilitate development of Avondale 50, a planned light industrial commerce park development at the northwest corner of 119th Avenue and Corporate Drive (Exhibit E).

As previously noted, the property currently features a General Plan 2030 Land Use designation of High Intensity Office. The High Intensity Office designation requires development of high-rise offices, potentially featuring retail, restaurant, and service uses at street level, served by structured parking. The requested Minor GPA will change the designation of the subject property to Business Park. The Business Park designation allows for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses. Though office uses are permitted in both designations, unlike the High Intensity Office designation, the Business Park designation allows for single-story buildings and surface parking.

This proposed GPA is the first step in the development process for the site. As indicated in the preceding section, a separate application to rezone the site to PAD has been filed and will be heard on the same Planning Commission and City Council meeting schedule as this proposed GPA. The proposed Avondale 50

PAD provides for a range of light industrial and employment generating uses in conformance with the requested Business Park General Plan Land Use designation, within a three building commerce park campus. The proposed PAD Development Plan also incorporates the design measures listed in the Business Park category definition, including the provision of efficient on-site and off-site circulation, attractive and spacious landscaped setbacks, pedestrian connections, and usable open space areas for employees. Required screening is accomplished through the strategic orientation of buildings, with heavier uses occurring interior to the site where they will have limited visibility from I-10 or surrounding streets.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, October 10th in the Mojave Conference Room at Avondale City Hall. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed at least fifteen days prior to the meeting as required. Except for the applicant and City Staff, no persons attended the Neighborhood Meeting (Exhibit F).

Staff was contacted via phone by a homeowner within the Desert Springs Village neighborhood south of the Avondale 50 site. The resident expressed concerns with the potential for increased truck traffic on 119th Avenue, a secondary access into the Desert Springs Village community. Staff communicated that while 119th Avenue may be used by some vehicles to get to the Avondale 50 site, the primary point of truck access is anticipated to be Corporate Drive, which will be constructed by the developer to Fairway Drive. The developer has expressed a commitment to work with City Staff to take steps to ensure that primary truck traffic to the site utilizes Corporate Drive and not 119th Avenue. A stipulation to this effect is included in Staff's recommendation for the rezoning application.

No comments related to the proposal have been posted on the City's aVOICE digital forum; six persons have viewed information about the request.

All required notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on October 30, 2019. The meetings were advertised in the Wednesday, November 6, 2019 edition of the Arizona Republic. Lastly, a public hearing notice sign identifying meeting dates, times, and locations was installed on the property near the corner of 119th Avenue and Corporate Drive on November 5, 2019. No public comments beyond what is discussed above have been received to date.

ANALYSIS:

The Planning Commission must determine that the proposed amendment meets four findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

- The majority of properties designated Business Park have been developed or are currently under development. Of the undeveloped properties with a Business Park designation, the majority are located between 101st Avenue and 107th Avenue, north of Van Buren Street and south of Roosevelt Street. These alternative sites do not enjoy direct frontage on I-10 and provide less efficient access to the freeway, making them less ideal for a development similar to the proposed Avondale 50.
- The new Fairway Drive/I-10 interchange currently under construction, anticipated to open in 2020, was not fully conceptualized when the General Plan 2030 Land Use Map was adopted. With inclusion of this new interchange in the City's transportation network, it is sensible to reconsider land uses that

may not have been appropriate if an interchange was not provided. Business Park uses that may generate significant truck traffic incompatible with residential uses occurring north and south of Van Buren Street should be reconsidered now that trucks can access the property directly from I-10 via Corporate Drive.

2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

- Development of high-rise office with structured parking, as required by the property's current High Intensity Office designation, is not supported by the current real estate market. As such, the property has remained vacant and undeveloped for many years. Conversely, there is high demand for light industrial commerce park development as evidenced by several new developments under construction in Avondale and the surrounding region. While the developer benefits from making the property more developable under current market conditions, the City also benefits through the creation of new jobs, added tax revenues, and an enhanced appearance from the perspective of I-10.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

- Both the existing High Intensity Office and proposed Business Park designations are employment generating land use categories. Though the type of jobs generated within each will be different, development under either designation will produce new employment opportunities within the City. The proposed amendment does not represent a significant alteration in land use pattern.
- The amendment has been reviewed by the City's Engineering Division and is likely to require smaller and less expensive public infrastructure improvements than if the property developed under the existing High Intensity Office designation. The developer of Avondale 50 will bear all cost of all required improvements, including extending Corporate Drive west to Fairway Drive to allow trucks to access the site from I-10 in an efficient manner without impacting Van Buren Street.
- Through the accompanying PAD, the proposed development incorporates several measures intended to mitigate any impacts on surrounding land uses, particularly the existing Desert Springs Village community to the south. These measures include: 1) Landscape buffers with minimum depths of 30 feet are provided along the south property line (adjacent to Corporate Drive), east property line (adjacent to 119th Avenue), and north property line (adjacent to I-10). Planting of trees within those areas will soften the appearance of the new development and also filter any potential noise that may be generated. 2) All uses permitted in the PAD must occur indoors, with the exception of loading and unloading. 3) The proposed site is designed such that building elevations featuring truck bays, where the most intense activity will be occurring, are oriented interior to the site so as not to be visible from surrounding properties or streets. 4) Buildings are architecturally enhanced and feature four-sided design so that they more closely resemble Class-A offices rather than typical light industrial developments that feature more lineal, unarticulated architecture. 5) Primary truck traffic is to access the site using Corporate Drive from I-10, via the new Fairway Drive interchange. This routing will limit impacts on the existing Desert Springs community that utilizes 119th Avenue as a secondary access.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

The proposed amendment furthers several goals of the General Plan 2030, including, but not limited to:

- Land Use Goal #3, Policy D “Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity”.
- Economic Vitality Goal #1 “Grow and diversify Avondale’s economy and employment base through business retention, expansion, and development.”
- Economic Vitality Goal #10 “Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities.”
- Economic Vitality Goal #10, Policy B “Promote business park employment uses adjacent to high capacity roadway corridors, such as the I-10 Freeway and Van Buren Street.”
- Freeway Corridor Specific Plan Objective #1 “Prioritize the City’s appearance from the I-10 and Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.”

DISCUSSION:

Staff finds this request meets the four required findings and recommends approval of the proposed Minor General Plan Amendment.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage development of businesses in healthcare, technology, and advanced manufacturing.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0159 Avondale 50, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of the subject property to Business Park.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0159 Avondale 50, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of the subject property to Business Park.

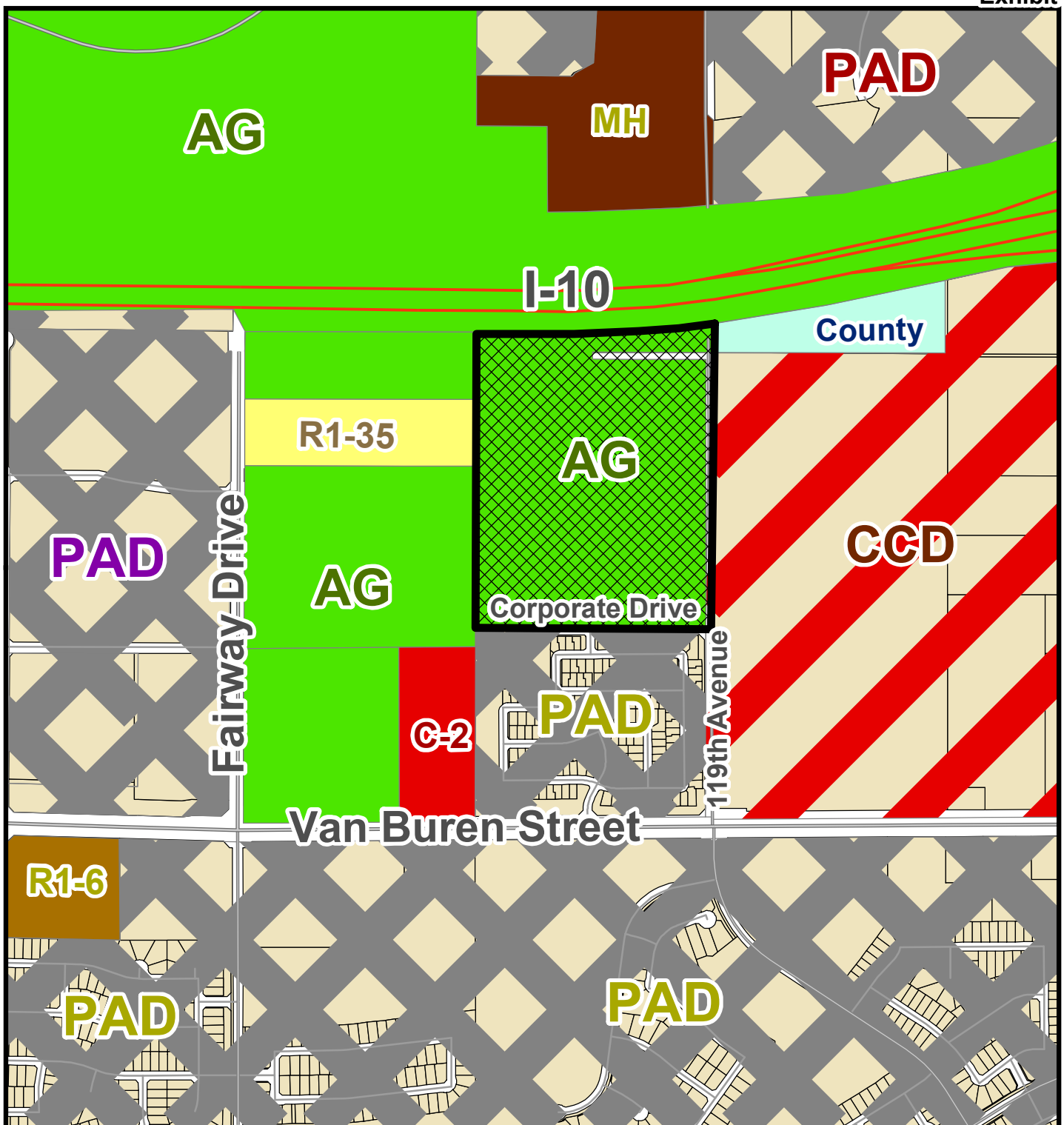


Aerial Photograph



 Subject Property



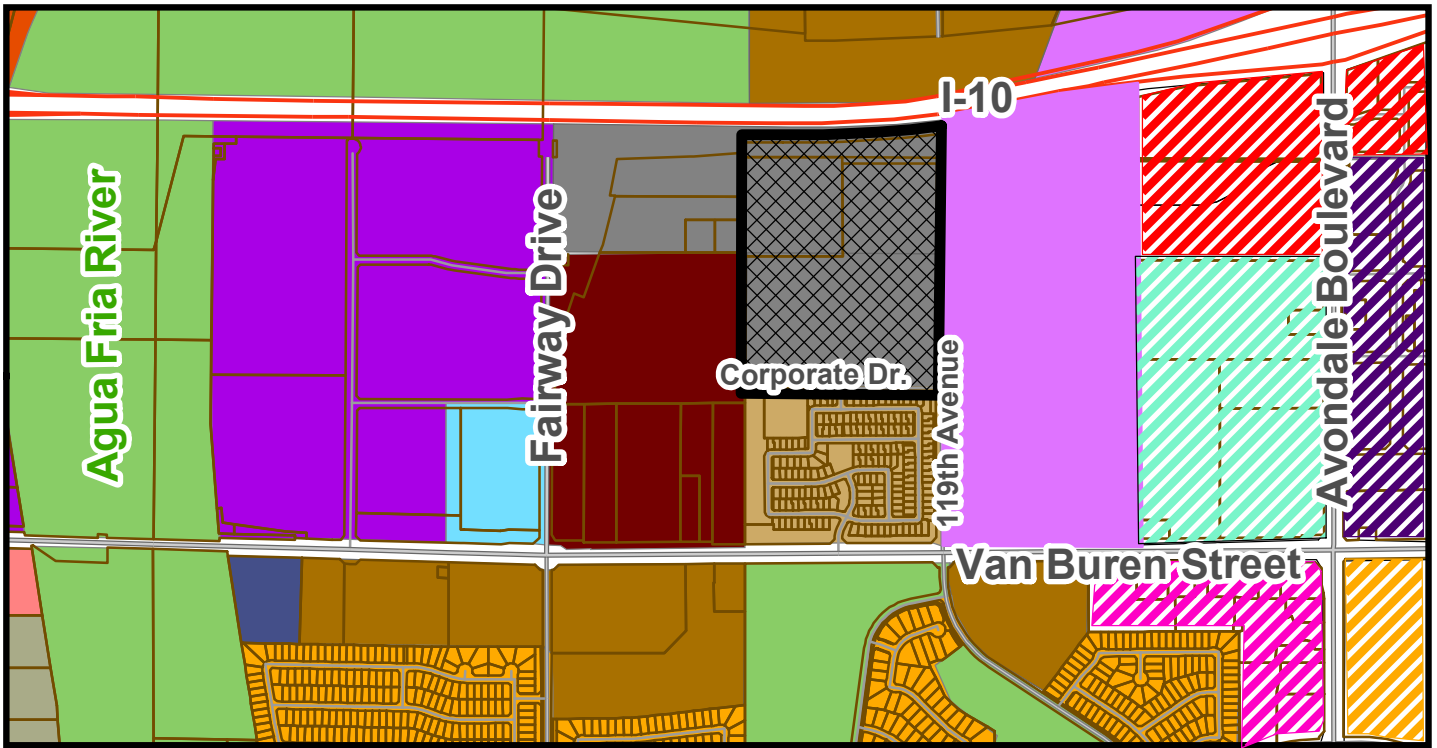


Zoning Vicinity Map

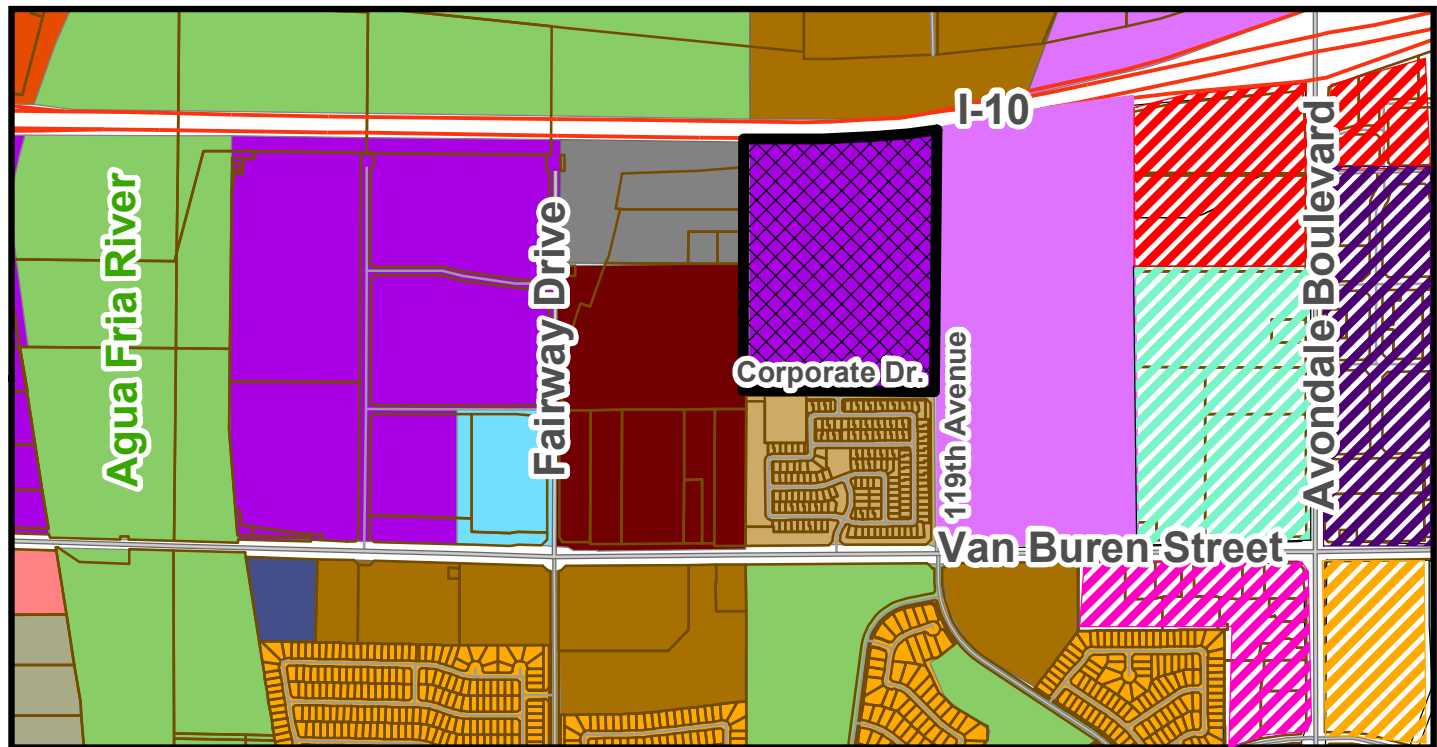


Subject Property





CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- | | | | |
|---------------------------------|-------------------------------|--------------------------------|-------------|
| Medium Density Residential | High Intensity Office | Avondale | North Arrow |
| Medium/High Density Residential | Business Park | The BLVD Neighborhood District | |
| High Density Residential | Mixed Use | The BLVD Promenade District | |
| Urban Residential | The BLVD Gateway District | Subject Property | |
| Open Space and Parks | The BLVD Village District | | |
| Public/Civic | The BLVD Park Avenue District | | |

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0159 & PL-19-0160

THE PROPERTY	
PARCEL SIZE	50.56 gross acres
LOCATION	Northwest corner of 119 th Avenue and Corporate Drive (formerly Roosevelt Street)
PHYSICAL CHARACTERISTICS	The rectangular site is flat with no unusual physical characteristics
EXISTING LAND USE	Agricultural
EXISTING ZONING	AG (Agricultural)
ZONING HISTORY	The property was annexed in April 1978. The site was rezoned from AG (Agricultural) to Avondale Spectrum Planned Area Development (PAD) in April 2008. The Avondale Spectrum PAD allowed a mix of uses on the property, including multi-story Class-A office adjacent to I-10, light industrial business park uses inward on the site, and a limited amount of retail/commercial uses at the intersection of Corporate Drive and 119 th Avenue. Avondale Spectrum did not develop in the allotted three-year time frame for PADs in effect at that time and the zoning was reverted to AG by action of the City Council in June 2011.

SURROUNDING ZONING AND LAND USE	
NORTH	Interstate-10 (I-10), a major federal highway zoned AG (Agricultural). The width of I-10 right-of-way adjacent to the Avondale 50 site ranges from 680 to 770 feet.
EAST	An undeveloped 76.7-acre property in agricultural production. The property is zoned City Center District (CCD); however, the site was removed from the boundaries of The BLVD and given a Mixed Use General Plan Land Use designation in September 2019.
SOUTH OF CORPORATE DRIVE	Desert Springs Village, a fully developed 186-lot single-family residential subdivision, zoned Planned Area Development (PAD).
WEST	Multiple properties, the majority of which are zoned AG (Agricultural) and are in agricultural production. Two smaller abutting parcels are zoned R1-35 (Suburban Residential) and developed with single-family homes and agricultural accessory structures.

GENERAL PLAN
The property is designated High Intensity Office (HIO) by the General Plan 2030 Land Use Map. The High Intensity Office designation allows for high-rise offices, potentially featuring retail, restaurant, and service uses at street level, to be served by structured parking. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of the property to Business Park. The Business Park designation is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and

refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Littleton Elementary School
HIGH SCHOOL	La Joya Community High School

<i>ADJACENT STREETS</i>	
119th Avenue	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40'
Existing half-street improvements	None
Standard half-street improvements	One through lane, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights
Corporate Drive (formerly Roosevelt Street)	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40'
Existing half-street improvements	None
Standard half-street improvements	One through lane, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights

<i>UTILITIES</i>
Water will be provided to the Avondale 50 development from an existing 12" water line in Corporate Drive, which will be extended by the developer west to Fairway Drive. The developer will also extend the existing 12" water line in 119th Avenue from its current terminus at Corporate Drive north to serve the development. Sewer will be provided to the site by an existing 36" sewer main in the 119th Avenue alignment. Salt River Project (SRP) provides electrical service in this portion of the City.

Exhibit F

Neighborhood Meeting Summary

October 10, 2019, 6:00 P.M.

Avondale City Hall, Mojave Conference Room



**TIFFANY
& BOSCO**
P.A.

October 15, 2019

Ken Galica, Division Lead Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Dr
Avondale, AZ 85323

**RE: PL-19-0159 & PL-19-0160-Opus Development GPA & PAD
Applications; October 10, 2019 Neighborhood Meeting Summary**

Dear Mr. Galica:

The purpose of this letter is to inform you that our firm held a neighborhood meeting for the Minor General Plan Amendment and Rezoning applications referenced above. The meeting was held on October 10, 2019, 6:00 p.m. at the Avondale City Hall, 11465 W. Civic Center Drive, Mojave Conf. Rm., Avondale, AZ 85323.

The neighborhood meeting was hosted by Tiffany & Bosco, P.A. and Opus Development Company, LLC to review the proposed applications and answer any questions regarding the project. Additionally, several boards were provided displaying the site plan, elevations, and aerial maps to show the project and orientation within the community.

The development team stayed in the conference room until 7:00 p.m. and no members of the community attended. I would be happy to answer any further questions that you may have regarding this proposal or meeting. You may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman

Exhibit E

Minor General Plan Amendment Narrative

Avondale 50

Avondale 50



City of Avondale
**Minor General Plan
Amendment Application**

Case # PL-19-0159

October 30, 2019



TIFFANY
& BOSCO
P.A.

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Table of Exhibits

Exhibit A – Regional Aerial Context Map
Exhibit B – Aerial Context Map
Exhibit C – Existing Avondale General Plan Map
Exhibit D – Proposed Avondale General Plan Map
Exhibit E – Existing Avondale Zoning Map
Exhibit F – Concept Site Plan
Exhibit G – Conceptual Site/Landscape Plan

I. PROJECT PROFILE

Project Name	Avondale 50
Property Owner	Avondale I10, LLLP
Assessor Parcel Numbers	500-01-003N (3.494 Ac), 500-01-009B (10.091 Ac), 500-01-009C (36.368 Ac)
Project Location	Northwest corner of Corporate Drive and N. 119 th Avenue (alignment), Avondale, Arizona
Project Area	49.95 Acres
Current Zoning	Agricultural (AG)
General Plan	High Intensity Office
Development Team	<u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architecture</u> Opus AE Group, L.L.C. Dean Newins 10350 Bren Road West Minnetonka, MN 55343 <u>Engineering</u> Civil & Environmental Consultants, Inc. Thomas E. Meeks 11811 N. Tatum Boulevard, Suite 3057 Phoenix, Arizona 85028

II. EXECUTIVE SUMMARY

This proposed Minor General Plan Map Amendment Application is for the approximately 49.95 Acres generally located at the northwest corner of the intersection of Corporate Drive and N. 119th Avenue (alignment) and identified by the Maricopa Assessor Office with parcel numbers 500-01-003N, 500-01-009B, and 500-01-009C (the "Property"). The Property will be developed by Opus Development Company, L.L.C. (the "Opus Group").

The Opus Group is a family of commercial real estate development, construction and design companies headquartered in Minneapolis with offices and projects across the country. It operates as a multidisciplinary team with expertise in development, capital markets and finance; project management and construction; and architecture, engineering and interior design. The Opus Group's clients have included Black & Decker, DHL, Fed Ex, Kraft Foods, Maytag Corporation, Miller Brewing, Nissan, Pep Boys, Porsche, and Xerox Corporation. In Arizona, the Opus Group projects include the Union Tempe (Tempe), Opus Airport Industrial (Phoenix), Goodyear Crossings Park (Goodyear), Longbow Gateway One (Mesa), Paradise 83 (Peoria), and the Pima Center (Scottsdale). All of these developments have been created with the utmost detail to design and construction quality, which the Opus Group prides itself on. The Opus Group is excited to collaborate with the City of Avondale (the "City") to bring a high quality development with enduring value that will support the City for many years.

This Application is a request to amend the Avondale General Plan 2030 Land Use Map designation from High Intensity Office to Business Park to allow for a large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The campus development is designed to accommodate enclosed light manufacturing, corporate commerce, research and development industries, solar, and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

A PAD Rezoning Application is also being concurrently requested with this Application, which will change the Property zoning designation from Agricultural (AG) to PAD. We refer you to the Avondale 50 PAD Application for details regarding the proposed development.

The Applicant is aware of the City's goals for the surrounding area of the Property and its desire to promote uses that will bring development and economic vitality, employment opportunities, quality architectural character, and provide an appropriate balance of uses. In a recent City Council Work Session in 2018, the City discussed the Property's area and

the changing market shifts related to providing better economic and employment opportunities for this area and the City as a whole. The City has also discussed the opportunities that exist to revise the General Plan land use categories in the area to accommodate specific uses that are in compliance with the future development goals and policies of the City.

Traditionally, Avondale is exporting 90% of its employment to surrounding municipalities. This development is in a prime location with adjacent employment uses and the nearby “The BLVD” development area, which will attract those who want to live, work, and play in the City of Avondale.

The Avondale 50 PAD utilizes the “Commerce Park” zoning development standards as a baseline to be in compliance with this proposed General Plan Amendment request. The Opus Group is seeking flexibility for land uses to be allowed in portions of the development and provides enhanced architectural guidelines for buildings closer to the Interstate 10 Freeway. Strict design guideline standards will be upheld during the development process to ensure that the standards and land uses of the PAD’s request are reasonable and acceptable within the Interstate 10 Freeway corridor, while also remaining compatible with other surrounding developments and land uses.

The Opus Group intends to pursue immediate development of the Property as soon as possible. The proposed minor general plan amendment, site plan, land use and development standards will create a framework for the Opus Group to develop a unique business/commerce park type development that will accent the design and development goals for the Interstate 10 Freeway corridor as stated in the General Plan 2030 and Freeway Corridor Specific Plan.

The prime location of the Property provides the opportunity to bring a beautiful development near the Interstate 10 Freeway and vital transportation connections that will make the City of Avondale proud.

III. PROPERTY DESCRIPTION

Site Description

The Avondale 50 property is approximately 49.95 acres generally located at the northwest corner of the intersection of Corporate Drive and N. 119th Avenue (alignment). The location near the Interstate 10 Freeway provides an ideal opportunity for development that accommodates a large business/commerce park setting such as Avondale 50. The Property is located between the Interstate 10 Freeway and other larger empty lots used for agriculture. The Desert Springs Village, a single-family subdivision, is located to the south of the Property across from Corporate Drive. (*Please see EXHIBIT A – Regional Aerial Context Map*).

As illustrated in *EXHIBIT B – Aerial Context Map*, the Property is comprised of three (3) vacant parcels that are contiguous to one another. The Property was historically used for Agricultural uses.

The Property currently contains an Avondale General Plan land use designation of High Intensity Office (*Please See EXHIBIT C – Existing Avondale General Plan Map*). The Applicant intends to amend this land use designation of Business Park (*Please See EXHIBIT D – Proposed Avondale General Plan Map*). The Property is currently zoned Agricultural (AG) under the City of Avondale Zoning Ordinance (*Please see EXHIBIT E – Existing Avondale Zoning Map*).

Relationship to Surrounding Properties

The Property is mostly surrounded by vacant property and agricultural uses with residential development to the south. The following table describes the surrounding conditions of the neighboring properties.

Direction	Description	G.P. Land Use	Zoning
North	Interstate 10 Freeway	N/A	N/A
East	Agricultural Uses	Mixed Use	City Center Districts (CCD)
South	Desert Springs Village (Residential)	Medium-High Density Residential	Desert Springs Village PAD
West	Agricultural use with farm buildings	High Intensity Office	Agriculture (AG)

Topography

There are no significant topographical or natural features of the property. The Property is undeveloped except for the SRP ditch that runs adjacent to 119th Avenue (alignment)

and the SRP powerlines that traverse the Property on the western boundary. The SRP ditch will be improved at time of development and meet all required SRP standards.

Current Circulation

The only developed street adjacent to the Property is Corporate Drive (formerly Roosevelt Street) on the southern boundary of the Property. The Applicant is working with the property owner to the west for the right of way dedication and construction of the northern 40' of Corporate Drive to Fairway Drive from the western boundary of the Property. The developer will work with the City in any acquisition efforts for the Corporate Drive extension to Fairway Drive.

Arizona Department of Transportation (ADOT) has finalized plans for the construction of the Fairway Drive interchange at the Interstate 10 Freeway and will complete construction of this interchange in the near future. The Opus Group anticipates that most of the traffic from the Avondale 50 development will utilize Corporate Drive to the south to efficiently access Fairway Drive, which will lead to the Fairway Interchange for quick access to the Interstate 10 Freeway. As such, the Applicant anticipates minimal traffic flows to the right-of-ways located to the south on Van Buren Street and east on Avondale Boulevard.

Summary

Based on the current Property conditions and location, the Avondale 50 development is appropriate for the location and character of the general area. Currently, the vacant Property lies next to the City's most important artery, the Interstate 10 Freeway, and is a continual eyesore for those passing by and coming to the City. Given its unique location and orientation, proper development of the Property with high quality building design and a business/commerce park type setting with generous landscaping and open spaces will enhance the Property and create an iconic landmark bringing positive impacts to the surrounding properties and the City.

IV. INFRASTRUCTURE

Road improvements, Right-of-Ways, Easements

The Avondale 50 developer will construct the adjacent half-street improvements, as required, for Corporate Drive along the southern Property boundary of the Property and for 119th Avenue (alignment) on the eastern Property boundary to the north boundary of the Property as shown on the Concept Site Plan.

While the traffic circulation for the project would function appropriately with access to 119th Avenue (alignment) only, extending Corporate Drive west of the Property to Fairway Drive to provide access to the future Fairway Drive/Interstate 10 Freeway traffic interchange will greatly enhance the circulation of the area. The future improvements to Corporate Drive westbound to Fairway Drive will be determined as part of the Rezoning application request.

Development of the Fairway Drive traffic interchange will involve the construction and completion of Fairway Drive starting from Van Buren Street north to the Interstate 10 Freeway. Approval of the Avondale 50 project may help to expedite these improvements, so that the circulation infrastructure can accommodate the influx of traffic in the developing area and help to spur further growth.

Utilities - Water

The City is the water service provider for the Property. Currently, there is no existing onsite water system infrastructure within the Avondale 50 property. Existing water infrastructure in the Project vicinity includes 36-inch and 16-inch water lines along Van Buren Street, a 12-inch water main in 119th Avenue (alignment) terminating at Corporate Drive, a 12-inch water line in Corporate Drive, and 8-inch looped water lines in the Desert Springs Village development to the south of Avondale 50.

Utilities - Sanitary Sewer

The City is the wastewater service provider for the Property. There is an existing 36-inch gravity sanitary sewer line that runs north to south along the east property line of the Property. The sewer pipe is approximately 18 feet deep on average. As the existing sewer line continues north under the I-10 freeway, it reduces in size to a 24-inch pipe. The existing 36-inch sewer also continues south along 119th Avenue (alignment) to Van Buren Street.

Other Infrastructure

There appears to be underground electric lines on the west side of 119th Avenue (alignment) and on the south side of Corporate Drive, adjacent to the existing subdivision. There is also a 24-inch irrigation tail water pipe that runs on the west side of 119th Avenue (alignment) from the intersection of Corporate Drive south to Van Buren

Street. The existing high voltage transmission power lines that run north and south along the west property line lie within an existing 130 foot wide easement. Any development within the existing easement shall be coordinated and approved by SRP.

V. CONFORMANCE WITH AVONDALE PLANS

The Property is designated with a High Intensity Office land use on the City's General Plan Map. The Property is also within the Avondale Freeway Corridor Specific Plan.

This Application is a request to amend the Avondale General Plan 2030 Land Use Map designation from High Intensity Office to Business Park to allow for a large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The campus development is designed to accommodate enclosed light manufacturing, corporate commerce, research and development industries, solar, and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

Within the past year, the City has had numerous public discussions regarding the area that the Property is located in and the various market shifts related to providing the appropriate uses for the vacant land along the Interstate 10 Freeway and north of Van Buren Street.

The Applicant is aware of the City's desire to bring development in this area that is aesthetically unique and moves away from the traditional industrial feel of developments along freeway corridors. This development is in a prime location with adjacent employment uses and the nearby "The BLVD" development area, which will attract those who want to live, work, and play in the City of Avondale. Avondale 50 is poised to become a unique development that will provide employment and economic opportunities for the City and will establish an aesthetic and development standard for other users coming to this area that will improve the City's development appearance along the Interstate 10 Freeway.

Avondale 50 has been designed with these goals in mind and has provided the framework for an attractive development that focuses on providing open space and circulation trails for the employees.

Minor General Plan Amendment Review and Analysis

1) Availability of current and future water supplies

The City is the water service provider for the Property. Currently, there is no existing onsite water system infrastructure within the Avondale 50 property. Existing water infrastructure in the Project vicinity includes 36-inch and 16-inch water lines along Van Buren Street, a 12-inch water main in 119th Avenue (alignment) terminating at Corporate Drive, a 12-

inch water line in Corporate Drive, and 8-inch looped water lines in the Desert Springs Village development to the south of Avondale 50.

It is the Applicant's understanding that the City Engineering Department has indicated that the Avondale 50 development will pose no issues on current or future water supplies. The concurrent Avondale 50 PAD provides additional water supply information that demonstrates that the surrounding water infrastructure is able to support the Project in average day, max day, peak day, and max day plus fire flow demand scenarios.

2) Impact on and potential support of the City's transportation system

The Avondale 50 developer will construct the adjacent half-street improvements, as required, for Corporate Drive along the southern Property boundary of the Property and for 119th Avenue (alignment) on the eastern Property boundary to the north boundary of the Property as shown on the Concept Site Plan.

While the traffic circulation for the project would function appropriately with access to 119th Avenue (alignment) only, the Developer and the City are in discussions about extending Corporate Drive west of the Property to Fairway Drive to provide access to the future Fairway Drive/Interstate 10 Freeway traffic interchange. Development of the Fairway Drive traffic interchange will involve the construction and completion of Fairway Drive starting from Van Buren Street all the way north to the Interstate 10 Freeway. Approval of the Avondale 50 project may help to expedite these improvements, so that the circulation infrastructure can accommodate the influx of traffic in the developing area and help to spur further growth.

A Traffic Impact Statement (TIS) is included with this request. Initial discussions with our traffic engineer consultant has indicated that there will be no traffic impact issues generated from the Property.

The Applicant will continue to comply with the City's current engineering policies and standards and work to provide solutions that will enhance the City's transportation networks.

3) Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways

The development of Avondale 50 will not have any significant effect on the surrounding natural environment, including no impacts on any hillsides, riparian areas and floodways. The Property has been vacant for many years and has actually been an extremely unaesthetic property for Avondale. The concurrent Avondale 50 PAD rezoning is providing ample open space and pedestrian connectivity areas that will be of high quality and be designed appropriately. This development will provide an enhancement to the Property

and enhance the value of surrounding developments as it becomes an aesthetically pleasing development to the area.

4) Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio, and (iii) multi-family housing ratio identified within this GP2030

The proposed General Plan Amendment will not have an overall negative impact on the total City's current job-to-population ratio of .20 as the concurrent Avondale 50 PAD is proposing to bring a variety of employment uses to the Property.

In the 2019 Maricopa County Association of Government Socioeconomic Projections Report, it states the averages for square feet per employee as follow:

MAG Employee Projections and Proposed Avondale 50 Employees		
Industry Type	SF per Employee (from MAG 2019 Report)	Avondale 50 Employee Projection (based on Project SF)
Manufacturing	495 SF	363 <i>(based on 25%-35% of Total Project SF being manufacturing uses)</i>
Warehousing/Distribution	959 SF	187 <i>(based on 25%-35% of Total Project SF being warehousing uses)</i>
Office Employment	458 SF	235 <i>(based on 15%-20% of Total Project SF CP Office uses)</i>
	Total Potential Employees	785

Based on this data, it is likely that the Avondale 50 project could produce approximately 785 jobs. Also, based on the MAG 2019 Report, manufacturing and warehousing/distribution uses produce more employees than the average of office employment uses.

Based on this information, the Avondale 50 development and surrounding area are poised to bring developments to the City of Avondale that have economic value with opportunities for employment, economic vitality, and market benefits that will greatly enhance the City's value to the region. The Applicant has been involved with many discussions with the City in determining what developments and uses will help reach the goals Avondale has for this area. There will be many varied development components that

will be needed to create value for this area of the City. Avondale 50 will be one of those important development components for bringing economic value to the City of Avondale.

The existing location of this proposal provides a unique opportunity for diverse land uses, including commercial, employment, and light industrial uses, which will improve the area economically and provide a catalyst for further attracting future commercial, employment, and business related land uses in the area. It is anticipated that the nearby residential areas in the City will provide many of the employees for the jobs that will be created here. Thus, residents will not need to leave the City for employment and the City will be able to create more of a live, work, play aspect to the City.

5) *Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater*

The proposed General Plan Amendment will not have a negative impact on the City's services. The proposed amendment will not burden the City with regards to needing additional extensions of utility infrastructure since there are existing water and sewer lines surrounding the Property. Both of these utilities have adequate capacity for the proposed development. Adequate connections to serve the project will be built at the developer's cost. These exact locations and the size of the infrastructure for the property will be determined during the platting and site plan application phase.

6) *Extent to which the goals of this GP2030 are accomplished*

The proposed Avondale 50 development complements most, if not all, of the goals and policies of the 2030 General Plan. The following summary provides information from the proposed development that demonstrates that it meets important goals of the Avondale 2030 General Plan and other related planning documents:

THE AVONDALE GENERAL PLAN 2030

The proposed Avondale 50 GPA and PAD is consistent with a number of elements within the City's General Plan 2030 as follows.

LAND USE THEME – Land Use Element

GOAL 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.

Policy D. Enhance the attractiveness of parcels as an option for new development throughout Avondale.

GOAL 3: Promote a strong balance of high quality residential, employment, recreation, and educational land uses.

Policy A. Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.

Policy D. Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.

GOAL 4: Ensure all land use decisions meet the long-term social and economic goals of the community.

GOAL 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns.

The proposed Avondale 50 GPA and PAD will provide a high quality project that will encourage development of a large portion of land that has been vacant for a long time within the City of Avondale. The development is positioned to provide a catalyst and standard for an area that will become the most desirous employment and commerce corridors in the City. The proposed development will help transform underutilized parcels of land into a new modern high-end manufacturing and office park designed development that is compatible with the land use goals outlined above. The Avondale 50 development will not only be aesthetically pleasing, but will also provide economic stability for this area and bring employment opportunities to allow Avondale citizens to live, work, and play in Avondale.

ECONOMIC VITALITY THEME - Economic Element

Goal 1: Grow and diversify Avondale's economy and employment base through business retention, expansion and development.

Policy A. Identify and recruit targeted growth sectors based upon an understanding of Avondale's current and projected economy with an emphasis on professional and technical employment.

Goal 2: Create employment centers to attract businesses that match the City's economic targets.

Goal 3: Enhance and market Avondale's business climate.

Goal 6: Implement revitalization activities to enhance the City's economy and sense of place.

Goal 10: Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities.

Policy A. Support efforts to locate and develop additional business park and industrial land along Avondale's business corridor.

Policy B. Promote business park employment uses adjacent to high capacity roadway corridors, such as the I-10 Freeway and Van Buren Street.

As outlined above in the employment summary table, the employment and economic benefits that Avondale 50 could provide will play an important role in realizing Avondale's economic goals and policies. Given the variety of uses that are allowed through the Avondale 50 PAD, there will be great opportunities to bring a variety of businesses, market, industries, and employment opportunities to the area. The layout of a business park setting will also attract this variety of economic opportunities that will be available in the development. This meets the General Plan goals of bringing more employment opportunities to the City of Avondale and providing opportunities for jobs for Avondale residents.

SUSTAINABLE DEVELOPMENT THEME - Energy Element

Goal 1: Integrate energy efficient measures and renewable energy sources into all aspects of Avondale planning.

The proposed structures of the development have the opportunity to utilize sustainable engineering methods that could reduce energy consumption for the facility, while also designing the development with methods and materials that will reduce urban heat reflection and create a modern aesthetic look. The specific energy efficient measures will be provided during the Site Plan development and permitting phase of development.

OPEN SPACE THEME – Open Space Element

GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle.

OPEN SPACE THEME – Recreational Amenities Element

GOAL 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

The proposed Avondale 50 development provides ample usable and active open space that are designed with circulation trails, connectivity corridors, and common areas that will incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection internally and will provide opportunities to externally connect to other developments, supporting a healthy lifestyle and promoting connectivity.

THE AVONDALE FREEWAY CORRIDOR SPECIFIC PLAN

The Avondale Freeway Corridor Specific Plan ("FCSP") covers the majority of land within a ½ mile each way of the Interstate 10 Freeway located within the Avondale city limits. The

major focus of the FCSP is visibility of the freeway with the City and steering uses that enhance that visibility and encouraging employment, commercial, and mixed uses.

The FCSP already designates frontage of the Interstate 10 Freeway for commercial and business-industrial related land uses. Although the current land use designation is High Intensity Office, re-establishing the designation to Business Park will be consistent with the FCSP land use goals for commercial and business industrial type development along the Interstate 10 Freeway.

The proposed development establishes the design character in the area for an architecturally sophisticated looking facility that creates an attractive buffer between freeway traffic and residential areas to the south. This will reduce traffic visibility and noise for residential lots currently facing the freeway. The proposed buildings are designed to meet frontage standards that would be similar in sophisticated design and architecture standards as other large developments of similar land uses. Furthermore, the proposed facility will generate well-paying jobs and income for an area that is underdeveloped and visually flat and unappealing.

The office park layout of the development will be the major theme element of Avondale 50. While warehousing, distribution, and manufacturing could occur in certain portions of the development, it is important to note that the buildings will be designed to showcase its function as a business park layout with ample landscape setbacks, trail connectivity throughout the development, and pedestrian amenities. Any warehousing and distribution uses will be well integrated internally to project site. The corporate office aspect of the proposed facility will be utilized to accentuate a modern design pattern that will in turn operate as the main frontage to the Interstate 10 Freeway and other road frontages. The goal of the development is to provide an attractive facility that focuses on the positive attributes of modern office building designs while internally shielding manufacturing and distribution of those products from sight. The Avondale 50 project will conform to the City's Commercial and Industrial Design Manual.

The following objectives from the FCSP are also met, as follows:

Objective #3: The Freeway Corridor will be the southwest valley's premier job center.

GP Growth Area Element, Goal #1: "Create destination employment centers in targeted areas of the City that will help to improve balance between jobs and population."

Avondale 50 will create employment opportunities for this area and even promote the opportunity for current and future residential areas to have efficient access to this development for employment. Avondale 50 brings employment to nearby residents,

which will be needed to meet the City's goals of providing work opportunities for its own citizens.

Objective #4: Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community.

The location of Avondale 50 creates a development that ensure residents have full access to opportunities to walk or bike to destinations for work, recreation, or access to services within the City. The development of the City's regional trail along Van Buren Street is not far from this development and will provide an opportunity for easier pedestrian and bicycle access to the Property from 99th Avenue to the Agua Fria River in a beautiful, spacious, and landscaped environment to access employment uses on the Property.

AVONDALE STRATEGIC FIVE-YEAR PLAN

The Avondale Strategic Five Year Plan was designed with the vision and guidance from the Avondale City Council, and crafted with input from engaged residents, local businesses and key personnel across the city's organization. The Plan represents a cohesive and intelligent approach to continuing on the path to Avondale's vision to create a community that is both family friendly and economically robust. A city that is Aspiring, Achieving and Accelerating.

Avondale 50 is in a unique location that provides the opportunity to develop a vacant site located along the Interstate 10 Freeway corridor and north of the Van Buren corridor. This development will be compatible with existing development, supports current and future commercial, residential, and mixed uses in "The BLVD" development area, and synergizes with other current and future adjacent employment areas. With the increase of other development opportunities that will come in the future near the Property, the location of this property will provide a prime location for creating employment opportunities for Avondale residents. This adjacency will be a positive addition to ensuring that economic opportunities provided by these employment areas will stay with Avondale's residents. This will complement and support the economic vision of the following Strategic Five Year Plan goals and action items:

INITIATIVE 1 - FOSTER SUSTAINABLE COMMUNITY DEVELOPMENT

Strategic Goal: Encourage development of business in healthcare, technology, and advanced manufacturing.

Action Item: Locate three (3) new companies each year that expand quality employment opportunities and support revenue growth.

Avondale 50 will contribute to Avondale's goal of expanding quality employment opportunities by providing a variety of employment types and opportunities. These

employment opportunities will support revenue growth by bring economic benefits to the City from the Avondale 50 users and employees.

INITIATIVE 2 - CREATE & SUPPORT DIVERSE RECREATION & EDUCATION OPPORTUNITIES

Strategic Goal: Establish creative community spaces throughout the City.

Action Item: Increase open space amenities in City Center and Historic Avondale.

Avondale 50 by a connection of creative and enhanced open space areas that focus on the user and pedestrian experience. These areas will be available for use by the employees and will be unique to this type of development. While it is not within “The BLVD” (formerly City Center) development, the open spaces areas of this development will set a positive precedent for adjacent developments that come into the area.

INITIATIVE 3 – ADVOCATE FOR AND SUPPORT COMMUNITY-ORIENTED LIFELONG LEARNING OPPORTUNITIES

Strategic Goal: Expand employment opportunities to residents through job training and placement program.

Action Item: Continue to work with local colleges and universities to promote internal and external career opportunities through job fairs.

The Avondale 50 development will definitely have future opportunities to collaborate with local colleges and universities to promote the variety of business on the campus and to further attract future employees to add to the growth of the development businesses.

VI. GENERAL PLAN FINDINGS ANALYSIS

As provided throughout the Avondale 50 Minor General Plan Amendment narrative, it meets or exceeds all of the required findings of the Avondale General Plan 2030 as follows:

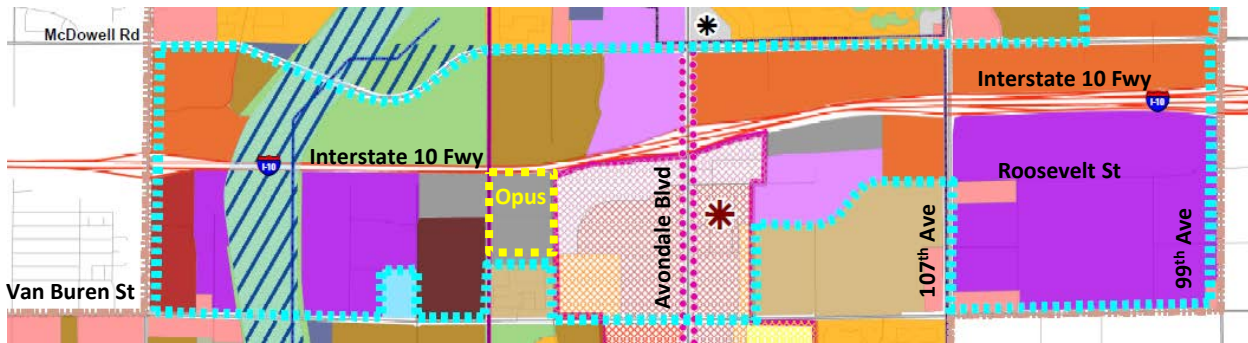
- *The development pattern contained on the Land Use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.*

In recent City Council Work Sessions, the City discussed the Property's area and the changing market shifts related to providing better economic and employment opportunities for this area and the City as a whole. The existing High Intensity Office land use category has been challenging for attracting users for the type of development it calls for. The City has also discussed the opportunities that exist to revise the General Plan land use categories in the area, including the Property, to accommodate specific uses that are in compliance with the future development goals and policies of the City. However, the City has stated that it would rely on individual property owners and developers to bring those proposals forward other employment and business related uses.

As such, the Property is in a prime location with adjacent employment uses, the strategic location of the future Fairway Drive intersection, and the nearby "The BLVD" development area, which will attract those who want to live, work, and play in the City of Avondale.

The proposed Business Park land use designation is the best land use to accommodate the proposed Avondale 50 development. As discussed in this narrative, the development will only thrive if provided adjacency to the Interstate 10 Freeway, and provided quick and efficient access to the Interstate 10 Freeway. The nearby Fairway Drive freeway interchange will provide that required access to the Avondale 50 development.

As shown in the Avondale General Plan Map below, the dark purple areas are the only Business Park designations available within the City. Most of these areas have already been developed. The only vacant Business Park areas available for any future development are located within with some properties bounded by Van Buren Street to the south, Roosevelt Street to the north, and between 99th Avenue and 107th Avenue. These vacant properties are not adjacent to the Interstate 10 Freeway, nor do they provide quick and efficient access to the Freeway. Even if Opus could acquire these properties, they would not provide the adjacency to the Freeway nor the efficient access to the Freeway that the Avondale 50 project requires. As such, there are no sufficient sites to adequately accommodate the Avondale 50 development. The proposed change to Business Park land use on the Property will provide the opportunity for the vacant parcel to be used in an effective manner for realizing the Avondale 50 development. This will bring immense benefits to the City of Avondale.



- The amendment constitutes an overall improvement to the 2012 Plan and is not solely for the good or benefit of a particular landowner or owners.

As stated above and in the narrative, the Property is in an area that has had challenges with development desirability. The Property has sat vacant for many years with varied interests for commercial and employment uses, but have never come to fruition. The Opus Group is ready and willing to work with the City to provide a development that will enhance this area and improve the goals and policies of the General Plan that exist for this area.

- The amendment will not adversely impact the community as a whole or a portion of the community by:
 - o Significantly altering the acceptable land use patterns;
 - o Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water and wastewater, and public safety facilities than would otherwise be needed without the proposed change;
 - o Adversely impacting the existing land uses.

The surrounding area has been envisioned by the City of Avondale as providing uses that are compatible with being located adjacent to the Interstate 10 Freeway. This has included high intensity uses, employment uses, office park configurations, and other related uses. Recent City discussions have also included looking at light industrial uses in this area that are compatible with the area and that promote enhanced design, site plan, and architectural guidelines. With the addition of the Fairway Drive Freeway Interchange, the Property and surrounding area have been opened up to possibilities that can increase the employment and intensity opportunities for this important area of the City. The uses to the east of the Property have also been envisioned to be high intensity uses that would bring retail, employment, and additional residents (i.e. employees for the development).

The Applicant has carefully determined the appropriate site plan configuration, architectural design, and the proposed uses for the Property, which will capitalize on the unique location of the Property. The Avondale 50 PAD provides the perfect opportunity for the proposed development to bring a high quality development with complementary

uses that will be designed in a way that is harmonious with the surrounding neighborhoods and is supported by current market conditions.

- *That the amendment is consistent with the overall intent of the 2012 Plan and other adopted plans, codes and ordinances.*

Section V. Conformance with Avondale Plans outlines how the amendment is consistent with all applicable Avondale plan. Additionally, the Application has addressed how Avondale 50 will be consistent with all other codes and ordinances.

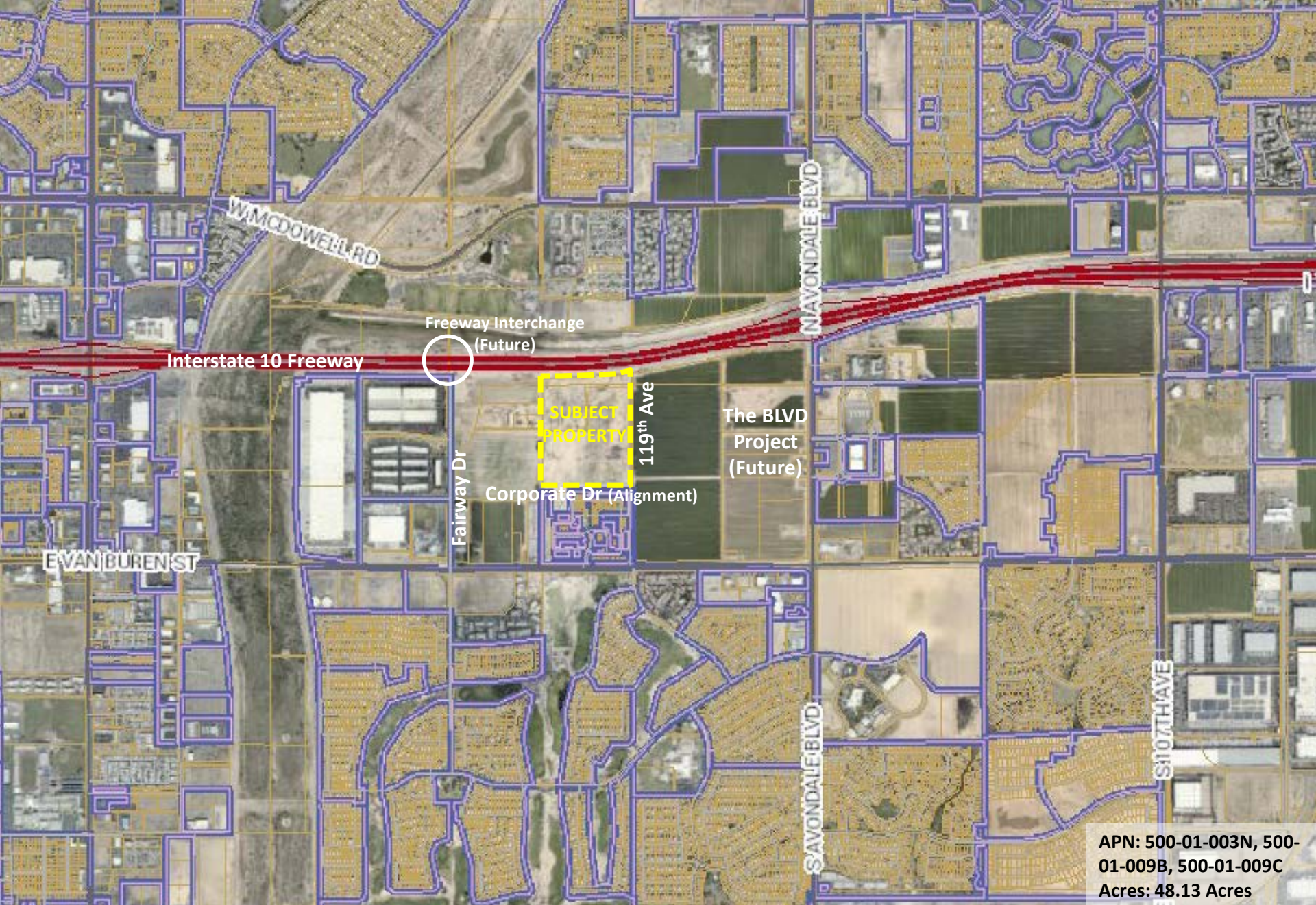
VII. CONCLUSION AND SUMMARY

Avondale 50 is in a unique infill location adjacent to major transportation corridors in Avondale. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Avondale. As a high quality developer, the Opus Group intends to work in partnership with the City to ensure that its goals and policies are met. The Opus Group desires to create a legacy development that will provide a catalyst for future quality development on this Property and the surrounding area, which has remained planned and undeveloped for many years. The Opus Group is confident that the proposed General Plan Amendment and Avondale 50 PAD will provide the foundation for moving forward with a high quality development at this location.

The GPA and PAD create a development scenario to complement the surrounding existing uses and the anticipation of future complementing use. The design and layout of the Concept Plan demonstrates the unique design and open space elements that will be an important part of creating this unique developments. The land uses that are provided with the Avondale 50 PAD include commercial, business/office, employment, and light industrial uses. This will be regulated with development and use standards in the Avondale 50 PAD that will allow Commerce Park land uses on the Property and also allow for certain designated portions to have warehousing, distribution, and manufacturing uses that are mostly internal to the site.

As discussed herein, the proposed General Plan Amendment is consistent with many of the policies of the City of Avondale's General Plan 2030 and the Freeway Corridor Specific Plan and the PAD ensures that development will follow Avondale Development, Design Standards and Guidelines and continue the tradition of quality development in the City of Avondale. The Applicant and the Opus Group look forward to continuing to work in partnership with the City to bring a development that the Opus Group and the City will be proud of for years to come.

EXHIBIT A



APN: 500-01-003N, 500-01-009B, 500-01-009C
Acres: 48.13 Acres

Exhibit A - Regional Aerial Context Exhibit

The Opus Group – NWC 119th Ave & Corporate Dr (Roosevelt St)



TIFFANY
& BOSCO
P.A.

EXHIBIT B



APN: 500-01-003N, 500-01-009B, 500-01-009C
Acres: 48.13 Acres

Exhibit B - Aerial Context Exhibit

The Opus Group – NWC 119th Ave & Corporate Dr (Roosevelt St)

EXHIBIT C

Legend

- Planning Boundary
- Growth Area

Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Historic Avondale District
- Sports and Entertainment
- Office/Professional
- Industrial
- Business Park
- Corporate Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education

THE BLVD Area

- Gateway District
- Village District
- Park Avenue District
- Neighborhood District
- Promenade District

TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

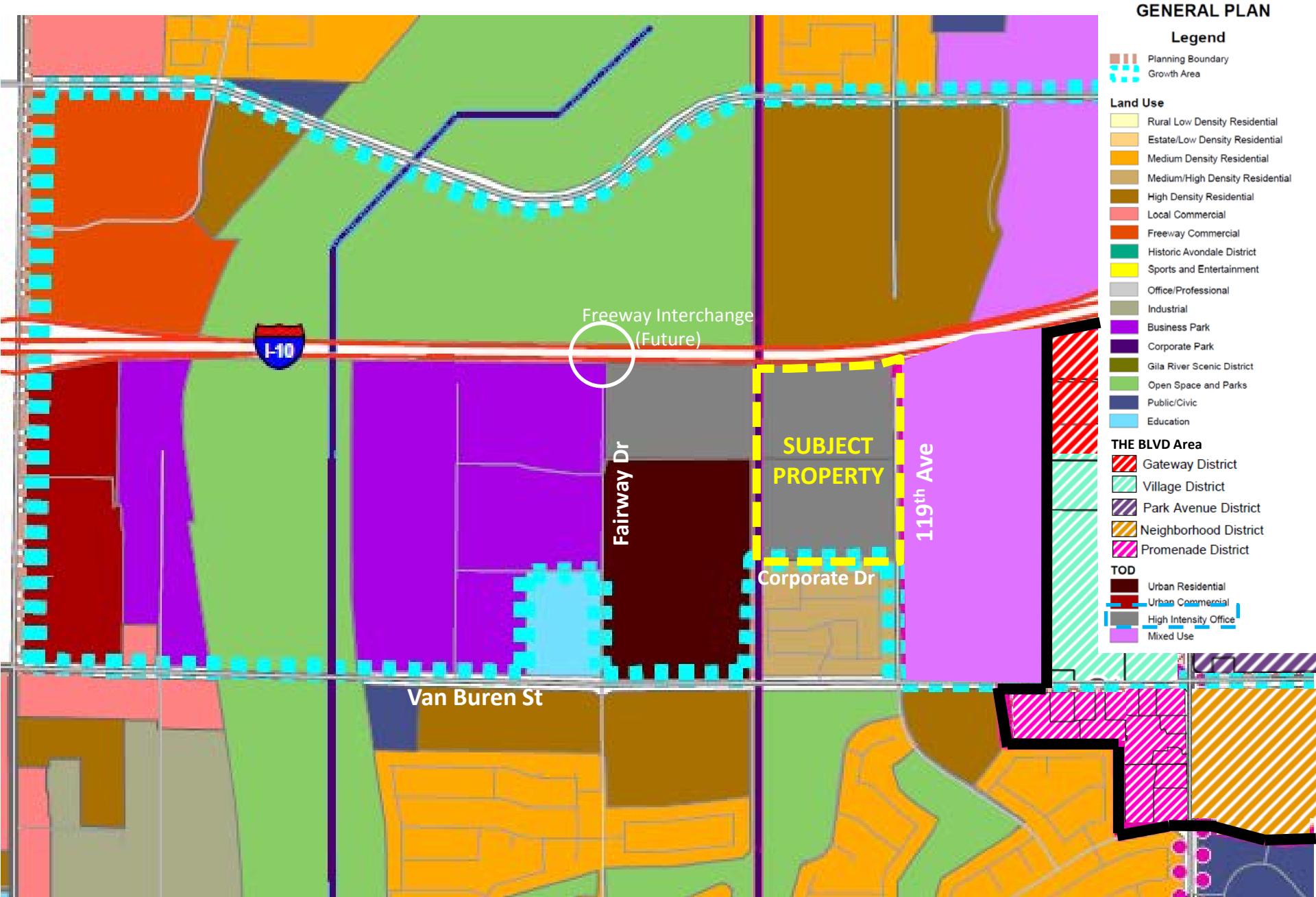


Exhibit C – Existing Avondale General Plan Map

The Opus Group – NWC 119th Ave & Corporate Dr (Roosevelt St)



TIFFANY
& BOSCO
P.A.

EXHIBIT D

Legend

- Planning Boundary
- Growth Area

Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Historic Avondale District
- Sports and Entertainment
- Office/Professional
- Industrial
- Business Park
- Corporate Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education

THE BLVD Area

- Gateway District
- Village District
- Park Avenue District
- Neighborhood District
- Promenade District

TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

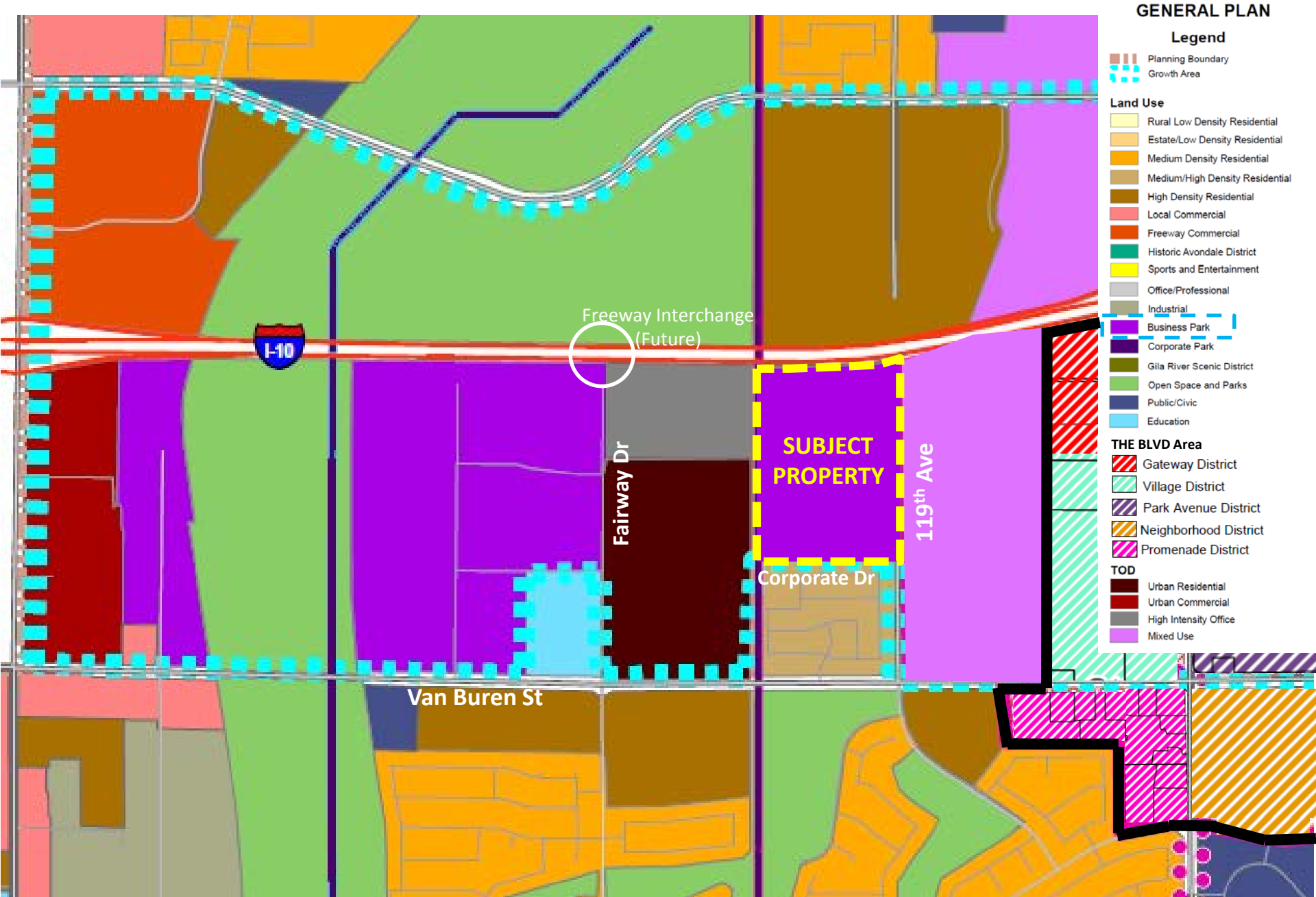


Exhibit D – Proposed Avondale General Plan Map

The Opus Group – NWC 119th Ave & Corporate Dr (Roosevelt St)



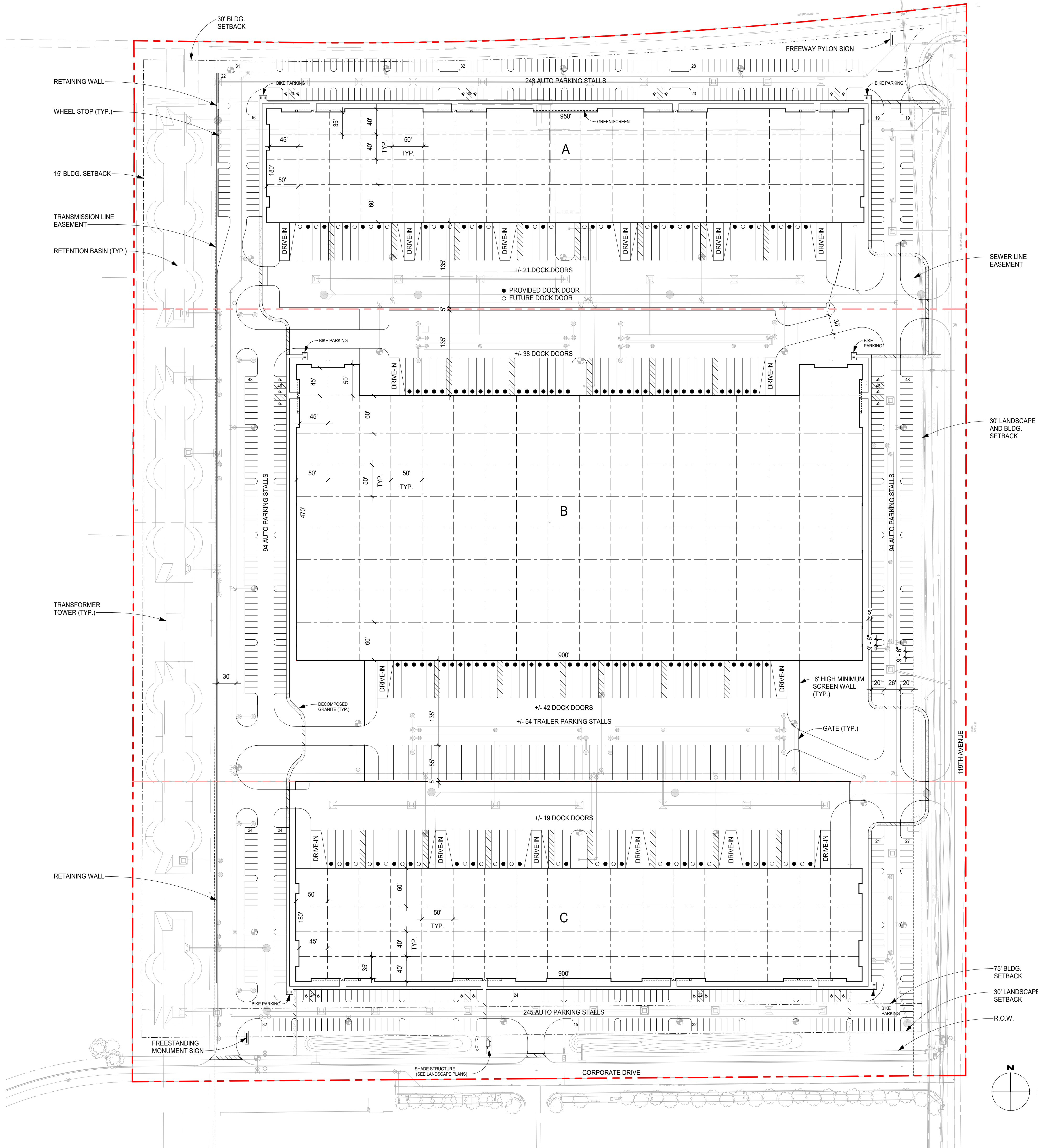
**TIFFANY
& BOSCO**
P.A.

EXHIBIT E



Exhibit E – Existing Avondale Zoning Map
The Opus Group – NWC 119th Ave & Corporate Dr (Roosevelt St)

EXHIBIT F



2 VICINITY MAP
NOT TO SCALE

CITY OF AVONDALE ZONING ORDINANCE
EMPLOYMENT DISTRICTS
COMMERCE PARK (CP) & GENERAL INDUSTRIAL (A-1)
DEVELOPMENT STANDARDS

	CP	A1
MAXIMUM HEIGHT	35'	45'
MAXIMUM BUILDING COVERAGE	50%	-
MINIMUM BUILDING SETBACKS		
FRONT YARD	25'	30'
SIDE YARD	15'	10'
REAR YARD	15'	10'
STREET YARD	25'	30'
ADJACENT TO RESIDENTIAL	50'	75'
MINIMUM LANDSCAPE SETBACK		
STREET SIDE	25'	30'

PAD
PROPOSED
DEVELOPMENT STANDARDS

MAXIMUM HEIGHT	8 STORIES*
MAXIMUM BUILDING COVERAGE	50%
MINIMUM BUILDING SETBACKS	
FRONT YARD	30'
SIDE YARD	15'
REAR YARD	15'
STREET YARD	30'
ADJACENT TO RESIDENTIAL	75'
MINIMUM LANDSCAPE SETBACK	
STREET SIDE	30'

* UP TO 8 STORIES IN BUILDING HEIGHT IS PERMITTED BY THE FREEWAY CORRIDOR SPECIFIC PLAN

PROJECT INFORMATION

SITE AREA	50.8 ACRES
TOTAL BUILDING AREA	718,200 GSF
LOT COVERAGE	33 %

'A'	
BUILDING AREA	169,400 GSF
BUILDING HEIGHT	+/- 40 FEET
AUTO PARKING	243 STALLS
BICYCLE PARKING	20 STALLS
DOCKS	+/- 21 DOORS
FUTURE DOCKS	+/-22 DOORS
DRIVE-IN	6 DOORS

'B'	
BUILDING AREA	388,500 GSF
BUILDING HEIGHT	+/- 48 FEET
AUTO PARKING	188 STALLS
BICYCLE PARKING	20 STALLS
DOCKS	+/- 80 DOORS
DRIVE-IN	4 DOORS
TRAILER PARKING	+/- 54 STALLS

'C'	
BUILDING AREA	160,300 GSF
BUILDING HEIGHT	+/- 40 FEET
AUTO PARKING	245 STALLS
BICYCLE PARKING	20 STALLS
DOCKS	+/- 19 DOORS
FUTURE DOCKS	+/- 21 DOORS
DRIVE-IN	6 DOORS

PARKING INFORMATION*

'A'		
BUILDING AREA	169,400 GSF	
ZONING CALCULATION (90%)	152,460 GSF	
OFFICE (10%)	16,940 GSF	68 STALLS
MANUFACTURING (40%)	67,760 GSF	90 STALLS
WAREHOUSE (40%)	67,760 GSF	32 STALLS
TOTAL PARKING REQUIRED		190 STALLS
TOTAL PARKING PROVIDED		243 STALLS

'B'		
BUILDING AREA	388,500 GSF	
ZONING CALCULATION (90%)	349,650 GSF	
OFFICE (5%)	19,425 GSF	78 STALLS
WAREHOUSE (85%)	330,225 GSF	84 STALLS
TOTAL PARKING REQUIRED		162 STALLS
TOTAL PARKING PROVIDED		188 STALLS

'C'		
BUILDING AREA	160,300 GSF	
ZONING CALCULATION (90%)	144,270 GSF	
OFFICE (10%)	16,030 GSF	64 STALLS
MANUFACTURING (80%)	128,240 GSF	171 STALLS
TOTAL PARKING REQUIRED		235 STALLS
TOTAL PARKING PROVIDED		245 STALLS

*HYPOTHETICAL TENANT MIX CALCULATION. FINAL TO BE DETERMINED WHEN ACTUAL TENANTS KNOWN.

ZONING: MINIMUM PARKING REQUIREMENTS

OFFICE: 1 STALL / 250 SF
MANUFACTURING: 1 STALL / 750 SF
WAREHOUSE: 1 STALL / 500 SF FOR THE FIRST 10,000 SF,
PLUS 1 STALL / 5,000 SF FOR THE REMAINING FLOOR AREA
REQUIRED PARKING CALCULATED AT 90% OF THE GROSS FLOOR AREA

1 SITE PLAN
1" = 80'-0"

ISSUE RECORD

07/11/19 CITY SUBMITTAL
10/07/19 CITY SUBMITTAL
10/30/19 CITY SUBMITTAL

EXHIBIT G

CONCEPTUAL SITE/ LANDSCAPE PLAN



THEME IMAGES:





AGENDA ITEM REPORT

SUBJECT: Avondale 50 – Rezoning from Agricultural (AG) to Planned Area Development (PAD) – Application PL-19-0160

MEETING DATE: 11/21/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., to rezone 50.56 gross acres located at the northwest corner of 119th Avenue and Corporate Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Avondale 50 PAD will allow a mix of light industrial and commercial uses based on the City's Commerce Park (CP) zoning district, with allowances for heavier uses such as warehousing and distribution on portions of the site where those uses will have the least impacts on surrounding properties. Development will take the form of a campus, featuring multiple buildings of varying sizes. A request to change the General Plan 2030 Land Use Map designation of the property from High Intensity Office to Business Park will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 50.56 gross acre subject property (Exhibits A and B) is located at the northwest corner of 119th Avenue and Corporate Drive with approximately 1,300 feet of frontage along Interstate 10 (I-10). The site, which was annexed in April 1978, is rectangular, relatively flat, and features no unusual physical characteristics.

The property was rezoned from Agricultural (AG) to Avondale Spectrum Planned Area Development (PAD) in April 2008. The Avondale Spectrum PAD allowed a mix of uses on the property, including multi-story Class-A office adjacent to I-10, light-industrial business park uses inward on the site, and a limited amount of retail/commercial uses at the intersection of Corporate Drive and 119th Avenue. At that time, the Avondale Zoning Ordinance required development of PADs to occur within three-years of zoning approval. Because Avondale Spectrum did not develop in the allotted three-year time frame, the zoning was reverted to AG by action of the City Council in June 2011. The property's zoning has remained AG since the 2011 reversion.

The property is presently designated by the General Plan 2030 Land Use Map as High Intensity Office. The High Intensity Office designation allows for high-rise offices, potentially featuring retail, restaurant, and service uses at street level, served by structured parking.

The applicant has submitted a separate application for a Minor General Plan Amendment to change the land use designation on the property to Business Park. The Business Park designation is intended to allow for

large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C. Approval of the applicant's General Plan Amendment request is required for the rezoning to be approved.

The existing uses and zoning of surrounding properties include:

North: Interstate 10 (I-10), a ten-lane highway zoned AG (Agricultural). The width of I-10 right-of-way adjacent to the Avondale 50 site ranges from 680 to 770 feet.

East: An undeveloped 76.7-acre property in agricultural production, zoned City Center District (CCD). The site was removed from the boundaries of The BLVD and given a Mixed Use General Plan Land Use designation through a General Plan Amendment approved by City Council in September 2019.

South (of Corporate Drive): Desert Springs Village, a fully-developed 186-lot single-family residential subdivision, zoned Planned Area Development (PAD).

West: Multiple properties, the majority of which are zoned AG (Agricultural) and are in agricultural production. Two smaller abutting parcels are zoned R1-35 (Suburban Residential) and developed with single-family homes and accessory structures.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the 50.56-acre subject property from Agricultural (AG) to Planned Area Development (PAD). The proposed Avondale 50 PAD Narrative (Exhibit E) details permitted uses, development standards, landscaping and design standards, and other requirements that will guide future development of the site.

Many PADs are written to maximize flexibility in future development by including broad use lists, general architectural standards, and very basic bubble site plans. The proposed Avondale 50 PAD varies from this model and is very specific as to the type of development that will occur on the property. Within the narrative, a conceptual site plan (Tab E), landscape plan (Tab G), open space plan (Tab H), and building elevations (Tab I) for a three building commerce park campus are provided. Buildings within the future campus will range in building area with the smallest being 160,300 square foot "Building C" on the south end of the site adjacent to Corporate Drive and the largest being 388,500 square foot "Building B" in the center of the site. "Building A", on the north end of the site adjacent to I-10, is expected to be approximately 169,400 square feet in area. The proposed buildings will also range in height, with the two perimeter buildings being 40' and the large central building up to 48'. The development of the site, as it proceeds through site planning and construction approvals, will be required to generally conform to these specifications and exhibits.

The proposed Avondale 50 PAD allows for a relatively narrow list of uses based upon the City's Commerce Park (CP) zoning district. These uses include, but are not limited to, industrial uses such as light manufacturing, offices, laboratories for research and development, and commercial uses such as restaurants and small-scale health and exercise centers. In addition to these standard CP uses, some slightly more intense industrial uses are proposed subject to restrictions, as follows:

- Warehousing and distribution, which is permitted in CP as an accessory use, will be permitted in Building B in the center of the site, and in up to 50 percent of Building A on the north end of the site.

Warehousing and distribution will only be permitted in Building C, adjacent to Corporate Drive, if ancillary to a manufacturing use per the requirements of the CP zoning district.

- Heavy manufacturing, which is defined as “assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials whose process typically produces noise, dust, odors, and/or vibrations outside of the building”, will be permitted in Building B in the center of the site, and in up to 50 percent of Building A on the north end of the site subject to City Council approval of a Conditional Use Permit (CUP); the use will not be permitted in Building C nearest the existing residential community. The CUP requirement will ensure that any impacts of a proposed heavy manufacturing use will be sufficiently mitigated. Heavy manufacturing is not permitted in the CP zoning district but is permitted in the City’s A-1 (General Industrial) zone.
- Outdoor storage, which requires a CUP in the CP zoning district, will be permitted by right but must be fully screened from view from surrounding streets including the I-10 freeway.

It should be noted that, besides trucks maneuvering into loading docks and outdoor storage as discussed above, all activities on the site will be conducted indoors inside enclosed buildings.

The proposed PAD includes development standards that are based on the City’s CP (Commerce Park) zoning district but enhanced to present a more upscale aesthetic and to ensure compatibility with surrounding uses. For example, the PAD proposes a minimum building setback from the south property line, near existing residential, of 75', and a landscape setback along Corporate Drive of 30'. These proposed dimensions are improvements upon the CP zoning district standards, which require a building and landscape setbacks of 25'. Similar increased standards are proposed along all four property lines. No modifications are proposed to requirements for landscaping, lighting, screening, parking, signage and public art.

The three proposed buildings are oriented east to west to allow the buildings themselves to screen activities occurring in the service courtyards from I-10 and Corporate Drive. The east/west orientation also helps to accommodate safe and efficient on-site circulation while allowing the centrally located building designed for cross-dock distribution to have shipping and receiving operations on both sides of the building. Because of this setup, the truck court areas will be completely screened from I-10 and Corporate Drive. Screen walls and landscaping will be utilized to obscure views into these “working areas” of the site from 119th Avenue to the east.

Vehicular access to the Avondale 50 site is provided by four points of access, two each to 119th Avenue and Corporate Drive; the developer will complete the construction of half-streets of each street adjacent to the site. Additionally, the developer will construct the north half of Corporate Drive beyond the project limits, connecting to Fairway Drive.

Building architecture along the I-10 freeway will be highly visible and it is important to use various techniques to break up long wall planes and ensure the City’s design expectations in the Freeway Corridor are met. A contemporary style featuring a neutral color palette is proposed. Building entrance areas are emphasized through the provision of two-story glass elements framed by projecting soffits to provide shade and shadow. Variation in parapet height, material and texture changes, color changes, reveals, horizontal and vertical elements, and large green screens are provided to break up long walls and enhance the appearance of the development. The building design is intended to represent a corporate office building. Perhaps the most unique design feature incorporated into the buildings are a “random” series of colored glass elements, influenced by the City’s vibrant color scheme of royal blue, mango, lime green, and violet, that will be incorporated into project walls. These glass elements will be illuminated from within the wall to project a colorful glow after sunset. More typical accent up-lighting will also be used to accentuate the most iconic building elements during evening hours.

Landscaping requirements for the project will be required to adhere to CP zoning district requirements as specified in Zoning Ordinance Section 12, Landscaping, Walls, and Fences. That section contains standards for minimum landscape area on-site, landscaped areas in parking lots, tree quantity and tree size requirements, and the like. Beyond minimum requirements, the PAD establishes a network of pedestrian pathways that connect to two on-site pedestrian refuge areas that will provide employees within the future commerce park the opportunity to relax in a comfortable environment. The refuge areas, which are located on the east and south edges of the property, will feature both natural tree shading and shade structures, seating, and decorative pavement.

Water and sewer services will be provided by the City of Avondale. The developer will complete improvements to both systems in 119th Avenue (sewer only) and Corporate Drive (water and sewer). Electrical service is provided by Salt River Project (SRP) in this portion of Avondale.

Any future amendments to the PAD, if needed, will follow Zoning Ordinance protocol. Major amendments which change the character of the development will require Planning Commission review and City Council approval. Minor amendments which do not affect the overall concept of the development will be processed administratively. A Site Plan for the project will be reviewed administratively to ensure conformance with the PAD Narrative and exhibits thereto.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, October 10th in the Mojave Conference Room at Avondale City Hall. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meeting as required. Except for the applicant and City Staff, no persons attended the Neighborhood Meeting (Exhibit F).

Staff was contacted via phone by a homeowner within the Desert Springs Village neighborhood south of the Avondale 50 site. The resident expressed concerns with the potential for increased truck traffic on 119th Avenue, a secondary access into the Desert Springs Village community. Staff communicated that, while 119th Avenue may be used by some vehicles to get to the Avondale 50 site, the primary point of truck access is anticipated to be Corporate Drive, which will be constructed by the developer to Fairway Drive. The developer has expressed a commitment to work with City Staff to take steps to ensure that primary truck traffic to the site utilizes Corporate Drive and not 119th Avenue. A stipulation to this effect is included in Staff's recommendation for the rezoning application.

No comments related to the proposal have been posted on the City's aVOICE digital forum; six persons viewed information about the request.

All required notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on October 30, 2019. The meetings were advertised in the Wednesday, November 6, 2019 edition of the Arizona Republic. Lastly, a public hearing notice signs identifying meeting dates, times, and locations was installed on the property near the corner of 119th Avenue and Corporate Drive on November 5, 2019. No public comments beyond what is discussed above have been received to date.

ANALYSIS:

Conformance with the General Plan and Freeway Corridor Specific Plan

- A request to amend the subject property's General Plan 2030 Land Use designation to Business Park is being considered separately. The Business Park classification encourages uses that provide

employment opportunities in a large scale campus setting. The proposed Avondale 50 PAD allows for commerce park and related employment generating uses as is required in the Business Park designation and is designed to have a campus feel, with shared architectural and connecting pedestrian-scale landscaping elements throughout. Approval of the separate GPA application is required in order to consider approval of this rezoning request.

- General Plan Land Use Goal #3, Policy D “Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.” The proposed PAD incorporates several measures intended to mitigate any impacts on surrounding land uses, particularly the existing Desert Springs Village community to the south. These measures include:
 - o Landscape buffers with minimum depths of 30 feet are provided along the south property line (adjacent to Corporate Drive), east property line (adjacent to 119th Avenue), and north property line (adjacent to I-10), in excess of standard requirements. Planting of trees within those areas will soften the appearance of the new development and also filter any potential noise that may be generated.
 - o All uses permitted in the PAD must occur indoors, with the exception of loading/ unloading and outdoor storage. Any outdoor storage must be fully screened from surrounding properties and rights-of-way.
 - o The proposed site is designed such that building elevations featuring truck bays, where the most intense activity will be occurring, are oriented interior to the site so as not to be visible from surrounding properties or streets.
 - o Buildings are architecturally enhanced and feature four-sided design so that they more closely resemble Class-A offices rather than typical light-industrial developments that feature more utilitarian architecture.
 - o Primary truck traffic is to access the site using Corporate Drive from I-10, via the new Fairway Drive interchange. This routing will limit impacts on the existing Desert Springs community that utilizes 119th Avenue as a secondary access.
- Economic Vitality Goal #1 “Grow and diversify Avondale’s economy and employment base through business retention, expansion, and development.” Development of a three-building, 718,200 square foot commerce park on the property as proposed in the PAD will fill a real estate need for additional light-industrial space within the City and allow for continued attraction of new businesses to Avondale.
- Recreational Amenities Goal #4 “Create shared use linkages throughout the community in order to support a healthy lifestyle.” The Avondale 50 project incorporates pedestrian pathways and outdoor employee refuge areas to support the wellbeing of future workers on the property.
- The Freeway Corridor Specific Plan states, “Design and landscaping standards must be developed to ensure that development along the Freeway will present an upscale image”. The proposed Avondale 50 PAD proposes strong architecture, site design, and landscaping standards to ensure that the site aesthetically enhances the Freeway Corridor area as a whole. The portions of the buildings that will feature roll-up doors intended for loading and unloading of trucks will be obscured by the orientation of the buildings themselves along with a combination of landscaping and walls, and will be overshadowed by the quality of architecture on the proposed buildings.

Permitted Uses

- The PAD proposes a very limited list of permitted uses largely consistent with the City’s CP zoning

district that are appropriate in the Business Park designation. Where uses vary, such as allowing for warehousing and distribution on limited portions of the site, standards and requirements are incorporated to ensure those more intense uses do not negatively impact surrounding properties or the site's aesthetic.

- The Freeway Corridor Specific Plan permits outdoor storage areas that are limited in size and not visible to the freeway traveler. The PAD is consistent with respect to outdoor storage, allowing this use only when fully screened from adjacent properties and rights-of-way. Except for outdoor storage and the loading/unloading of vehicles, all uses proposed will occur inside enclosed buildings.
- Uses proposed will generate jobs for area residents and tax revenue for the City of Avondale.

Development Standards

- The development standards contained within the proposed Avondale 50 PAD are comparable to Zoning Ordinance requirements for development in the CP zoning district. Some standards have been increased, such as requirements for building setbacks and landscape setbacks from the perimeter of the site. No reduction to any CP standard is proposed.
- The Freeway Corridor Specific Plan identifies a maximum height of eight stories for development on this property. The PAD proposes maximum building heights of 48', significantly lower than the FCSP maximum.

Project Design

- In addition to establishing standards for design, materials, and colors, the Avondale 50 PAD contains building elevations for the proposed development. The renderings depict contemporary style buildings which incorporates a sophisticated, neutral color palette.
- The proposed buildings incorporate multiple architectural techniques to break up long wall planes and make the highly visible buildings aesthetically appealing. Variation in parapet height, material and texture changes, color changes, reveals, and large green screens are provided to break up long walls and enhance the appearance of the development. Additionally, building entrance areas are emphasized through the provision of two-story glass elements framed by projecting soffits which provide shade and shadow and internally-illuminated colored glass elements are incorporated into project walls to create interest after sunset. Traditional accent up-lighting is also used to accentuate the most iconic building elements during evening hours. The result of this combination of materials and techniques is a campus of buildings that will appear more similar to a Class-A office complex than a typical light industrial development.
- The anticipated use of the central building (Building B) as a cross-dock distribution facility necessitates the use of roll-up doors for truck loading and unloading on both the north and south elevations. Views into the truck court areas of this cross-dock building will be screened by Buildings A and C, which present an office-like appearance from I-10 and Corporate Drive.
- Landscaping on the site will adhere to Zoning Ordinance landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site. Furthermore, a proposed pedestrian pathway system and two pedestrian refuge areas for use by site employees are provided.

Streets, Utilities, and Other Infrastructure

- Four driveways to the site are provided, two from 119th Avenue and two from Corporate Drive. As is standard for all development, the developer will complete the construction of half-streets adjacent to the site.
- The developer will construct the northern half of Corporate Drive beyond the project to Fairway Drive. Completion of this half-street will provide a primary access to the development from the new Fairway Drive I-10 interchange, anticipated to be completed in 2020.
- It can be expected that the Avondale 50 site will generate a moderate amount and intensity of truck traffic. To limit impacts on the Desert Springs Village community to the south, which utilizes 119th Avenue as a secondary point of access into the subdivision, the developer and City will work throughout the remainder of the development process to ensure that primary truck traffic to the site utilizes the new Corporate Drive extension rather than 119th Avenue.
- The City has adequate water and sewer capacity to serve the proposed development. The developer will be responsible for construction of all line extensions required to service the Avondale 50 site.

DISCUSSION:

The proposed PAD meets the following findings:

1. The proposed Avondale 50 PAD is in conformance with the proposed General Plan Land Use Map designation of Business Park.
2. The proposed Avondale 50 PAD is in conformance with the Freeway Corridor Specific Plan.
3. The proposed Avondale 50 PAD is in conformance with the Design Manual for Industrial and Commercial Development.
4. The proposed Avondale 50 PAD will result in compatible land use relationships.
5. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage development of businesses in healthcare, technology, and advanced manufacturing.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0160 Avondale 50, a request to rezone approximately 50.56-acres from Agricultural (AG) to Planned Area Development (PAD), subject to the following thirteen (13) conditions of approval:

1. Development shall conform to the Avondale 50 PAD Narrative date stamped, October 30, 2019, except as modified by these conditions.
2. The developer shall submit an application for approval of a Comprehensive Sign Package for all building mounted and freestanding monument signage, including freeway signage, prior to issuance of any sign permits for the planned development.
3. The developer shall dedicate 40 feet of right-of-way and construct the north half-street of Corporate Drive to the City's Minor Collector standard (Detail A1102).
4. The developer shall acquire right-of-way from adjacent property owners as necessary to construct the north half-street of Corporate Drive from the subject property's western boundary to Fairway Drive. Corporate Drive shall be constructed to the City's Minor Collector standard (Detail A1102); half-street pavement width must be adequate to accommodate two-way vehicular traffic.
5. The developer shall dedicate right-of-way and construct the west half-street of 119th Avenue to the City's Minor Collector standard (Detail A1102). Half-street right-of-way shall be measured off the old section line. Half-street pavement width must be adequate to accommodate two-way vehicular traffic. The developer shall extend a 12" ductile iron pipe (DIP) water line to the terminus of the cul-du-sac.
6. The planned development is subject to the requirements of Zoning Ordinance Section 11, Required Public Art for New Planned Area Developments (PAD), Commercial, Office, Employment, and Municipal Construction.
7. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.
8. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.
9. A private utility easement for a future fire line shall be dedicated by the developer through the power line corridor to serve the parcel located to the west (APN 500-01-009B).
10. All required off-site improvements, including the tiling of the SRP ditch along 119th Avenue, shall be completed in the first phase of development prior to issuance of a Certificate of Occupancy or Certificate of Completion for any building.
11. Power lines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted underground in the first phase of development.
12. The developer shall be responsible for fiber conduit installation within the City's public right-of-way in accordance with the City's Transportation Plan and development codes.
13. The developer shall work with the City Engineer and City Traffic Engineer to take steps to ensure that

primary truck traffic to and from the property utilizes Corporate Drive and not 119th Avenue.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0160 Avondale 50, a request to rezone approximately 50.56-acre from Agricultural (AG) to Planned Area Development (PAD), subject to thirteen (13) recommended conditions of approval as listed in the Staff Report.

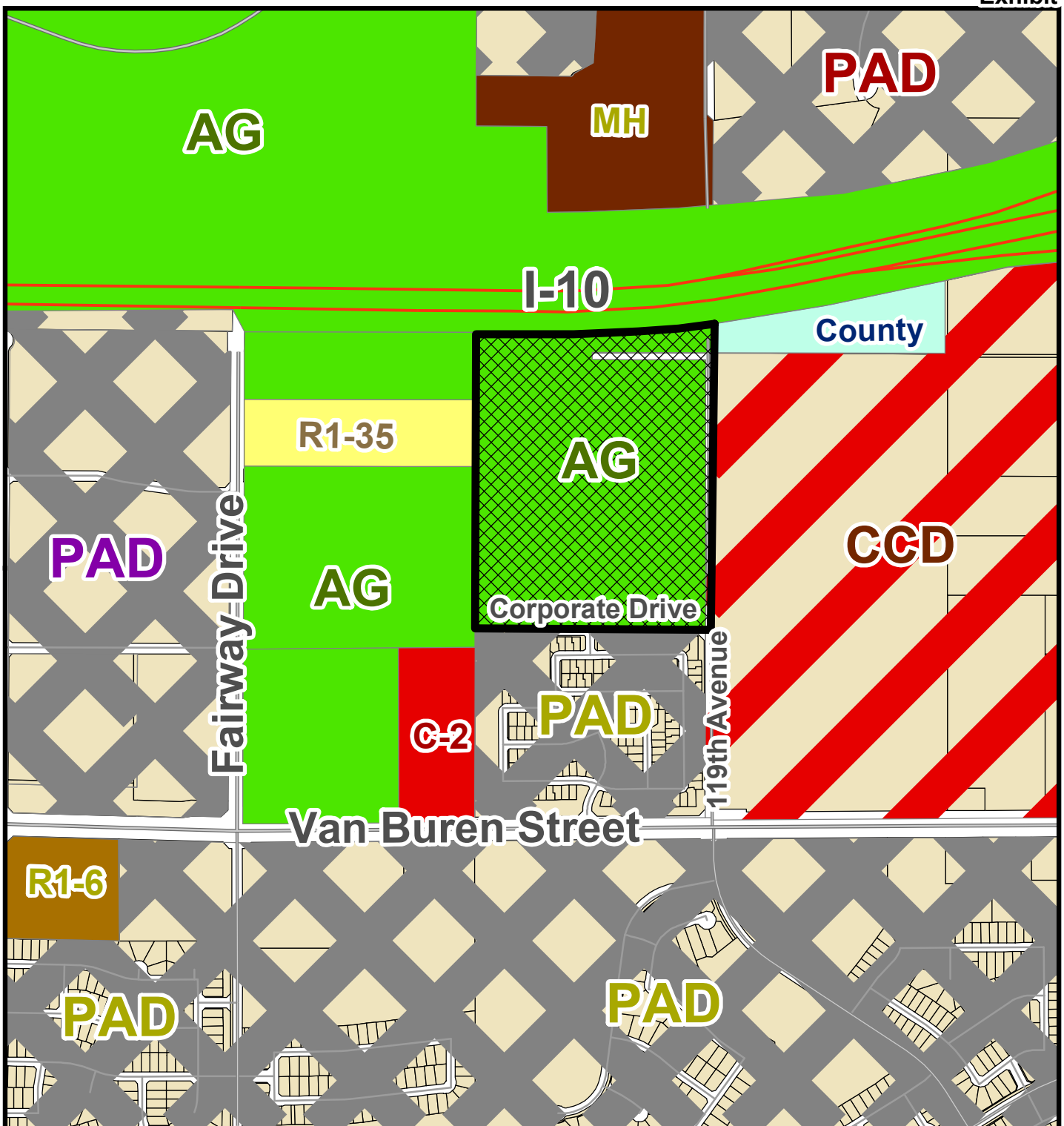


Aerial Photograph



 Subject Property



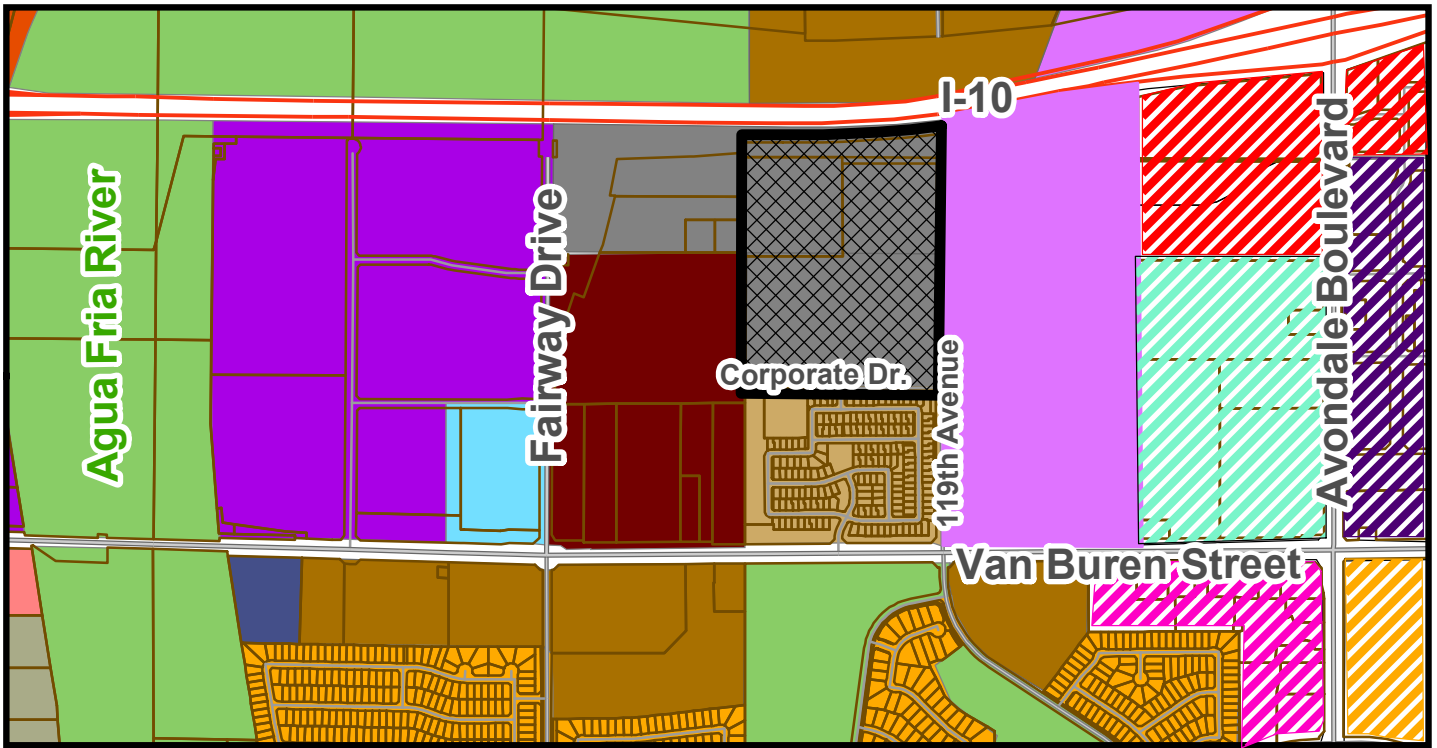


Zoning Vicinity Map

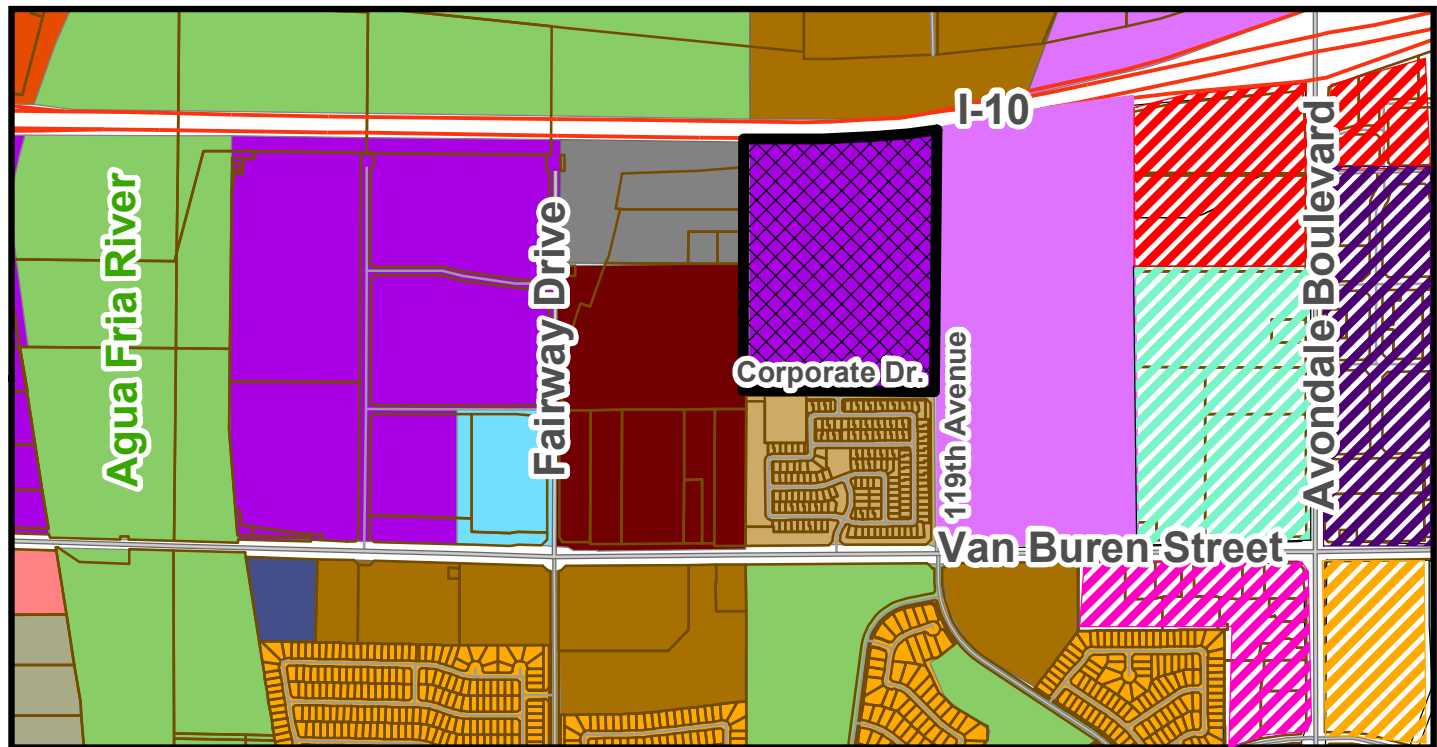


Subject Property





CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- | | | | |
|---|---|--|---|
|  Medium Density Residential |  High Intensity Office |  Avondale |  |
|  Medium/High Density Residential |  Business Park |  The BLVD Neighborhood District | |
|  High Density Residential |  Mixed Use |  The BLVD Promenade District | |
|  Urban Residential |  The BLVD Gateway District | | |
|  Open Space and Parks |  The BLVD Village District | | |
|  Public/Civic |  The BLVD Park Avenue District |  Subject Property | |

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0159 & PL-19-0160

THE PROPERTY	
PARCEL SIZE	50.56 gross acres
LOCATION	Northwest corner of 119 th Avenue and Corporate Drive (formerly Roosevelt Street)
PHYSICAL CHARACTERISTICS	The rectangular site is flat with no unusual physical characteristics
EXISTING LAND USE	Agricultural
EXISTING ZONING	AG (Agricultural)
ZONING HISTORY	The property was annexed in April 1978. The site was rezoned from AG (Agricultural) to Avondale Spectrum Planned Area Development (PAD) in April 2008. The Avondale Spectrum PAD allowed a mix of uses on the property, including multi-story Class-A office adjacent to I-10, light industrial business park uses inward on the site, and a limited amount of retail/commercial uses at the intersection of Corporate Drive and 119 th Avenue. Avondale Spectrum did not develop in the allotted three-year time frame for PADs in effect at that time and the zoning was reverted to AG by action of the City Council in June 2011.

SURROUNDING ZONING AND LAND USE	
NORTH	Interstate-10 (I-10), a major federal highway zoned AG (Agricultural). The width of I-10 right-of-way adjacent to the Avondale 50 site ranges from 680 to 770 feet.
EAST	An undeveloped 76.7-acre property in agricultural production. The property is zoned City Center District (CCD); however, the site was removed from the boundaries of The BLVD and given a Mixed Use General Plan Land Use designation in September 2019.
SOUTH OF CORPORATE DRIVE	Desert Springs Village, a fully developed 186-lot single-family residential subdivision, zoned Planned Area Development (PAD).
WEST	Multiple properties, the majority of which are zoned AG (Agricultural) and are in agricultural production. Two smaller abutting parcels are zoned R1-35 (Suburban Residential) and developed with single-family homes and agricultural accessory structures.

GENERAL PLAN	
The property is designated High Intensity Office (HIO) by the General Plan 2030 Land Use Map. The High Intensity Office designation allows for high-rise offices, potentially featuring retail, restaurant, and service uses at street level, to be served by structured parking. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of the property to Business Park. The Business Park designation is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and	

refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Littleton Elementary School
HIGH SCHOOL	La Joya Community High School

<i>ADJACENT STREETS</i>	
119th Avenue	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40'
Existing half-street improvements	None
Standard half-street improvements	One through lane, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights
Corporate Drive (formerly Roosevelt Street)	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40'
Existing half-street improvements	None
Standard half-street improvements	One through lane, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights

<i>UTILITIES</i>
Water will be provided to the Avondale 50 development from an existing 12" water line in Corporate Drive, which will be extended by the developer west to Fairway Drive. The developer will also extend the existing 12" water line in 119th Avenue from its current terminus at Corporate Drive north to serve the development. Sewer will be provided to the site by an existing 36" sewer main in the 119th Avenue alignment. Salt River Project (SRP) provides electrical service in this portion of the City.

Exhibit E

Proposed Planned Area Development

Narrative

Avondale 50

Avondale 50



City of Avondale
**Planned Area Development
Rezoning Application**

Case # PL-19-0160
October 30, 2019



**TIFFANY
& BOSCO**
P.A.

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Exhibit H – Entry and Rest Area/Overlook Elevations
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Exhibit J – Architectural Building Rendering

I. PROJECT PROFILE

Project Name	Avondale 50
Property Owner	Avondale I10, LLLP
Assessor Parcel Numbers	500-01-003N (3.494 Ac), 500-01-009B (10.091 Ac), 500-01-009C (36.368 Ac)
Project Location	Northwest corner of Corporate Drive and N. 119 th Avenue (alignment), Avondale, Arizona
Project Area	50.56 Acres (gross)
Current Zoning	Agricultural (AG)
General Plan	High Intensity Office
Development Team	<u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architecture</u> Opus AE Group, L.L.C. Dean Newins 10350 Bren Road West Minnetonka, MN 55343 <u>Engineering</u> Civil & Environmental Consultants, Inc. Thomas E. Meeks 11811 N. Tatum Boulevard, Suite 3057 Phoenix, Arizona 85028

II. EXECUTIVE SUMMARY

This proposed PAD Rezoning Application request is to rezone approximately 50.56 Acres (gross) generally located at the northwest corner of the intersection of Corporate Drive and N. 119th Avenue (alignment) and identified by the Maricopa Assessor Office with parcel numbers 500-01-003N, 500-01-009B, and 500-01-009C (the "Property"). The Property will be developed by Opus Development Company, L.L.C. (the "Opus Group").

The Opus Group is a family of commercial real estate development, construction and design companies headquartered in Minneapolis with offices and projects across the country. It operates as a multidisciplinary team with expertise in development, capital markets and finance; project management and construction; and architecture, engineering and interior design. The Opus Group's clients have included Black & Decker, DHL, Fed Ex, Kraft Foods, Maytag Corporation, Miller Brewing, Nissan, Pep Boys, Porsche, and Xerox Corporation. In Arizona, the Opus Group projects include the Union Tempe (Tempe), Opus Airport Industrial (Phoenix), Goodyear Crossings Park (Goodyear), Longbow Gateway One (Mesa), Paradise 83 (Peoria), and the Pima Center (Scottsdale). All of these developments have been created with the utmost detail to design and construction quality, which the Opus Group prides itself on. The Opus Group is excited to collaborate with the City of Avondale (the "City") to bring a high quality development with enduring value that will support the City for many years.

This Application is for a PAD Rezoning that will change the Property zoning designation from Agricultural (AG) to PAD. This will allow for the development of a large business/commerce park themed development, which will accommodate a variety of light industrial, flex industrial, and commercial uses on the Property.

A Minor General Plan Amendment is also being requested with a concurrent application to amend the General Plan Map from High Intensity Office to Business Park.

The Applicant is aware of the City's goals for the surrounding area of the Property and its desire to promote uses that will bring development and economic vitality, employment opportunities, quality architectural character, and provide an appropriate balance of uses. In a recent City Council Work Session in 2018, the City discussed the Property's area and the changing market shifts related to providing better economic and employment opportunities for this area and the City as a whole. Traditionally, Avondale is exporting 90% of its employment to surrounding municipalities. This development is in a prime location with adjacent employment uses and the nearby "The BLVD" development area, which will attract those who want to live, work, and play in the City of Avondale.

This proposed request is aimed at providing development flexibility to support land uses that promote a business/commerce park environment, allowing a variety of employment,

light industrial, and commercial uses, bringing high-quality architecture, while also discouraging the Property from developing solely as a “distribution only” focused facility commonly found elsewhere along the Interstate 10 Freeway corridor. The PAD will utilize two distinct use areas that will provide certain allowable and prohibited uses for the development as outlined herein.

The Avondale 50 PAD utilizes the “Commerce Park” zoning development standards as a baseline, while also seeking flexibility for certain land uses to be allowed in portions of the development and provides enhanced architectural guidelines for building frontage. Strict design guideline standards will be upheld during the development process to ensure that the standards and land uses of the PAD’s request are reasonable and acceptable within the Interstate 10 Freeway corridor, while also remaining compatible with other surrounding developments and land uses.

The Opus Group intends to pursue immediate development of the Property as soon as possible. The proposed general plan amendment, site plan, land use and development standards will create a framework for the Opus Group to develop a unique business/commerce park type development that will accent the design and development goals for the Interstate 10 Freeway corridor as stated in the General Plan 2030 and Freeway Corridor Specific Plan.

The prime location of the Property provides the opportunity to bring a beautiful development near the Interstate 10 Freeway and vital transportation connections that will make the City of Avondale proud.

III. PROPERTY DESCRIPTION

Site Description

The Avondale 50 property is approximately 50.56 acres (gross) generally located at the northwest corner of the intersection of Corporate Drive and N. 119th Avenue (alignment). The location near the Interstate 10 Freeway provides an ideal opportunity for development that accommodates a large business/commerce park setting such as Avondale 50. The Property is located between the Interstate 10 Freeway and other larger empty lots used for agriculture. The Desert Springs Village, a single-family subdivision, is located to the south of the Property across from Corporate Drive. (*Please see EXHIBIT A – Regional Aerial Context Map*).

As illustrated in *EXHIBIT B – Aerial Context Map*, the Property is comprised of three (3) vacant parcels that are contiguous to one another. The Property was historically used for Agricultural uses.

The Property currently contains an Avondale General Plan land use designation of High Intensity Office (*Please See EXHIBIT C – Existing Avondale General Plan Map*). The Property is currently zoned Agricultural (AG) under the City of Avondale Zoning Ordinance (*Please see EXHIBIT D – Existing Avondale Zoning Map*).

Relationship to Surrounding Properties

The Property is mostly surrounded by vacant property and agricultural uses with residential development to the south. The following table describes the surrounding conditions of the neighboring properties.

Direction	Description	G.P. Land Use	Zoning
North	Interstate 10 Freeway	N/A	N/A
East	Agricultural Uses	Mixed Use	City Center Districts (CCD)
South	Desert Springs Village (Residential)	Medium-High Density Residential	Desert Springs Village PAD
West	Agricultural use with farm buildings	High Intensity Office	Agriculture (AG)

Topography

There are no significant topographical or natural features of the property. The Property is undeveloped except for the SRP ditch that runs adjacent to 119th Avenue (alignment) and the SRP powerlines that traverse the Property on the western boundary. The SRP ditch will be improved at time of development and meet all required SRP standards.

Current Circulation

The only developed street adjacent to the Property is Corporate Drive (formerly Roosevelt Street) on the southern boundary of the Property. The Applicant is working with the property owner to the west for the right of way dedication and construction of the northern 40' of Corporate Drive to Fairway Drive from the western boundary of the Property. The developer will work with the City in any acquisition efforts for the Corporate Drive extension to Fairway Drive.

Arizona Department of Transportation (ADOT) has finalized plans for the construction of the Fairway Drive interchange at the Interstate 10 Freeway and will complete construction of this interchange in the near future. The Opus Group anticipates that most of the traffic from the Avondale 50 development will utilize Corporate Drive to the south to efficiently access Fairway Drive, which will lead to the Fairway Interchange for quick access to the Interstate 10 Freeway. As such, the Applicant anticipates minimal traffic flows to the right-of-ways located to the south on Van Buren Street and east on Avondale Boulevard.

Summary

Based on the current Property conditions and location, the Avondale 50 development is appropriate for the location and character of the general area. Currently, the vacant Property lies next to the City's most important artery, the Interstate 10 Freeway, and is a continual eyesore for those passing by and coming to the City. Given its unique location and orientation, proper development of the Property with high quality building design and a business/commerce park type setting with generous landscaping and open spaces will enhance the Property and create an iconic landmark bringing positive impacts to the surrounding properties and the City.

IV. PROJECT DESCRIPTION

The Property and surrounding area are poised to bring developments to the City of Avondale that have economic value with opportunities for employment, economic vitality, and market benefits that will greatly enhance the City's value to the region. The Applicant has been involved with many discussions with the City in determining what developments and uses will help reach the goals Avondale has for this area. There will be many varied development components that will be needed to create value for this area of the City. Avondale 50 will be one of those important development components for bringing economic value to the City of Avondale.

The existing location of this proposal provides a unique opportunity for diverse land uses that will improve the area economically and provide a catalyst for further attracting future commercial, employment, and business related land uses to the area. Due to the proposed light industrial and office type uses, the PAD is based on the Commerce Park ("CP") Zoning District within the Avondale Zoning Ordinance. Using the development standards offered by the CP zoning district and the opportunities of PAD zoning will allow the Opus Group the flexibility to build the necessary uses and structures for a high-quality development. The Applicant is aware that the aesthetics and design of the buildings and campus grounds are important to overall development of the Property.

The attached *EXHIBIT E – Concept Site Plan* exhibits the proposed layout and design for the Property. It is important to the Opus Group to provide a development that has the look and feel of a business/commerce park layout. As such, the Concept Plan includes enhanced open space areas on the east and south boundaries of the Property, as well as other landscaped areas on the other Property boundaries and internal areas of Avondale 50.

These open space areas will provide well connected pedestrian paths and trails throughout the development, shade canopies, pedestrian refuge areas, and benches. These open space features will be a unique part of the development and will soften and enhance the aesthetics of the development, so it will appear as a typical business/commerce park campus. These areas will be well connected to all areas and buildings of the Property, so that employees will have places to relax, recreate, and gather together. The trails and pathways will also be terminated at strategic location on the Property boundaries to provide further regional connectivity for those walking or biking to the development. Additionally, hardscaping and plant materials will be varied and complement all areas of the development.

The overall physical design of the Avondale 50 development is intended to foster connectivity and relationships among the various business and employees that will be on the Property. The open space locations are located and oriented to provide patterns

designed to focus eyes on communal areas and to open spaces, creating a sense of place and security for the development.

Avondale 50 will include three (3) different buildings on the Property. The Property will be bookended at the north and south with two (2) buildings that will be approximately 169,400 (Building A) and 160,300 (Buildings C). These bookends will be architecturally enhanced with features that will help break up the aesthetic massing of the building face areas and create opportunities to provide varied architectural elements and color options for the buildings. The Applicant is aware that the north bookend building will require additional enhancements due to it facing the Interstate 10 Freeway and being in a strategic location within the City that will be viewed by many people each day.

The architecture is a campus style design with a consistent architectural theme throughout the site to provide an upscale, office-like appearance from the perspective of the I-10 Freeway and Corporate Drive.

The scale of north and south buildings are managed by movements on the building's façade. Each building has four recesses to signify a tenant entry. These recessed plan moves are emphasized by a textured façade that surrounds a 25 foot glass entry framed by a projecting soffit. There is a fifth recess at the center of each building that has a sculptural green wall. The intent of this wall is to further reduce the scale of the overall building mass. The center building echoes these architectural moves. Additional architectural details are provided in Section VII. Architectural Design Criteria.

Building A land use will be per the Commerce Park district, except that up to fifty percent (50%) of the Building A can also be utilized for distribution and warehousing type uses, as described and outlined in the development standards of Section V. Building C will only be allowed to have Commerce Park land uses. The land use standards are outlined in Section V. of this PAD.

The internal building on the Property (Building B) will be larger in size at approximately 388,500 square feet. This building has been designed with a series of dock doors on the north and south sides of the building and will allow Commerce Park land uses and other uses conducive to warehousing, distribution and manufacturing as described and outlined in the development standards of Section V. The building has been strategically placed centrally on the Property, so that it is concealed behind the bookend buildings to the north and south as well as the open space and landscaped areas to the east and west. This will further enhance the aesthetics of Avondale 50 development for appearing more as a business/commerce park setting. All truck courts will be internal facing, providing a clean look and feel around the perimeter of the building and development campus.

There will be a total of five (5) transportation access points to the Property. 119th Avenue will have two (2) driveways and one (1) other access point at the northernmost cul-de-sac

of 119th Avenue. Another driveway is located on Corporate Drive and is lined up with the 120th Avenue across the street. These driveways are primarily as access points for employees and customers of the Avondale 50 development.

The last driveway is located near the western boundary of the Property on Corporate Drive. This driveway is the primary access point for trucks coming to the Property for deliveries. The western drive aisle will allow access for the trucks to any of the internal truck docks on the Buildings. The location of this drive aisle is facilitate easy access for the trucks to and from the Fairway freeway interchange to the west and to keep trucks away from interfering in any way with the Desert Village neighborhood to the south. *EXHIBIT F – Traffic Circulation & Access Exhibit* further demonstrates the circulation of truck traffic and the primary western access point on Corporate Drive.

Due to the construction of the Fairway Drive Freeway interchange to the west, it is anticipated that most of the circulation and access to the Property will primarily come from the west along Corporate Drive and to Fairway Drive going north. Additionally, any trucks accessing the Property will be advised to access the site via Corporate Drive, which will further limit any negative impacts on the Desert Springs Village community to the south. All adjacent right of ways will be specifically designed during the Site Plan and Design Review phase and be constructed, as required.

V. Avondale 50 District standards

When standards are not provided within the Avondale 50 Commerce Park District Standards, development shall comply with those standards in the Commerce Park District (CP) of the Avondale Zoning Ordinance.

1. The proposed development standards are as follows:

PROPOSED AVONDALE 50 COMMERCE PARK DEVELOPMENT STANDARDS		
Development Standard	Avondale CP Zoning District Standard	Avondale 50 PAD District Standard
Maximum Building Height	8 Stories*	8 Stories*
Maximum Building Coverage	50%	50%
Building Setback - Street Side (East Boundary, 119 th Ave)	25'	30'
Building Setback - Side Yard (West Boundary)	15'	15'
Building Setback - Rear Yard (North Boundary)	15'	15'
Building Setback – Adjacent Residential (South Boundary, Corporate Drive)	50'	75'
Minimum Landscape Setback – Street Side	25'	30'

* Freeway Corridor Specific Plan allows up to 8 stories

Building Uses

There are two (2) separate use districts within the Avondale 50 PAD that are based on the different buildings identified on *EXHIBIT E - Concept Site Plan*, as follows:

1. At least fifty percent (50%) of a continuous portion of Building A and all of Building C

Land uses within these buildings areas and the adjacent property development areas within the Property shall be subject to the allowed Commerce Park (CP) District land uses as outlined in Section 402, Land Use Matrix of the Avondale Zoning Ordinance, as amended.

2. Up to fifty percent (50%) of a continuous portion of Building A and all of Building B

Land uses within these buildings areas and the adjacent property development areas within the Property shall be subject to the land use matrix outlined below. The land use matrix shows the uses that are permitted outright (P), permitted

subject to a conditional use permit (C), as an accessory use to an otherwise permitted use (A) or prohibited (-).

Uses not listed as a permitted or a conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in the land matrix below and such use is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to Section 105 of the Avondale Zoning Ordinance, as amended.

The proposed Avondale 50 PAD land uses that are different from the Avondale CP District land uses have been bolded in the land use matrix.

Avondale 50 PAD – Land Use Matrix Table for 50% of Building A and Building B		
LAND USE	Avondale CP District	Avondale 50 PAD
Ambulance dispatch facility	P	P
Banks and chartered financial institutions	P	P
Business support services - photocopy centers, office supply stores, and package delivery services.	P	P
Catering	P	P
Child care center	C	C
Clinic for dental and medical	P	P
Data and call centers	P	P
Design centers	P	P
Distribution (with no caveat for onsite assembly)	A	P
Dry cleaning drop-off establishment	P	P
Employment agency	P	P
Government offices and facilities - federal, state, county and city.	P	P
Health and exercise centers, intended to serve the surrounding employment uses (maximum 10,000 square feet gross building area)	P	P
Hospital and urgent-care facility	P	P
Hotel and conference center	P	P
Laboratories for product development, testing, experimenting and investigating - bio-science, medical, dental, pharmaceutical, electronic and similar uses	P	P
Manufacturing and assembly, light	P	P
Manufacturing and assembly, heavy	-	C
Medical, dental, or health offices, excluding plasma centers and medical marijuana uses	P	P
Mini-storage warehouse, excluding outdoor storage of vehicles or trailers	C	C

Motion picture productions (studio)	C	C
Outdoor Storage associated with an on-site primary use, excluding vehicles, when fully screened from view from surrounding streets, including I-10 Freeway	C	P
Pharmacy, when integral to a multi-tenant building (no drive-through)	P	P
Professional offices	P	P
Public utility facilities	P	P
Restaurant, Full Service (no drive-through)	P	P
Retail sales that primarily support the businesses and employees of the commerce park and not the general population	C	C
Sales of Products manufactured or assembled on site	A	P
Schools, vocational, business, trade, college, university	P	P
Signs and monuments, including sales, manufacturing and assembly of signs or sign components	P	P
Transmitting and receiving towers	C	C
Veterinary hospital, clinic	P	P
Warehousing	A	P
Wholesaling	-	P

P – Permitted Use

C – Conditional Use Permit required

Additional Development Standards and Guidelines

The following guidelines are supplemental to the applicable sections found in the City of Avondale's Commercial and Industrial Design Manual. In the case of a conflict, the Design Manual standard will apply.

1. Landscape

- a. The landscaping within the development shall meet Section 1204 of the Avondale Zoning Ordinance.
- b. The landscaping shall meet or exceed the guidelines for landscaping as set forth in the "Commercial" section found in the City of Avondale's Commercial and Industrial Design Manual.
- c. Surface retention areas will have a maximum depth of 5' from the adjacent grade with a maximum slope of 4:1. A flat landscape buffer 5' wide shall be provided at the top of the retention basin. Retention areas greater than 5' may be approved by Staff. Surface retention areas can be counted as open space if the area is useable for open space activities.

2. Lighting

- a. Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. In response, all exterior lighting for

common open space areas, development entries and adjacent to the internal streets will comply with Section 707: Outdoor Lighting. A photometric plan will be provided at the Site Plan and Design Review phase as required.

3. Walls and Fences

- a. All walls and fences shall meet Section 1207 of the Avondale Zoning Ordinance.
- b. All walls and fences shall meet or exceed the guidelines for set forth in the "Commercial" section found in the City of Avondale's Commercial and Industrial Design Manual.

4. Parking

- a. All parking counts and parking stall dimensions shall meet Section 8 of the Avondale Zoning Ordinance. Details related to parking information are provided on the Conceptual Site Plan.

Commercial District Amended Standards Justification

The amended use and development standards outlined above will provide for the high quality development that the Opus Group desires to bring to Avondale. Overall, the PAD provides additional setback requirements beyond what is required in the CP Zoning District. These setbacks have been increased to provide enhanced open space and buffering areas and to create the framework for providing a business/commerce park campus setting to the development. The maximum building height has been decreased from the CP/FCSP maximum height of 8 stories down to 60'. This height decrease is to provide less intensity for the project, especially as it located near the Desert Springs Village neighborhood. Lastly, use standards have been provided for 2 different areas within the project, with only allowing certain portions nearer to the freeway to have some distribution, warehousing, and manufacturing uses. The entire building on the south, near Desert Springs Village, will only be allowed with CP land uses, as provided herein.

The remainder of the above amended development and design standards are to allow Avondale 50 to adapt to current and future development patterns. Therefore, the implementation of the future development will create a consistent development approach to the proposed development area.

VI. LANDSCAPING, PEDESTRIAN OPEN SPACE AND AMENITIES

Pedestrian Focus

The Avondale 50 development will facilitate pedestrian circulation throughout the project. The layout of the development and the proposed Development Standards and Design Guidelines, provides the necessary standards for integrated pedestrian pathways that encourage employees to walk to open space areas, on-site pedestrian refuge areas, and the adjacent use areas. The pedestrian paths will feature enhanced landscaping, differentiated paving and lighting to make these pedestrian areas pleasing and safe. The use of differentiated paving will also be used to increase safety by showing where pedestrian paths cross vehicular circulation. The improvements to Corporate Drive and 119th Avenue (alignment) will also allow safe pedestrian access, as required.

Landscaping and Open Space

EXHIBITS G - Conceptual Site/Landscape Plan and EXHIBIT H - Entry and Rest Area/Overlook Elevations exhibit the landscaping, vegetation, open space areas, and pedestrian refuge design elements. All landscaping and open space areas will conform to the requirements of the Avondale Zoning Ordinance.

The increased and enhance open space areas are unusual for this scale of development. However, it is an important aspect of enhancing the aesthetics and appeal of Avondale 50. The open space areas will provide opportunities for a mixture of desert-themed landscaping, shade trees, grass turf areas for relaxation and pedestrian refuge areas. Pedestrian refuge area are further detailed in *EXHIBIT H* and include features such as Gabion retaining seat walls with concrete caps, shade structures with steel and Gabion stone columns, with complementary landscaping and pathways. Theme Images in *EXHIBIT G* demonstrate the type of features and landscaping to be included in the development. These features will provide shade and comfort to pedestrians and users of the open space areas. The purpose of the landscaped and open space area will be to complement and enhance the pedestrian scale of the development. Pedestrian pathways will provide linkage throughout the Property as well as providing a sense of place for the on-site employees and visitors.

Landscaping vegetation and theming will conform to the City of Avondale Zoning Ordinance requirements. It is anticipated that landscaping will be desert-themed to promote low watering and will also provide shade and comfort to pedestrians and visitors to the development.

VII. ARCHITECTURAL DESIGN CRITERIA

The Avondale 50 PAD's design criteria offers a high-quality development that will provide buildings that allows for a variety of light industrial and commercial uses, but maintain an overall business/commerce park type character and feel. Conceptual architectural elevations, details, and renderings have been provided in *EXHIBIT I – Architectural Elevations, Details, & Perspectives* and *EXHIBIT J – Architectural Building Rendering* to showcase the colors, design, and character of the buildings. Avondale 50's ultimate building designs will be determined through the City's Site Plan/Design Review application process.

As planned, the project consists of three (3) buildings totaling approximately 718,200 square feet designed to appeal to a wide variety of potential users. The buildings will be state-of-the art, institutional quality space that are in high demand for a variety of corporate users.

As described previously, the site layout as currently conceived, and shown on the enclosed concept site plan, shows Building A (approx. 169,400 square feet) along the north, facing Interstate 10 and Building C (approx.. 160,300 square feet) along the south, facing Corporate Drive. Building B (approx. 388,500 square feet) is a cross-dock configuration building is located centrally within the Property. Truck courts are internally located and screened by masonry walling, as needed along the east and west portions of the Property. The screen walls incorporate a combination of formliner, reveals and color patterns similar and integrated with the building architecture.

Buildings are oriented with their long side along the east-west axis with glass primarily on the north and south sides to minimize the effects of solar heat gain. Specialty glass is incorporated in select locations to further reduce solar heat gain, as well as provide architectural interest both during the day and night.

The façades on Building A (facing the Interstate 10 Freeway) and Building C (facing the Desert Springs Village neighborhood) have been enhanced with high-quality building design and architectural design elements, including varied wall planes and rooflines, varied colored, glass store fronts, and up-lighting for additional nighttime effects on the buildings. These are design features are exhibited in *EXHIBITS I & J*.

The architecture is a campus style design with a consistent architectural theme throughout the site, unifying the aesthetic of all buildings as shown on the enclosed concept elevations and perspectives. The scale of north and south buildings are managed by movements on the building's façade. Each building has four recesses to signify a tenant entry. These recessed plan moves are emphasized by a textured façade that surrounds a 25 foot glass entry framed by a projecting soffit. There is a fifth recess at the center of

each building that has a sculptural green wall. The intent of this wall is to further reduce the scale of the overall building mass. The center building echoes these architectural moves.

Each entry is flanked by a geometric form composed of a 5 foot grid reveal pattern. This pattern creates an abstract and structure to support a composition of 16" square niche. Each niche contains a color glazing unit. There a four colors representing the branded colors of the City of Avondale. These colored forms are sprinkled across the building's façade. The idea is to bring colors of light into the building during the day and to have the building "glow" with color at night. *EXHIBIT I* demonstrates further the material, forms, accents, and color details that will be incorporated as part of the overall architecture.

The Opus Group will continue work with the City of Avondale during the Site Plan and Design Review phase to provide additional details of the building architecture design. This will include selection of colors and material application of the buildings that are appropriate and consistent overall in color, material, and design features.

The development of the Avondale 50 shall comply with those standards and guidelines found in the City of Avondale's Commercial and Industrial Design Manual, as amended.

VIII. SIGNAGE STANDARDS

All Avondale 50 signage shall comply with the standards related to the City of Avondale Commerce Park zoning standards included in Avondale Zoning Ordinance Section 9, Signs. Any future signage, including freestanding signage (that may include a freeway pylon sign) will complement the site and building architecture and serve as an additional architectural element to increase the Property's aesthetic value. A Comprehensive Sign package will be submitted separately at the Site Plan and Design Review phase.

IX. PAD REVIEW AND ANALYSIS

As stated previously, the purpose of the PAD district for Avondale 50 is to provide a high-quality development that consists of a business/commerce park design and layout with uses that are compatible with the adjacent Interstate 10 Freeway and envision high intensity uses in the area.

The Avondale 50 PAD meets all of the required findings of the Avondale Zoning Ordinance as follows:

1. The proposed PAD is in conformance with the General Plan and applicable specific plan(s).

Section XII below describes how the Avondale 50 project is in compliance with the goals and policies of the City's General Plan, Freeway Corridor Specific Plan, and Strategic Plan. This conformance will provide the framework for developing a consistent pattern of light industrial, office park, and manufacturing uses on the Property and adjacent to the Interstate 10 Freeway.

2. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.

As demonstrated within the Avondale 50 PAD, it meets all the requirements of the Avondale Zoning Ordinance for PAD rezoning applications by conforming to all of the regulations and standards, as required.

The Avondale 50 will meet or exceed the applicable Design Manuals for the development. Subsequent applications for future building design will be subject to the Site Plan or Design Review process where necessary.

3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.

As demonstrated in the Avondale 50 PAD and accompanying engineering plans and reports, the development has adequate public infrastructure and services to serve the proposed development. All future development will comply with all development and engineering standards and regulations as required. Road circulation, water, drainage and other utility access infrastructures will be improved, as required. Additionally, any trucks accessing the Property will be advised to access the site via Corporate Drive, which will reduce traffic impacts on 119th Avenue further limit any negative impacts on the Desert Springs Village community to the south.

4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.

The surrounding area has been envisioned by the City of Avondale as providing uses that are compatible with being located adjacent to the Interstate 10 Freeway. This has included high intensity uses, employment uses, office park configurations, and other related uses. Recent City discussions have also included looking at light industrial uses in this area that are compatible with the area and that promote enhanced design, site plan, and architectural guidelines. With the addition of the Fairway Drive Freeway Interchange, the Property and surrounding area have been opened up to possibilities that can increase the employment and intensity opportunities for this important area of the City. The uses to the east of the Property have also been envisioned to be high intensity uses that would bring retail, employment, and additional residents (i.e. employees for the development).

The Applicant has carefully determined the appropriate site plan configuration, architectural design, and the proposed uses for the Property, which will capitalize on the unique location of the Property. The Avondale 50 PAD provides the perfect opportunity for the proposed development to bring a high quality development with complementary uses that will be designed in a way that is harmonious with the surrounding neighborhoods and is supported by current market conditions.

5. The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.

As stated in the Avondale 50 PAD, the development standards and regulations have been crafted to provide a unique development that will accommodate a strong character and sophisticated aesthetics for the Interstate 10 Freeway, while also providing appropriate open space, connectivity, and buffering that will add to the aesthetics of the development to look more like an office park type setting.

X. INFRASTRUCTURE

Road improvements, Right-of-Ways, Easements

The Avondale 50 developer will construct the adjacent half-street improvements, as required, for Corporate Drive along the southern Property boundary of the Property and for 119th Avenue (alignment) on the eastern Property boundary to the north boundary of the Property as shown on the Concept Site Plan.

While the traffic circulation for the project would function appropriately with access to 119th Avenue (alignment) only, extending Corporate Drive west of the Property to Fairway Drive to provide access to the future Fairway Drive/Interstate 10 Freeway traffic interchange will greatly enhance the circulation of the area. The developer of Avondale 50 will construct Corporate Drive along the southern boundary of the Property to Fairway Drive within the project's first phase. To date, Opus has had numerous discussions with the property owner to the west to secure the necessary right-of-way and land needed for this constructions. Additionally, Opus has had discussions with the City and ready and willing to work with City staff, as necessary, in the acquisition of right-of-way property.

Development of the Fairway Drive traffic interchange will involve the construction and completion of Fairway Drive starting from Van Buren Street north to the Interstate 10 Freeway. Approval of the Avondale 50 project may help to expedite these improvements, so that the circulation infrastructure can accommodate the influx of traffic in the developing area and help to spur further growth.

Utilities - Water

The City is the water service provider for the Property. Currently, there is no existing onsite water system infrastructure within the Avondale 50 property. Existing water infrastructure in the Project vicinity includes 36-inch and 16-inch water lines along Van Buren Street, a 12-inch water main in 119th Avenue (alignment) terminating at Corporate Drive, a 12-inch water line in Corporate Drive, and 8-inch looped water lines in the Desert Springs Village development to the south of Avondale 50.

There are three components to the water line design for the Property. The first is the offsite water main extension, which includes the extension of the 12-inch water line in 119th Avenue (alignment) from the intersection of 119th Avenue (alignment) and Corporate Drive north to the terminus of the proposed half street improvement of 119th Avenue (alignment) and also includes the extension of the existing 12-inch water line on Corporate Drive from the western terminus of the existing subdivision to Fairway Drive. Once the offsite water main extensions are constructed, it will complete the 12-inch loop from Van Buren to Fairway Drive and allow the Property to complete an onsite loop system.

Precise locations for connections and networks shall be determined at the required Site Plan phase. All infrastructure related to water services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Utilities - Sanitary Sewer

The City is the wastewater service provider for the Property. There is an existing 36-inch gravity sanitary sewer line that runs north to south along the east property line of the Property. The sewer pipe is approximately 18 feet deep on average. As the existing sewer line continues north under the I-10 freeway, it reduces in size to a 24-inch pipe. The existing 36-inch sewer also continues south along 119th Avenue (alignment) to Van Buren Street.

There will be two onsite sanitary sewer distribution lines to serve the five proposed buildings on the Property. The northern sewer line will serve buildings A, B and C and the southern sewer line will serve Buildings C (alternate), D and E. Both lines will connect to the existing 36-inch sewer line by means of new sewer manholes. The proposed onsite sanitary sewer lines shall be private. The entire onsite sewer system will be designed as a gravity system since there is no current condition that would require a lift station.

Precise locations for connections and networks shall be determined at the required Site Plan phase.

Other Infrastructure

There appears to be underground electric lines on the west side of 119th Avenue (alignment) and on the south side of Corporate Drive, adjacent to the existing subdivision. There is also a 24-inch irrigation tail water pipe that runs on the west side of 119th Avenue (alignment) from the intersection of Corporate Drive south to Van Buren Street. The existing high voltage transmission power lines that run north and south along the west property line lie within an existing 130 foot wide easement. Any development within the existing easement shall be coordinated and approved by SRP.

Grading and Drainage

A Preliminary Master Drainage Report is provided with this PAD submittal. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year 2-hour storm event for both on-site and adjacent off-site flows, and dissipate the runoff through drywells. These retention basins will be expected to store enough volume equivalent to the runoff produced in a 100-year, 2-hour event. Historic flows may safely pass through or be routed around the Property. This is more thoroughly outlined in the reports submitted with this Application.

Flood Zone Determination

The Property is classified as a mixture of Zone AE and Zone X as shown on the "National Flood Hazard Layer FIRMette" provided with this Application.

XI. OWNERSHIP AND MAINTENANCE

The construction of Avondale 50 is anticipated to be completed in one phase as soon as possible after the approval of Property entitlements. The Property developer will construct common areas and facilities, which will include circulation and access roadways, utilities for the purposes of transmission and distribution, signage, common area and perimeter landscaping.

Site common areas will ultimately be operated, owned and maintained by an Association. The construction of facilities by the Property developer and the ownership, operation, and maintenance of common areas by an Association will better insure consistency and conformance with the intended character of the proposed development.

XII. CONFORMANCE WITH AVONDALE PLANS

The Property is designated with a High Intensity Office land use on the City's General Plan Map. The Property is also within the Avondale Freeway Corridor Specific Plan.

Under separate application, the Applicant is requesting to amend the map to the Business Park land use category that is intended to accommodate a large scale campus development that allows light manufacturing, related industry manufacturers, with some warehousing and support uses. This land use category also envisions attractive streetscapes with landscaped setbacks, appropriate screening from the Interstate 10 Freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities that promote a healthy lifestyle for employees.

Within the past year, the City has had numerous public discussions regarding the area that the Property is located in and the various market shifts related to providing the appropriate uses for the vacant land along the Interstate 10 Freeway and north of Van Buren Street.

The Applicant is aware of the City's desire to bring development in this area that is aesthetically unique and moves away from the traditional industrial feel of developments along freeway corridors. This development is in a prime location with adjacent employment uses and the nearby "The BLVD" development area, which will attract those who want to live, work, and play in the City of Avondale. Avondale 50 is poised to become a unique development that will provide employment and economic opportunities for the City and will establish an aesthetic and development standard for other users coming to this area that will improve the City's development appearance along the Interstate 10 Freeway.

Avondale 50 has been designed with these goals in mind and has provided the framework for an attractive development that focuses on providing open space and circulation trails for the employees.

THE AVONDALE GENERAL PLAN 2030

The Avondale 50 PAD is consistent with a number of elements within the City's General Plan 2030 as follows.

LAND USE THEME – Land Use Element

GOAL 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.

Policy D. Enhance the attractiveness of parcels as an option for new development throughout Avondale.

GOAL 3: *Promote a strong balance of high quality residential, employment, recreation, and educational land uses.*

Policy A. *Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.*

Policy D. *Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.*

GOAL 4: *Ensure all land use decisions meet the long-term social and economic goals of the community.*

GOAL 6: *Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns.*

The proposed Avondale 50 PAD will provide a high quality project that will encourage revitalization of a large vacant portion of land within the City of Avondale. The development is positioned to provide a catalyst and standard for an area that will become the most desirous employment and commerce corridors in the City. The proposed development will help transform underutilized parcels of land into a new modern high-end manufacturing and office park designed development that is compatible with the land use goals outlined above. The Avondale 50 development will not only be aesthetically pleasing, but will also provide economic stability for this area and bring employment opportunities to allow Avondale citizens to live, work, and play in Avondale.

ECONOMIC VITALITY THEME - Economic Element

Goal 1: *Grow and diversify Avondale's economy and employment base through business retention, expansion and development.*

Policy A. *Identify and recruit targeted growth sectors based upon an understanding of Avondale's current and projected economy with an emphasis on professional and technical employment.*

Goal 2: *Create employment centers to attract businesses that match the City's economic targets.*

Goal 3: *Enhance and market Avondale's business climate.*

Goal 6: *Implement revitalization activities to enhance the City's economy and sense of place.*

Goal 10: *Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities.*

Policy A. *Support efforts to locate and develop additional business park and industrial land along Avondale's business corridor.*

Policy B. Promote business park employment uses adjacent to high capacity roadway corridors, such as the I-10 Freeway and Van Buren Street.

The employment and economic benefits that Avondale 50 will provide will play an important role in realizing Avondale's economic goals and policies. Given the variety of uses that are allowed through the Avondale 50 PAD, there will be great opportunities to bring a variety of businesses, market, industries, and employment opportunities to the area. The layout of a business park setting will also attract this variety of economic opportunities that will be available in the development.

SUSTAINABLE DEVELOPMENT THEME - Energy Element

Goal 1: Integrate energy efficient measures and renewable energy sources into all aspects of Avondale planning.

The proposed structures of the development have the opportunity to utilize sustainable engineering methods that could reduce energy consumption for the facility, while also designing the development with methods and materials that will reduce urban heat reflection and create a modern aesthetic look.

OPEN SPACE THEME – Open Space Element

GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle.

OPEN SPACE THEME – Recreational Amenities Element

GOAL 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

The Avondale 50 PAD provides ample usable and active open space that are designed with circulation trails, connectivity corridors, and common areas that will incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection internally and will provide opportunities to externally connect to other developments, supporting a healthy lifestyle and promoting connectivity.

THE AVONDALE FREEWAY CORRIDOR SPECIFIC PLAN

The Avondale Freeway Corridor Specific Plan ("FCSP") covers the majority of land within a ½ mile each way of the Interstate 10 Freeway located within the Avondale city limits. The major focus of the FCSP is visibility of the freeway with the City and steering uses that enhance that visibility and encouraging employment, commercial, and mixed uses.

The FCSP already designates frontage of the Interstate 10 Freeway for commercial and business-industrial related land uses. Although the current land use designation is High Intensity Office, re-establishing the designation to Business Park will be consistent with the FCSP land use goals for commercial and business industrial type development along the Interstate 10 Freeway.

The following objectives from the FCSP are met, as follows:

Objective #1: Prioritize the City's appearance from the I-10 and the Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.

It is important for Opus to provide attractive building frontages and elevations on all sides of the Property, including the I-10 Freeway frontage. The proposed development, with its accompanying architectural standards and detailed elevations, establishes the design character in the area for an architecturally sophisticated looking facility that creates an attractive appearance from the I-10 Freeway and the residential uses to the south. The proposed buildings are designed to meet frontage standards that would be similar in sophisticated design and architecture standards as other large developments of similar land uses.

Additionally, these frontage areas provide a buffer between freeway traffic and residential areas to the south. This will reduce traffic visibility and noise for residential lots currently facing the freeway. Furthermore, the proposed facility will generate well-paying jobs and income for an area that is underdeveloped and visually flat and unappealing.

The office park layout of the development will be the major theme element of Avondale 50. While warehousing and manufacturing could occur in the development, it is important to note that the buildings will be designed to showcase its function as a business park layout with service and manufacturing areas that will be well integrated in design and internal to the project development. The corporate office aspect of the proposed facility will be utilized to accentuate a modern design pattern that will in turn operate as the main frontage to the Interstate 10 Freeway and other road frontages. The goal of the development is to provide an attractive facility that focuses on the positive attributes of modern office building designs while shielding manufacturing and distribution of those products from sight.

Objective #3: The Freeway Corridor will be the southwest valley's premier job center.

GP Growth Area Element, Goal #1: "Create destination employment centers in targeted areas of the City that will help to improve balance between jobs and population."

Avondale 50 will create employment opportunities for this area and even promote the opportunity for current and future residential areas to have efficient access to this development for employment. Avondale 50 brings employment to nearby residents, which will be needed to meet the City's goals of providing work opportunities for its own citizens.

Objective #4: Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community.

The location of Avondale 50 creates a development that ensure residents have full access to opportunities to walk or bike to destinations for work, recreation, or access to services within the City. The development of the City's regional trail along Van Buren Street is not far from this development and will provide an opportunity for easier pedestrian and bicycle access to the Property from 99th Avenue to the Agua Fria River in a beautiful, spacious, and landscaped environment to access employment uses on the Property.

AVONDALE STRATEGIC FIVE-YEAR PLAN

The Avondale Strategic Five Year Plan was designed with the vision and guidance from the Avondale City Council, and crafted with input from engaged residents, local businesses and key personnel across the city's organization. The Plan represents a cohesive and intelligent approach to continuing on the path to Avondale's vision to create a community that is both family friendly and economically robust. A city that is Aspiring, Achieving and Accelerating.

Avondale 50 is in a unique location that provides the opportunity to develop a vacant site located along the Interstate 10 Freeway corridor and north of the Van Buren corridor. This development will be compatible with existing development, supports current and future commercial, residential, and mixed uses in "The BLVD" development area, and synergizes with other current and future adjacent employment areas. With the increase of other development opportunities that will come in the future near the Property, the location of this property will provide a prime location for creating employment opportunities for Avondale residents. This adjacency will be a positive addition to ensuring that economic opportunities provided by these employment areas will stay with Avondale's residents. This will complement and support the economic vision of the Strategic Five Year Plan.

XIII. CONCLUSION AND SUMMARY

The Avondale 50 PAD is in a unique infill location adjacent to major transportation corridors in Avondale. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Avondale. As a high quality developer, the Opus Group intends to work in partnership with the City to ensure that its goals and policies are met. The Opus Group desires to create a legacy development that will provide a catalyst for future quality development on this Property and the surrounding area, which has remained planned and undeveloped for many years. The Opus Group is confident that the proposed General Plan Amendment and Avondale 50 PAD will provide the foundation for moving forward with a high quality development at this location.

The PAD creates a development scenario to complement the surrounding existing uses and the anticipation of future complementing use. The design and layout of the Concept Plan demonstrates the unique design and open space elements that will be an important part of creating this unique developments.

As discussed herein, the proposed PAD is consistent with many of the policies of the City of Avondale's General Plan 2030 and the Freeway Corridor Specific Plan and ensures that development will follow Avondale Design Standards and Guidelines and continue the tradition of quality development in the City of Avondale. The Applicant and the Opus Group look forward to continuing to work in partnership with the City to bring a development that the Opus Group and the City will be proud of for years to come.

EXHIBIT A



Exhibit A - Regional Aerial Context Exhibit
The Opus Group – NWC 119th Ave & Corporate Dr

EXHIBIT B



Exhibit B - Aerial Context Exhibit

The Opus Group – NWC 119th Ave & Corporate Dr

EXHIBIT C

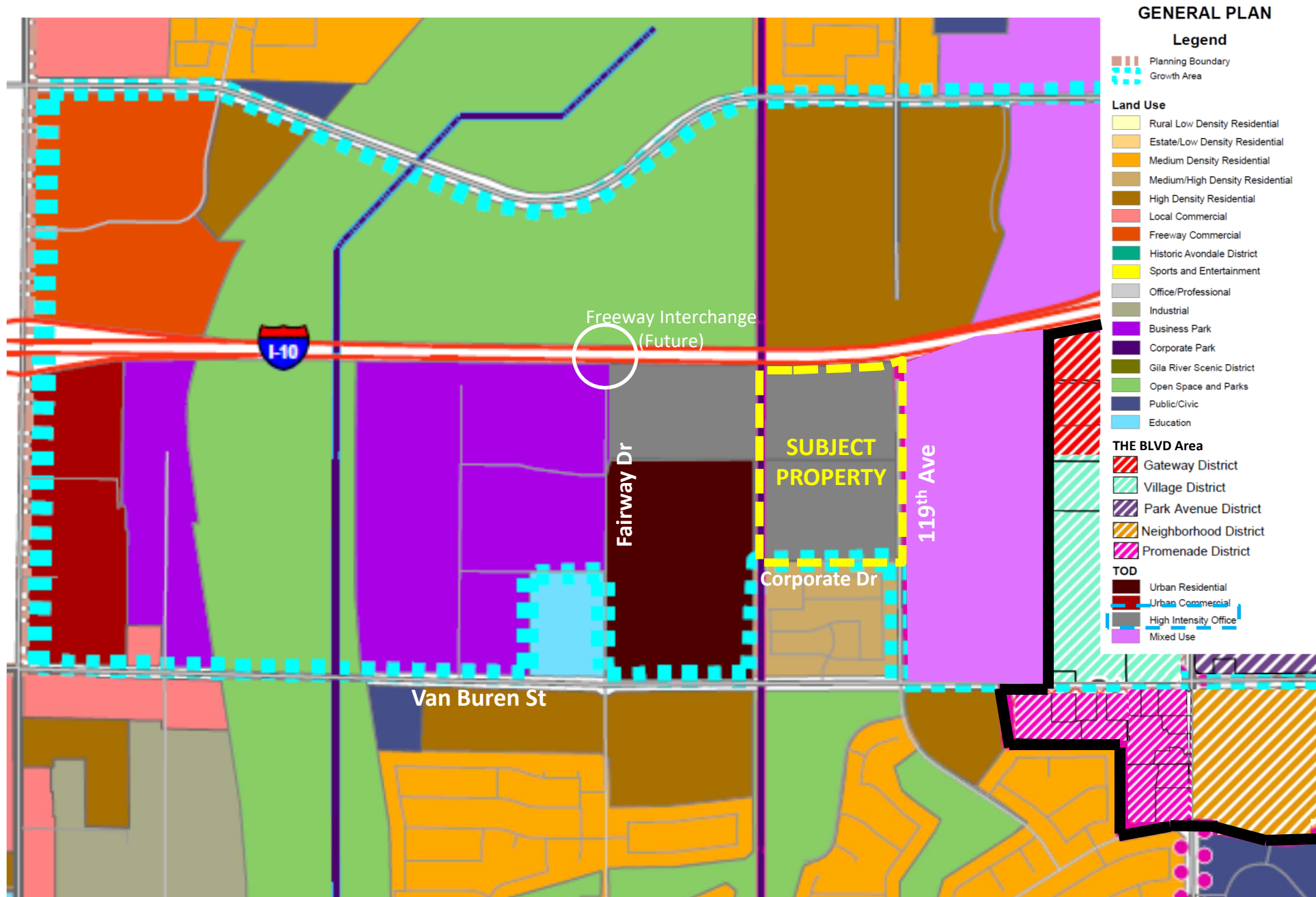


Exhibit C – Existing Avondale General Plan Map

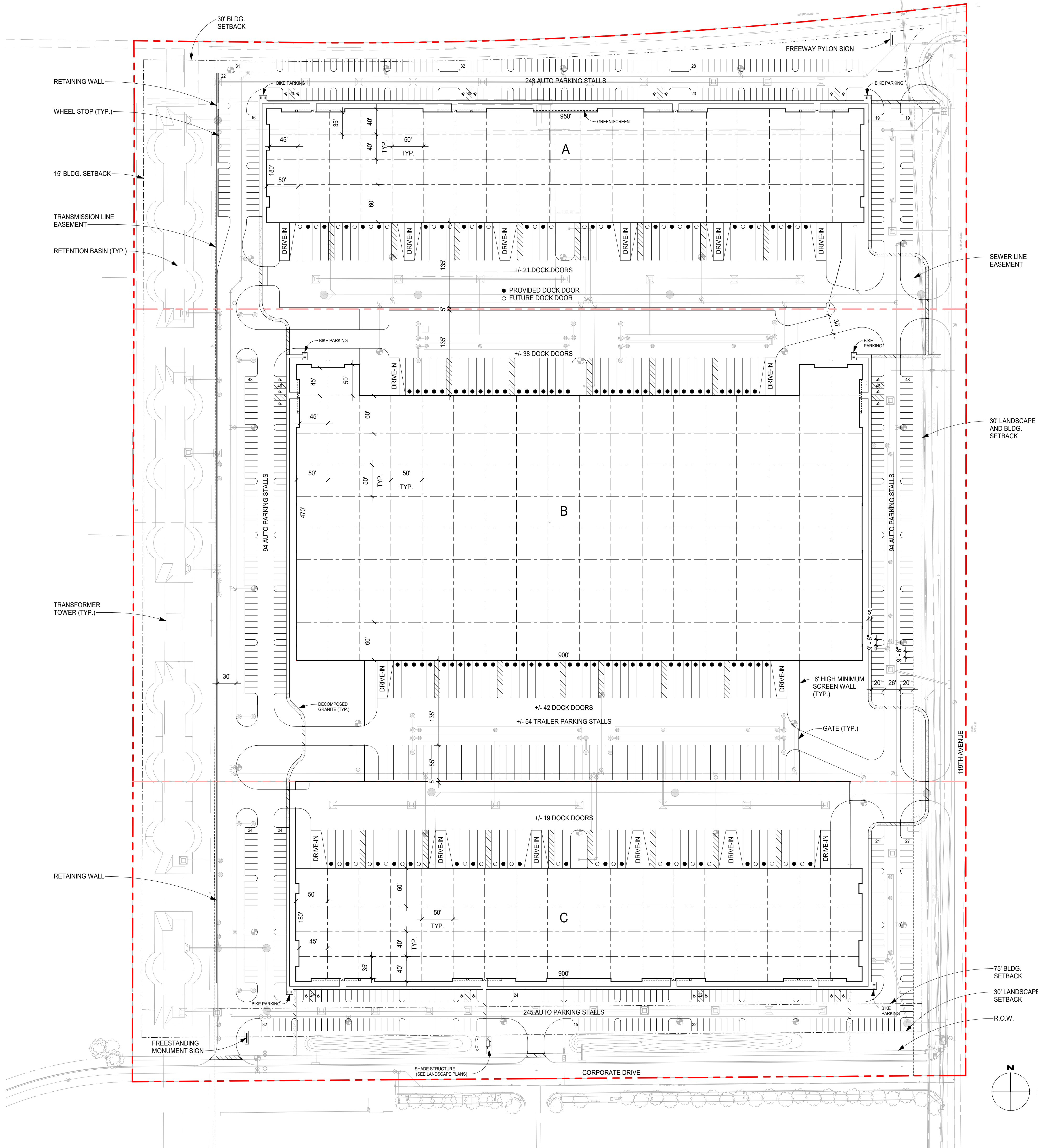
The Opus Group – NWC 119th Ave & Corporate Dr (Roosevelt St)

EXHIBIT D



Exhibit D – Existing Avondale Zoning Map
The Opus Group – NWC 119th Ave & Corporate Dr

EXHIBIT E



2 VICINITY MAP
NOT TO SCALE

CITY OF AVONDALE ZONING ORDINANCE
EMPLOYMENT DISTRICTS
COMMERCE PARK (CP) & GENERAL INDUSTRIAL (A-1)
DEVELOPMENT STANDARDS

	CP	A1
MAXIMUM HEIGHT	35'	45'
MAXIMUM BUILDING COVERAGE	50%	-
MINIMUM BUILDING SETBACKS		
FRONT YARD	25'	30'
SIDE YARD	15'	10'
REAR YARD	15'	10'
STREET YARD	25'	30'
ADJACENT TO RESIDENTIAL	50'	75'
MINIMUM LANDSCAPE SETBACK		
STREET SIDE	25'	30'

PAD
PROPOSED
DEVELOPMENT STANDARDS

MAXIMUM HEIGHT	8 STORIES*
MAXIMUM BUILDING COVERAGE	50%
MINIMUM BUILDING SETBACKS	
FRONT YARD	30'
SIDE YARD	15'
REAR YARD	15'
STREET YARD	30'
ADJACENT TO RESIDENTIAL	75'
MINIMUM LANDSCAPE SETBACK	
STREET SIDE	30'

* UP TO 8 STORIES IN BUILDING HEIGHT IS PERMITTED BY THE FREEWAY CORRIDOR SPECIFIC PLAN

PROJECT INFORMATION

SITE AREA	50.8 ACRES
TOTAL BUILDING AREA	718,200 GSF
LOT COVERAGE	33 %

'A'	
BUILDING AREA	169,400 GSF
BUILDING HEIGHT	+/- 40 FEET
AUTO PARKING	243 STALLS
BICYCLE PARKING	20 STALLS
DOCKS	+/- 21 DOORS
FUTURE DOCKS	+/- 22 DOORS
DRIVE-IN	6 DOORS

'B'	
BUILDING AREA	388,500 GSF
BUILDING HEIGHT	+/- 48 FEET
AUTO PARKING	188 STALLS
BICYCLE PARKING	20 STALLS
DOCKS	+/- 80 DOORS
DRIVE-IN	4 DOORS
TRAILER PARKING	+/- 54 STALLS

'C'	
BUILDING AREA	160,300 GSF
BUILDING HEIGHT	+/- 40 FEET
AUTO PARKING	245 STALLS
BICYCLE PARKING	20 STALLS
DOCKS	+/- 19 DOORS
FUTURE DOCKS	+/- 21 DOORS
DRIVE-IN	6 DOORS

PARKING INFORMATION*

'A'		
BUILDING AREA	169,400 GSF	
ZONING CALCULATION (90%)	152,460 GSF	
OFFICE (10%)	16,940 GSF	68 STALLS
MANUFACTURING (40%)	67,760 GSF	90 STALLS
WAREHOUSE (40%)	67,760 GSF	32 STALLS
TOTAL PARKING REQUIRED		190 STALLS
TOTAL PARKING PROVIDED		243 STALLS

'B'		
BUILDING AREA	388,500 GSF	
ZONING CALCULATION (90%)	349,650 GSF	
OFFICE (5%)	19,425 GSF	78 STALLS
WAREHOUSE (85%)	330,225 GSF	84 STALLS
TOTAL PARKING REQUIRED		162 STALLS
TOTAL PARKING PROVIDED		188 STALLS

'C'		
BUILDING AREA	160,300 GSF	
ZONING CALCULATION (90%)	144,270 GSF	
OFFICE (10%)	16,030 GSF	64 STALLS
MANUFACTURING (80%)	128,240 GSF	171 STALLS
TOTAL PARKING REQUIRED		235 STALLS
TOTAL PARKING PROVIDED		245 STALLS

*HYPOTHETICAL TENANT MIX CALCULATION. FINAL TO BE DETERMINED WHEN ACTUAL TENANTS KNOWN.

ZONING: MINIMUM PARKING REQUIREMENTS

OFFICE: 1 STALL / 250 SF
MANUFACTURING: 1 STALL / 750 SF
WAREHOUSE: 1 STALL / 500 SF FOR THE FIRST 10,000 SF,
PLUS 1 STALL / 5,000 SF FOR THE REMAINING FLOOR AREA
REQUIRED PARKING CALCULATED AT 90% OF THE GROSS FLOOR AREA

1 SITE PLAN
1" = 80'-0"

ISSUE RECORD

07/11/19 CITY SUBMITTAL
10/07/19 CITY SUBMITTAL
10/30/19 CITY SUBMITTAL

DATE
10/30/2019
PROJECT MANAGER
NM
DRAWN BY
JW/SK
CHECKED BY
DN

REGISTRATION

SHEET TITLE

CONCEPT SITE
PLAN

SHEET NUMBER

EXHIBIT F

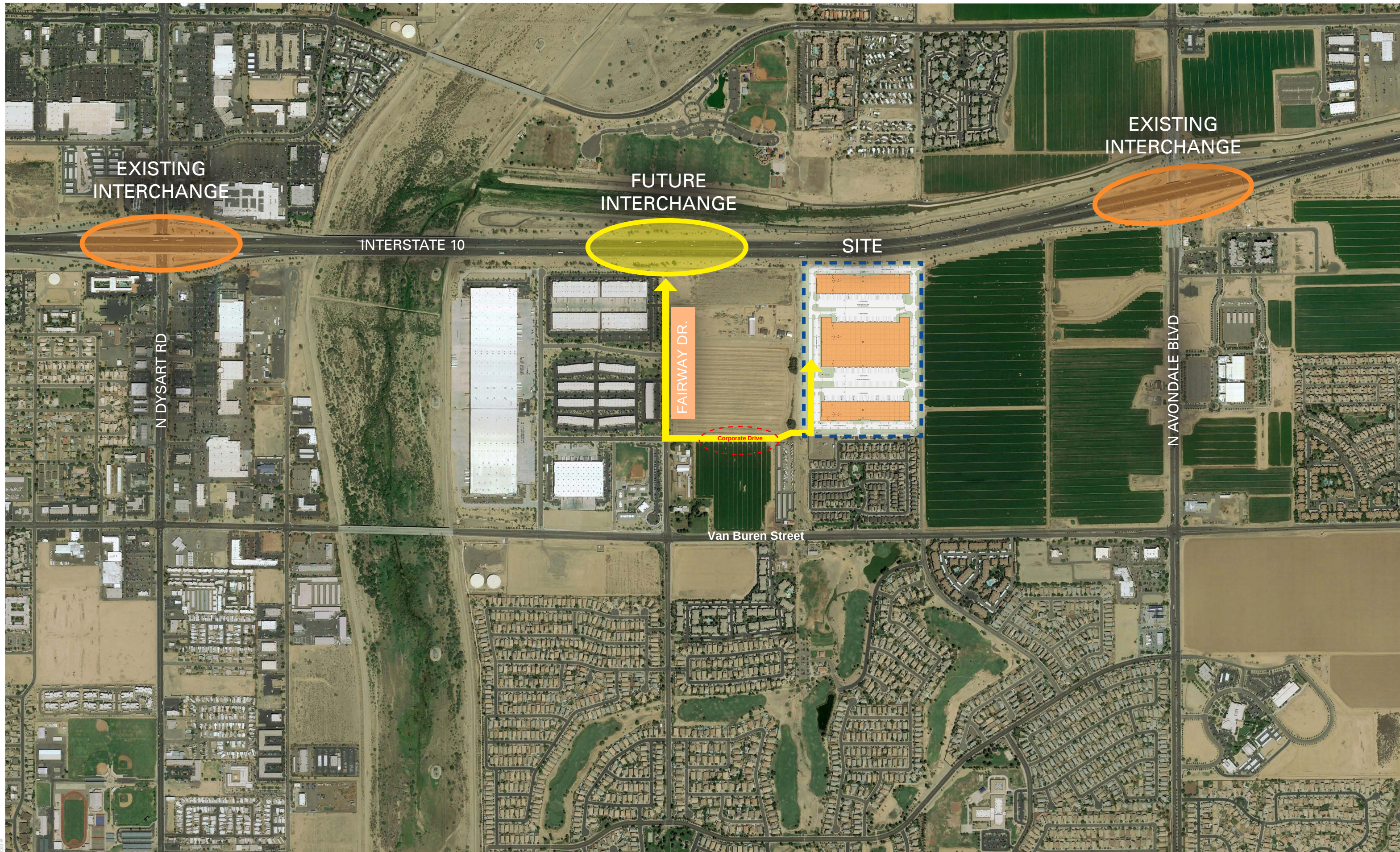


EXHIBIT G

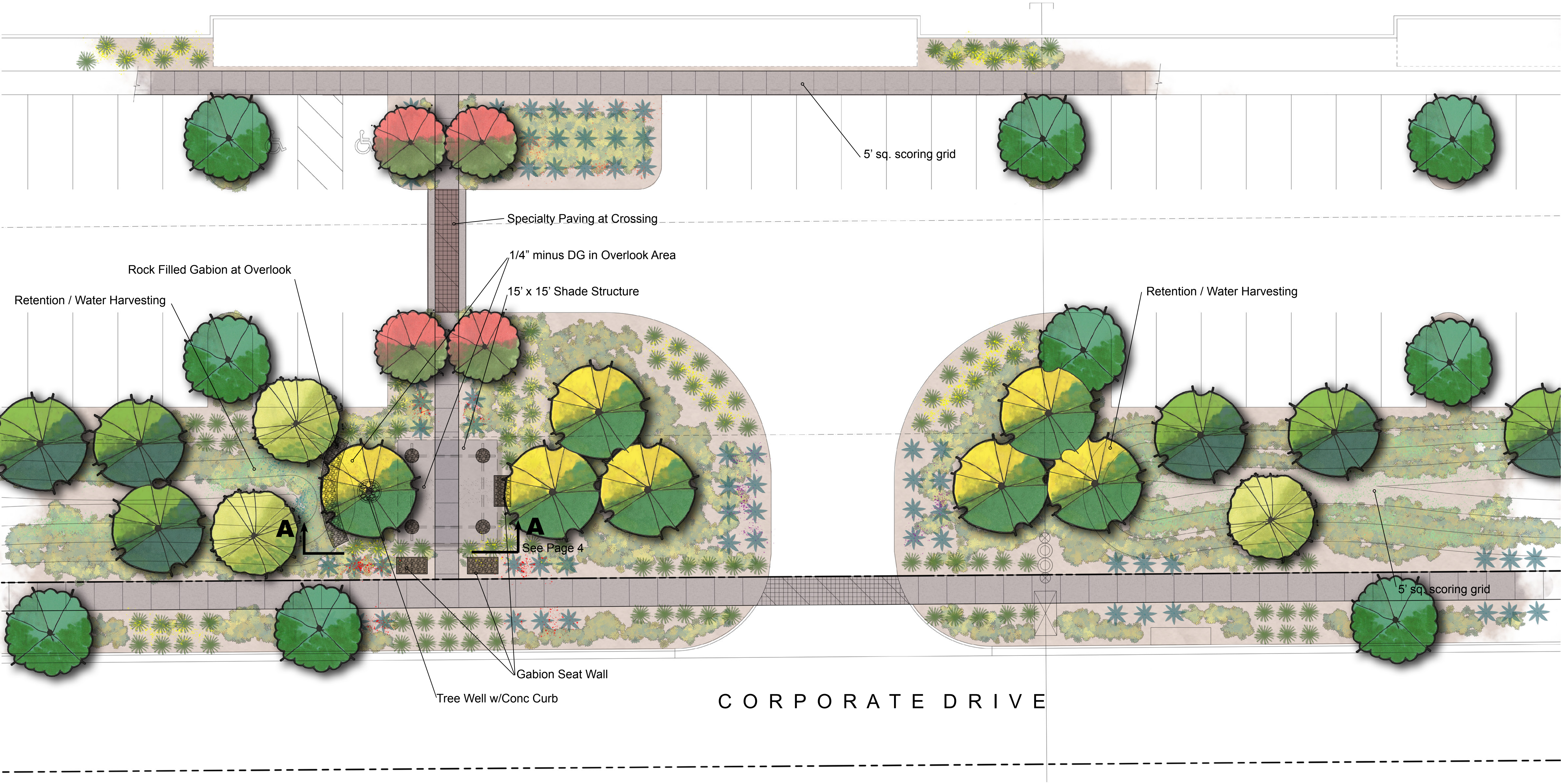
CONCEPTUAL SITE/ LANDSCAPE PLAN



THEME IMAGES:

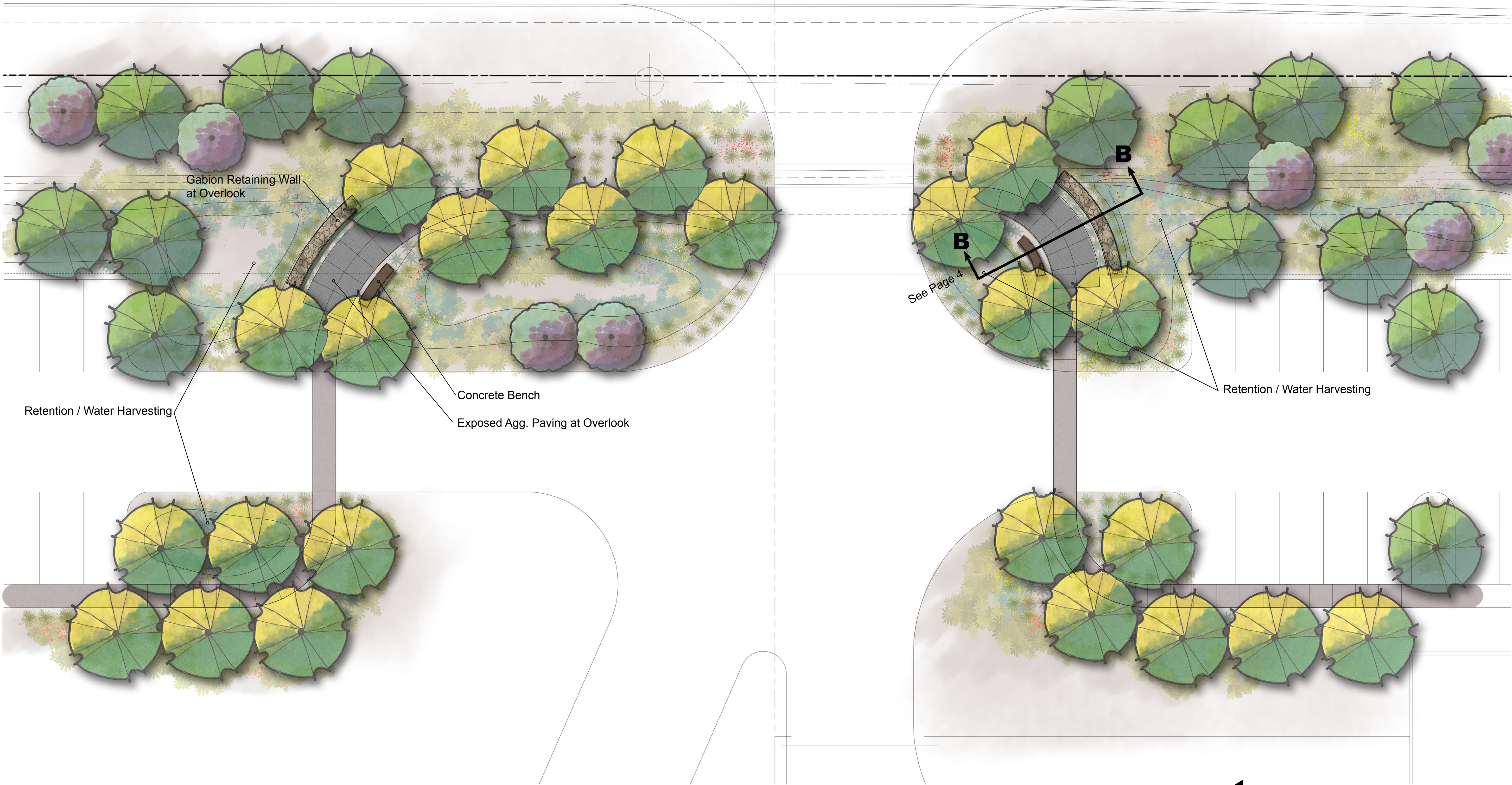


EXHIBIT H



▲
N Scale: 1" = 10'-0"

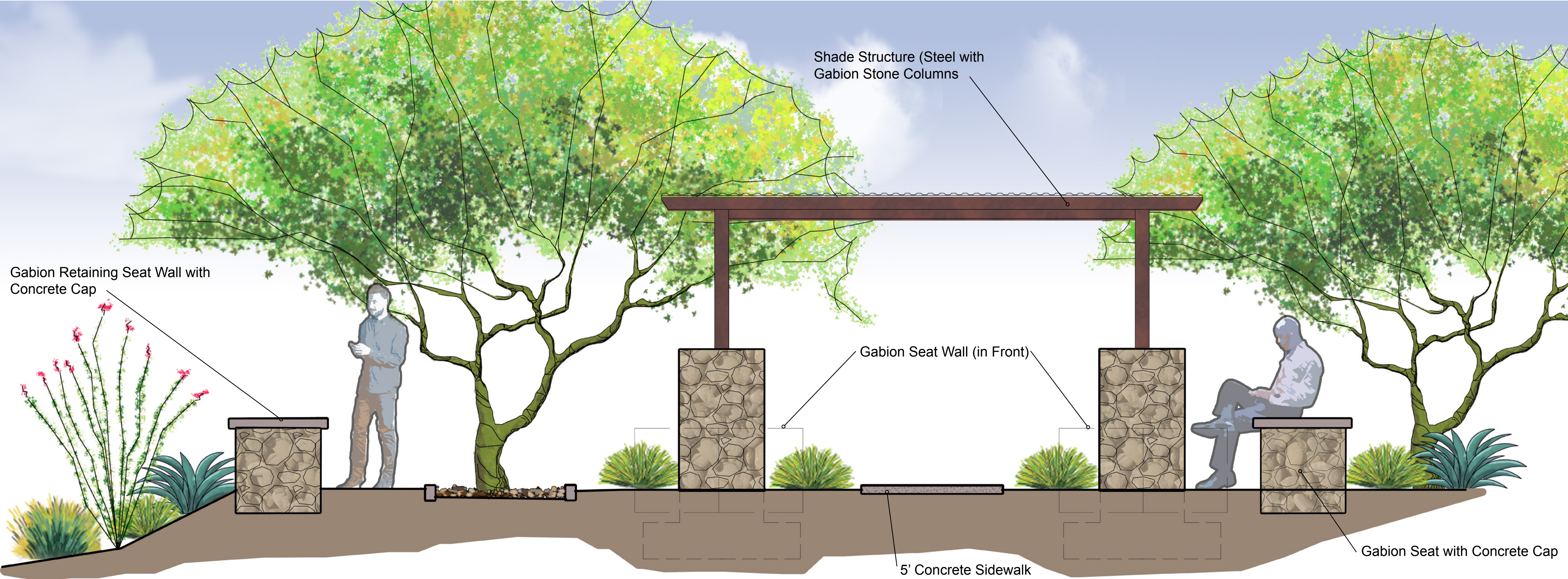
1 1 9 T H A V E N U E



Scale: 1" = 10'-0"

October 2, 2019

ENTRY AND REST AREA/OVERLOOK ELEVATIONS

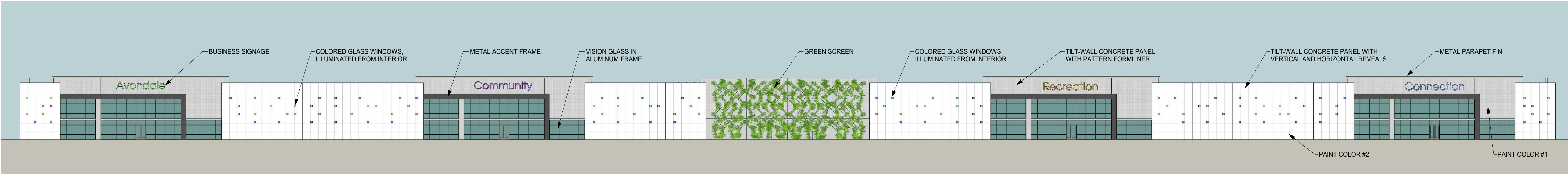


Section 'A' Scale: 1/2" = 1'-0"

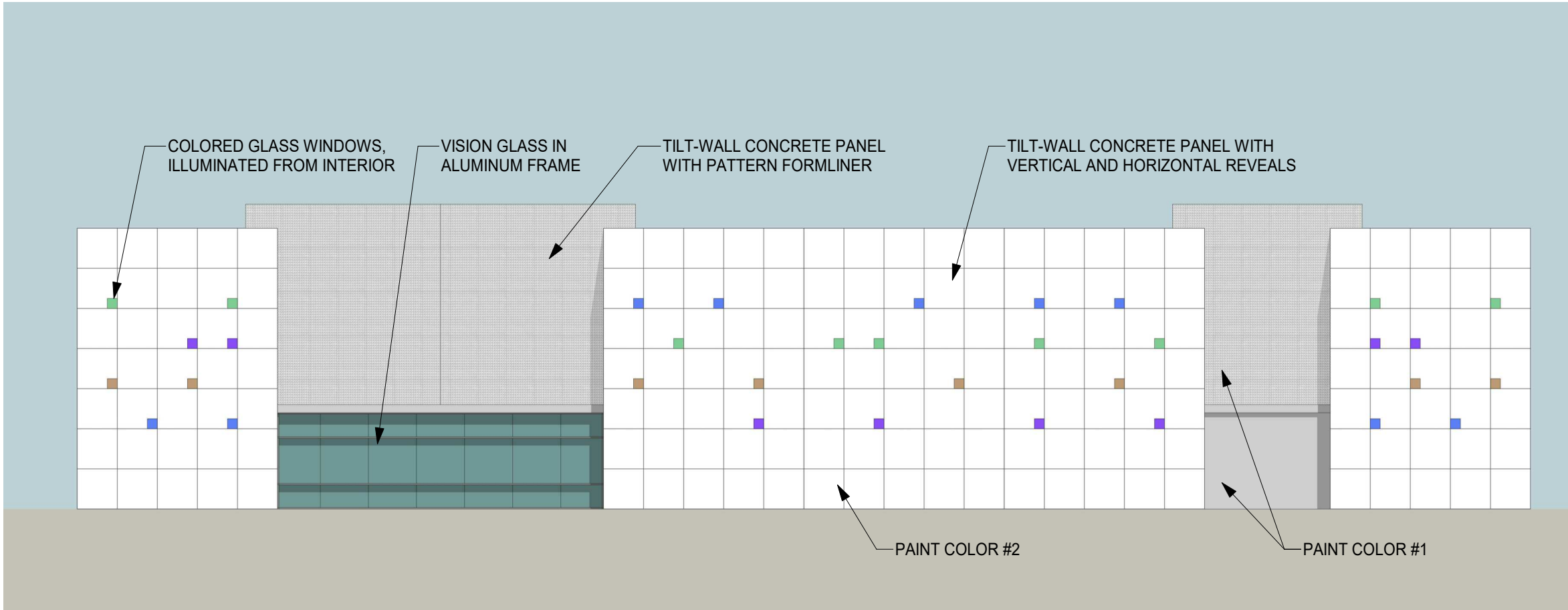


Section 'B' Scale: 1/2" = 1'-0"

EXHIBIT I



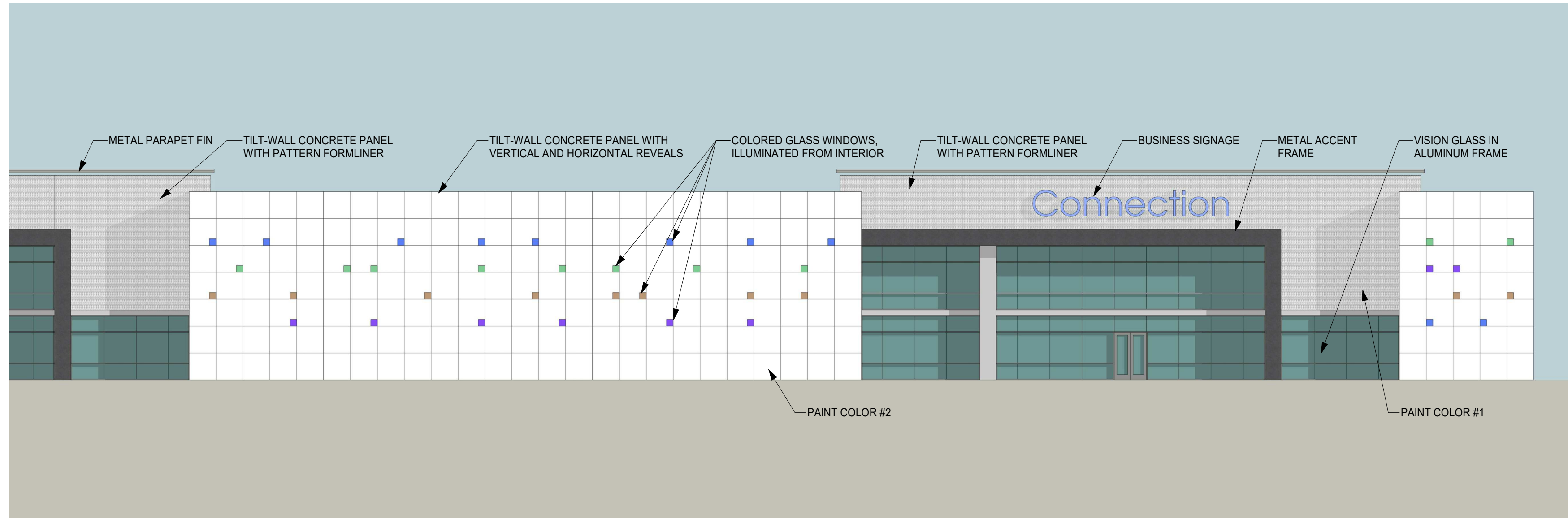
1 FRONT ELEVATION (TYP.)
1/32" = 1'-0"



2 SIDE ELEVATION (TYP.)
1/16" = 1'-0"



4 CORNER PERSPECTIVE



3 PARTIAL FRONT ELEVATION (TYP.)
1/16" = 1'-0"

NOTE:
CONCEPT ELEVATIONS AND PERSPECTIVES REPRESENTATIVE OF BUILDINGS 'A' AND 'C'.
CONCEPT FOR BUILDING 'B' TO HAVE SIMILAR ARCHITECTURAL CHARACTER.

ISSUE RECORD

07/11/19 CITY SUBMITTAL
10/07/19 CITY SUBMITTAL
10/30/19 CITY SUBMITTAL

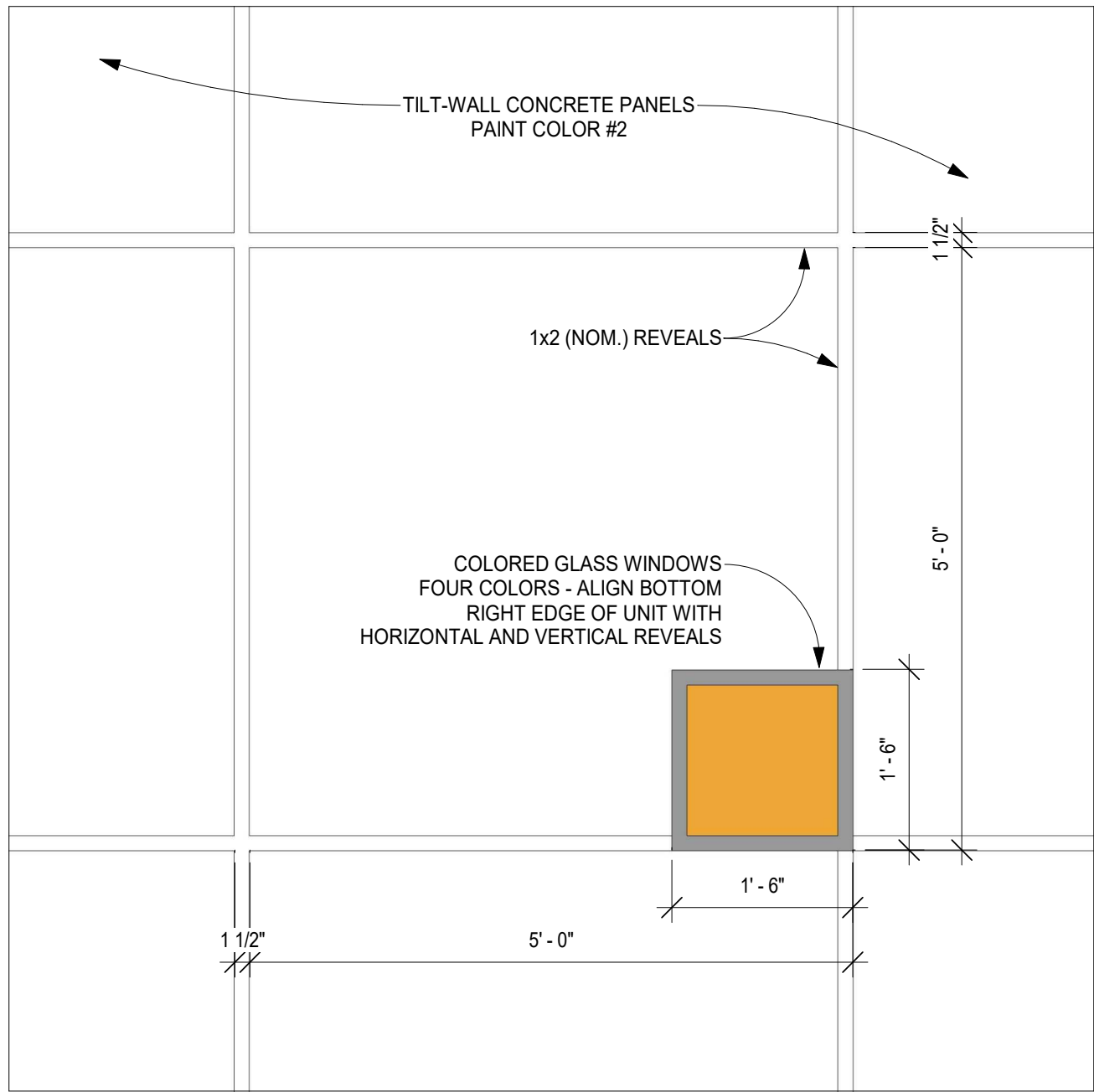
DATE
10/30/19
PROJECT MANAGER
NM
DRAWN BY
TG
CHECKED BY
DN

REGISTRATION

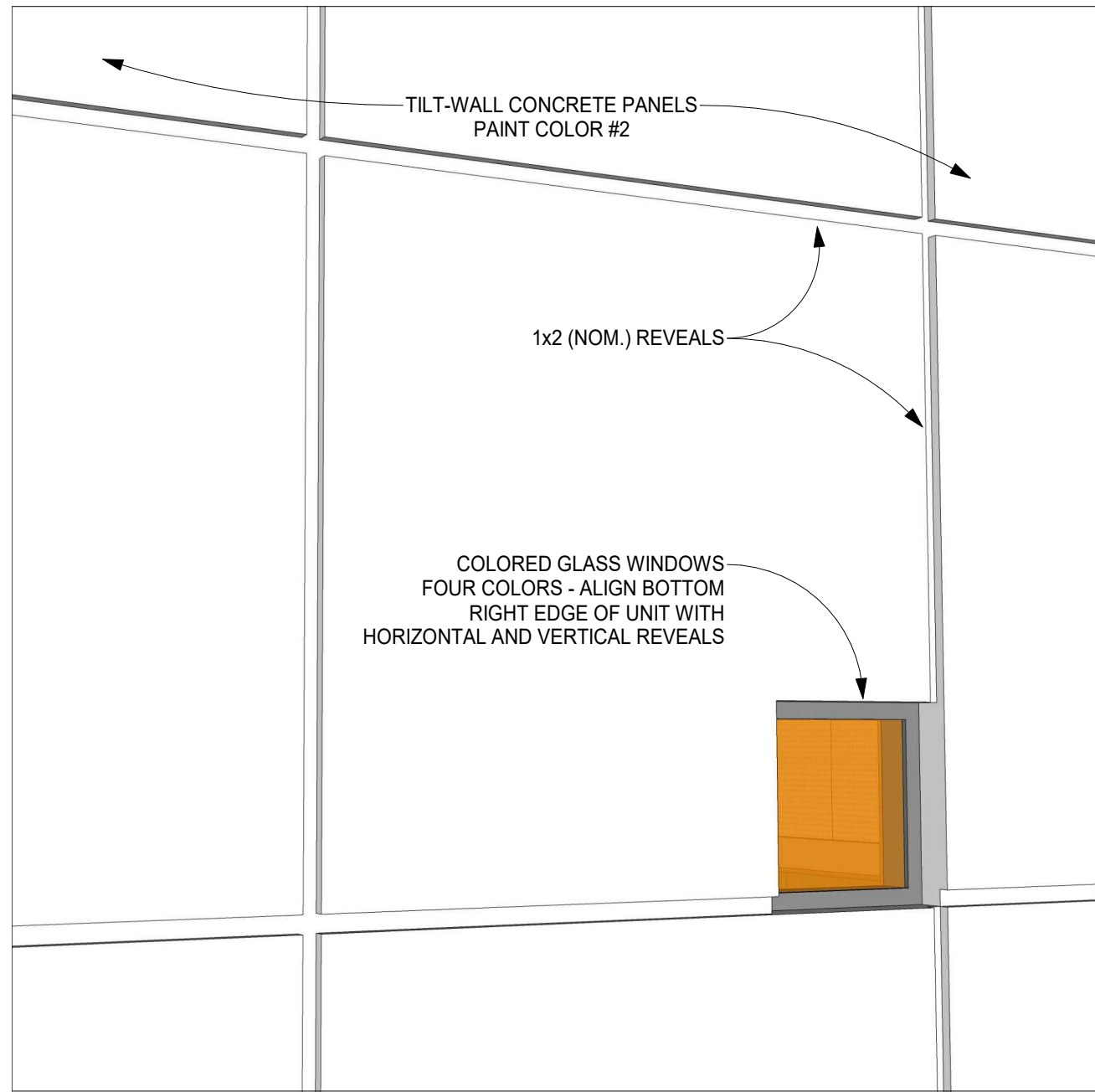
SHEET TITLE
**CONCEPT
ELEVATIONS &
PERSPECTIVE**

SHEET NUMBER

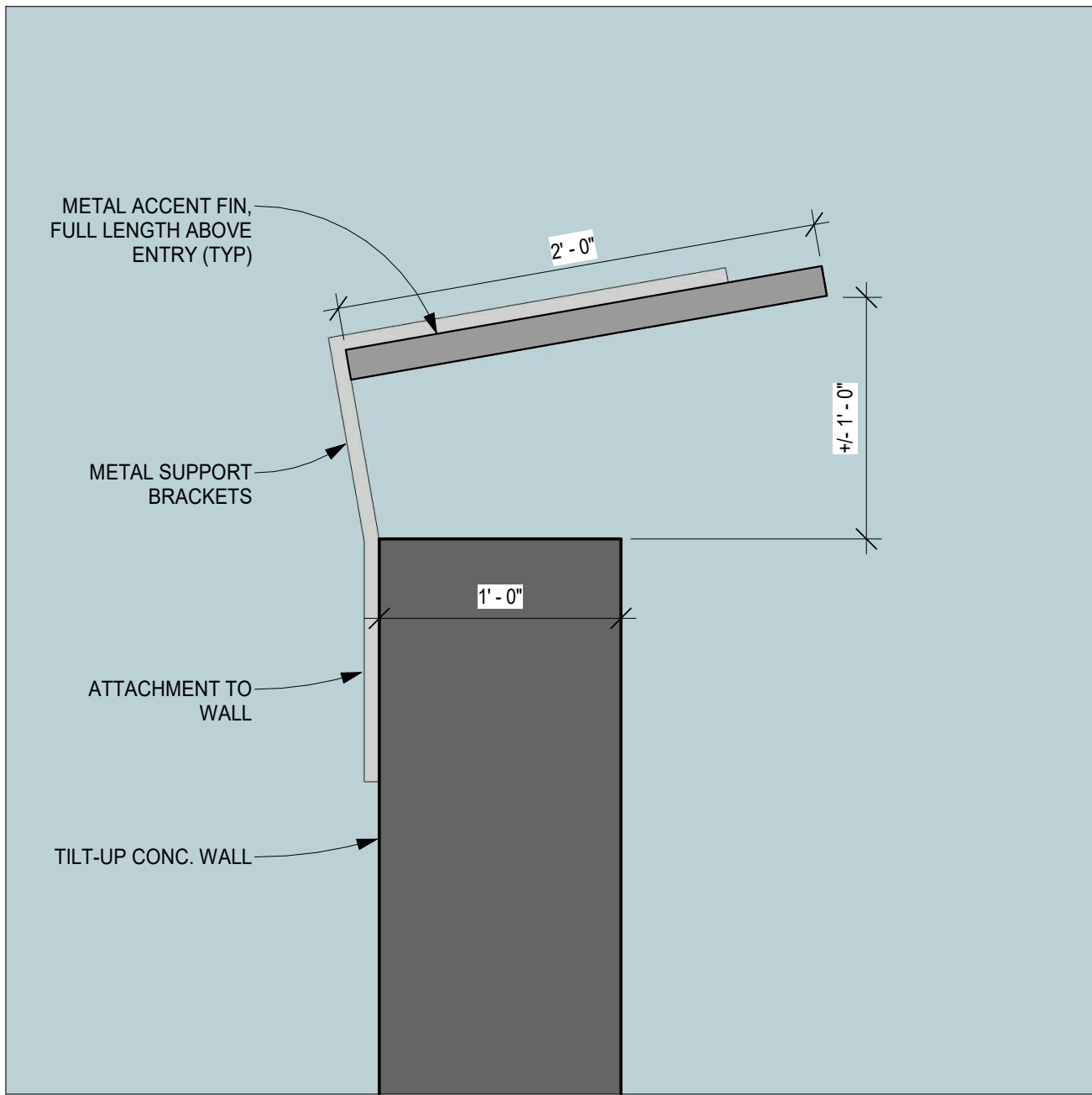
PLOT DATE: 10/30/2019 10:47:18 AM



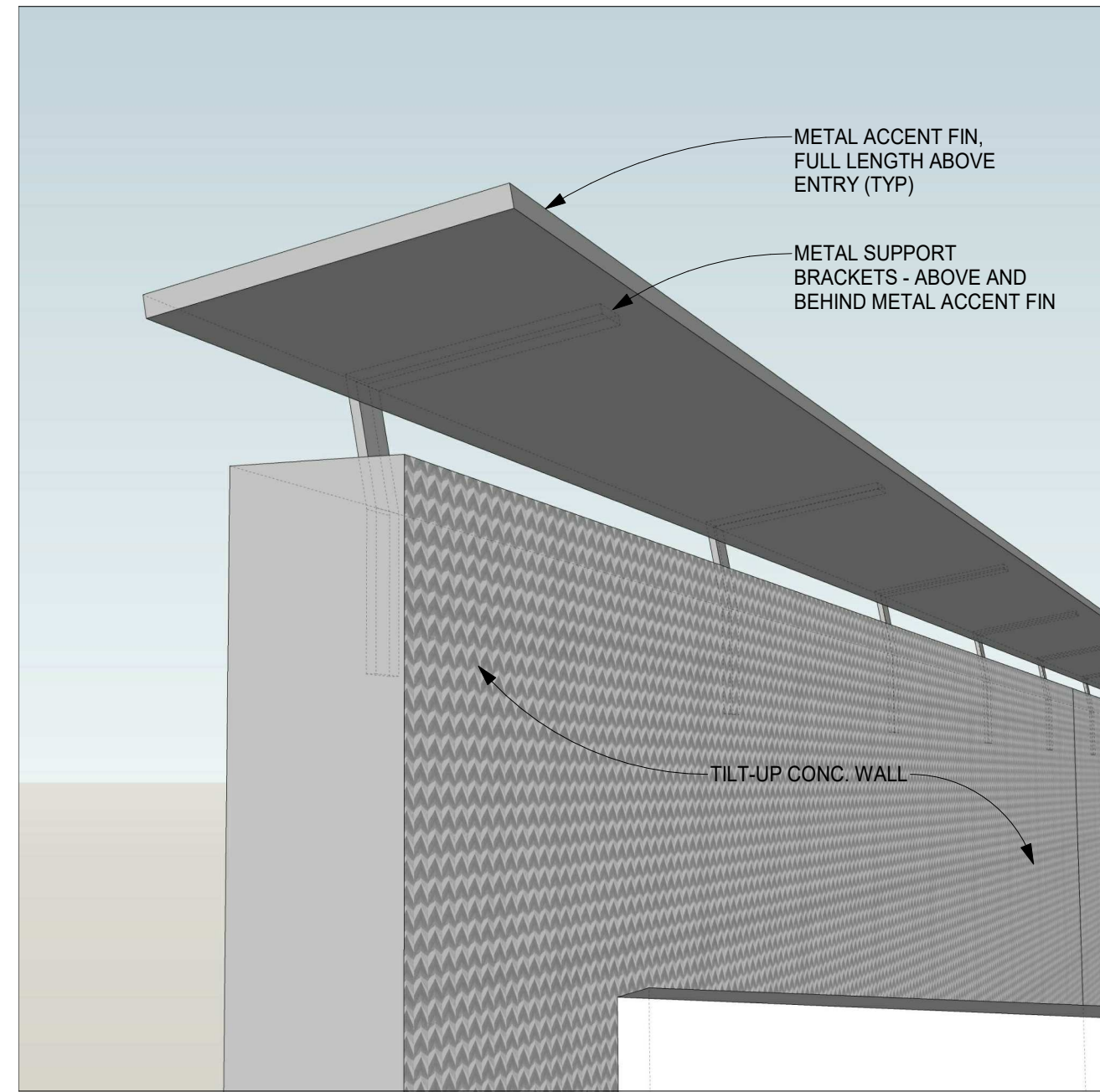
1 Portal Elevation
3/4" = 1'-0"



2 Portal Perspective



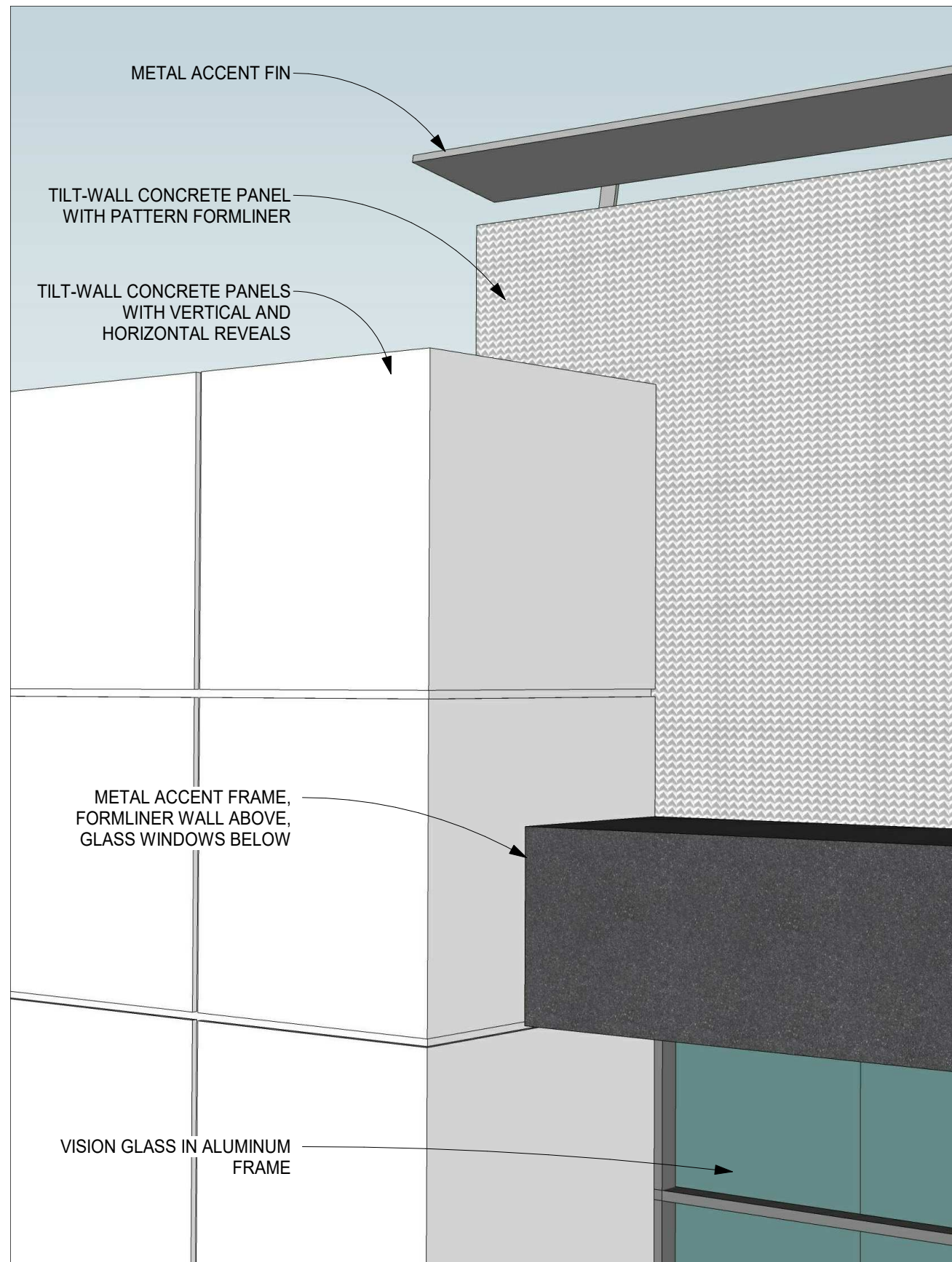
3 Accent Fin Elevation
1 1/2" = 1'-0"



4 Accent Fin Perspective



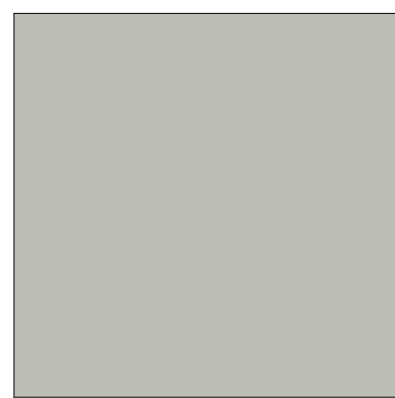
5 Formliner Elevation



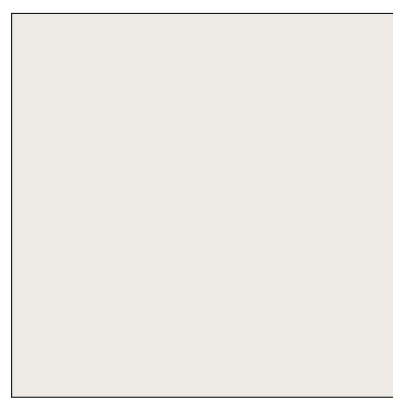
6 Formliner Perspective



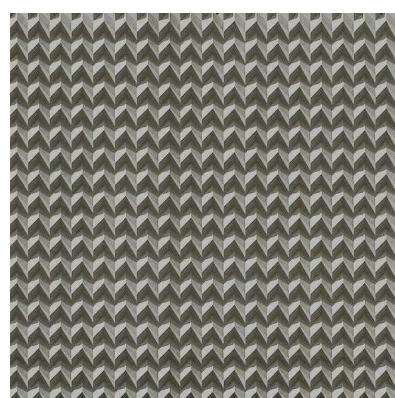
7 DUSK CONCEPT RENDERING



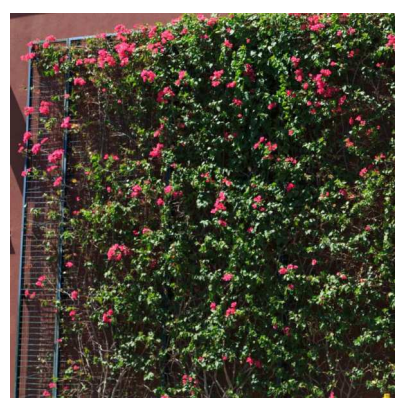
PAINT COLOR #1
SW 7065 - ARGOS



PAINT COLOR #2
SW 7004 - SNOWBOUND



PATTERN FORMLINER
PAINTED COLOR #1

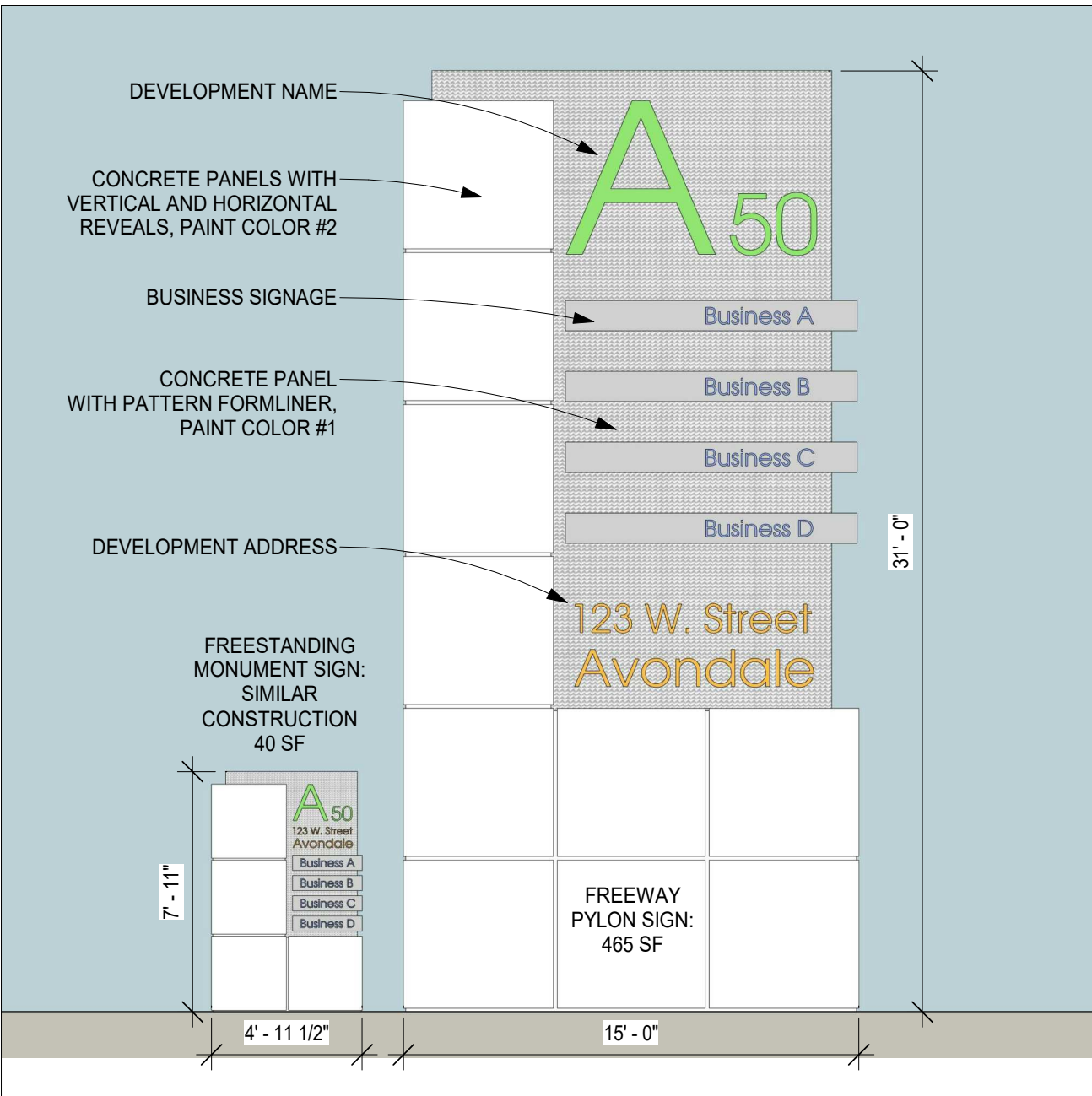


GREEN SCREEN
PRECEDENT IMAGE

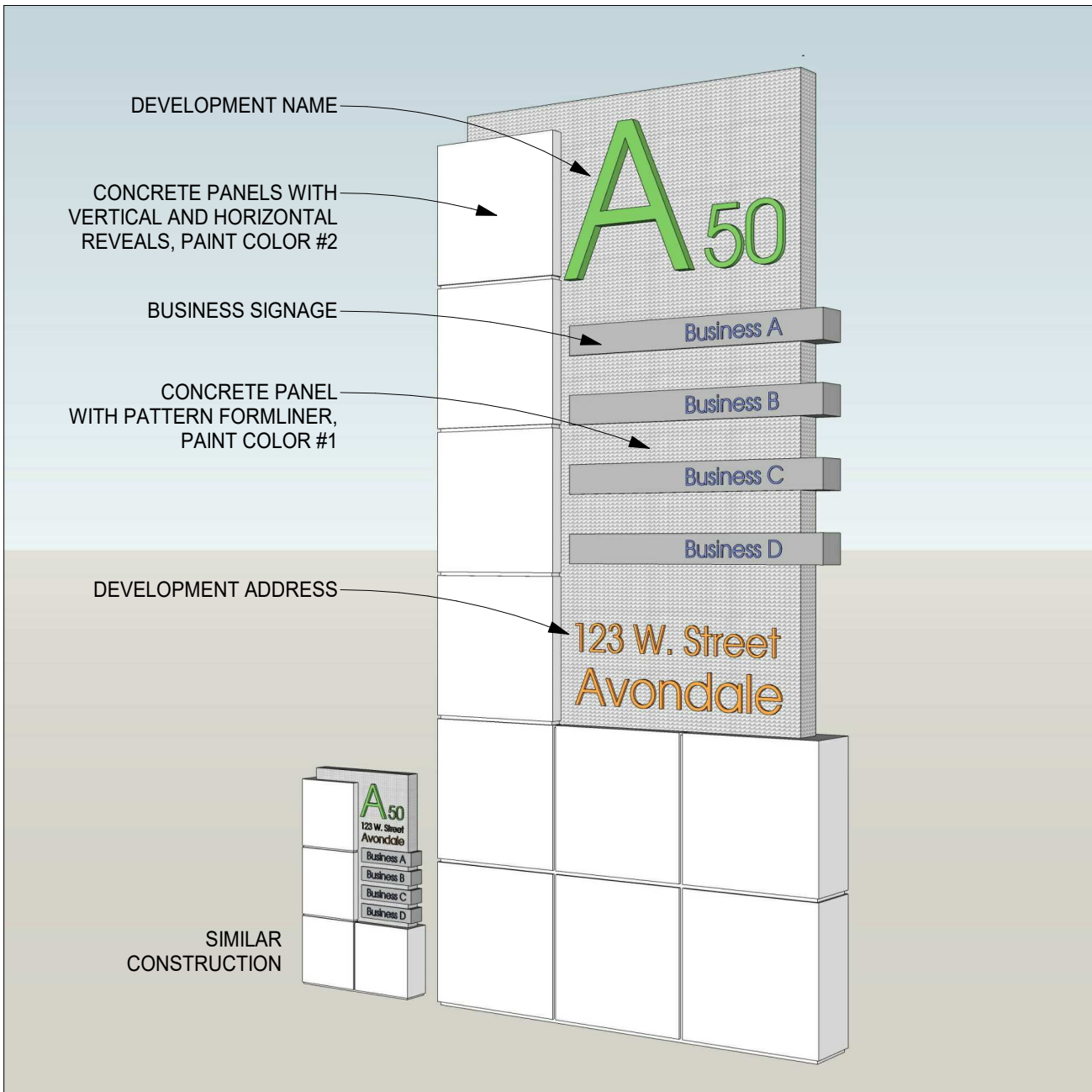


COLORS GLASS
PRECEDENT IMAGES





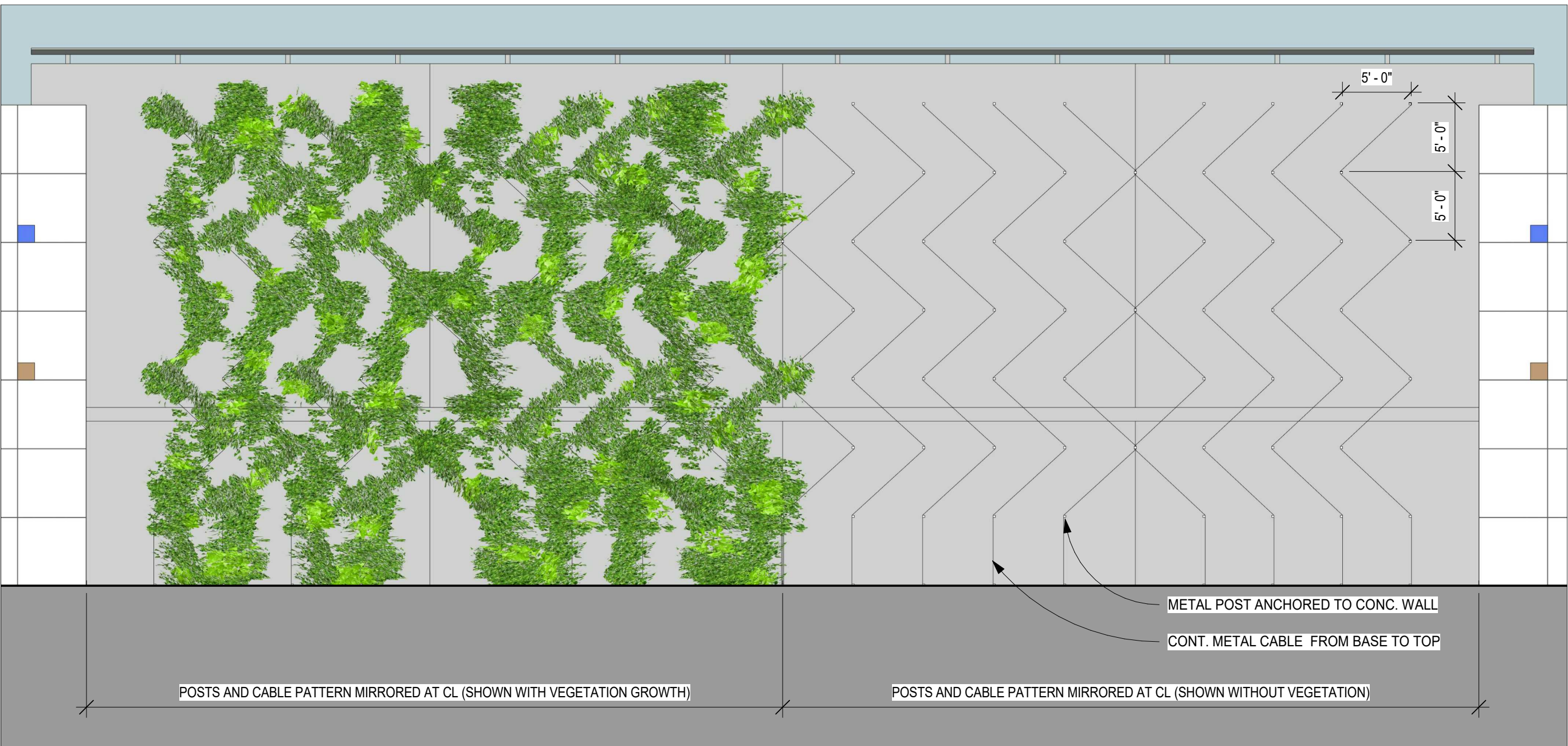
1 Signage Elevation
3/16" = 1'-0"



2 Signage Perspective
3/16" = 1'-0"



3 Wall Sign Elevation
1/8" = 1'-0"



4 Green Screen Elevation
1/8" = 1'-0"

EXHIBIT J

Connection



Exhibit F

Neighborhood Meeting Summary

October 10, 2019, 6:00 P.M.

Avondale City Hall, Mojave Conference Room



**TIFFANY
& BOSCO**
P.A.

October 15, 2019

Ken Galica, Division Lead Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Dr
Avondale, AZ 85323

**RE: PL-19-0159 & PL-19-0160-Opus Development GPA & PAD
Applications; October 10, 2019 Neighborhood Meeting Summary**

Dear Mr. Galica:

The purpose of this letter is to inform you that our firm held a neighborhood meeting for the Minor General Plan Amendment and Rezoning applications referenced above. The meeting was held on October 10, 2019, 6:00 p.m. at the Avondale City Hall, 11465 W. Civic Center Drive, Mojave Conf. Rm., Avondale, AZ 85323.

The neighborhood meeting was hosted by Tiffany & Bosco, P.A. and Opus Development Company, LLC to review the proposed applications and answer any questions regarding the project. Additionally, several boards were provided displaying the site plan, elevations, and aerial maps to show the project and orientation within the community.

The development team stayed in the conference room until 7:00 p.m. and no members of the community attended. I would be happy to answer any further questions that you may have regarding this proposal or meeting. You may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman



AGENDA ITEM REPORT

SUBJECT: Roosevelt Park II – Major Planned Area Development (PAD) Amendment – Application PL-19-0245

MEETING DATE: 11/21/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group PC, for a Major Amendment to the 144.9-acre Roosevelt Park II Planned Area Development (PAD) located at the northwest corner of Van Buren Street and 107th Avenue. The proposed Major PAD Amendment reorders the project's phasing, including modifications to the phasing of required off-site infrastructure improvements. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 144.91 gross acre subject property (Exhibits A and B) is located at the northwest corner of 107th Avenue and Van Buren Street.

The property was annexed and rezoned to Roosevelt Park Planned Area Development (PAD) by City Council action in July 2001. The approved 2001 Roosevelt Park PAD included two phases of development: Roosevelt Park I, south of Van Buren Street, was planned for a conventional single-family residential development. Roosevelt Park II, north of Van Buren Street, was planned for a mixture of single-family residential, multi-family residential, mixed-use, and commercial development. Development of Roosevelt Park I is complete with a total of 481 single-family homes on 147 acres.

The PAD was amended in July 2005. The amendment, which only impacted the portion of Roosevelt Park north of Van Buren Street (Roosevelt Park II), replaced single-family homes with town houses, apartments, and condominiums, established new residential development standards, reduced the overall density of the development from 9 dwelling units per acre (du/ac) to 6.21 du/ac. All other development standards and conditions of approval from the original approval were left in place.

The PAD was again amended by City Council in April 2018. The 2018 amendment, which again impacted only Roosevelt Park II, eliminated the townhomes, apartments, and condominium uses approved in 2005, instead allowing for development of 607 single-family residences in four phases. The 2018 Amendment also specifies that the community will be gated, and that all streets internal to the community will be private. In addition to the planned residential development, the PAD reserves approximately 10.9 acres at the northwest corner of 107th Avenue and Van Buren Street for commercial development. Phase 1 of the development is currently under

construction.

Except for the 10.9-acre commercial corner, which is designated Local Commercial by the General Plan 2030 Land Use Map, the Roosevelt Park II site is designated Medium High Density Residential (MHDR). The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). The approved Roosevelt Park II PAD zoning is in conformance with the MHDR designation.

The existing uses and zoning of surrounding properties include:

North: Undeveloped property in agricultural production, zoned Avondale Gateway Center Planned Area Development (PAD). The Avondale Gateway Center PAD allows for a mix of office, business park, and commercial uses.

East of 107th Avenue: Multiple parcels zoned Griffith Commerce Park Planned Area Development (PAD), allowing for a mix of Commerce Park (CP) and Community Commercial (C-2) uses. Developed parcels include Universal Technical Institute (UTI) and a used car dealership. Avondale 107, a new commerce park, will soon be under construction north of UTI. The remaining parcels are undeveloped.

South of Van Buren Street: Roosevelt Park I, a fully-developed 481-lot single-family residential subdivision, zoned Roosevelt Park Planned Area Development (PAD).

West of 111th Avenue: Two separate residential communities abut the Roosevelt Park II community to the west. Versante, a fully-developed 336-unit multi-family apartment community, is located at the northwest corner of 111th Avenue and Van Buren Street. Waterford Square, a fully-developed 217-lot single-family residential subdivision, is located immediately north of Versante. Both communities are zoned Waterford Square Planned Area Development (PAD).

SUMMARY OF REQUEST:

The applicant is requesting approval of a Major Amendment to the Roosevelt Park II Planned Area Development. The primary purpose of the proposed Amendment (Exhibit E) is to revise the phasing schedule of both on-site home development and related off-site infrastructure construction.

The 2018 PAD Amendment established a Phasing Plan for development of the community, dividing the residential portion of the Roosevelt Park II site into four segments, as follows:

- **Phase 1**, approximately 39.96 acres comprising the southeast quadrant of the property, located at the northeast corner of Van Buren Street and Roosevelt Parkway. Off-site improvements required in Phase 1 include completion of Van Buren Street adjacent to the full width of the Roosevelt Park II property, including construction of the Van Buren Street multi-use trail, and contribution towards a new traffic signal at the intersection of Roosevelt Parkway and Van Buren Street.
- **Phase 2**, approximately 31.46 acres comprising the northeast quadrant of the property, located at the southwest corner of 107th Avenue and Van Buren Street. Off-site improvements required in Phase 2 include completion of 107th Avenue from Pierce to Roosevelt Street, completion of the south half of Roosevelt Street the full width of the property, and contribution towards a future traffic signal at Roosevelt Street and 107th Avenue.
- **Phase 3**, approximately 29.60 acres comprising the northwest quadrant of the property, located at south of the southeast corner of Roosevelt Street and 111th Avenue. Off-site improvements required in Phase 3 include completion of half-street improvements to 111th Avenue the full length of the

property.

- **Phase 4**, approximately 25.14 acres comprising the southeast quadrant of the property, located at the northeast corner of Van Buren Street and 111th Avenue. Off-site improvements required in Phase 4 include contribution towards future traffic signals at the intersections of Van Buren Street and 111th Avenue, and 107th Avenue and Pierce Street.

With this Amendment, the developer is seeking to reorder the project phasing, as follows:

- Phase 1, currently under construction, remains unchanged. All off-site improvements required with the 2018 approval are unaffected by the proposed Amendment.
- The southwest quadrant of the property, currently approved as Phase 4, becomes new Phase 2. With this phase, the City is recommending conditions of approval requiring the developer to complete 107th Avenue improvements, excluding landscaping within the right-of-way, from Pierce Street to Roosevelt Street, and 111th Avenue improvements the full length of the Roosevelt Park II property. A developer contribution towards future traffic signals at 111th Avenue and Van Buren Street Pierce Street and 107th Avenue is also recommended with the new Phase 2.
- The northwest quadrant of the property, currently approved as Phase 3, remains Phase 3 in the proposed Amendment. With this phase, the City is recommending a condition of approval requiring the developer to construct half-street improvements to Roosevelt Street the full width of the Roosevelt Park II property. A developer contribution towards a future traffic signal at Roosevelt Street and 107th Avenue is also recommended with Phase 3.
- The northeast quadrant of the property, currently approved as Phase 2, becomes new Phase 4. All off-site improvements will have been completed prior to the final phase.

It should be noted that the developer is opposed to the requirements to construct sidewalk improvements along 107th Avenue and full half-street improvements to the portion of 111th Avenue north of the Phase 2 boundary with the second phase, preferring to defer 107th Avenue sidewalk to Phase 4 and completion of the northern portion of 111th Avenue to Phase 3.

In addition, there is an amendment to language in the PAD Narrative pertaining to PAD Amendment criteria. The Zoning Ordinance sets forth the requirements for amending a PAD, whether a major or minor amendment. The current PAD includes language that is not in conformance with the Zoning Ordinance; therefore, Staff is recommending a condition that will remove language pertaining to PAD Amendments from the PAD Narrative.

Except as noted above, no additional revisions to the approved Roosevelt Park II PAD are proposed. Additionally, all recommended Conditions of Approval, except for those pertaining to off-site improvements and the PAD Amendment process, are essentially unchanged from the 2018 approval.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposed PAD Amendment with neighboring property owners and other interested parties will be held at 6:00 P.M. on Tuesday, November 19th. The meeting will take place in the Sonoran Conference Room at Avondale City Hall, 11465 West Civic Center Drive, Avondale, AZ 85323. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meeting as required. Because a summary could not be provided as part of this report, a recap of the Neighborhood Meeting will be provided as part of Staff's presentation on this item.

No comments related to the proposal have been posted on the City's aVOICE digital forum; five persons have viewed information about the request. The City has also not received any telephone or written comments on the request to date.

All required notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on October 30, 2019. The meetings were advertised in the Wednesday, November 6, 2019 edition of the Arizona Republic. Lastly, two public hearing notice signs identifying meeting dates, times, and locations was installed on the property, one adjacent to Van Buren Street and one adjacent to 107th Avenue, on November 1, 2019.

ANALYSIS:

The scope of the applicant's Major PAD Amendment request is limited to proposed revisions to the PAD's phasing plan and schedule. No modifications to the project's design, development standards, density, open space, or other component of development are proposed. With Staff recommended conditions of approval specifying off-site improvement sequencing, the proposed Amendment will not have any detrimental impacts on the area.

As noted previously, the developer is opposed to completing 107th Avenue sidewalk improvements from Pierce Street to Roosevelt Street as part of the project's new Phase 2. While Staff understands the financial and timing concerns of the developer, the recommended condition does not impose a new requirement; 107th Avenue improvements from Pierce Street to Roosevelt Street are already required in the approved PAD's second phase. The City does not support deferring those improvements to a later phase, believing that it is important to expeditiously improve the perimeter of the site.

As also discussed prior, Staff recommends a condition removing existing PAD Narrative language pertaining to PAD Amendment criteria as this is not in conformance with the Zoning Ordinance. This condition is recommended to ensure that all future amendments to the Roosevelt Park PAD will be guided by Zoning Ordinance Section 603.E, Establishment of a PAD District; Amendment, as is standard.

DISCUSSION:

The proposed PAD Amendment meets the following findings:

1. The proposed Amendment does not impact the project's conformance with the property's Medium High Density Residential General Plan Land Use Map designation.
2. The scope of the proposed Amendment is limiting to the phasing of on-site and off-site construction. The approved design and development standards for the Roosevelt Park II community are not impacted.
3. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies. With approval of the recommended conditions, adequate public infrastructure to support the proposed development will be constructed by the developer in a timely manner.

STRATEGIC PLAN:

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0245 Roosevelt Park II, a request for a Major Amendment to the Roosevelt Park II Planned Area Development (PAD), subject to the following fifteen (15) conditions of approval:

1. Development shall conform to the Roosevelt Park Planned Area Development Narrative (the “2018 PAD”), date stamped June 18, 2018 and approved by Ordinance 1655-618, except as explicitly modified in the Roosevelt Park Major PAD Amendment Narrative (the “2019 Amendment”) date stamped October 28, 2019 and approved as part of Application PL-19-0245.
2. This Ordinance and the conditions of approval herein shall replace Ordinance 1655-618, which shall no longer apply.
3. The language contained within Section 2 of the 2018 PAD, “Amendments to the PAD”, shall be removed. All future amendments to the Roosevelt Park PAD shall be guided by Zoning Ordinance Section 603.E, Establishment of a PAD District; Amendment.
4. All Van Buren Street improvements shall be constructed with Phase 1 of the project, as depicted in Exhibit E of the 2019 Amendment, extending from 111th Avenue to the east residential property line, subject to the following:
 - a. In the event the Van Buren Street improvements cannot be completed at the 111th Avenue intersection due to conflicts with existing irrigation facilities, along 111th Avenue, such improvements shall be completed to the western-most point possible, and the remaining improvements shall be completed as soon as possible after the irrigation conflict is resolved, but in no event later than the date of issuance for the 100th Certificate of Occupancy within Phase 2 of the project.
 - b. The Van Buren Street improvements adjacent to the commercial parcel from the eastern edge of the residential parcel to 107th Avenue shall be permitted to be completed in two phases: (i) the westbound travel lane, curb, gutter, eight-foot-wide temporary (asphalt paved) sidewalk, and landscaping consistent with the residential parcel shall be completed in Phase 1; and (ii) all permanent improvements between the curb and the edge or right-of-way, including the permanent Van Buren multi-use path, shall be completed in conjunction with development of the commercial parcel. The developer shall maintain the temporary asphalt sidewalk along Van Buren Street from the east residential property line to 107th Avenue until the permanent Van Buren multi-use path is constructed by the owner of the commercial parcel in conjunction with development of that parcel.
5. Pavement, curb, gutter, and sidewalk improvements along 107th Avenue from Pierce Street to the southern edge of Roosevelt Street right-of-way shall be constructed by the developer with Phase 2 of the project. Landscaping within this right-of-way shall be constructed by the developer with Phase 4 of the project. 107th Avenue improvements from Pierce Street to Van Buren Street shall be completed by the developer of the commercial parcel when that site is developed.
6. The City shall maintain the water and sewer lines in private streets; developer shall dedicate to the City of Avondale all easements necessary for such maintenance.
7. Prior to approval of the first Certificate of Occupancy for each phase of development, the developer will be required to pay its proportionate share of future traffic signals located at:
 - a. Roosevelt Street and 107th Avenue (Phase 3)

b. Roosevelt Parkway and Van Buren Street (Phase 1)

c. 111th Avenue and Van Buren Street (Phase 2)

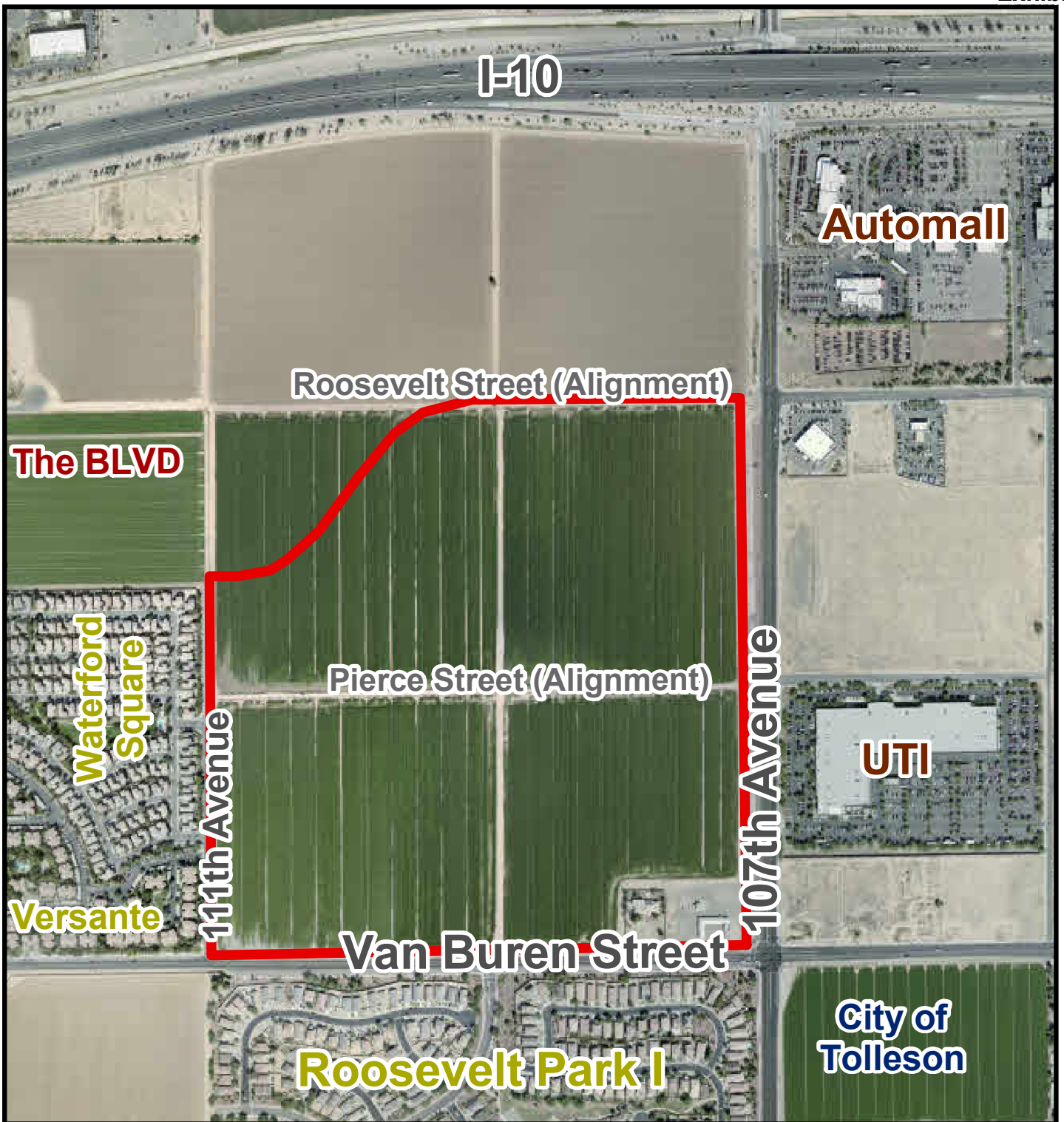
d. 107th Avenue and Pierce Street (Phase 2)

e. A revised Traffic Impact Analysis verifying which listed intersections satisfy warrant criteria shall be submitted prior to issuance of engineering permits for Phase 4, subject to approval by the City Traffic Engineer. Those locations that are not projected to satisfy warrant criteria within ten (10) years of approval of the Phase 4 TIA shall have funds reimbursed to the developer.

8. The developer shall construct a left-turn deceleration lane along Van Buren Street at Roosevelt Parkway. Left-turn deceleration lanes shall be striped along 107th Avenue at Pierce Street (in Phase 1) and at Roosevelt Street (in Phase 4). Each deceleration lane shall be striped at a minimum 160 feet in length, not including the taper. The existing eastbound left-turn lane along Van Buren Street at 107th Avenue shall be restriped to 200 feet, not including the taper.
9. The PAD shows an access to 111th Avenue as an exit only per the declaration of the developer. As long as the ingress restriction is enforced, the developer shall not be required to construct a left-turn or right-turn deceleration lane along Van Buren Street at 111th Avenue.
10. The developer shall construct half-street improvements along 111th Avenue from Van Buren Street to the project's north property line, including tiling (e.g. undergrounding) the open SRP channel, in Phase 2.
11. The developer shall construct half-street improvements to Roosevelt Street, including tiling (e.g. undergrounding) the open SRP channel, in Phase 3 (or in Phase 4 if development of that Phase precedes Phase 3).
12. Power lines less than 69 kV shall be converted underground with the adjacent phase of development.
13. The developer shall provide for direct pedestrian connections between the commercial parcels and adjacent residential parcels.
14. A vehicular connection into the commercial parcel from Pierce Street shall be provided.
15. No gas station uses shall be permitted on any portion of the property, including the commercial parcels.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0245 Roosevelt Park II, a request for a Major Amendment to the Roosevelt Park II Planned Area Development (PAD), subject to fifteen (15) recommended conditions of approval as listed in the Staff Report.

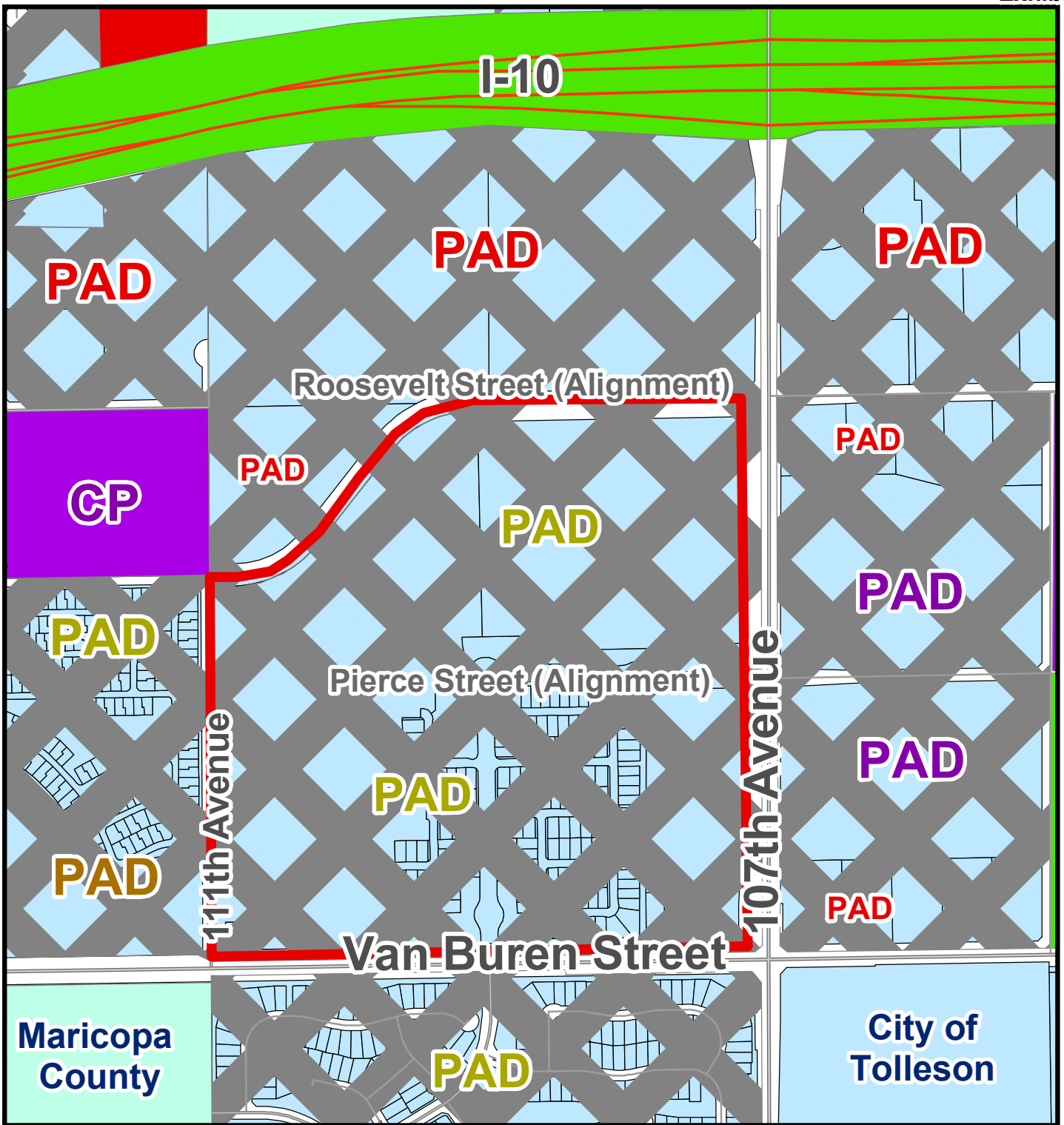


Aerial Photograph

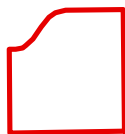


Subject Property



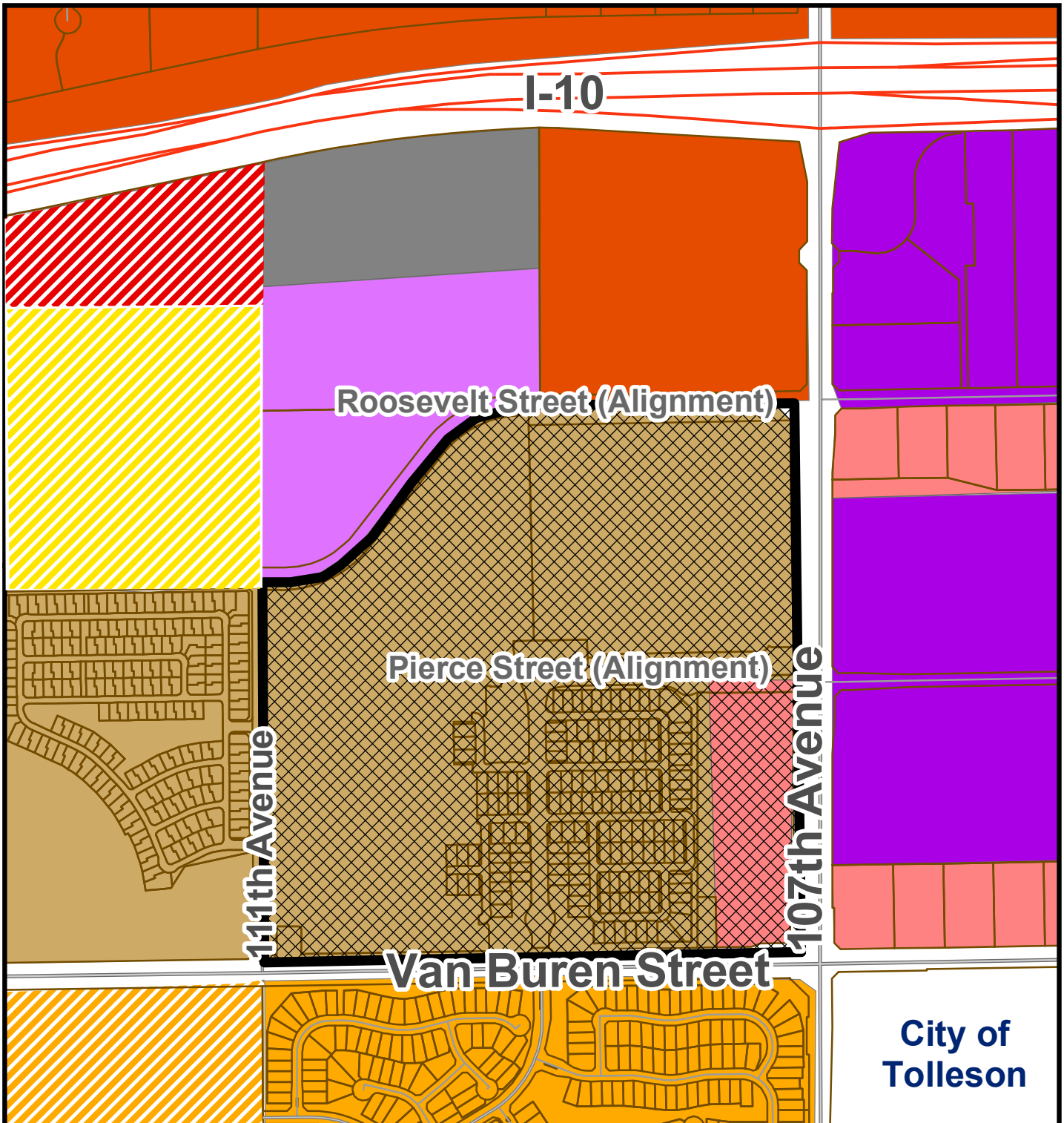


Zoning Vicinity Map



Subject Property





General Plan Land Use Map

Medium/High Density Residential

Freeway Commercial

The BLVD - Neighborhood District

Medium Density Residential

High Intensity Office

The BLVD - Residential District

Mixed Use

Local Commercial

The BLVD - Gateway District

Business Park



Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0232 AND PL-19-0245

THE PROPERTY	
PARCEL SIZE (TOTAL)	144.91 gross acres
PARCEL SIZE (PROPOSED PHASE 2)	26.8 gross acres
LOCATION	Northwest corner of Van Buren Street and 107 th Avenue
PHYSICAL CHARACTERISTICS	Relatively flat with no unusual physical characteristics
EXISTING LAND USE	The Phase 1 portion of the Roosevelt Park II development is under construction. The remainder of the site, including the entirety of Phase 2, is undeveloped and no longer in agricultural use.
EXISTING ZONING	Roosevelt Park Planned Area Development (PAD)
ZONING HISTORY	The property was annexed and rezoned to Roosevelt Park Planned Area Development (PAD) in July 2001. The approved Roosevelt Park PAD included two phases of development. Roosevelt Park I, south of Van Buren Street was planned for conventional single-family residential development. Roosevelt Park II, north of Van Buren Street, was planned for a mixture of single-family residential, multi-family residential, mixed-use, and commercial development. Roosevelt Park I is complete with a total of 481 single-family homes on 147 acres. The PAD was amended in July 2005. The amendment, which only impacted the portion of Roosevelt Park north of Van Buren Street, replaced conventional single-family homes with town houses, apartments, and condominiums, established new residential development standards, reduced the overall density of the development from 9 du/ac to 6.21 dwelling units per acre. All other development standards and conditions of approval from the original approval were left in place. The PAD was again amended by City Council in April 2018. The 2018 amendment, which again only impacted the portion of Roosevelt Park north of Van Buren Street, eliminated the townhomes, apartments, and condominium uses approved in 2005, allowing for development of 607 single-family residences in four phases. The 2018 Amendment also specifies that the community will be gated, and that all streets internal to the community will be private. Approximately 10.9 acres at the northwest corner of 107th Avenue and Van Buren Street are reserved for commercial development.

SURROUNDING ZONING AND LAND USE	
NORTH	Undeveloped property in agricultural production, zoned Avondale Gateway Center Planned Area Development (PAD). The Avondale Gateway Center PAD allows for a mix of office, business park, and commercial uses.

WEST OF 111 TH AVENUE	Two separate residential communities abut the Roosevelt Park II community to the west. Versante, a fully-developed 336-unit multi-family apartment community, is located at the northwest corner of 111 th Avenue and Van Buren Street. Waterford Square, a fully-developed 217-lot single-family residential subdivision, is located immediately north of Versante. Both communities are zoned Waterford Square Planned Area Development (PAD).
SOUTH OF VAN BUREN STREET	Roosevelt Park I, a fully-developed 481-lot single-family residential subdivision, zoned Roosevelt Park Planned Area Development (PAD).
EAST OF 107 TH AVENUE	Multiple parcels zoned Griffith Commerce Park Planned Area Development, allowing for a mix of Commerce Park (CP) and Community Commercial (C-2) uses. Developed parcels include Universal Technical Institute (UTI) and a used car dealership. Avondale 107, a new commerce park, will soon be under construction north of UTI. The remaining parcels are undeveloped.
GENERAL PLAN	
Except for the 10.9-acre commercial corner, which is designated Local Commercial by the General Plan 2030 Land Use Map, the Roosevelt Park II site is designated Medium High Density Residential (MHDR). The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density).	

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Littleton Elementary School District and Tolleson Union High School District
ELEMENTARY SCHOOLS	School of choice
HIGH SCHOOL	La Joya High School
107th Avenue	
Classification	Minor Arterial
Existing half-street ROW	None
Standard half-street ROW	65 feet
Existing half-street improvements	None
Standard half-street improvements	2 travel lanes, turn lane, bike lane, curb and gutter, sidewalk, street lights, and landscaping

Van Buren Street	
Classification	Arterial
Existing half-street ROW	65 feet
Standard half-street ROW	65 feet
Existing half-street improvements	Two Traffic Lanes in each direction
Standard half-street improvements	Two traffic lanes in each direction with ½ center turn lane, curb, gutter, sidewalk, landscaping and streetlights.

111th Avenue	
Classification	Major Collector
Existing half-street ROW	40 feet
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	1 travel lane, bike lane, curb and gutter, sidewalk, street lights, and landscaping

<i>UTILITIES</i>
Water is served to the Roosevelt Park II development by an existing 12” water line in 111th Avenue, an existing 16” water line in 107th Avenue, and an existing 16” water line in Van Buren Street. Sewer is served to the Roosevelt Park II development by an existing 15” sewer line in 107th Avenue and an existing 18” sewer line in Van Buren Street. Salt River Project (SRP) provides electricity in this portion of Avondale.

Exhibit E

Proposed PAD Amendment Request

Roosevelt Park II

Revised - October 25, 2019

ROOSEVELT PARK MAJOR PAD AMENDMENT

INTRODUCTION & LOCATION OF PROPERTY

The Roosevelt Park Planned Area Development (PAD), approved in 2018, consist of a gated single-family development with multiple intermixed lot sizes, a maximum density of up to 4.76 gross dwelling units per acre (with a maximum of six hundred and seven (607) dwelling units), and a minimum of fifteen percent (18%) dedicated community open space. This Major PAD Amendment revisits the project's phasing to best provide infrastructure to the development, surrounding future projects in the City, and the City as a whole.

REQUEST

This Major PAD Amendment request seeks to reorder the development's phasing to complete the community along Van Buren Street (switching Phases 2 and 4).

PAD TEXT MODIFICATIONS

The following table is the only text that is requested to be modified as a part of this application:

Table 3: Project Development Table

Phase	Gross Area	Net Area	Maximum Units	Maximum Gross Density	Minimum Net Open Space	Minimum Net Active Open Space*	Minimum Required Lot Mix (See Tables 6-10, Exhibit E: Required Lot Mix Per Phase and Exhibit F: Conceptual Development Plan)
1	39.96 AC	NA	NA	NA	NA	NA	3 different lot sizes (specifically: lots 5,700 sq.ft. and over, lots between 4,750-5,699 sq.ft. and lots between 3,800-4,749 sq.ft.)
2	31.46 AC	NA	NA	NA	NA	NA	2 different lot sizes (any combination)
2	25.14 AC	NA	NA	NA	NA	NA	2 different lot sizes (any combination)
3	29.60 AC	NA	NA	NA	NA	NA	2 different lot sizes (any combination)
4	25.14 AC	NA	NA	NA	NA	NA	2 different lot sizes (any combination)
4	31.46 AC	NA	NA	NA	NA	NA	2 different lot sizes (any combination)
Total	127.61 AC	116.23 AC	607	4.76 DU/AC (127.61 gross acres)	18% (20.92 acres)	15%*	3 different lot sizes

PAD EXHIBIT MODIFICATIONS

Included with this application are two exhibits that require modification:

Exhibit E: Required Lot Mix Per Phase – This exhibit shows the location of each phases and the required lot mix by phase. The revised exhibit simply reflects the updated phases and phase boundaries. The requirements included in the table will remain unchanged since the requirements for Phase 2 and Phase 4 are identical.

Exhibit F: Conceptual Development Plan - The conceptual site plan illustrates a potential site arrangement/layout that includes six hundred and seven (607) lots, achieving a medium/high residential density across the site (4.76 gross DU/AC). The revised exhibit simply reflects the updated phases and phase boundaries. The Summary table included on the exhibit has been revised to reorder Phases 2 and 4. The balance of the table will remain untouched. As a note, this Conceptual Development Plan is meant for illustrative purposes only. This graphic is a conceptual illustration of how Roosevelt Park may be developed in the future. Actual lot arrangements will be addressed during the platting process.

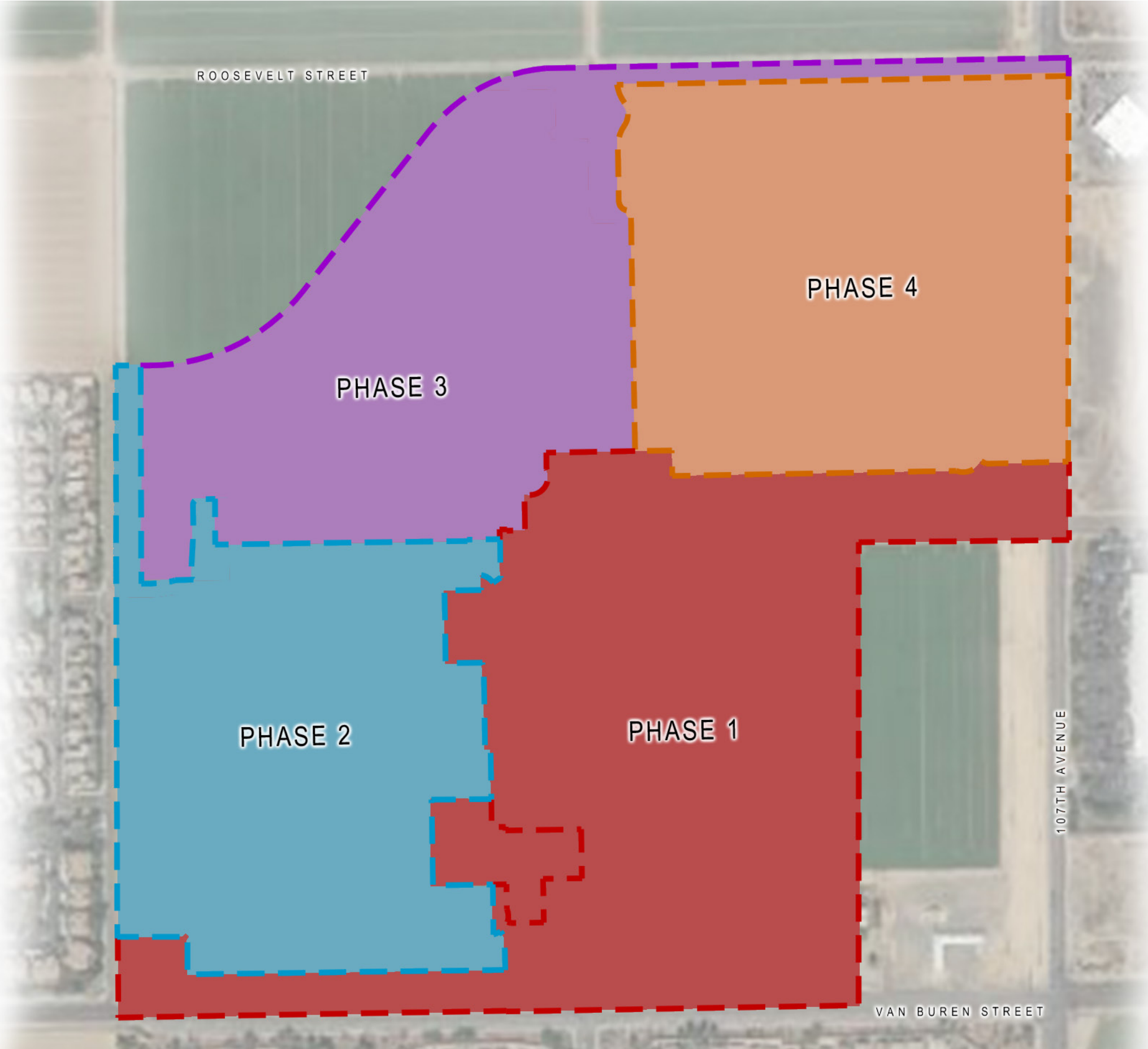
PAD AMENDMENT JUSTIFICATION

This Major PAD Amendment is requested at this time to provide a logical extension of infrastructure. Previous phasing plans prioritized community marketing needs over infrastructure provisions. As phase one is currently being built-out, and Van Buren Street improvements are constructed, it now makes sense to continue to develop the site westward, along Van Buren Street to 111th Avenue. This would reorder the phases, swapping Phase 4 and Phase 2.

This requested modification will mean that many of the infrastructure improvements that were planned to be completed with the final phase of development will now be moved up to the second phase, benefitting not only the development, but the City as a whole (see the attached exhibit for all improvements contemplated for the “new” Phase 2 of Roosevelt Park). These improvements include an upgraded traffic signal at 107th Avenue and Van Buren Street that includes protected/permissive left-turn phasing at all four approaches, and payments for a proportionate share of the traffic signal located at 111th Avenue and Van Buren Street, and 107th Avenue and Pierce Street, if necessary. Additionally, this Major PAD Amendment will expedite planned and necessary sewer connections. By moving forward with the “new” Phase 2, sewer connections will be made from Van Buren Street up to the project’s west entry, connecting west into the existing line within Pierce Street and allowing for a connection north within 111th Avenue. These sewer connections are vital to future development to the north of Roosevelt Park and create a looped system within the development.

CONCLUSION

This Major PAD Amendment does not substantially change the intent of the original PAD. Mattamy is still developing the same unique housing product originally envisioned for Roosevelt Park. Multiple lot sizes will still be intermixed on the same street for the most diverse street scene possible. Mattamy will continue to provide a high standard of excellence in Avondale by providing highly amenitized parks and open space. Most importantly, this development will still provide a desirable residential community within Avondale, while respecting its existing adjacent neighborhoods, commercial development, and planned employment centers. The proposed development furthers the City of Avondale’s aspirations for quality residential areas, and provides prospective residents with a well-organized, interconnected community. This Major PAD Amendment simply reorders the development’s phasing.



PHASE 1	
REQUIREMENT	LOT MIX
3 DIFFERENT LOT SIZES	•5,700 SF+
	•4,750 SF-5,699 SF
	•3,800 SF-4,749 SF
PHASE 2	
REQUIREMENT	LOT MIX
2 DIFFERENT LOT SIZES (ANY COMBINATION)	•5,700 SF+
	•4,750 SF-5,699 SF
	•3,800 SF-4,749 SF
	•2,500 SF-3,799 SF
	•UP TO 2,499 SF
PHASE 3	
REQUIREMENT	LOT MIX
2 DIFFERENT LOT SIZES (ANY COMBINATION)	•5,700 SF+
	•4,750 SF-5,699 SF
	•3,800 SF-4,749 SF
	•2,500 SF-3,799 SF
	•UP TO 2,499 SF
PHASE 4	
REQUIREMENT	LOT MIX
2 DIFFERENT LOT SIZES (ANY COMBINATION)	•5,700 SF+
	•4,750 SF-5,699 SF
	•3,800 SF-4,749 SF
	•2,500 SF-3,799 SF
	•UP TO 2,499 SF
TOTAL SITE	
REQUIREMENT	LOT MIX
3 DIFFERENT LOT SIZES	•5,700 SF+
	•4,750 SF-5,699 SF
	•3,800 SF-4,749 SF
	•2,500 SF-3,799 SF
	•UP TO 2,499 SF

*Actual lot arrangements will be addressed during the platting process.



Summary		
PHASE 1		
GROSS ACREAGE	41.01 Ac.	3.56 U.P.A.
NET ACREAGE	37.05 Ac.	3.94 U.P.A.
USE	AMOUNT	PERCENTAGE
3,800 SF-4,749 SF	72 D.U.	49.32%
4,750 SF-5,699 SF	56 D.U.	38.36%
5,700 SF+	18 D.U.	12.33%
TOTAL UNIT COUNT	146 D.U.	
UNITS PER ACRE	3.56	
PHASE 2		
GROSS ACREAGE	25.14 Ac.	6.25 U.P.A.
NET ACREAGE	24.56 Ac.	6.39 U.P.A.
USE	AMOUNT	PERCENTAGE
3,800 SF-4,749 SF	70 D.U.	44.59%
4,750 SF-5,699 SF	72 D.U.	45.86%
5,700 SF+	15 D.U.	9.55%
TOTAL UNIT COUNT	157 D.U.	
UNITS PER ACRE	6.25	
PHASE 3		
GROSS ACREAGE	27.59 Ac.	5.15 U.P.A.
NET ACREAGE	26.96 Ac.	5.27 U.P.A.
USE	AMOUNT	PERCENTAGE
3,800 SF-4,749 SF	67 D.U.	47.18%
4,750 SF-5,699 SF	62 D.U.	43.66%
5,700 SF+	13 D.U.	9.15%
TOTAL UNIT COUNT	142 D.U.	
UNITS PER ACRE	5.15	
PHASE 4		
GROSS ACREAGE	33.87 Ac.	4.78 U.P.A.
NET ACREAGE	27.66 Ac.	5.86 U.P.A.
USE	AMOUNT	PERCENTAGE
3,800 SF-4,749 SF	63 D.U.	38.89%
4,750 SF-5,699 SF	71 D.U.	43.83%
5,700 SF+	28 D.U.	17.28%
TOTAL UNIT COUNT	162 D.U.	
UNITS PER ACRE	4.78	
TOTAL		
GROSS ACREAGE	127.61 Ac.	4.76 U.P.A.
NET ACREAGE	116.23 Ac.	5.22 U.P.A.
OPEN SPACE	20.92 Ac.	18.00%
USE	AMOUNT	PERCENTAGE
3,800 SF-4,749 SF	272 D.U.	44.81%
4,750 SF-5,699 SF	261 D.U.	43.00%
5,700 SF+	74 D.U.	12.19%
TOTAL UNIT COUNT	607 D.U.	
UNITS PER ACRE	4.76	

*This Conceptual Development Plan is meant for illustrative purposes only. This graphic is a conceptual illustration of how Roosevelt Park may be developed in the future. Actual lot arrangements will be addressed during the platting process.



AGENDA ITEM REPORT

SUBJECT: Parkside (formerly Parkside Village) – Preliminary Plat – Application PL-19-0197

MEETING DATE: 11/21/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Troy Wahlberg, William Lyon Homes, for approval of a Preliminary Plat for Parkside (formerly Parkside Village), a proposed 662-lot single family subdivision on approximately 128.5 acres located one-quarter mile west of the southwest corner of 99th Avenue and Indian School Road. Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 128.5 net acre subject property (Exhibits A and B) is located at the southwest corner of Indian School Road and 99th Avenue. The site, which is undeveloped and is presently being farmed, was annexed in two segments, on May 26, 1981 and October 21, 1989.

The property was rezoned from Agricultural (AG) to Entorno Planned Area Development (PAD) on October 1, 2007. When the Entorno project did not develop, the property was rezoned from Entorno PAD to Parkside Village PAD on June 16, 2014. Most recently, a Major Amendment to the Parkside Village PAD was approved by City Council on August 26, 2019. The approved Parkside Village PAD, as amended, allows for development of a master planned community consisting of 415 traditional single-family lots with areas ranging from 4,500 square feet (45'x100') to 6,600 square feet (55'x120'). In addition, the approved PAD allows for 247 rear-loaded "villas", a compact single-family detached home where garages will be accessed from common driveways and fronts of homes will face onto common open space corridors. In total, the approved Parkside Village PAD allows for the development of 662 single-family residences on approximately 131.7 gross acres (128.5 net acres) for a single-family density of 5.0 dwelling units per acre. In addition to the residential uses noted above, the approved PAD designates a 21.3-acre commercial mixed-use parcel at the southwest corner of Indian School Road and 99th Avenue and a 10.3-acre office parcel at the northwest corner of 99th Avenue and the Osborn Road alignment. The Mixed Use and Office portions of the PAD will be developed separately from the single-family residential portions and are not part of this Preliminary Plat application.

A Development Agreement between the City and the property owner was approved by City Council on June 16, 2014 and amended on August 26, 2019. The Agreement establishes phasing for development of Parkside Village, allowing for limited permitting and Certificate of Occupancy issuance before 99th Avenue or Indian School Road off-site improvements are completed.

The name of the future community was recently modified by the developer. Moving forward, the development will be called Parkside, with “Village” eliminated from the title.

The subject property features two General Plan land use designations, as follows (Exhibit C):

- The Medium/High Density Residential (MHDR) designation is applied to the majority of the western half of the site, extending further eastward near the southeast corner of the property. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density).
- The Mixed Use designation is applied to the majority of the eastern half of the site, extending further westward immediately adjacent to Indian School Road. The Mixed Use category allows for a mixture of residential and commercial uses reflective of a village concept where residents can live, work, and recreate within the same development or nearby.

The property is also located within the boundary of the Freeway Corridor Specific Plan (FCSP) which guides physical design and character of the site’s development.

Surrounding uses and zoning include:

North of Indian School Road: Multiple parcels located in City of Phoenix’s jurisdiction that have developed with a mix of uses including a gas station with convenience store, a drive-through restaurant, medical offices, a single-family detached residential neighborhood, and a single-family attached condominium complex. In addition to the developed parcels, there is an 11.1-acre undeveloped parcel in the City of Phoenix zoned C-2 (Intermediate Commercial).

East of 99th Avenue: An undeveloped 133.8-acre property located in City of Phoenix’s jurisdiction. The property is zoned Planned Unit Development (PUD) which allows for high-intensity office development on the site. The property is currently being farmed and a time frame for development is unknown.

South: A 148.5-acre property located in the City of Avondale and zoned C-2 (Community Commercial). The C-2 district allows for a range of commercial uses, including office, retail, restaurant, and personal services. The property is currently being farmed and a time frame for development is unknown.

West: Westwind, a 132-acre single-family residential community located within the City of Avondale, zoned Planned Area Development (PAD). The community is fully developed with 534 detached single-family residences built between 1997 and 2000 at a density of 4.0 units per acre.

Southwest: Glenarm Farms, a 150-acre large lot single-family residential subdivision located in the City of Avondale and zoned RR-18 (Rural Residential, Minimum 18,000 S.F. lot area). The community is fully developed with 150 detached single-family residences, some featuring accessory structures for the keeping of horses and livestock, at a density of 1.0 unit per acre.

SUMMARY OF REQUEST:

William Lyon Homes, a homebuilder, is requesting approval of a Preliminary Plat (Exhibit E) for Parkside. In conformance with the Parkside Village PAD, as amended, the proposed Preliminary Plat (Exhibit F) divides the site into 662 single-family residential lots consisting of four distinct lot types, as follows:

- 148 traditional single-family lots with a minimum area of 4,500 square feet, featuring minimum widths

of 45' and minimum depths of 100'

- 145 traditional single-family lots with a minimum area of 5,500 square feet, featuring minimum widths of 50' and minimum depths of 110'
- 122 traditional single-family lots with a minimum area of 6,600 square feet, featuring minimum widths of 55' and minimum depths of 120'.
- 247 rear-loaded single-family "villa" lots with a minimum area of 3,087 square feet, featuring minimum widths of 49' and minimum depths of 53'

Access to Parkside will be provided in four locations, as follows:

- Access from Indian School Road will be provided from a new street, Parkside Boulevard, located approximately one-quarter mile west of the 99th Avenue intersection. A traffic signal will be warranted at this future intersection.
- Access from 99th Avenue will be provided at Osborn Road, approximately one-half mile south of Indian School Road. Osborn Road will also provide future access to the 160-acre undeveloped property directly south of Parkside when that site develops. A traffic signal at this location is not currently warranted but may become warranted when property south or east of the site develops.
- A second point of access from 99th Avenue will be provided at Clarendon Avenue, approximately one-quarter mile south of Indian School Road. A traffic signal at this location is not currently warranted but may become warranted when property east of the site develops.
- Access from the Westwind community, west of Parkside, will be provided by extending Clarendon Avenue westward from its current terminus to the west.

The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development. Phasing of these improvements is governed by the project's Development Agreement, as amended.

A Landscape, Open Space and Amenity Plan is also provided as part of the application (Exhibit G). The Parkside community will feature a total of 27.2 acres of open space, approximately 21 percent of the net site area, within 43 HOA owned and maintained common area tracts. The more significant park amenity areas include:

- **Tract BB:** A 6.3-acre tract to be developed as Parkside's "Central Park". This area will feature a large community pool with restroom and changing room facilities, an outdoor movie theater/amphitheater, basketball court, sand volleyball court, covered children's playground equipment, a large turf area for open play, and multiple ramadas for community use. On-site parking is also provided for this major amenity area.
- **Tract C:** A 1.0-acre park located in the northwest quadrant of the community that will feature shaded children's playground and free play equipment, turf area for open play, ramada with picnic tables, benches, raised planters, and sculptural seating.
- **Tract O:** A 2.6-acre park located along the western edge of the community that will feature a ramada with picnic tables, shaded children's playground equipment, benches, trail fitness equipment, and a turf

area for open play.

- **Tract Z:** A 2.1-acre park located in the southern half of the community that will feature a turf area for open play, shaded children's playground equipment, cornhole court, sculptural seating, shade ramada with picnic tables, benches, and a bocce ball court.
- **Tract R:** A 5.7-acre park located at the southwest corner of the site that will feature a turf area for open play, illuminated sand volleyball court, basketball court, benches, and a ramada with picnic tables. This tract also contains a trail that runs the length of Parkside's south boundary to 100th Avenue, ending at the future office parcel.
- Additionally, smaller tracts containing lighted trails connecting residents to the larger open spaces are provided throughout Parkside.

In addition to open space tracts, the Preliminary Plat establishes 42 tracts totaling 2.7 acres for shared private driveways within the Villas portion of the development.

Lastly, a Wall and Monumentation Plan is provided as part of this application (Exhibit H). The community's walls, monuments, and bus shelter share a common material palette featuring brick veneer, weathered steel accents, and two varieties of scored smooth face block. Decorative theme walls with repeating brick columns and living trellises will be provided along all streets and in all locations where walls are visible from publicly accessible areas. A combination of partial view walls and full view walls, where upper courses of block are replaced with wrought iron to allow for greater openness and visibility, are provided where walls abut open spaces within the community.

PUBLIC PARTICIPATION:

Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents have contacted Staff regarding the proposed Preliminary Plat.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD).

Elementary age students living in the future Parkside community will attend Pendergast Elementary School located approximately one mile west, in Phoenix, on 91st Avenue south of Indian School Road. High school aged students will attend Westview High School located south of the southwest corner of Indian School Road and 107th Avenue, approximately one-mile west of the Parkside Village site.

Both PESD and TUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed Parkside Village development (Exhibit I).

ANALYSIS:

The proposed Parkside Preliminary Plat, Landscape, Open Space and Amenity Plan, and Wall and Monumentation Plan, are in conformance with the Parkside Village PAD, as amended, as well as the City's Subdivision Ordinance, Zoning Ordinance, and Single-Family Residential Design Manual. The proposed 662-lot single family residential subdivision consisting of four lot types adheres to the requirements of the approved PAD and will result in development of a community consistent with the desired character for development in the General Plan's Medium/High Density land use category. Open space and amenities within the community exceed requirements and will offer future residents of all ages a wide range of recreational options within their

own neighborhood. Monuments and walls display a modern character on a classic design palette that will help allow the Parkside community to establish a unique sense of place at a prominent gateway into the City.

Floor plans and elevations for single-family house products in the development will require City administrative approval. As with all new residential development, the City will expect any proposed housing product to meet all requirements of the City's Design Manual to reduce garage dominance and create visually interesting streetscapes.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Parkside Preliminary Plat, including the Landscape, Open Space and Amenity Plan, and Wall and Monumentation Plan, are in conformance with the approved Parkside Village PAD, as amended.
- The proposed Parkside Preliminary Plat, including the Landscape, Open Space and Amenity Plan, and Wall and Monumentation Plan, meet or exceed requirements within the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.
- The proposal achieves City objectives related to provision of varied lot types that can accommodate new and unique housing products.
- Through provision of a community pool and a wide range of other amenities, the proposal achieves City objectives related to provision of open space, trails, and parks.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

No public hearing is required. The Planning Commission will recommend **APPROVAL** of Application PL-19-0197 Parkside, a request for Preliminary Plat approval for the proposed 662-lot Parkside community, subject to the following four (4) conditions of approval:

1. Development of Parkside shall conform to the following documents, except as modified by these conditions of approval:
 - a. Parkside Preliminary Plat Narrative, date stamped September 26, 2019
 - b. Parkside Preliminary Plat, date stamped October 14, 2019
 - c. Parkside Landscape, Open Space and Amenity Plans, date stamped October 7, 2019
 - d. Parkside Wall and Monumentation Plans, date stamped October 7, 2019

- e. Parkside Preliminary Civil Plans, date stamped October 14, 2019
- f. Parkside Open Space Lighting Plans and Cut Sheets, date stamped September 26, 2019

2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in two (2) years from the date of approval unless a Final Plat has been approved and recorded.
3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.
4. To the extent allowed by law, all Type 1 and Irrigation Grandfathered Groundwater Rights shall be properly extinguished and the resulting Assured Water Supply credits pledged to the City of Avondale's account at the Arizona Department of Water Resources prior to recordation of the first Final Plat.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0197 Parkside, a request for Preliminary Plat approval for the proposed 662-lot Parkside community, subject to four (4) recommended conditions of approval as listed in the staff report.

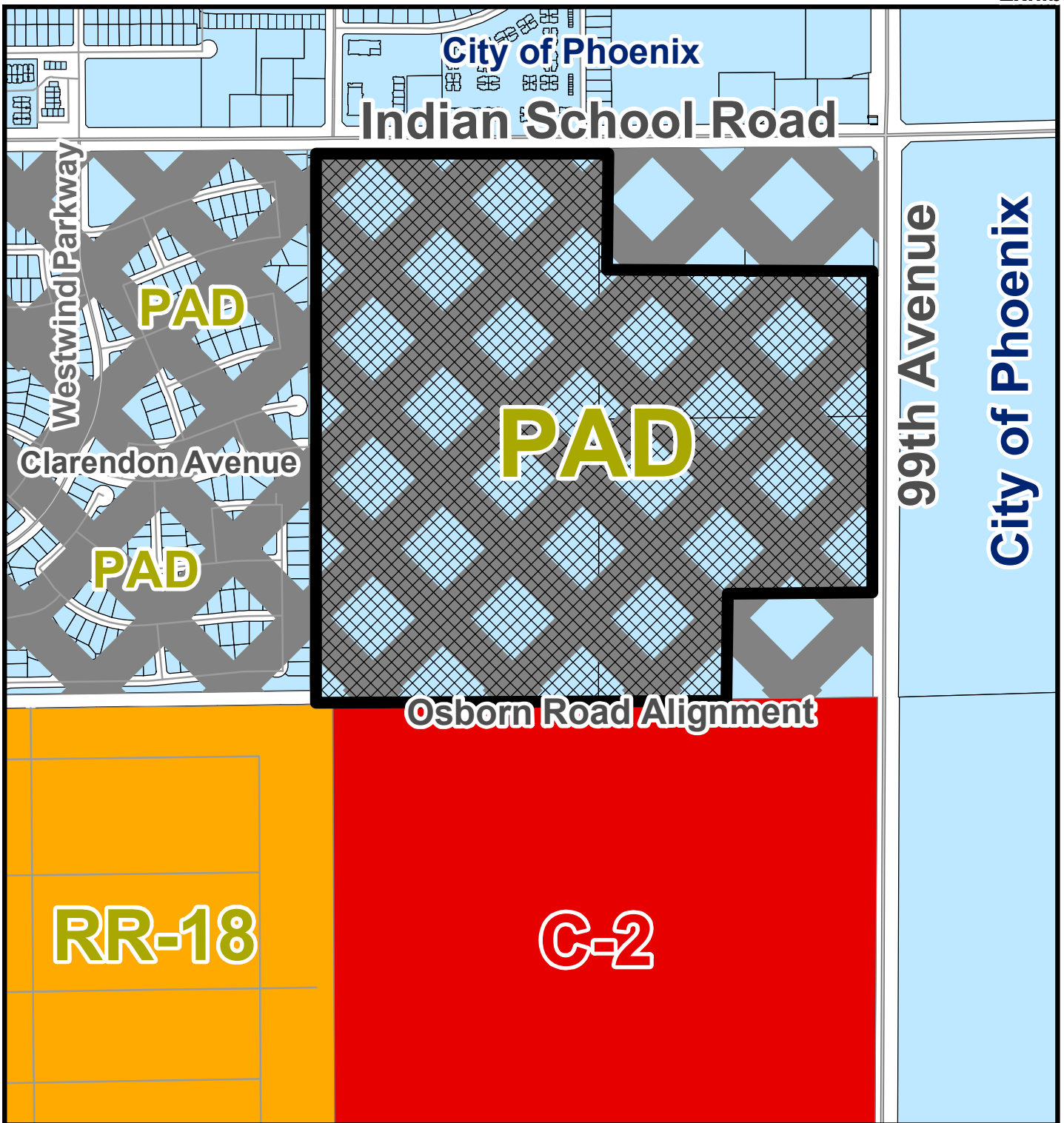


Aerial Photograph

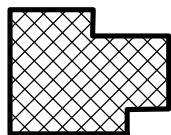


Subject Property



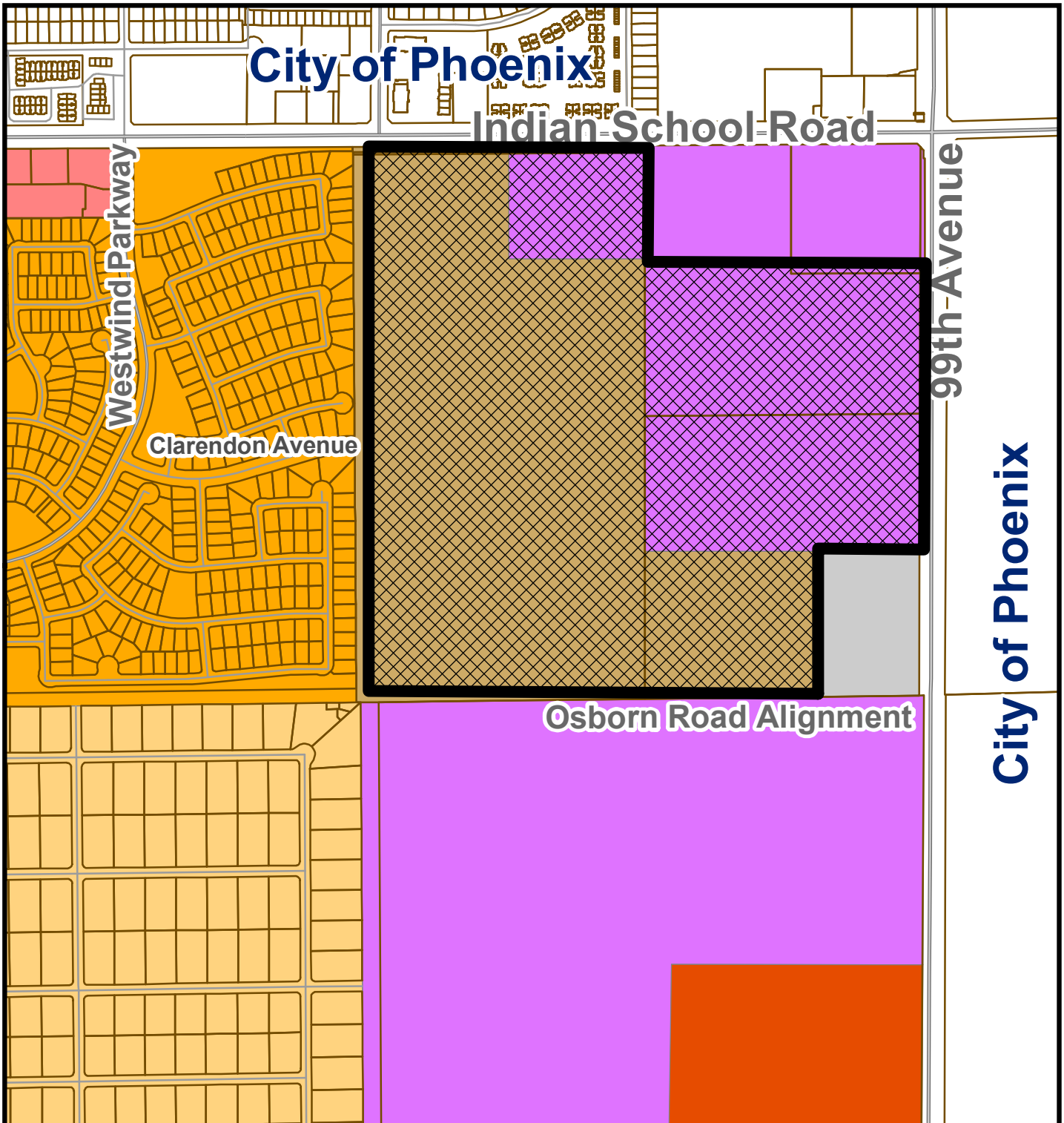


Zoning Vicinity Map



Subject Property





General Plan Land Use Map

- | | |
|---|---|
|  Mixed Use |  Freeway Commercial |
|  Office/Professional |  Medium/High Density Residential |
|  Local Commercial |  Medium Density Residential |
|  Subject Property |  Estate/Low Density Residential |



*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0197*

<i>THE PROPERTY</i>	
PARCEL SIZE	128.5 net acres
LOCATION	1/4 mile west of the southwest corner of 99 th Avenue and Indian School Road
PHYSICAL CHARACTERISTICS	Flat rectangular property with irrigation canals running along 99 th Avenue, Indian School Road, and the western property line.
EXISTING LAND USE	Agricultural
EXISTING ZONING	Parkside Village Planned Area Development (PAD)
ZONING HISTORY	The property was annexed in two segments on May 26, 1981 and October 21, 1989 and rezoned from Agricultural (AG) to Planned Area Development (PAD) for “Entorno” on October 1, 2007. The property was rezoned from Entorno PAD to Parkside Village PAD by action of City Council on June 16, 2014. A Major Amendment to the Parkside Village PAD was approved by City Council on August 26, 2019.
DEVELOPMENT AGREEMENT	A Development Agreement (“the Agreement”) between the City and the property owner, AG/RW – Entorno, LLC was approved by City Council on June 16, 2014 and amended on August 26, 2019. The Agreement establishes phasing for development of Parkside Village, allowing for limited permitting and Certificate of Occupancy issuance before 99 th Avenue or Indian School Road off-site improvements are completed.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH OF INDIAN SCHOOL ROAD	Multiple parcels located in City of Phoenix’s jurisdiction that have developed with a mix of uses including a gas station with convenience store, a drive-through restaurant, medical offices, a single-family detached residential neighborhood, and a single-family attached condominium complex. In addition to the developed parcels, there is an 11.1-acre undeveloped parcel in the City of Phoenix zoned C-2 (Intermediate Commercial).
EAST OF 99 TH AVENUE	An undeveloped 133.8-acre property located in City of Phoenix’s jurisdiction. The property is zoned Planned Unit Development (PUD) which allows for high-intensity office development on the site. The property is currently being farmed and a time frame for development is unknown.
SOUTH	A 148.5-acre property located in the City of Avondale, zoned C-2 (Community Commercial). The C-2 district allows for a range of commercial uses, including office, retail, restaurant, and personal services. The property is currently being farmed and a time frame for development is unknown.
WEST	Westwind, a 132-acre single-family residential community located within the City of Avondale, zoned Planned Area Development (PAD). The community is fully developed with 534 detached single-family residences built between 1997 and 2000 at a density of 4.0 units per acre.
SOUTHWEST	Glenarm Farms, a 150-acre large lot single-family residential subdivision located in the City of Avondale and zoned RR-18 (Rural Residential, Minimum 18,000 S.F. lot area). The community is fully developed with 150 detached single-family residences, some featuring accessory structures for the keeping of horses and livestock, at a density of 1.0 unit per acre.

GENERAL PLAN

The subject property features two General Plan land use designations, as follows:

- The **Medium/High Density Residential (MHDR)** designation is applied to the majority of the western half of the site, extending further eastward near the southeast corner of the property. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density).
- The **Mixed Use** designation is applied to the majority of the eastern half of the site, extending further westward immediately adjacent to Indian School Road. The Mixed Use category allows for a mixture of residential and commercial uses reflective of a village concept where residents can live, work, and recreate within the same development or nearby.

PUBLIC SCHOOLS

SCHOOL DISTRICT(S)	Pendergast Elementary School District and Tolleson Union High School District
ELEMENTARY SCHOOLS	Pendergast Elementary School
HIGH SCHOOL	Westview High School

99th Avenue

Classification	Arterial
Existing half-street ROW	55 feet
Standard half-street ROW	70 feet (City of Phoenix standard)
Existing half-street improvements	2 travel lanes and ½ center turn lane
Standard half-street improvements	3 travel lanes, deceleration lane (when warranted), ½ landscaped median, bike lane, sidewalk, curb, gutter, street lights, landscaping, and undergrounding of above-ground utilities and irrigation channels.

Indian School Road

Classification	Urban Collector (Maricopa County section)
Existing half-street ROW	55 feet
Standard half-street ROW	55 feet
Existing half-street improvements	2 travel lanes and ½ center turn lane
Standard half-street improvements	2 travel lanes, deceleration lane (when warranted), ½ center turn lane, bike lane, sidewalk, curb-and-gutter, street lights, landscaping, and undergrounding of above-ground utilities and irrigation channels.

Clarendon Avenue

Classification	Minor Collector (modified)
Existing full-street ROW	None
Standard full-street ROW	80 to 95 feet (varies by location)
Existing full-street improvements	None
Standard full-street improvements	1 travel lane in each direction, parallel parking

	(one side only), landscaped median (striped median immediately adjacent to Westwind), bike lanes, sidewalk, curb, gutter, street lights, and landscaping.
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100th Avenue	
Classification	Minor Collector (modified)
Existing full-street ROW	None
Standard full-street ROW	80 feet
Existing full-street improvements	None
Standard full-street improvements	1 travel lane in each direction, landscaped median (striped median immediately adjacent to Westwind), bike lanes, sidewalk, curb, gutter, street lights, and landscaping.

Osborn Road	
Classification	Minor Collector (modified)
Existing half-street ROW	None
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	1 travel lane in each direction, ½ center turn lane, sidewalk, curb, gutter, street lights, and landscaping.

UTILITIES	
There is an existing 12” water line in Clarendon Avenue (Westwind) that will be extended east into the development. Additional water will be provided by extending the existing 16” water line in Indian School Road west from 107th Avenue to 99th Avenue. Furthermore, the developer will construct a new 16” water line in 99th Avenue from Indian School Road to Osborn Road. There is an existing 10” sewer line in Clarendon Avenue that will be extended east into the development. Additionally, the developer proposes to construct a new 8” sewer line in the Westwind landscape tract south of Orange Blossom Lane, pending approval by the Westwind HOA. A private sewer lift station may be needed to serve the future Mixed Use portion of the site.	

Exhibit E

Preliminary Plat Narrative

Parkside

PARKSIDE



Preliminary Plat Narrative

Case #:PL 18-0296

The following narrative is prepared in conjunction with the Preliminary Plat application for the property known as Parkside. The Parkside property is approximately 163.015 gross acres located at the SWC of Indian School Road and 99th Avenue and east of the existing residential community known as Westwind within the jurisdictional boundary of the City of Avondale. The Parkside property has historically been, and currently is, used for agricultural purposes. The property is currently zoned PAD having residential, mixed use and office uses.

The proposed residential development design allows for 662 single-family residential lots to be built on 131.70 acres, having a maximum gross residential density of 5.19 dwelling units per acre in conformance with the City of Avondale General Plan. The proposed plan provides for four residential product types on the following typical lot sizes: 45'x100', 50'x110, 55'x120', and Villa's (six pack medium-high density detached). The total open space is approximately 26.55 acres of the property designed into an active accommodating configuration, having a percentage of twenty percent (20%) in relation to the total acreage. The Parkside design offers residents a neighborhood park theme at several convenient locations. There are five (5) neighborhood parks planned within the Parkside community. The park amenities are diverse and each park is designed with a unique identity perspective. Access to walking trails, bike paths, future retail and employment are part of the comprehensive design at Parkside. The interconnecting trail system will connect various park amenities, which include:

- Community pool (with restroom facilities)
- Playgrounds (with shade; Central Park, Park B and Park C)
- Exercise stations (along the north/south main trail and Park A)
- Basketball (Central Park and Park D)
- Volleyball (Central Park and Park D)
- Trail system with outdoor lighting
- Outdoor Games (Park C)
- Outdoor Active Play (Park C)
- Ramada's and shaded seating for gatherings (all Parks)

The residential lot design shall maintain interior side yard setbacks of 5'/5' for all residential products. Rear setbacks shall be 15' to living space for the 45', 50' and 55' wide lots. The Villa's shall have a rear yard setback of 2' to living space. Side-Loaded Garage setbacks shall be 24' from lot line and a 20' minimum front-loaded garage setback shall apply to the 45', 50' and 55' wide lots. Front setback limit shall be set at 8' for the Villa product and 10' for the other residential lots. The landscape plan for Parkside includes a contemporary brick wall theme in conjunction with a water tolerant planting design. Nature and water efficiency are programmed into the Parkside development. Plants are selected based on drought tolerance, low maintenance, and unique aspects associated with challenging land constraints such as the SRP easement areas. Where constraints are present, unique landscape options will be designed to alleviate wall fatigue without the use of trees within the SRP easement areas. Entry monuments are designed to quickly identify the property through the use of vertical masonry techniques as well as contrasting materials and colors. These monuments incorporate nature and allow for easy identification of the community using internal illumination at the following three locations:

- 99th Ave / Clarendon
- 100th Ave / Indian School
- Clarendon at Westwind

The planning stages for Parkside are designed around the constraints involving the SRP canal relocation that borders the entire property along Indian School Road and 99th Avenue. These challenges are solvable, but require more time than a traditional development would typically need. As a result, Parkside final plats/MOD's are contemplated with the following scope:

- Phase 1 – One Final Plat (Model Phase within Phase 1)
- Phase 2 – One Final Plat
- Indian School – One MOD (*Maricopa County – Jurisdictional Authority*)
- Indian School Road SRP area – One tract plat
- 99th Ave – One MOD
- 99th Ave SRP area – One tract plat

The other approved land uses for Parkside (mixed-use and office) will have separate land plans that will be submitted to the City at the time the proposed design is complete. The residential design portion is

PARKSIDE



complete as depicted in this preliminary plat submittal for City of Avondale approval. Parkside is planning for the following services:

Fire	Avondale
Police	Avondale
Water	Avondale
Wastewater	Avondale
Streets	Avondale
Trash/Recycle	Avondale
Electricity	SRP
N-Gas	Southwest Gas
Telecommunication	Cox
Common Areas	Parkside HOA

Pedestrian circulation is designed to allow for the active engagement of open space amenities and access to public transportation, as well as access to other Parkside uses (Mixed Use, Office). The interior trail system is integrated with exercise stations from Park B to Park D and will be lit at night for safety and beautification. The street section also allow for bike lanes from the interior of the property to arterial streets. Access to public transportation by pedestrians is through trail, sidewalk, or bike lane combinations found throughout the Parkside design.

The proposed street circulation provides for an effective vehicular navigation of the entire development. The future 99th Avenue street section is planned for a 70' R/W to be dedicated to the City of Avondale as an arterial road. Indian School Road is planned for a 55' R/W dedicated to Maricopa County as a major collector. Clarendon Road, 100th Avenue, and Osborn Road are all classified as Modified Minor Collectors. The street section adjacent to the Villa's is designed with a 54' R/W to allow for greater access for public safety. The street circulation easily provides residents with quick access to neighborhood parks, future retail and employment (*mixed-use, office*), as well as quick access to major transportation corridors (*Loop 101*).

PARKSIDE



Parkside includes four (4) entry nodes. Primary access is located at the following intersections:

Location	Street 1	Street 2
A	99 th Avenue	Clarendon
B	99 th Avenue	Osborn
C	Indian School Road	100 th Avenue
D	Clarendon - Parkside	Clarendon - Westwind

The following site plan shows the proposed entry nodes for the Parkside property.



PARKSIDE



Parkside offers future Avondale residents a lifestyle and living experience that is unique and special. This preliminary plat submittal presented provides Avondale with an amazing residential opportunity and living experience for area constituents. The transformation from the agricultural use, solving the relocation of open irrigation canal hazards, the expansion of city utility and street infrastructure, and the addition of 662 families within Avondale city limits are all great reasons to approve the Parkside preliminary plat.

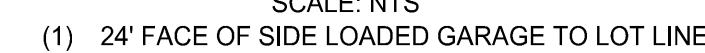
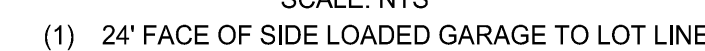
Exhibit F

Proposed Preliminary Plat Parkside

k:\18000694 - vhh parkside\dwg\plan\18000694-dbt1.dwg S:\dwg\18000694.dwg Plotdate: 10/10/2019 2:17 PM

LOT AREA TABLE, TRACT TABLE AND PRIVATE DRIVE TRACTS AREAS ARE APPROXIMATE AND MAY VARY ON FINAL PLAT.

LOT AREA TABLE																	
LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
LOT #1	4699.87	LOT #76	4500.00	LOT #151	5500.00	LOT #226	6656.73	LOT #301	2597.00	LOT #376	2597.00	LOT #451	2915.00	LOT #526	3064.50	LOT #601	5501.58
LOT #2	6089.26	LOT #77	4500.00	LOT #152	5500.00	LOT #227	6600.00	LOT #302	2915.00	LOT #377	3064.50	LOT #452	2915.00	LOT #527	2597.00	LOT #602	5500.78
LOT #3	8367.96	LOT #78	4500.00	LOT #153	5500.00	LOT #228	6600.00	LOT #303	2915.00	LOT #378	3064.50	LOT #453	2597.00	LOT #528	2915.00	LOT #603	5185.15
LOT #4	7221.93	LOT #79	4500.00	LOT #154	5500.00	LOT #229	6600.00	LOT #304	2597.00	LOT #379	2597.00	LOT #454	3064.50	LOT #529	2915.00	LOT #604	4522.31
LOT #5	4685.73	LOT #80	4531.96	LOT #155	5500.00	LOT #230	6600.00	LOT #305	3064.50	LOT #380	2915.00	LOT #455	3064.50	LOT #530	2597.00	LOT #605	4501.38
LOT #6	4500.00	LOT #81	6732.33	LOT #156	5500.00	LOT #231	6600.00	LOT #306	3064.50	LOT #381	2915.00	LOT #456	2597.00	LOT #531	3064.50	LOT #606	4500.00
LOT #7	4500.00	LOT #82	9185.62	LOT #157	5500.00	LOT #232	6600.00	LOT #307	2597.00	LOT #382	2597.00	LOT #457	2915.00	LOT #532	3064.50	LOT #607	4500.00
LOT #8	4500.00	LOT #83	6256.91	LOT #158	5500.00	LOT #233	6600.00	LOT #308	2915.00	LOT #383	3064.50	LOT #458	2915.00	LOT #533	2597.00	LOT #608	4500.00
LOT #9	4500.00	LOT #84	4789.40	LOT #159	5521.11	LOT #234	6754.60	LOT #309	2915.00	LOT #384	3064.50	LOT #459	2597.00	LOT #534	2915.00	LOT #609	4500.00
LOT #10	4500.00	LOT #85	6013.00	LOT #160	6952.39	LOT #235	6600.00	LOT #310	2597.00	LOT #385	2597.00	LOT #460	3064.50	LOT #535	2915.00	LOT #610	4500.00
LOT #11	4500.00	LOT #86	5500.00	LOT #161	6600.20	LOT #236	6600.00	LOT #311	3064.50	LOT #386	2787.00	LOT #461	3064.50	LOT #536	2597.00	LOT #611	4500.00
LOT #12	4500.00	LOT #87	5500.00	LOT #162	6600.00	LOT #237	6600.00	LOT #312	3064.50	LOT #387	3064.50	LOT #462	2597.00	LOT #537	3064.50	LOT #612	4500.00
LOT #13	4500.00	LOT #88	5500.00	LOT #163	6600.00	LOT #238	6600.00	LOT #313	2597.00	LOT #388	2597.00	LOT #463	2915.00	LOT #538	3064.50	LOT #613	4500.00
LOT #14	4500.00	LOT #89	5500.00	LOT #164	6600.00	LOT #239	6600.00	LOT #314	2915.00	LOT #389	2787.00	LOT #464	2915.00	LOT #539	2597.00	LOT #614	4500.00
LOT #15	4500.00	LOT #90	5500.00	LOT #165	6600.00	LOT #240	6600.00	LOT #315	2915.00	LOT #390	2915.00	LOT #465	2597.00	LOT #540	2914.93	LOT #615	4500.00
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LOT #18	4500.00	LOT #93	8252.46	LOT #168	5614.20	LOT #243	6600.00	LOT #318	3064.50	LOT #393	3064.50	LOT #468	2597.00	LOT #543	6630.00	LOT #618	4502.00
LOT #19	4500.00	LOT #94	5595.42	LOT #169	5500.00	LOT #244	6600.00	LOT #319	2597.00	LOT #394	2597.00	LOT #469	2915.00	LOT #544	6743.32	LOT #619	4500.00
LOT #20	4500.00	LOT #95	5500.00	LOT #170	5998.87	LOT #245	6600.00	LOT #320	2915.00	LOT #395	2915.00	LOT #470	2915.00	LOT #545	6641.40	LOT #620	4500.00
LOT #21	4500.00	LOT #96	5500.00	LOT #171	6050.00	LOT #246	6600.00	LOT #321	2915.00	LOT #396	2787.00	LOT #471	2597.00	LOT #546	6098.18	LOT #621	4500.00
LOT #22	4500.00	LOT #97	5500.00	LOT #172	6050.00	LOT #247	6707.84	LOT #322	2597.00	LOT #397	2597.00	LOT #472	3064.50	LOT #547	6050.00	LOT #622	4500.00
LOT #23	4654.29	LOT #98	5500.00	LOT #173	5500.00	LOT #248	6652.21	LOT #323	3064.50	LOT #398	3064.50	LOT #473	3064.50	LOT #548	6050.00	LOT #623	4500.00
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LOT #26	4837.17	LOT #101	5500.00	LOT #176	5500.00	LOT #251	6600.00	LOT #326	2915.00	LOT #401	3064.50	LOT #476	2915.00	LOT #551	5500.00	LOT #626	4500.00
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LOT #28	4852.62	LOT #103	5500.00	LOT #178	5504.00	LOT #253	6600.00	LOT #328	2597.00	LOT #403	2597.00	LOT #478	3064.50	LOT #553	5500.00	LOT #628	4728.00
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LOT #50	4502.00	LOT #125	5500.00														

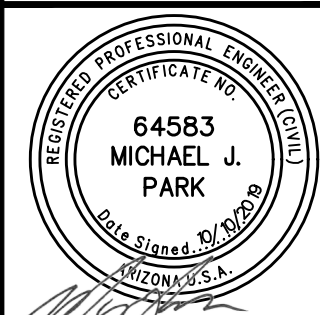


NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF THE
WORK, OF PERSONS ENGAGED IN THE
WORK, OF ANY NEARBY STRUCTURES
OR OF ANY OTHER PERSONS.



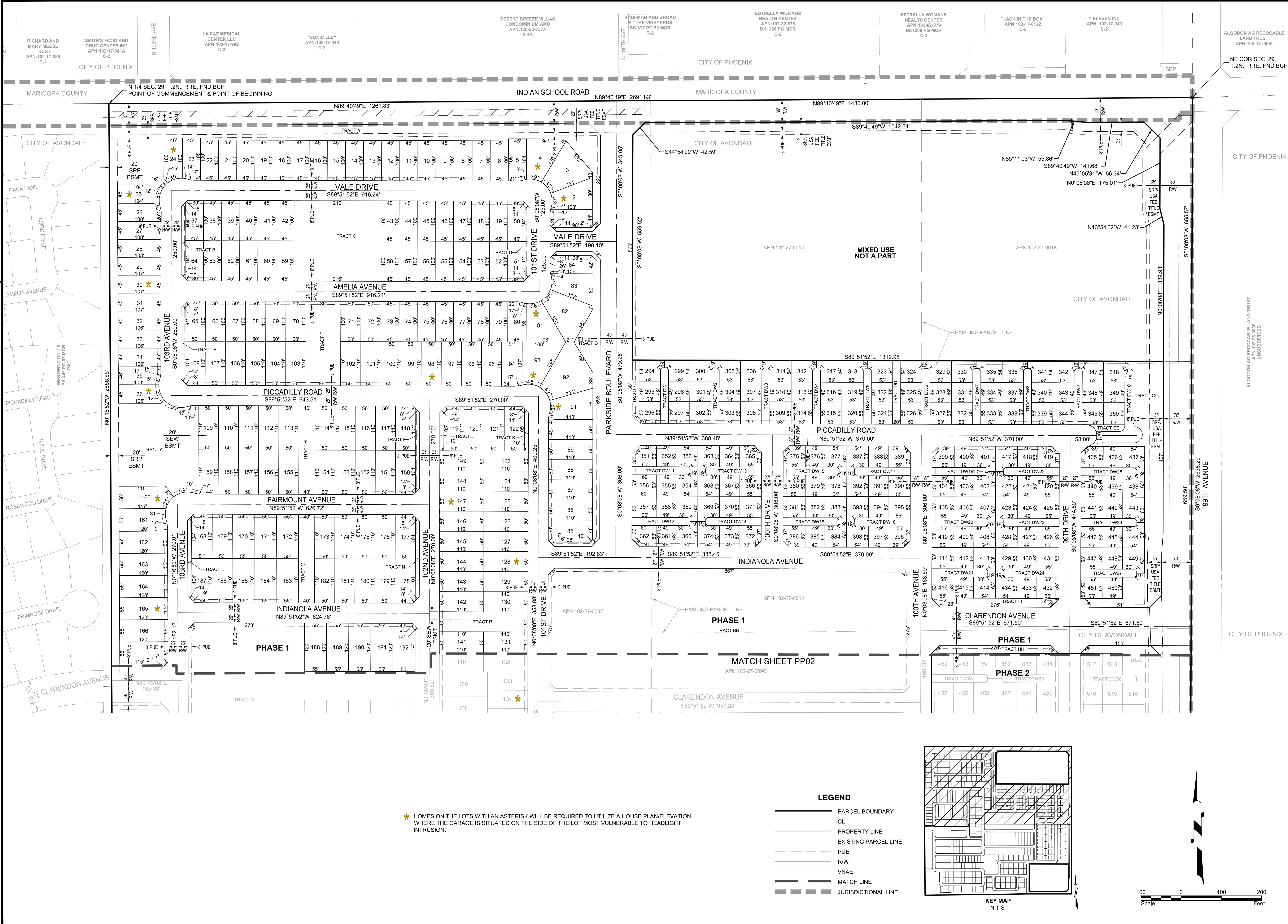
Know what's **below**.
Call before you dig.

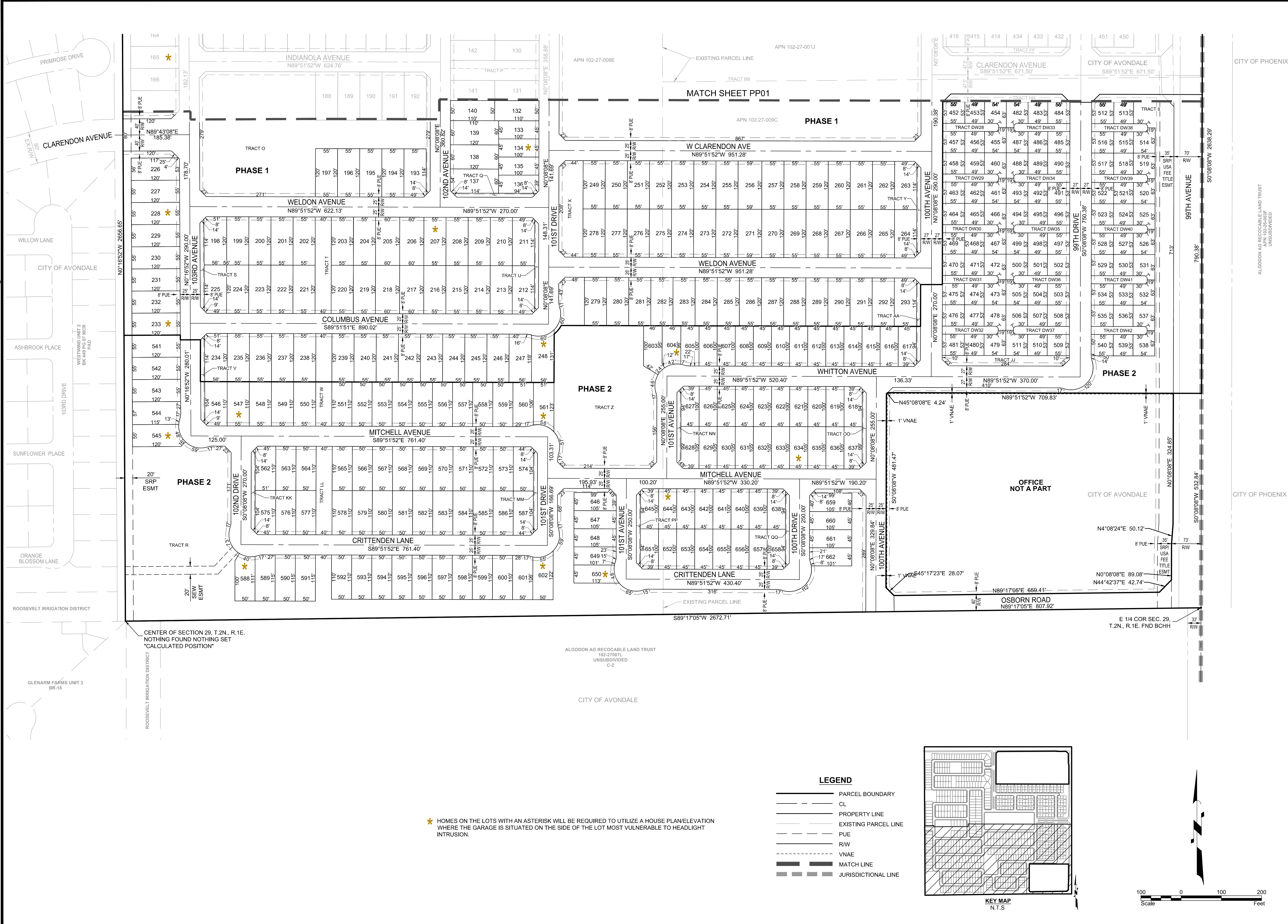
REVISIONS:



PM.	M. PARK
DR.	S. STAMAN
JOB NO. 18000694	
FILE NO. 18000694-DT02	

SHEET NO.
3 OF 5

[illegible]



	THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE GINER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
	NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
	ATWELL 866.850.4200 www.atwell-group.com 4700 N. SOUTHERN AVENUE SUITE 206 TULSA, OKLAHOMA 74116-2168 TEL: 918.480.2116 FAX: 918.480.2168
PRELIMINARY PLAT	PARKSIDE
PROJECT:	INDIAN SCHOOL RD & 99TH AVE CITY OF AYDONDALE, ARIZONA
 Know what's below. Call before you dig.	
REVISIONS:	
 M. PARK DR. S. STAMAN	JOB NO. 18000694
	FILE NO. 18000694-PP02
	PP02
SHEET NO.	
5 OF 5	

Exhibit G

Proposed Landscape, Open Space, and Amenity Plans

Parkside

Submitted
October 7, 2019

CONCEPT PLANT SCHEDULE

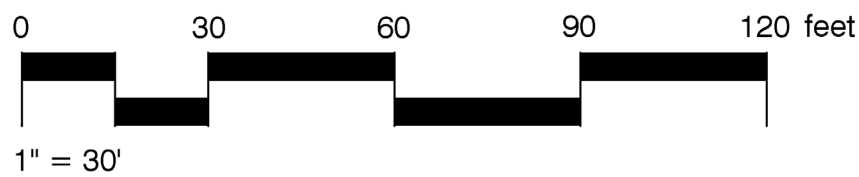
Parkside

Preliminary Subdivision Plat

W Indian School Road & N 99th Avenue

REFERENCE NOTES SCHEDULE

CODE	PAVING DESCRIPTION
P-101	SIDEWALK - 4' -0"W
P-102	SIDEWALK - 6' -0"W
P-103	SIDEWALK - 10' -0"W
P-104	PEDESTRIAN ACCENT PAVING
P-105	CONCRETE HEADER
P-106	ARTIFICIAL TURF
P-115	PLAYGROUND SURFACING
P-116	VEHICULAR ACCENT PAVING
CODE	SITE IMPROVEMENTS DESCRIPTION
S-101	COMMUNITY POOL
S-102	RESTROOM BUILDING
S-103	FULL SIZE BASKETBALL COURT
S-104	HALF-SIZE BASKETBALL COURT
S-105	SAND VOLLEYBALL COURT
S-106	BOCCIE BALL COURT
S-107	PLAYGROUND STRUCTURE
S-108	PLAYGROUND SWING
S-109	SCULPTURAL SEATING
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S-111	PARK GAME ELEMENT
S-112	RAISED PLANTER
CODE	SITE DEVELOPMENT DESCRIPTION
SD-101	LOT / PROPERTY LINE (PER CIVIL)
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SD-105	RETENTION BASIN (PER CIVIL)
SD-106	P.U.E. (PER CIVIL)
SD-107	5' -0"W ATTACHED SIDEWALK (PER CIVIL)
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SF-101	SHADE STRUCTURE
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SF-106	VINE TRELLIS AT 99TH AVENUE
CODE	WALL DESCRIPTION
W-101	PRIMARY MONUMENT SIGNAGE
W-102	SECONDARY MONUMENT SIGNAGE
W-110	SEAT WALL
W-120	CITY OF AVONDALE WAYFINDING SIGN



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Landscape / Open Space Plan
Full Site & Park Locations

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STREET TREES
CHILOPSIS LINEARIS 'LOPUR' PPAF / DESERT DIVA DESERT WILLOW
CORDIA BOISSIERI / ANACAHUITA
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PISTACIA CHINENSIS 'RED PUSH' / RED PUSH CHINESE PISTACHE
ULMUS PARVIFOLIA / CHINESE ELM
X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA

OPEN SPACE TREES
CHILOPSIS LINEARIS 'LOPUR' PPAF / DESERT DIVA DESERT WILLOW
OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
PISTACIA CHINENSIS 'RED PUSH' / RED PUSH CHINESE PISTACHE
PROSOPIS GLANDULOSA 'THORNLESS AZT' / THORNLESS HONEY MESQUITE
QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK
ULMUS PARVIFOLIA / CHINESE ELM

ACCENT TREES
CHILOPSIS LINEARIS 'LOPUR' PPAF / DESERT DIVA DESERT WILLOW
CORDIA BOISSIERI / ANACAHUITA
SOPHORA SECUNDFLORA / TEXAS MOUNTAIN LAUREL
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PERIMETER TREES
CHILOPSIS LINEARIS 'LOPUR' PPAF / DESERT DIVA DESERT WILLOW
CORDIA BOISSIERI / ANACAHUITA
OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PROSOPIS GLANDULOSA 'THORNLESS AZT' / THORNLESS HONEY MESQUITE

STREET TREES / INDIAN SCHOOL ROAD
PISTACIA X 'RED PUSH' / PISTACHE

STREET TREES / 99TH AVENUE
ULMUS PARVIFOLIA / CHINESE ELM

VINE COVERED TRELLIS
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA

PERIMETER SHRUBS
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
BOUGAINVILLEA X 'ROSENKA' / BOUGAINVILLEA
CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH
CARISSA GRANDIFLORA 'COMPACTA' / NATAL PLUM
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUA SAGE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / BAROMETERBUSH
LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' TM / CIMMERON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY
MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY
MUHLENBERGIA RIGENS / DEER GRASS
NERIUM OLEANDER 'PETITE PINK' / DWARF PINK OLEANDER
RUELLIA BRITTONIANA / BLUE BELLS
RUELLIA PENINSULARIS / WILD PETUNIA
RUSSELLIA EQUISETIFORMIS / FIRECRACKER PLANT
TECOMA STANS 'GOLD STAR' / GOLD STAR TECOMA
TECOMA X 'SIERRA SUNRISE' / SUNRISE TECOMA
TECOMA X 'SOLAR FLARE' / SOLAR FLARE TECOMA

ACCENTS & BACKGROUND SHRUBS
AGAVE DESMETTIANA / DWARF CENTURY PLANT
AGAVE GEMINIFLORA / CENTURY PLANT
AGAVE VILMORINIANA / OCTOPUS AGAVE
ALOE BARBADENSIS / BARBADOS ALOE
ALOE X 'BLUE ELF' / ALOE
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
BOUGAINVILLEA X 'ROSENKA' / ROSENKA BOUGAINVILLEA
DASYLIIRION QUADRANGULATUM
EREMOPHILA GLABRA 'MINGENW GOLD' / EMU BUSH
FOUQUIERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA / RED YUCCA
HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
PEDILANTHUS MACROCARPUS / SLIPPER

GROUND COVERS
LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA
LANTANA CAMARA 'GOLD MOUND' / GOLD MOUND LANTANA
LANTANA X 'VOLCANO' / LANTANA- VOLCANO

TURF
CYNODON DACTYLON / BERMUDA GRASS

ACCENT PAVING

LAND USE TABLE

TOTAL GROSS AREA	132.66 AC
TOTAL NET AREA (1)	128.47 AC
OPEN SPACE AREA	27.16 AC (21.14%)
OPEN SPACE AREA EXCLUDING BASIN HIGH WATER	18.20 AC (14.17%)
ACTIVE OPEN SPACE	10.30 AC (8.02%)

(1) NET AREA EXCLUDING N 99TH AVE AND W INDIAN SCHOOL RIGHT OF WAY

Landscape / Open Space Plan - Full Site & Park Locations

Preliminary Subdivision Plat

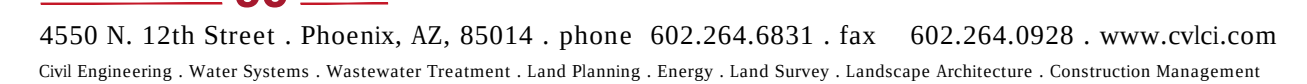
W Indian School Road & N 99th Avenue

Legend for road types:

- 5' W. Sidewalk (Solid Green Line)
- 6' W. Sidewalk (Solid Blue Line)
- 4' W. Sidewalk - Detached (Dashed Magenta Line)
- 5' W. Sidewalk - Detached (Dashed Green Line)
- 6' W. Sidewalk - Detached (Dashed Blue Line)
- 10' W. Sidewalk - Detached (Dashed Orange Line)
- Bike Lane (Solid Red Line)



RE-ROY-100

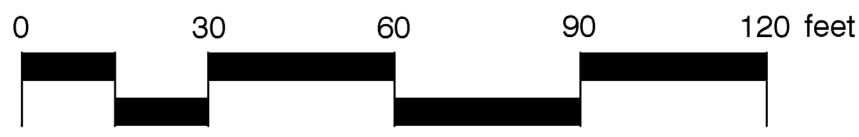


Parkside

Preliminary Subdivision Plat
W Indian School Road & N 99th Avenue

REFERENCE NOTES SCHEDULE

CODE	PAVING DESCRIPTION
P-101	SIDEWALK - 4' -0"W
P-102	SIDEWALK - 6' -0"W
P-103	SIDEWALK - 10' -0"W
P-104	PEDESTRIAN ACCENT PAVING
P-105	CONCRETE HEADER
P-106	ARTIFICIAL TURF
P-115	PLAYGROUND SURFACING
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	SITE IMPROVEMENTS
CODE	DESCRIPTION
S-101	COMMUNITY POOL
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CODE	DESCRIPTION
SF-101	SHADE STRUCTURE
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SF-106	VINE TRELLIS AT 99TH AVENUE
	WALL
CODE	DESCRIPTION
W-101	PRIMARY MONUMENT SIGNAGE
W-102	SECONDARY MONUMENT SIGNAGE
W-110	SEAT WALL
W-120	CITY OF AVONDALE WAYFINDING SIGN



1" = 30'
Note: Final plant locations and quantities will be determined during Final Landscape Plan submittal in accordance with City requirements (ZO section 12)



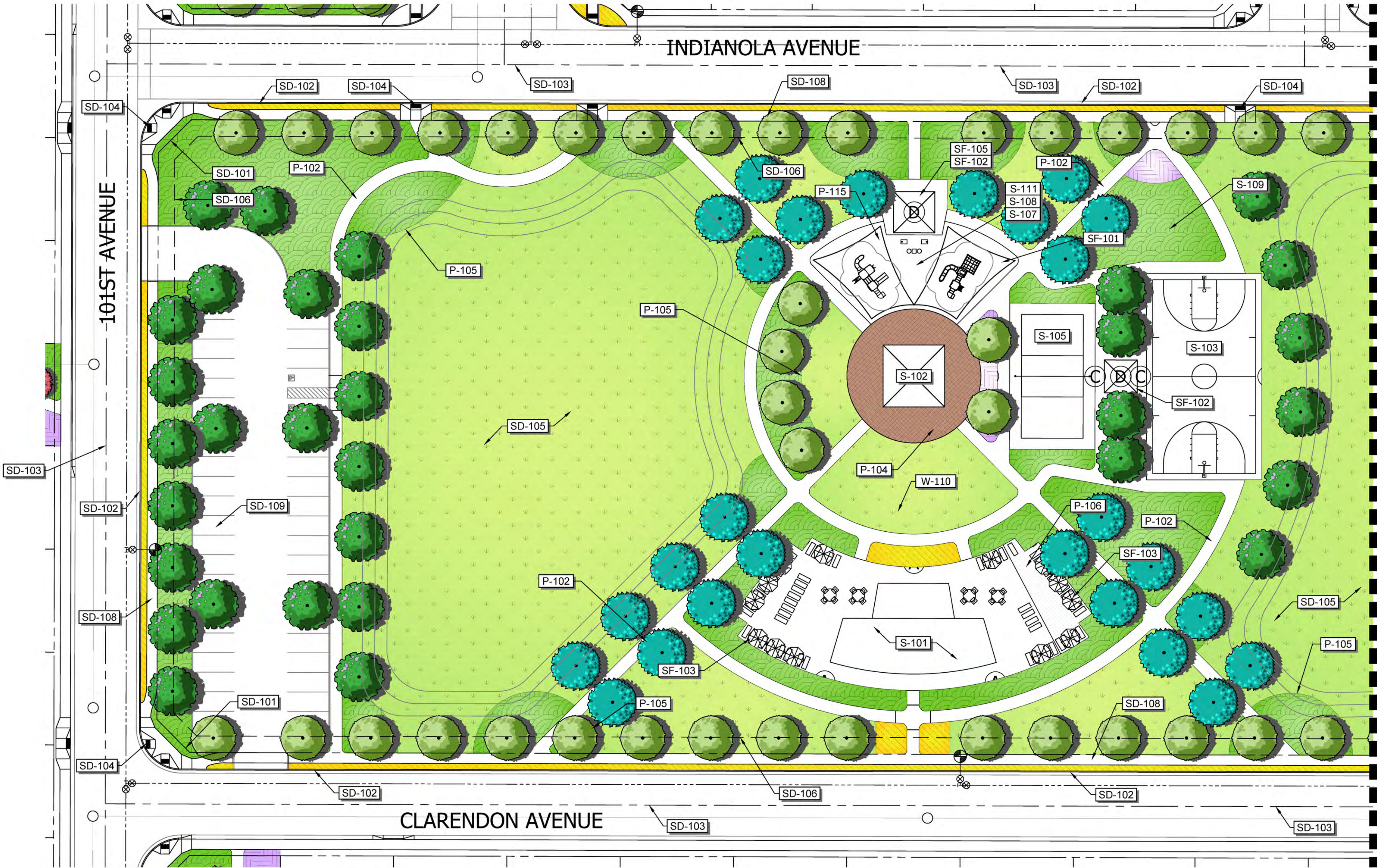
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Landscape Plan Enlargement
Central Park (West End)

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SITE LIGHTING LEGEND

- [E] ELEC. SERVICE AT MONUMENT SIGN
- [A] 10' AREA LIGHT POLE
- [B] 3.5' BOLLARD PATH LIGHT
- [C] 20' SPORTS COURT LIGHT
- [D] RAMADA LIGHT



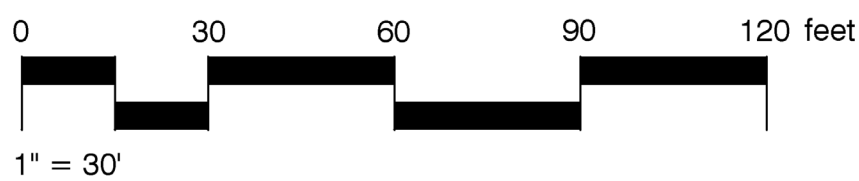
Central Park Enlargement - West Side

Parkside

Preliminary Subdivision Plat
W Indian School Road & N 99th Avenue

REFERENCE NOTES SCHEDULE

CODE	PAVING DESCRIPTION
P-101	SIDEWALK - 4'-0"W
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P-103	SIDEWALK - 10'-0"W
P-104	PEDESTRIAN ACCENT PAVING
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P-106	ARTIFICIAL TURF
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SD-107	5'-0"W ATTACHED SIDEWALK (PER CIVIL)
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	SITE FURNISHINGS
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SF-105	PARK FURNISHING
SF-106	VINE TRELLIS AT 99TH AVENUE
	WALL
CODE	DESCRIPTION
W-101	PRIMARY MONUMENT SIGNAGE
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W-120	CITY OF AVONDALE WAYFINDING SIGN



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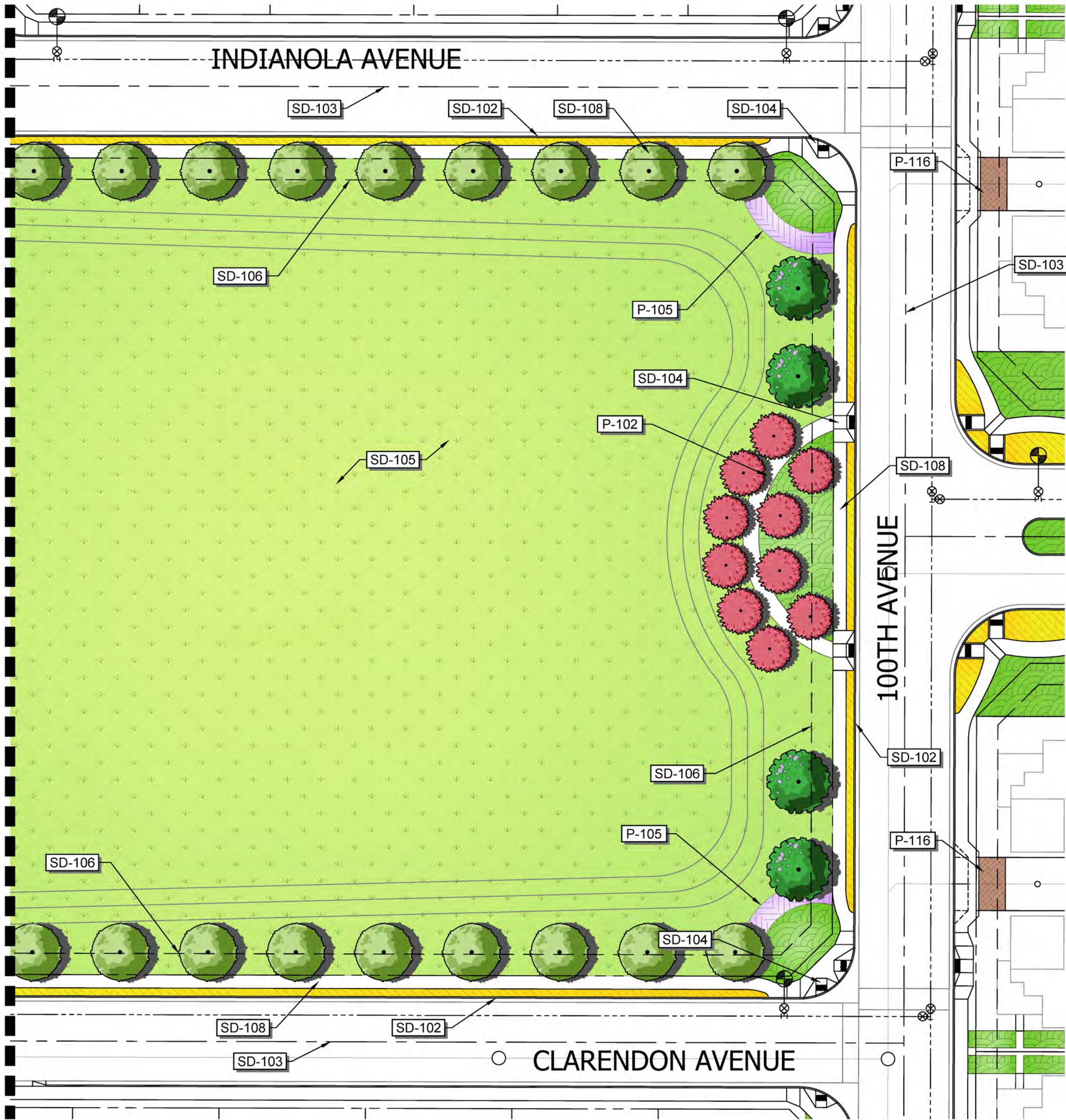
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SITE LIGHTING LEGEND

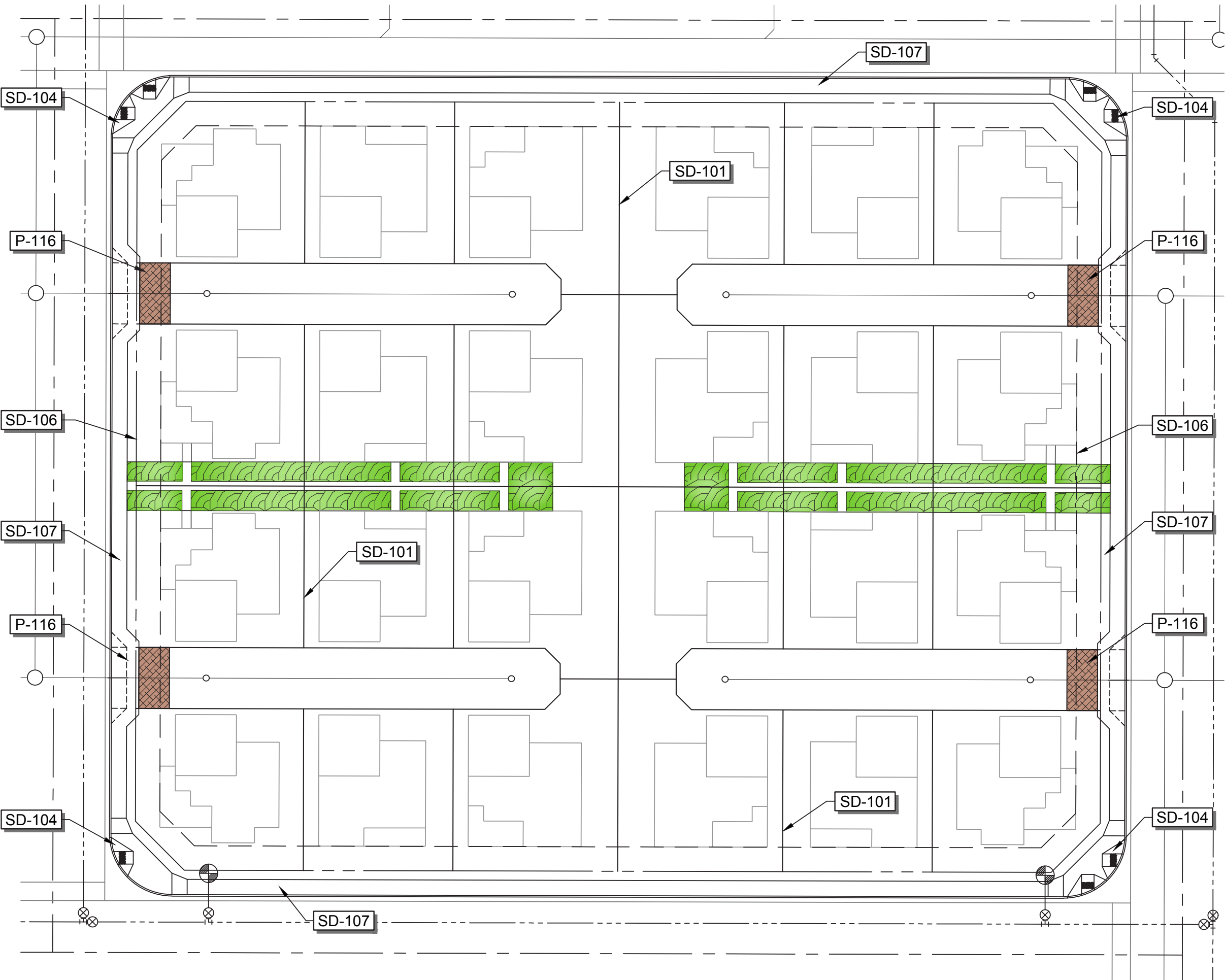
- [E] ELEC. SERVICE AT MONUMENT SIGN
- [A] 10' AREA LIGHT POLE
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- [D] RAMADA LIGHT

Landscape Plan Enlargement
Central Park (East End) & Villas Layout

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Central Park Enlargement - East Side



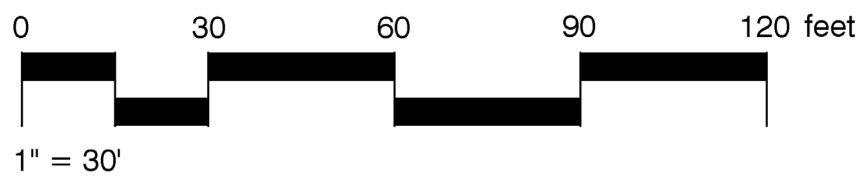
Typical Villas Lot Layout Enlargement

Parkside

Preliminary Subdivision Plat
W Indian School Road & N 99th Avenue

REFERENCE NOTES SCHEDULE

CODE	PAVING DESCRIPTION
P-101	SIDEWALK - 4' -0"W
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Landscape Plan Enlargement
Parks A & B

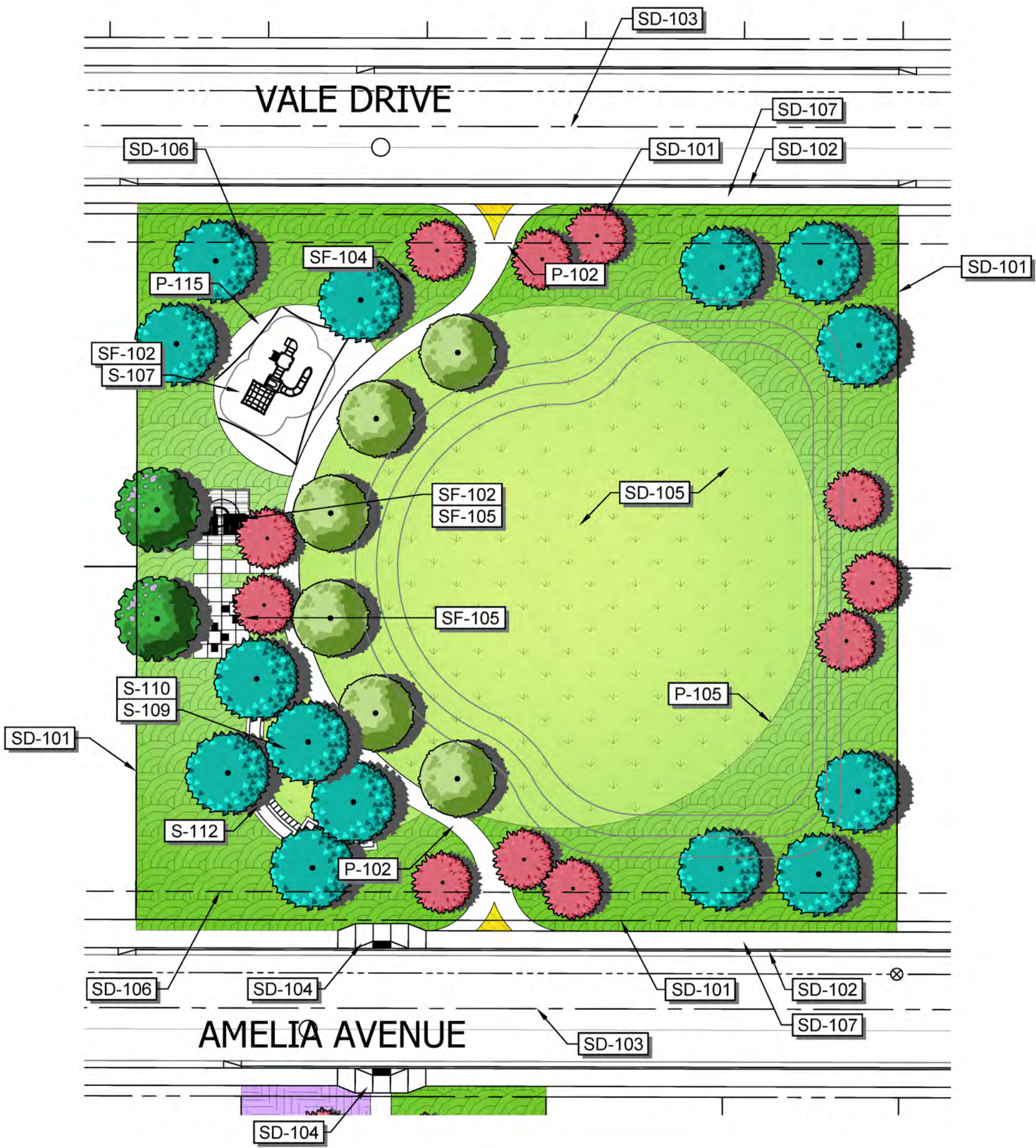
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SITE LIGHTING LEGEND

- E ELEC. SERVICE AT MONUMENT SIGN
- A 10' AREA LIGHT POLE
- B 3.5' BOLLARD PATH LIGHT
- C 20' SPORTS COURT LIGHT
- D RAMADA LIGHT



Park A Enlargement



Park B Enlargement



Park C Enlargement



Park D Enlargement

SITE LIGHTING LEGEND

- [E] ELEC. SERVICE AT MONUMENT SIGN
- [A] 10' AREA LIGHT POLE
- [B] 3.5' BOLLARD PATH LIGHT
- [C] 20' SPORTS COURT LIGHT
- [D] RAMADA LIGHT



CELEBRATING 60 YEARS

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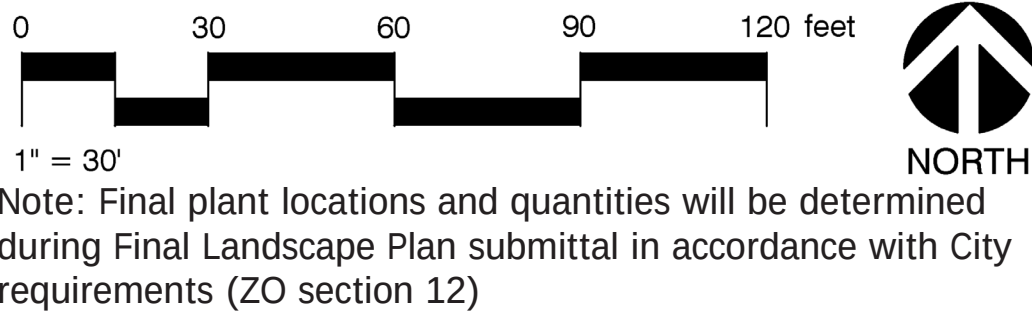
Landscape Plan Enlargement
Parks C & D

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Parkside
Preliminary Subdivision Plat
W Indian School Road & N 99th Avenue

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W-110	SEAT WALL
W-120	CITY OF AVONDALE WAYFINDING SIGN



Plant Schedule:

TREES	BOTANICAL / COMMON NAME	CONT	REMARKS
	CHILOPSIS LINEARIS "LOPUR" PP&F DESERT DIVA DESERT WILLOW	24" BOX	2" CAL. / SEE STAKING DETAIL
	CORDIA BOISSIERI ANACARDITA	24" BOX	2" CAL. / SEE STAKING DETAIL
	OLEA EUROPAEA "WILSONII" WILSON OLIVE	24" BOX	1-1/2" CAL. / SEE STAKING DETAIL
	PARKINSONIA X "DESERT MUSEUM" DESERT MUSEUM PALO VERDE	24" BOX	2" CAL. / SEE STAKING DETAIL
	PARKINSONIA X "DESERT MUSEUM" DESERT MUSEUM PALO VERDE	48" BOX	3" CAL. / SEE STAKING DETAIL
	PISTACIA CHINENSIS "RED PUSH" RED PUSH CHINESE PISTACHE	24" BOX	2" CAL. / SEE STAKING DETAIL
	PROSOPIS GLANDULOSA "THORNESS AZT" THORNESS HONEY MESQUITE	24" BOX	2" CAL. / SEE STAKING DETAIL
	QUERCUS VIRGINIANA "HERITAGE" HERITAGE SOUTHERN LIVE OAK	24" BOX	2" CAL. / SEE STAKING DETAIL
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	24" BOX	2" CAL. / SEE STAKING DETAIL
	ULMUS PARVIFOLIA CHINESE ELM	24" BOX	2" CAL. / SEE STAKING DETAIL
	X CHITALPA TASHIKENTENSIS "PINK DAWN" PINK DAWN CHITALPA	24" BOX	2" CAL. / SEE STAKING DETAIL
SHRUBS	BOTANICAL / COMMON NAME	CONT	REMARKS
	BOUGAINVILLEA X "BARBARA KARST" BARBARA KARST BOUGAINVILLEA	5 GAL.	PRUNE ANY FROZEN BRANCHES IN MARCH. SELECTRIVE PRUNE AS NEEDED
	BOUGAINVILLEA X "ROSENKA" ROSENKA BOUGAINVILLEA TRELLIS	5 GAL.	PRUNE ANY FROZEN BRANCHES IN MARCH. SELECTRIVE PRUNE AS NEEDED
	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	5 GAL.	PRUNE DEAD BRANCHES ONLY. DO NOT PRUNE TO GROUND IN SPRING.
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.	PRUNE DEAD BRANCHES ONLY. DO NOT PRUNE TO GROUND IN SPRING.
	CALLISTEMON VIMINALIS "LITTLE JOHN" DWARF WEEPING BOTTLEBRUSH	5 GAL.	SELECTIVE PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER.
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER. DO NOT PRUNE BEFORE SEASONAL BLOOM.
	LEUCOPHYLLUM LANGMANIAE "LYNN'S LEGACY" BAROMETERBUSH	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER. DO NOT PRUNE BEFORE SEASONAL BLOOM.
	LEUCOPHYLLUM ZYGOPHYLLUM "CIMARRON" TM CIMMERON	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER. DO NOT PRUNE BEFORE SEASONAL BLOOM.
	RUELLIA BRITTONIANA BLUE BELLS	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER.
	RUELLIA PENNSILULARIS WILD PETUNIA	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER.
	RUSSELLIA EQUESTIFORMIS FIRECRACKER PLANT	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER. REMOVE ALL DEAD BRANCHES MAR. 15
ACCENTS	BOTANICAL / COMMON NAME	CONT	REMARKS
	AGAVE DESMETTIANA DWARF CENTURY PLANT	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES.
	AGAVE GEMINIFLORA CENTURY PLANT	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES.
	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES.
	ALOE BARBADENSIS BARBADOS ALOE	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES. PRUNE DEAD FLOWER STALKS IN JULY.
	ALOE X "BLUE ELF" ALOE	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES. PRUNE DEAD FLOWER STALKS IN JULY.
	DASYLIRION LONGISSIMUM TOOTHLESS DESERT SPOON	5 GAL.	REMOVE ANY DEAD LEAVES / SHEER DEAD TIPS AT OWNERS REQUEST ONLY.
	FOUQUERIA SPLENDENS OCOTILLO	5 GAL.	DO NOT OVER WATER. PROVIDE GOOD DRAINAGE.
	HEPERALOE PARVIFLORA "BRAKELIGHTS" TM BRAKELIGHTS RED YUCCA	5 GAL.	DO NOT SHEER. REMOVE ANY DEAD FLOWER STALKS IN JULY.
	HEPERALOE PARVIFLORA "YELLOW" YELLOW YUCCA	5 GAL.	DO NOT SHEER. REMOVE ANY DEAD FLOWER STALKS IN JULY.
	MUHLenbergIA CAPILLARIS "REGAL MIST" TM MUHLY	5 GAL.	PRUNE BACK ALL FOILAGE TO A DOME SHAPE IN LATE FEBRUARY.
	MUHLenbergIA LINDHEIMERI "AUTUMN GLOW" TM LINDHEIMER'S MUHLY	5 GAL.	REJUVENATE PLANT EVERY OTHER YEAR BY PRUNING BACK ALL FOILAGE TO A DOME SHAPE IN LATE FEBRUARY.
	MUHLenbergIA RIGENS DEER GRASS	5 GAL.	REJUVENATE PLANT EVERY OTHER YEAR BY PRUNING BACK ALL FOILAGE TO A DOME SHAPE IN LATE FEBRUARY.
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	5 GAL.	REMOVE DEAD / DYING BRANCHES IN SPRING.
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	REMARKS
	CARISSA MACROCARPA "GREEN CARPET" GREEN CARPET NATAL PLUM	5 GAL.	PRUNE BACK ANY FROST DAMAGE IN SPRING. DO NOT SHEER
	EREMOPHILA GLABRA "MINGENOW GOLD" EMU BUSH	5 GAL.	REMOVE DEAD BRANCHING IN MARCH. REMOVE SPENT FLOWER PETALS IN JUNE.
	LANTANA CAMARA "DALLAS RED" DALLAS RED LANTANA	5 GAL.	PRUNE BACK DEAD FOILAGE TO 6" MAR. 30
	LANTANA CAMARA "GOLD MOUND" GOLD MOUND LANTANA	5 GAL.	PRUNE BACK DEAD FOILAGE TO 6" MAR. 30
VINES	BOTANICAL / COMMON NAME	CONT	REMARKS
	BOUGAINVILLEA X "BARBARA KARST" BARBARA KARST BOUGAINVILLEA	5 GAL.	PRUNE DEAD FOILAGE IN SPRING.

Monthly Maintenance Schedule:

January

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
- FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.

February

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
- FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- ADD WEED CONTROL APPLICATION AS NEEDED TO CONTROL SPRING WEEDS.
- PRUNE ALL GRASSES BACK TO ENCOURAGE SPRING GROWTH.
- HAND-PRUNE OLDER SHRUBS AS NEEDED TO ENCOURAGE NEW GROWTH.

March

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
- FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- ADD WEED CONTROL APPLICATION AS NEEDED TO CONTROL SPRING WEEDS.
- HAND-PRUNE OLDER SHRUBS AS NEEDED TO ENCOURAGE NEW GROWTH.

April

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
- MOW RYE GRASS AT 3/4" HEIGHT TO ENCOURAGE DIE-BACK AND TRANSITION TO BERMUDA GRASS.
- PRUNE ALL PLANTS WITH FLOWER STALKS TO REMOVE ALL DEAD STALKS AND SEEDS AFTER THE BLOOMING PERIOD HAS ENDED.

May

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
- MOW RYE GRASS AT 1/2" HEIGHT TO ENCOURAGE DIE-BACK AND TRANSITION TO BERMUDA GRASS.
- MAINTAIN RYE GRASS AT APPROXIMATELY 1/2" HEIGHT WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.

June

- LAWN MAINTENANCE: BERMUDA GRASS
- FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- RECOMMENDED MOWER HEIGHT ~ 1-1/2"
- THATCH IF NEEDED TO REMOVE DEAD RYE GRASS.
- AERATION IS RECOMMENDED ON LAWNS TWO-YEARS OF AGE OR OLDER ON A BI-YEARLY BASIS.

July

- LAWN MAINTENANCE: BERMUDA GRASS
- FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- RECOMMENDED MOWER HEIGHT ~ 1-1/2"

August

- LAWN MAINTENANCE: BERMUDA GRASS
- FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- RECOMMENDED MOWER HEIGHT ~ 1-1/2"

September

- LAWN MAINTENANCE: BERMUDA GRASS
- FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- REDUCE MOW HEIGHT WEEKLY FROM 1-1/2" TO 1" TO 1/2" ON THE THIRD WEEK OF SEPTEMBER.
- REDUCE WATERING BY 1/2 SO ANY TREES IN THE TURF AREA WILL STILL RECEIVE MOISTURE.

October

- LAWN MAINTENANCE: PERENNIAL RYE GRASS
- SCALP AND LIGHTLY DE-THATCH BERMUDA GRASS NO EARLIER THAN THE LAST WEEK OF SEPTEMBER.
- REPAIR IRRIGATION SYSTEM TO ENSURE ALL TURF AREAS ARE FULLY COVERED BY SPRINKLER HEADS. REPAIR AND ADJUST SPRAY HEADS AS NEEDED.
- OVER-SEED RYE GRASS AT A RATE OF 2 LBS / 100 S.F.
- WATER 4-5 TIMES DAILY OR AS NEEDED TO ESTABLISH RYE GRASS SEED.
- PRUNE ANY OVERGROWN SHRUBS WITH HAND PRUNERS WITH A NATURAL METHOD OF PRUNING. NO MECHANICAL SHEARING METHODS TO BE USED.

November

- LAWN MAINTENANCE: PERENNIAL RYE GRASS
- ALLOW RYE GRASS TO GROW TO 2-3" IN HEIGHT BEFORE MOWING. MOW THE RYE GRASS TO A HEIGHT NO LOWER THAN 2".
- ONCE ESTABLISHED AND GRASS APPEARS FULL AND HEALTHY, THE MOWER HEIGHT MAY BE LOWERED. MAINTAIN AT ~1-1/2" - 2" IN HEIGHT AS NECESSARY.

December

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
- FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- SPRAY A WEED-CONTROL AGENT IN DECOMPOSED GRANITE PLANTING AREAS BY MID-DECEMBER AS A PREVENTATIVE MEASURE.

General Maintenance Notes:

- TREES WILL NEED TO BE PRUNED AT LEAST ONCE IN THE SPRING; SOME FAST GROWING TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS. ALL NEWLY PLANTED TREES SHALL BE STAKED AND ALL TREES SHALL BE THINNED PRIOR TO MONSOON SEASON. SEE MONTHLY MAINTENANCE SCHEDULE FOR MORE INFORMATION.
- PALM TREES, AGAVES, YUCCAS, DESERT SPOONS, CACTUS, AND OTHER ACCENT SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS AS NEEDED.
- DECOMPOSED GRANITE PLANTING AREAS SHALL BE RAKED TWICE A MONTH MINIMUM.

Landscape Maintenance Intent:

THE DESIGN AND IMPLEMENTATION OF A LANDSCAPE FOR A RESIDENTIAL COMMUNITY SHOULD INCLUDE SPECIFIC GUIDELINES ON HOW THE PLANT MATERIAL IS TO BE MAINTAINED THROUGH THE SEASONS OF THE YEAR AND THROUGHOUT THE LIFE OF THE COMMUNITY. PLANT VARIETIES HAVE BEEN CHOSEN AND DESIGNED WITH THE GOAL TO MINIMIZE OVER-CROWDING, OVER-PRUNING, AND OVER-WATERING IN MIND.

ALL PLANT MATERIAL SHALL BE PRUNED WITH THE 'SELECTIVE PRUNING TECHNIQUE'. THIS METHOD ENCOURAGES THE NATURAL FORM OF THE PLANT TO BE MAINTAINED WHICH PROMOTES HEALTHY BRANCH DEVELOPMENT AND CREATES A NATURAL APPEARANCE FOR THE PLANT MATERIAL. SHRUBS AND ACCENTS SHOULD NEVER BE PRUNED WITH HEDGE SHEARS. THE 'HIGH-LOW' TECHNIQUE USING HAND PRUNERS IS RECOMMENDED FOR SHRUB AND GROUNDCOVERS (IF NEEDED). FREQUENCY FOR SHRUB PRUNING SHOULD BE 1 - 2 TIMES PER YEAR.

FROST SENSITIVE PLANTS SUCH AS LANTANA, RED BIRD OF PARADISE, AND TECOMA MAY RECEIVE A 'CORRECTIVE PRUNING' AFTER THE THREAT OF FROST HAS PASSED, GENERALLY AT THE END OF MARCH. GROWTH INHIBITORS MAY BE USED. FOLLOWING THESE GENERAL GUIDELINES SHOULD REDUCE MAINTENANCE COSTS SIGNIFICANTLY WHILE PLANTS ARE ALLOWED TO THRIVE IN A HEALTHIER, NATURAL CONDITION.

Drip Irrigation Watering Schedule:

DAILY HIGH TEMP.	WATERING HRS.	INTERVAL	EMITTER ALLOCATION
50°-70° F	0.5 HOURS	EVERY 5 DAYS	SEE PLANT SCHEDULE
70°-85° F	1.0 HOURS	EVERY 3-4 DAYS	SEE PLANT SCHEDULE
85°-100° F	1.25 HOURS	EVERY 3 DAYS	SEE PLANT SCHEDULE
100° F +	2.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE

Turf Irrigation Watering Schedule:

ALL NEWLY SODDED (OR SEEDED) TURF AREAS TO BE SUFFICIENTLY DEEP WATERED DURING THE ESTABLISHMENT PERIOD. CONTRACTOR SHALL UTILIZE THE 'CYCLE-SOAK' PROGRAMMING OPTION ON THE IRRIGATION CONTROLLER TO MINIMIZE RUNOFF AND MINIMIZE PONDING. THE QUANTITY OF WATER USED SHALL BE DETERMINED BY THE AMOUNT OF WATER APPLIED IN A GIVEN AREA OF TURF (AKA THE PRECIPITATION RATE), AND THE RECOMMENDED AMOUNT OF WATER NEEDED TO KEEP BERMUDA AND RYE GRASS HEALTHY FOR THE GIVEN TIME OF YEAR. SMART CLOCKS (IRRIGATION CONTROLLERS) UTILIZING WEATHER DATA OR RAIN SENSORS MAY BE USED TO ACHIEVE THIS.

REGARDLESS OF RECOMMENDATIONS STATED HERE OR THE SMART CONTROLLER SYSTEM USED FOR WEATHER MONITORING, THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE PROPER AMOUNT OF WATER IS APPLIED TO KEEP THE TURF HEALTHY AND GREEN. REFER TO THE SUGGESTED MONTHLY WATERING REQUIREMENT TABLE BELOW.

Bermuda Grass Monthly Water Requirements:

MONTHLY IRRIGATION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL
HIGH TURF QUALITY	1.7"	2.4"	4.0"	5.9"	7.3"	7.4"	7.7"	7.3"	5.6"	4.2"	2.5"	1.6"	57.5"
ACCEPTABLE TURF QUALITY	1.5"	2.0"	3.6"	5.3"	6.3"	7.0"	7.4"	6.4"	5.0"	3.9"	2.1"	1.5"	52.0"

NOTE: TURF GRASS CONSUMPTIVE USE VALUES FOR THE PHOENIX AREA WERE DEVELOPED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.

Specific Maintenance Directives:



Example of Improper Pruning

SHEAR ONLY WHAT IS NECESSARY ON ACCENTS TO REMOVE DEAD OR DYING LEAVES; OVERSHEARING IS HARMFUL AND LOOKS UNNATURAL.



Proper Natural Selective Pruning

PROPER PRUNING OF PLANTS WILL PROMOTE HEALTHIER, MORE ATTRACTIVE LANDSCAPES WHILE ALSO REDUCING MAINTENANCE COSTS OVER THE LIFESPAN OF THE PLANT.



Example of Improper Shearing

USE A NATURAL SHERAING METHOD FOR ALL PLANTS; THE 'BALL' SHAPE SHOWN IS UNNATURAL AND NOT HEALTHY.



Heading Back Plants in Spring

WHILE IT MAY APPEAR COUNTER-INTUITIVE, HEADING BACK CERTAIN PLANTS IN THE SPRING WILL PROMOTE STRONGER, HEALTHIER PLANTS OVERALL.

Note: Final plant locations and quantities will be determined during Final Landscape Plan submittal in accordance with City requirements (ZO section 12)

Landscape Maintenance Schedule



8-10 Person Static



2-Level Horizontal Bars



Back & Arms Combo



ADA Hand Cycle



Half-Court Basketball



Pool



2-Person Dips Station



Full Bar Exercise



2-Person Lat Pull



2-Person Sit-Up Bench



Full-Court Basketball



Outdoor Movie Screen at Pool



Parallel Bars



3-Person Static Combo



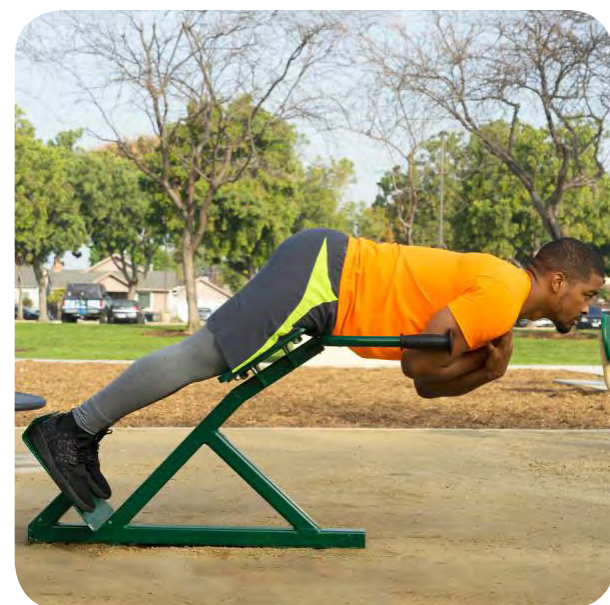
4-Person Combo Bars



Adjustable Butterfly



DG Trails



Back Extension



Balancing Plate



ADA Vertical Press



Horizontal Ladder



sand Volleyball



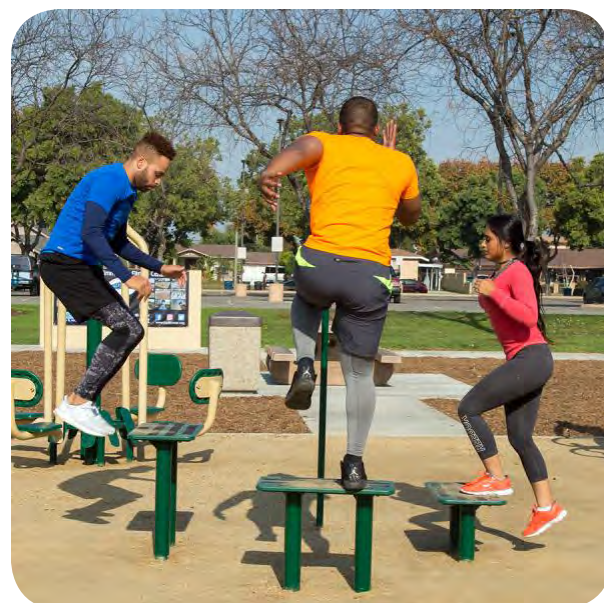
Active Lawn



Leg Extension



Multi-Level Bars



Plyometric Steps



Rowing Machine



Bocce-ball Court



Shaded Seating Areas

Parkside

Preliminary Subdivision Plat

W Indian School Road & N 99th Avenue

*Note: Products and images shown are precedent and conceptual only to explain the gneral character of amenities. Actual products chosen and installed may vary from those shown.



CELEBRATING 60 YEARS

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Concept Amenity Imagery

Note: Park layouts are conceptual and intended for illustration purposes only. Final layout and equipment installed may vary. All amenity imagery is conceptual and shown to convey the general aesthetic and types of equipment proposed and is not intended to be a final depiction. Exact locations of proposed equipment shown are conceptual and not final.



S-107 - Playground Structure



S-107 - Playground Structure



S-107 - Playground Structure



S-108 - Playground Swing



S-110 - Free-Play / Rock Climber



S-107 - Playground Structure



S-110 - Free-Play / Rock Climber



S-108 - Playground Swing



SF-101 - Shade Structure



SF-102 - Shade Ramada



SF-102 - Shade Ramada



S-107 - Playground Structure



SF-105 - Park Furnishing



SF-107 - Vine Trellis Along 99th Avenue



S-109 - Sculptural Seating



S-111 - Park Game Element



SF-105 - Park Furnishing



SF-105 - Park Furnishing



S-111 - Park Game Element



SF-105 - Park Furnishing

Parkside

Preliminary Subdivision Plat
W Indian School Road & N 99th Avenue

*Note: Products and images shown are precedent and conceptual only to explain the gneral character of amenities. Actual products chosen and installed may vary from those shown.

Concept Amenity Imagery

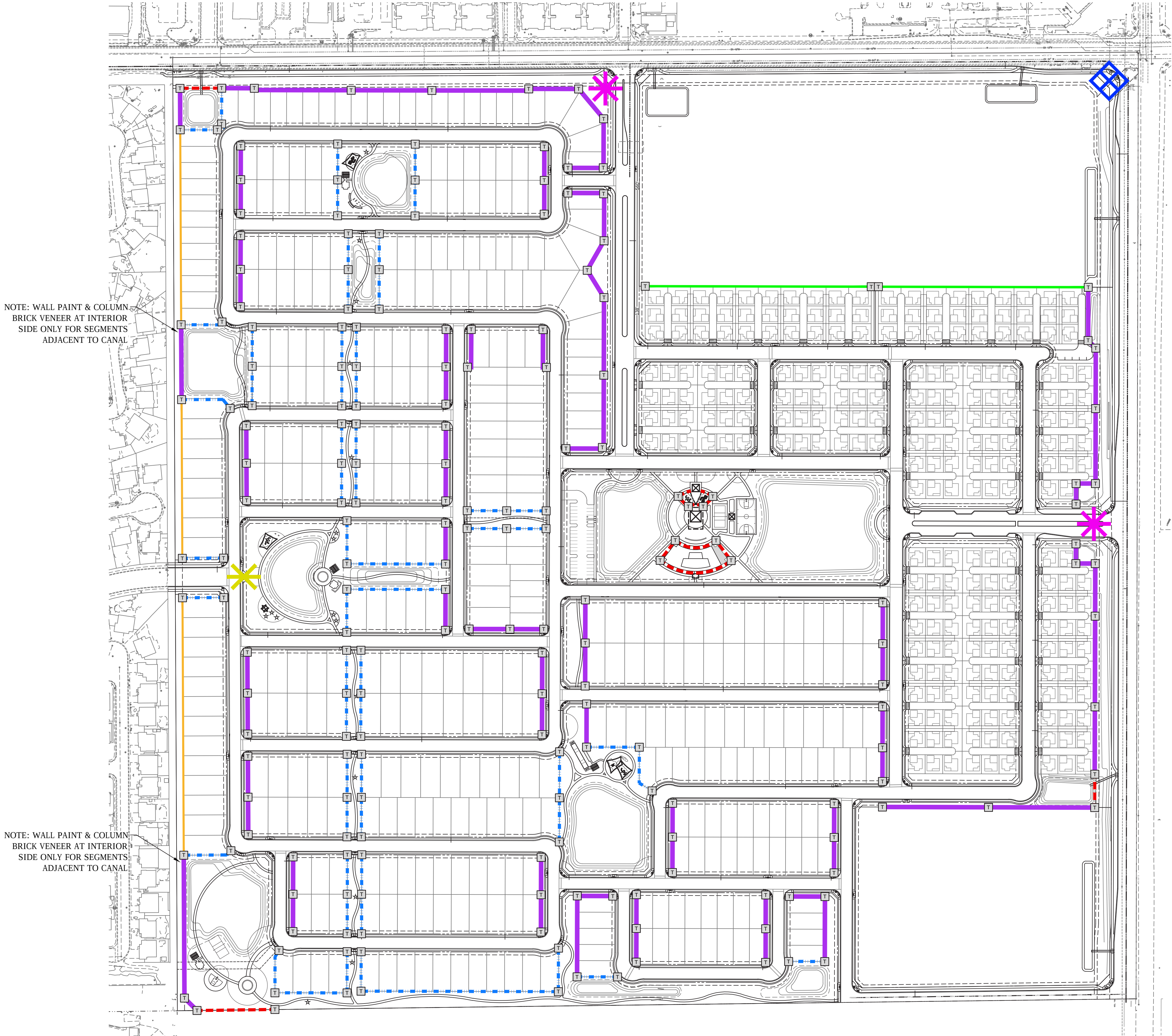
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Exhibit H

Proposed Wall and Monumentation Plan

Parkside

Submitted
October 7,
2019



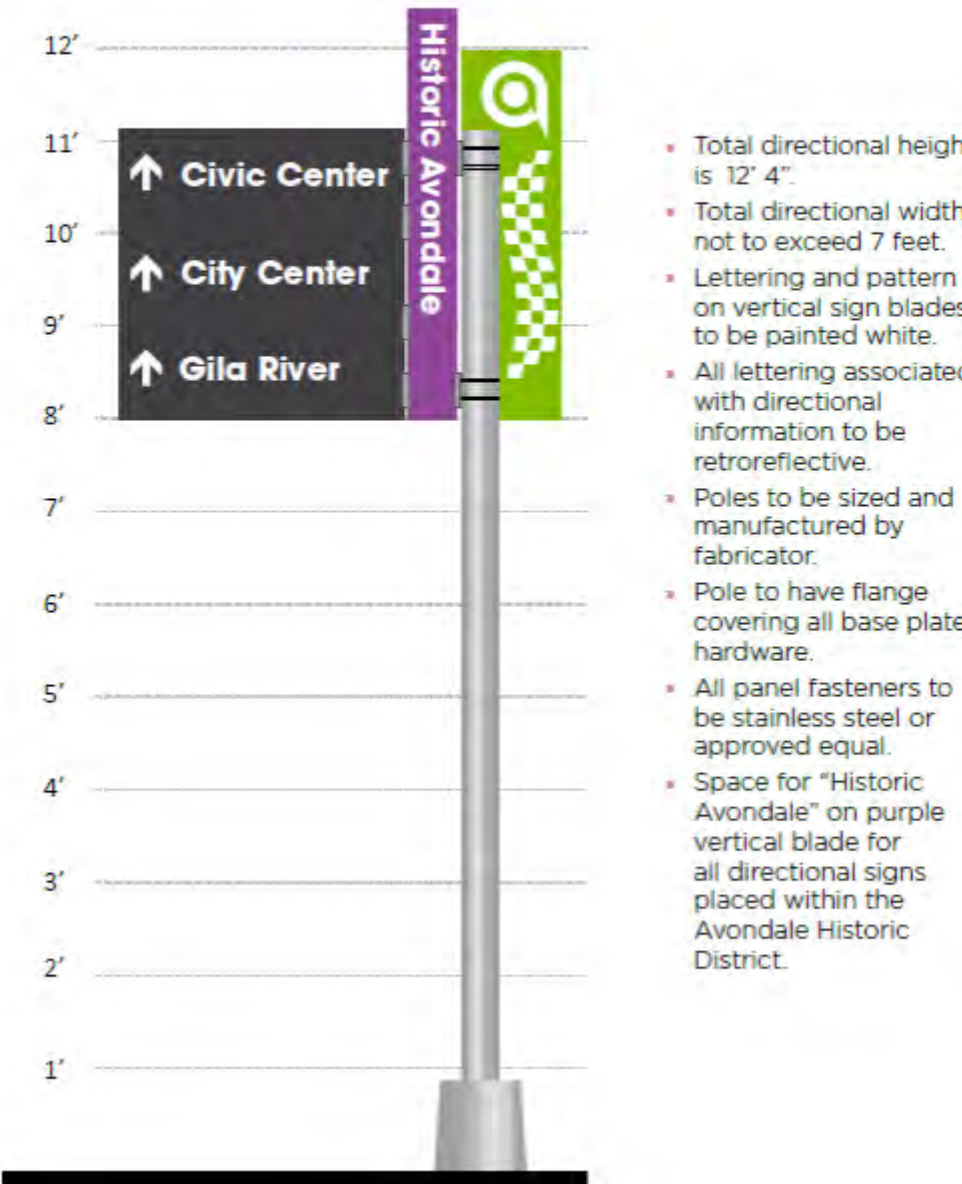
Parkside

Preliminary Subdivision Plat
W Indian School Road & N 99th Avenue

WALL SCHEDULE

SYMBOL	DESCRIPTION
	W-101 PRIMARY MONUMENT SIGNAGE
	W-102 SECONDARY MONUMENT SIGNAGE
	W-103 STANDARD BUILDER WALL
	W-104 STANDARD 6" BLOCK WALL
	W-105 THEME WALL
	W-106 PARTIAL VIEW WALL
	W-107 FULL VIEW FENCE
	W-108 THEME COLUMN
	W-120 CITY OF AVONDALE WAYFINDING SIGN

Individual blades are fastened to a custom aluminum pole that is painted as brushed aluminum using a poly blend paint. Blades are modular to accommodate change over time adding to the flexibility of the sign design.



Wayfinding Signage

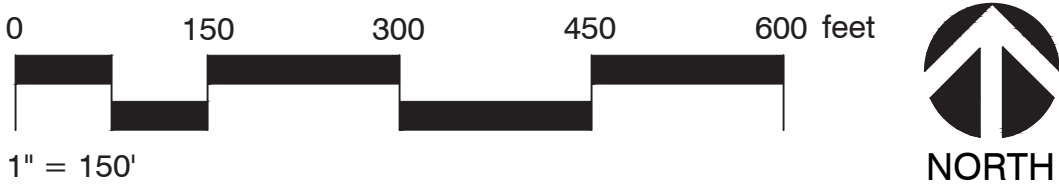
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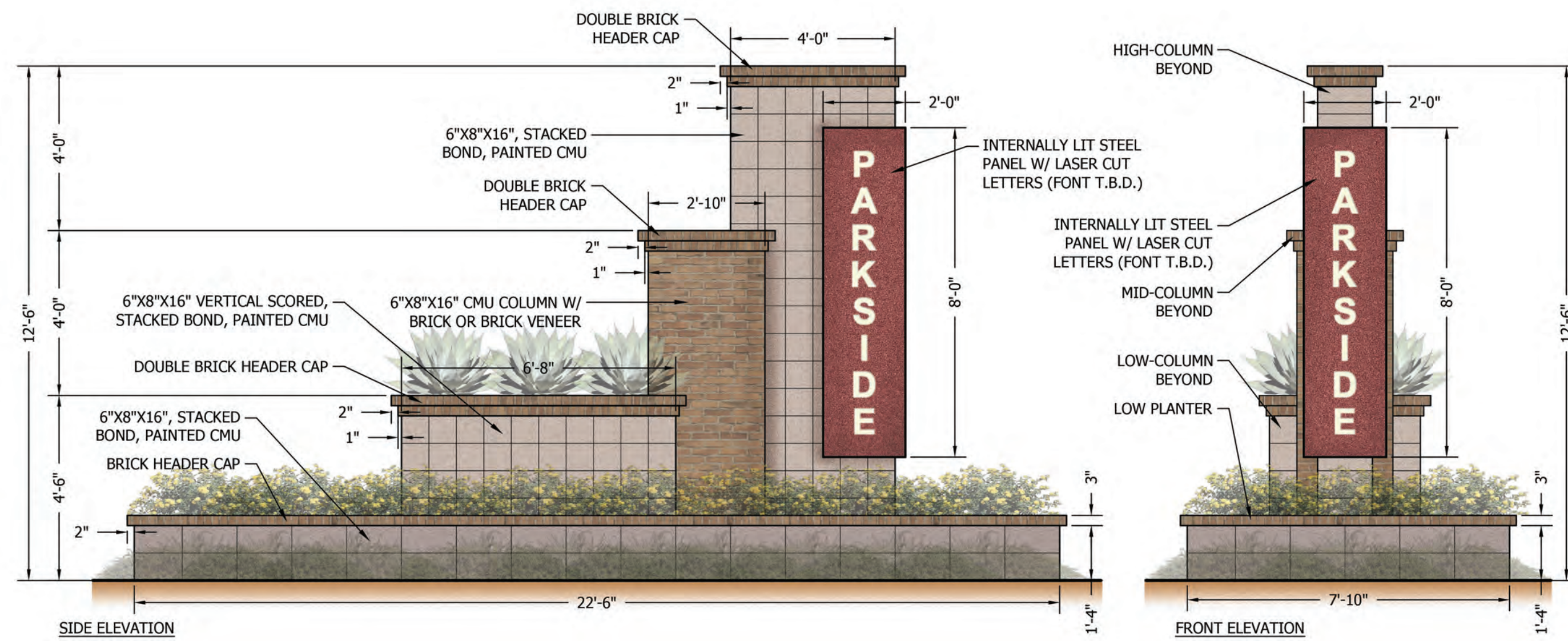
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Schematic Site Wall Plan



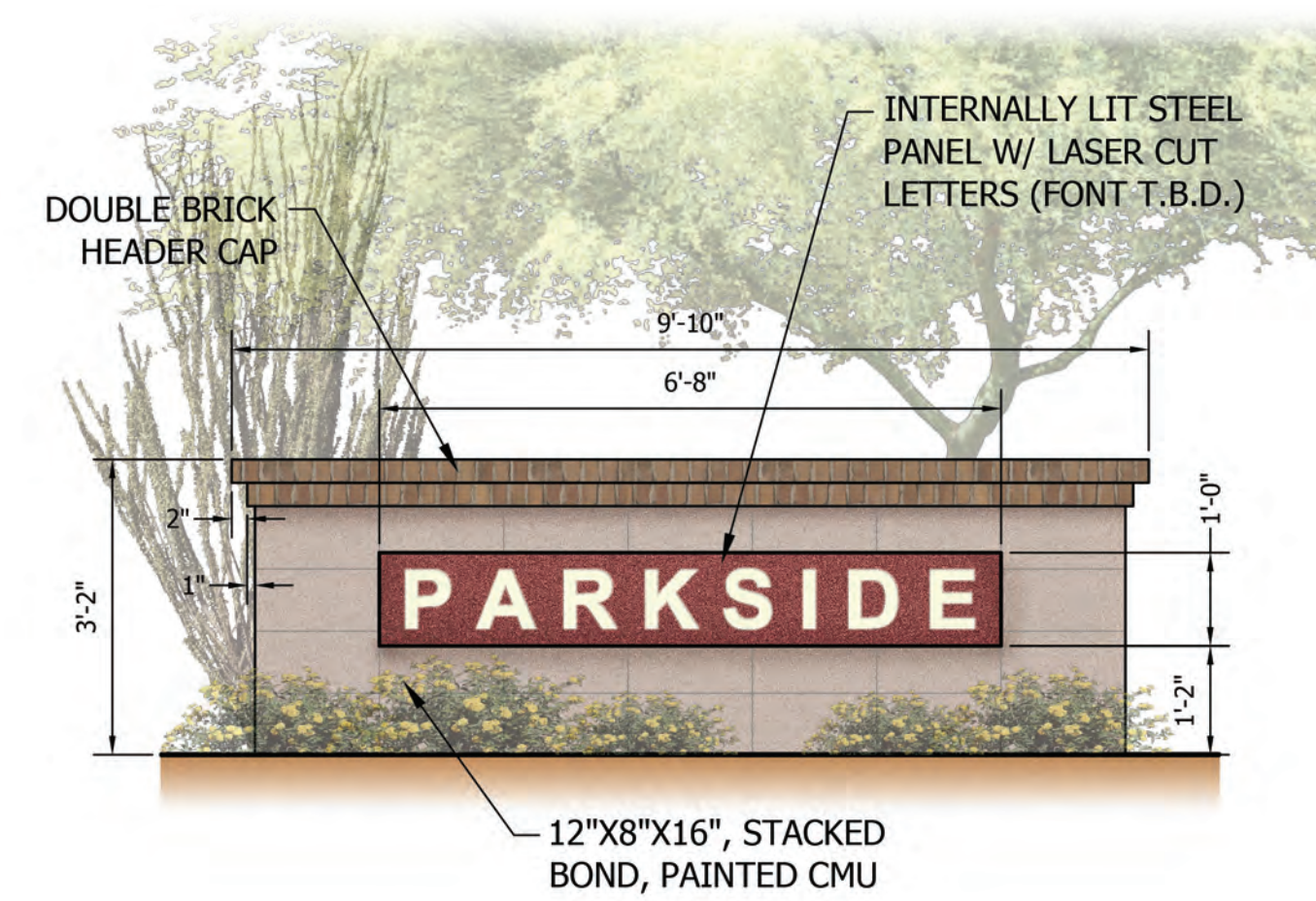
Parkside

Preliminary Subdivision Plat
W Indian School Road & N 99th Avenue



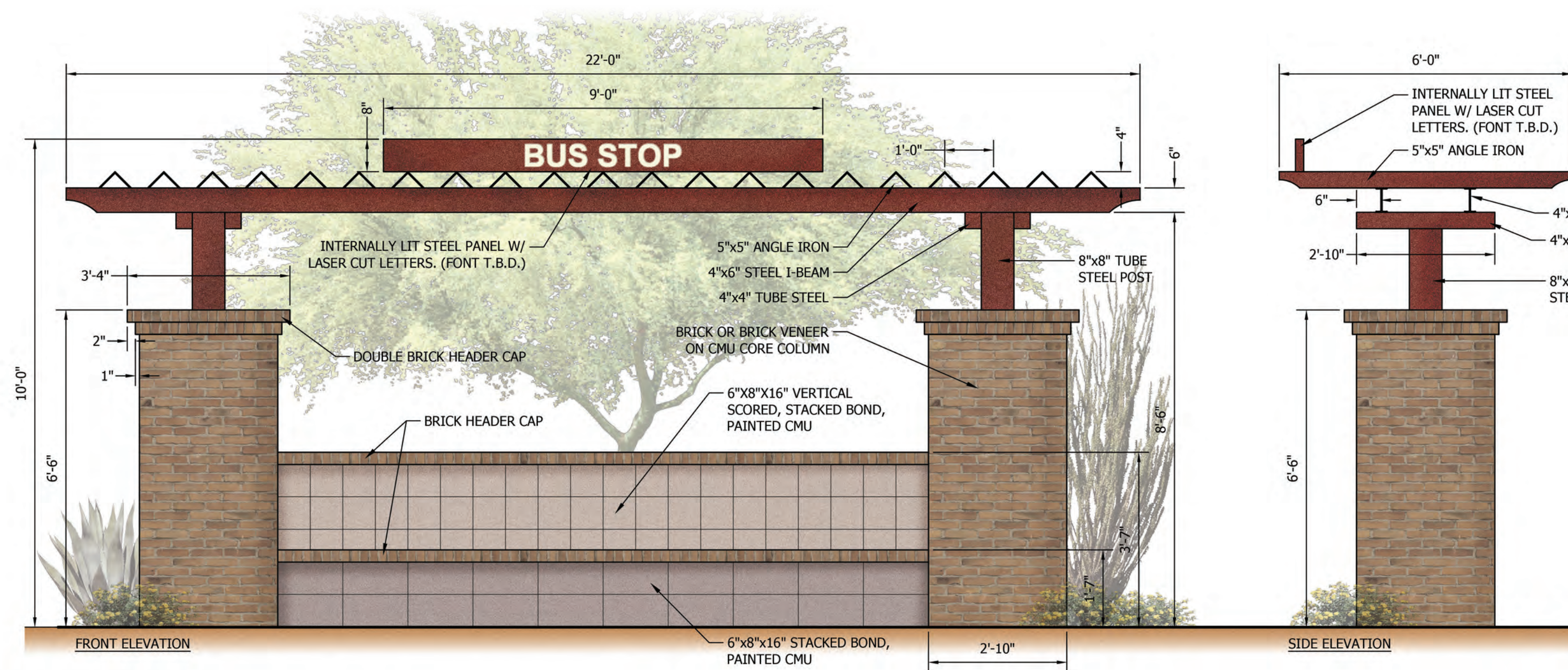
W-101 PRIMARY MONUMENT SIGNAGE
3/8" = 1'-0"

P-RE-PAR3-05



W-102 SECONDARY MONUMENT SIGNAGE
1/2" = 1'-0"

P-RE-PAR3-09



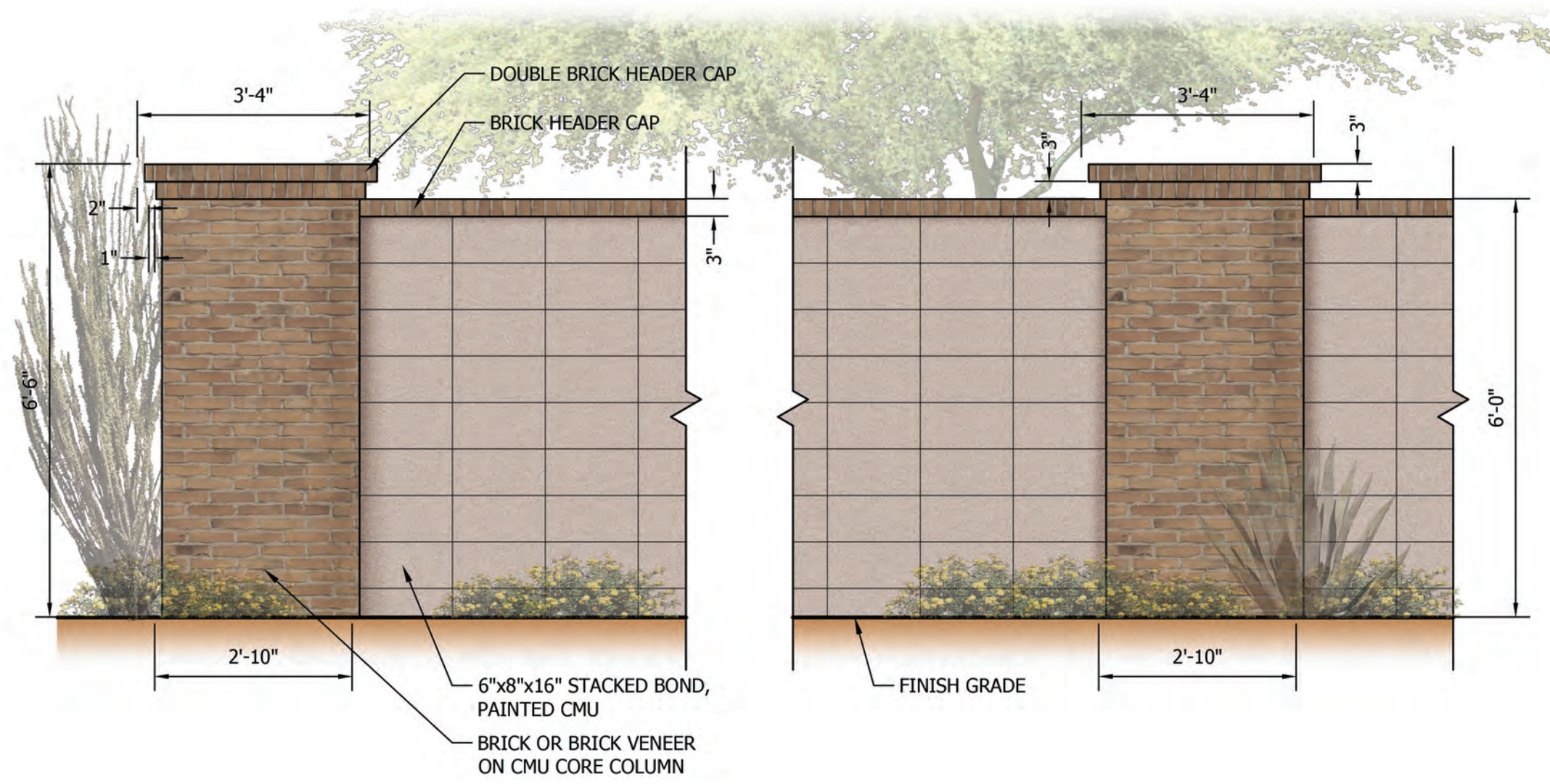
BUS SHELTER
1/2" = 1'-0"

P-RE-PAR3-08



CLUSTER MAILBOX (TYP.)
1/2" = 1'-0"

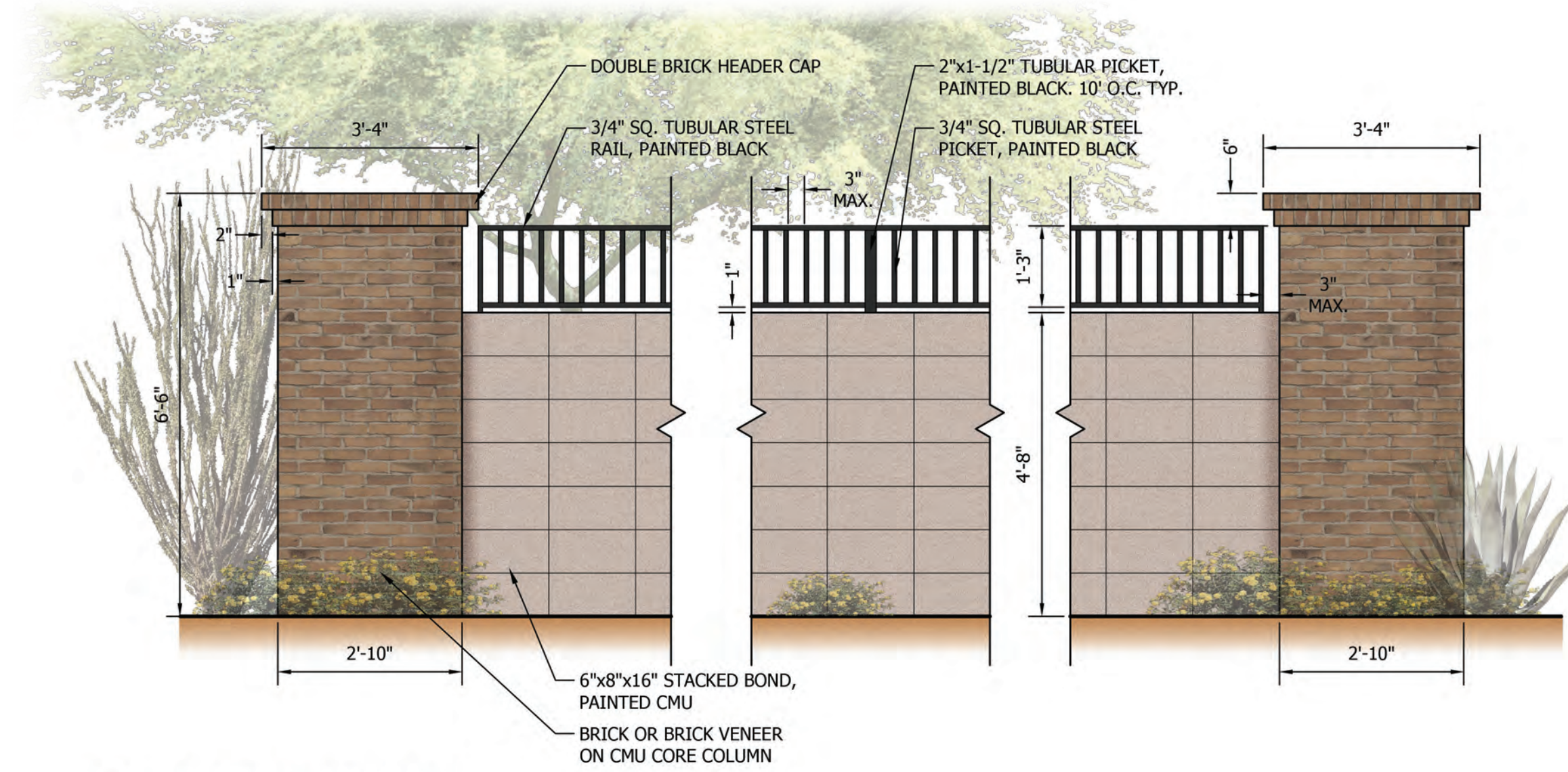
P-RE-PAR3-06



W-105 THEME WALL

1/2" = 1'-0"

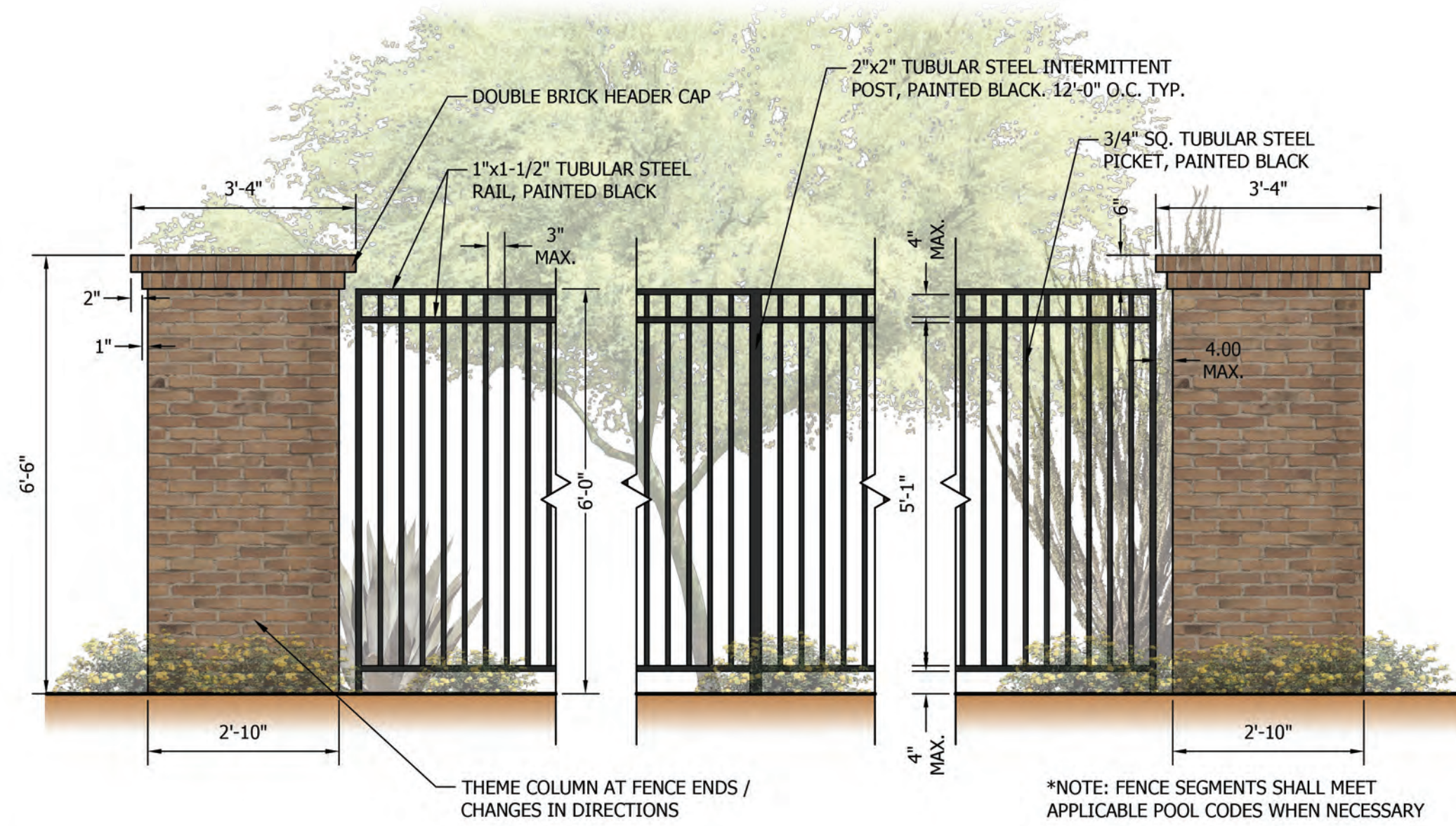
P-RE-PAR3-01



W-106 PARTIAL VIEW WALL

1/2" = 1'-0"

P-RE-PAR3-02



W-107 FULL VIEW FENCE

1/2" = 1'-0"

P-RE-PAR3-04

Parkside

Preliminary Subdivision Plat
W Indian School Road & N 99th Avenue



Brick Finish

- Primary Theme Column Veneer
- Single & Double Wall & Column Header
- Monument Sign Accent Finish

Modular Face Brick - Brown Flashed
By: Pacific Clay (Or Approved Equal)
Light Grey Mortar



Weathered Steel Accent

- Monument Sign Accent
- Bus Shelter Accent

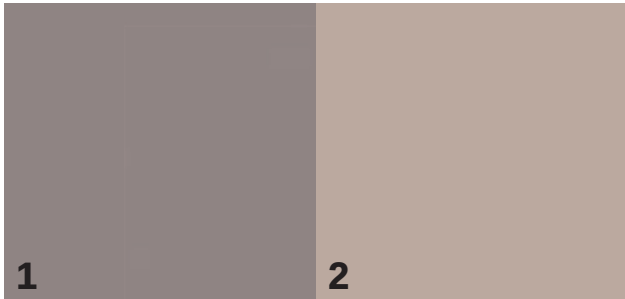
By: Contractor (Color Will Naturally Vary)



Fence Rail Paint Finish

- Finish for all site fence segments

Acri-Hues Exterior Paint (Semi-Gloss)
'Black' DEA187 Color
By: Dunn-Edwards (Or Approved Equal)



Masonry Paint Finish Options

- 1) Finish for all site wall and monument sign base
- 2) Finish for all secondary columns and monument sign vertical elements

Acri-Hues Exterior Paint (Flat)
1 - 'Fallen Rock' DE6389 Color
2 - 'Crushed Stone' DE6067 Color
By: Dunn-Edwards (Or Approved Equal)



Accent Vehicular Paving at Villas

- Accent paving band at auto-court entrances at villas

Stamped asphalt
Final color T.B.D. (Brown Tones)



6x8x16 Standard
CMU Block
Smooth Face



6x8x16 Vertical
Score CMU Block
Smooth Face

Exhibit I

Certificates of Adequate School Facilities

Pendergast Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a minor PAD amendment has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Parkside Village PAD Project Manager: Nick Labadie
Request: Removing uses and reducing number of units Acreage/Parcel Size: 163.02
Current Density Allowed: 4.20 Density Proposed: 4.09
Total number of residential units proposed: 667

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes X No

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

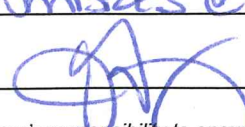
Is a school site within the proposed development needed? Yes No X
If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes No X

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 11/16/18
School District: Pendergast Elem School District
District Superintendent: Dr. Lily Matos-DeBlieux
Phone #: 623-778-2200
E-mail: jfimbres@desd92.org

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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Yes No

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes No

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: **December 11, 2018**

School District: **Tolleson Union High School District #214**

District Superintendent: **Nora Gutierrez**

Phone #: **623-478-4001**

E-mail: **nora.gutierrez@tuhsd.org**

Signature: Nora Gutierrez

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices



AGENDA ITEM REPORT

SUBJECT: Roosevelt Park II Phase 2 – Preliminary Plat – Application PL-19-0232

MEETING DATE: 11/21/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park II Phase 2, a proposed 147-lot single family subdivision on approximately 26.80 gross acres at the northeast corner of Van Buren Street and 111th Avenue. Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 26.80 gross acre subject property (Exhibits A and B), part of the 144.91 gross acre Roosevelt Park II development, is located at the northeast corner of Van Buren Street and 111th Avenue.

The property was annexed and rezoned to Roosevelt Park Planned Area Development (PAD) by City Council action in July 2001. The approved 2001 Roosevelt Park PAD included two phases of development: Roosevelt Park I, south of Van Buren Street, was planned for conventional single-family residential development. Roosevelt Park II, north of Van Buren Street, was planned for a mixture of single-family residential, multi-family residential, mixed-use, and commercial development. Development of Roosevelt Park I is complete with a total of 481 single-family homes on 147 acres.

The PAD was amended in July 2005. The amendment, which only impacted the portion of Roosevelt Park north of Van Buren Street (Roosevelt Park II), replaced single-family homes with town houses, apartments, and condominiums, established new residential development standards, reduced the overall density of the development from 9 du/ac to 6.21 dwelling units per acre. All other development standards and conditions of approval from the original approval were left in place.

The PAD was again amended by City Council in April 2018. The 2018 amendment, which again impacted only Roosevelt Park II, eliminated the townhomes, apartments, and condominium uses approved in 2005, instead allowing for development of 607 single-family residences in four phases. The 2018 Amendment also specifies that the community will be gated, and that all streets internal to the community will be private. In addition to the planned residential development, the PAD reserves approximately 10.9 acres at the northwest corner of 107th Avenue and Van Buren Street for commercial development. Phase 1 of the development is currently under construction.

An additional PAD Amendment to revise the phasing of on-site and off-site development is scheduled to be heard on the same schedule as this Preliminary Plat. Until such time that the PAD Amendment is approved, the land subject to this application is Phase 4 of the Roosevelt Park II development. With approval of the PAD Amendment, the property will become Phase 2.

The Phase 2 property is designated Medium High Density Residential (MHDR) on the General Plan 2030 Land Use Map. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). The approved Roosevelt Park II PAD zoning is in conformance with the MHDR designation.

The existing uses and zoning of surrounding properties include:

North: Undeveloped property in agricultural production, zoned Avondale Gateway Center Planned Area Development (PAD). The Avondale Gateway Center PAD allows for a mix of office, business park, and commercial uses.

East of 107th Avenue: Multiple parcels zoned Griffith Commerce Park Planned Area Development (PAD), allowing for a mix of Commerce Park (CP) and Community Commercial (C-2) uses. Developed parcels include Universal Technical Institute (UTI) and a used car dealership. Avondale 107, a new commerce park, will soon be under construction north of UTI. The remaining parcels are undeveloped.

South of Van Buren Street: Roosevelt Park I, a fully-developed 481-lot single-family residential subdivision, zoned Roosevelt Park Planned Area Development (PAD).

West of 111th Avenue: Two separate residential communities abut the Roosevelt Park II community to the west. Versante, a fully-developed 336-unit multi-family apartment community, is located at the northwest corner of 111th Avenue and Van Buren Street. Waterford Square, a fully-developed 217-lot single-family residential subdivision, is located immediately north of Versante. Both communities are zoned Waterford Square Planned Area Development (PAD).

SUMMARY OF REQUEST:

The applicant is requesting approval of a Preliminary Plat (Exhibit E) for Roosevelt Park Phase 2. In conformance with the Roosevelt Park II PAD, as amended, the proposed Preliminary Plat (Exhibit F) divides the site into 147 single-family residential lots consisting of three lot types, as follows:

- 51 single-family lots with a minimum area of 4,275 square feet, featuring minimum widths of 45' and minimum depths of 95'.
- 75 single-family lots with a minimum area of 4,750 square feet, featuring minimum widths of 50' and minimum depths of 95'.
- 21 single-family lots with a minimum area of 5,700 square feet, featuring minimum widths of 60' and minimum depths of 95'.

Access to Roosevelt Park II Phase 2 will be provided via two local street connections through Roosevelt Park II Phase 1. No new access points beyond what is being constructed for Phase 1 are provided with Phase 2, though a new exit-only from Phase 2 onto 111th Avenue is provided along the western edge of the site. As with all other portions of the community, the neighborhood will be gated and have private streets. The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development. As part of the companion PAD Amendment, the City is recommending that the developer complete 111th Avenue improvements the full length of the Roosevelt Park II site, and 107th

Avenue improvements from Pierce Street to Roosevelt Street, as part of this Phase 2.

A Landscape, Wall, and Open Space Plan is provided as part of the application (Exhibit G). Approximately 9.87 acres of open space, including the community's primary park with a neighborhood pool, are being constructed in Phase 1 of the development; Roosevelt Park II Phase 2 will add an additional 4.32 acres of open space to Phase 1's 9.87 acres resulting in a total of 14.19 acres of open space, approximately 22.7 percent of the net site area. Phase 2 open space will be provided in a total of 17 HOA owned and maintained tracts. Amenities in this phase include:

- A 1.2-acre park located in Tract D near the southwest corner of Phase 2 that will feature a large turf area for open play, a ramada with picnic tables and a barbeque grill, and a shaded children's playground.
- A lighted north/south trail connecting residents on the interior of the community to the future regional Van Buren Street Trail.

In addition to open space tracts, the Preliminary Plat establishes Tract R, to accommodate development of the private local streets that will serve Phase 2.

Phase 2's walls and monumentation will share a common design with the walls and monumentation currently being constructed as part of Phase 1. Decorative, earth toned masonry theme walls featuring Cantera Stone columns will be provided along all streets and in all locations where walls are visible from publicly accessible areas.

As noted above, approval of the companion PAD Amendment is required to shift this portion of the Roosevelt Park II development to Phase 2. Though this Preliminary Plat can still be approved if the PAD Amendment is not approved, permits would not be issued for this phase until required off-site improvements associated with Phases 2 and 3 have been completed.

PUBLIC PARTICIPATION:

Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents have contacted Staff regarding the proposed Preliminary Plat.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is in the service areas of the Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD).

The LESD no longer assigns students to particular elementary schools based upon geographical location. As such, elementary age students living in Roosevelt Park II Phase 2 will have an opportunity to choose which school they will attend within the LESD system. Collier Elementary, located within the Coldwater Springs community approximately 1.5 miles southwest of Roosevelt Park, is geographically closest to the Entrada property. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

Both LESD and TUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed development (Exhibit H).

ANALYSIS:

The proposed Roosevelt Park II Phase 2 Preliminary Plat and Landscape, Wall, and Open Space Plan are in

conformance with the Roosevelt Park II PAD, as amended, as well as the City's Subdivision Ordinance, Zoning Ordinance, and Single-Family Residential Design Manual. The proposed 147-lot single family residential subdivision consisting of three lot types adheres to the requirements of the approved PAD and will result in development of a community consistent with the desired character for development in the General Plan's Medium/High Density land use category. Open space and amenities within the overall Roosevelt Park II community exceed requirements and will offer future residents of all ages a range of recreational options in proximity to their homes. Monument signs and walls are consistent between Phases 1 and 2 to create a seamless aesthetic.

Floor plans and elevations for single-family house products in the development will require City administrative approval. As with all new residential development, the City will expect any proposed housing product to meet all requirements of the City's Design Manual to reduce garage dominance and create visually interesting streetscapes.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Roosevelt Park II Phase 2 Preliminary Plat, including the Landscape, Wall, and Open Space Plan, are in conformance with the approved Roosevelt Park II PAD, as amended.
- The proposed Roosevelt Park II Preliminary Plat, including the Landscape, Wall, and Open Space Plan, meet or exceed requirements within the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.
- Through provision of a community pool and a wide range of other amenities between Phases 1 and 2, the proposal achieves City objectives related to provision of open space, trails, and parks.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

No public hearing is required. The Planning Commission will recommend **APPROVAL** of Application PL-19-0232 Roosevelt Park II Phase 2, a request for Preliminary Plat approval for the proposed 147-lot Roosevelt Park II Phase 2 subdivision, subject to the following four (4) conditions of approval:

1. Development of Roosevelt Park II Phase 2 shall conform to the following documents, except as modified by these conditions of approval:

- a. Preliminary Plat Narrative, date stamped October 23, 2019
 - b. Preliminary Plat, date stamped October 23, 2019
 - c. Landscape, Wall, and Open Space Plan, date stamped October 23, 2019
 - d. Preliminary Civil Plans, date stamped October 23, 2019
- 2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in two (2) years from the date of approval unless a Final Plat has been approved and recorded.
 - 3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.
 - 4. Development shall occur in accordance with the approved PAD, including any amendments thereto. Off-site improvements must be completed by the developer as stipulated with zoning approval.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0232 Roosevelt Park II Phase 2, a request for Preliminary Plat approval for the proposed 147-lot Roosevelt Park II Phase 2 subdivision, subject to four (4) recommended conditions of approval as listed in the Staff Report.

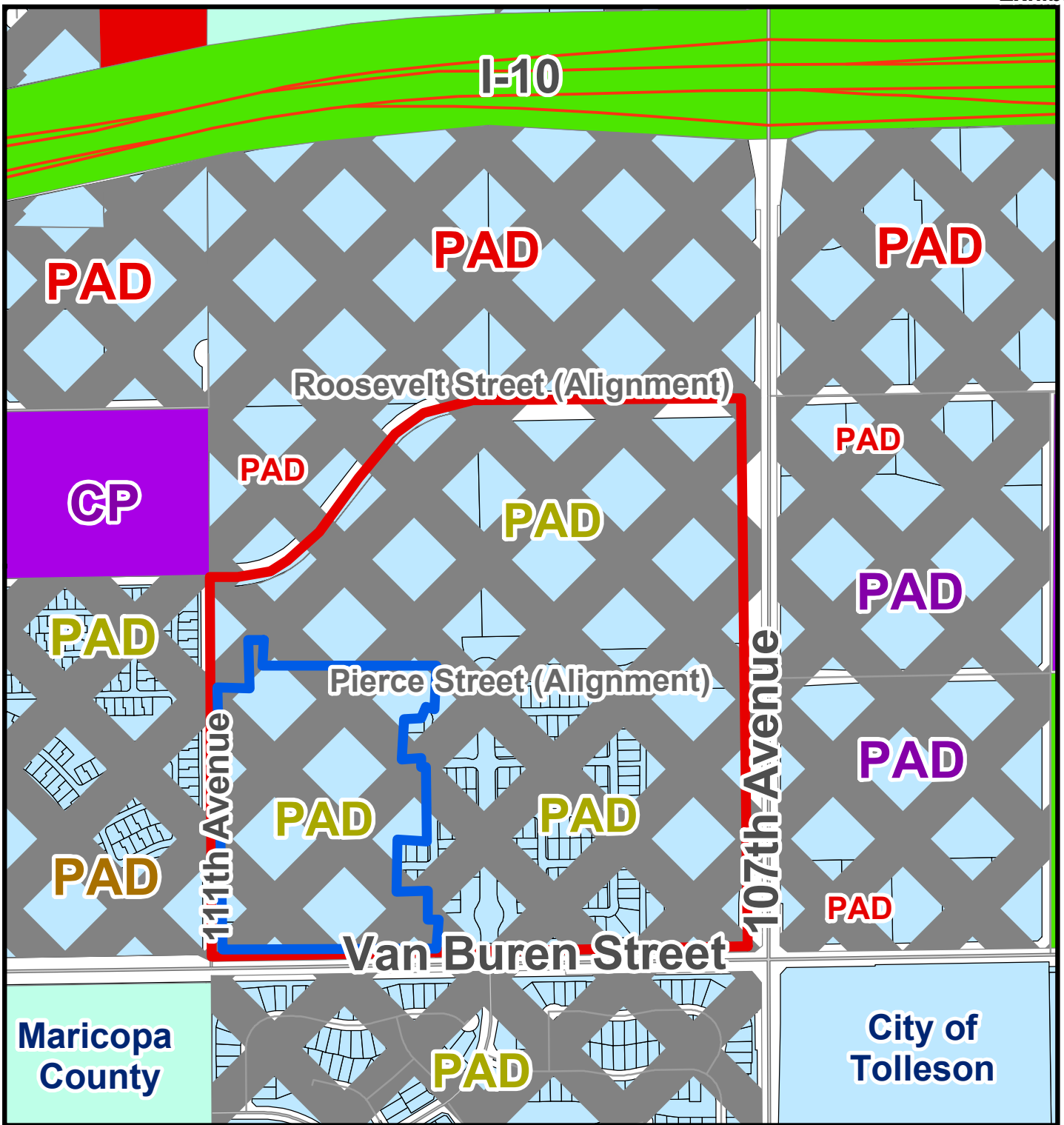


Aerial Photograph



- Roosevelt Park II
- Phase 2 (Proposed)



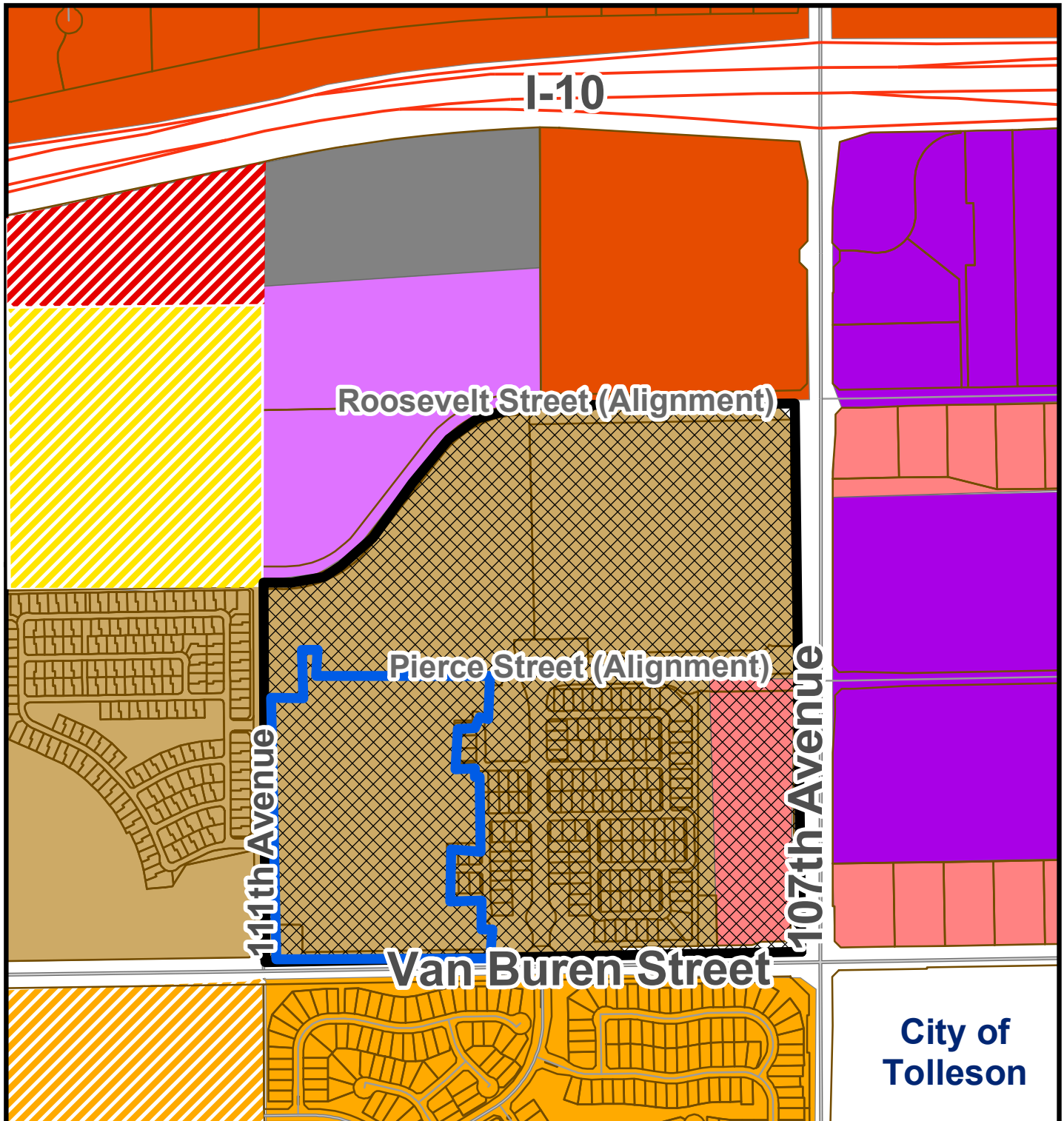


Zoning Vicinity Map



- ▮ Roosevelt Park II
- ▮ Phase 2 (Proposed)





General Plan Land Use Map

Medium/High Density Residential

Medium Density Residential

Mixed Use

Freeway Commercial

High Intensity Office

Local Commercial

Business Park

The BLVD - Neighborhood District

The BLVD - Residential District

The BLVD - Gateway District



Roosevelt Park II



Phase 2 (Proposed)

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0232 AND PL-19-0245

THE PROPERTY	
PARCEL SIZE (TOTAL)	144.91 gross acres
PARCEL SIZE (PROPOSED PHASE 2)	26.8 gross acres
LOCATION	Northwest corner of Van Buren Street and 107 th Avenue
PHYSICAL CHARACTERISTICS	Relatively flat with no unusual physical characteristics
EXISTING LAND USE	The Phase 1 portion of the Roosevelt Park II development is under construction. The remainder of the site, including the entirety of Phase 2, is undeveloped and no longer in agricultural use.
EXISTING ZONING	Roosevelt Park Planned Area Development (PAD)
ZONING HISTORY	The property was annexed and rezoned to Roosevelt Park Planned Area Development (PAD) in July 2001. The approved Roosevelt Park PAD included two phases of development. Roosevelt Park I, south of Van Buren Street was planned for conventional single-family residential development. Roosevelt Park II, north of Van Buren Street, was planned for a mixture of single-family residential, multi-family residential, mixed-use, and commercial development. Roosevelt Park I is complete with a total of 481 single-family homes on 147 acres. The PAD was amended in July 2005. The amendment, which only impacted the portion of Roosevelt Park north of Van Buren Street, replaced conventional single-family homes with town houses, apartments, and condominiums, established new residential development standards, reduced the overall density of the development from 9 du/ac to 6.21 dwelling units per acre. All other development standards and conditions of approval from the original approval were left in place. The PAD was again amended by City Council in April 2018. The 2018 amendment, which again only impacted the portion of Roosevelt Park north of Van Buren Street, eliminated the townhomes, apartments, and condominium uses approved in 2005, allowing for development of 607 single-family residences in four phases. The 2018 Amendment also specifies that the community will be gated, and that all streets internal to the community will be private. Approximately 10.9 acres at the northwest corner of 107th Avenue and Van Buren Street are reserved for commercial development.

SURROUNDING ZONING AND LAND USE	
NORTH	Undeveloped property in agricultural production, zoned Avondale Gateway Center Planned Area Development (PAD). The Avondale Gateway Center PAD allows for a mix of office, business park, and commercial uses.

WEST OF 111 TH AVENUE	Two separate residential communities abut the Roosevelt Park II community to the west. Versante, a fully-developed 336-unit multi-family apartment community, is located at the northwest corner of 111 th Avenue and Van Buren Street. Waterford Square, a fully-developed 217-lot single-family residential subdivision, is located immediately north of Versante. Both communities are zoned Waterford Square Planned Area Development (PAD).
SOUTH OF VAN BUREN STREET	Roosevelt Park I, a fully-developed 481-lot single-family residential subdivision, zoned Roosevelt Park Planned Area Development (PAD).
EAST OF 107 TH AVENUE	Multiple parcels zoned Griffith Commerce Park Planned Area Development, allowing for a mix of Commerce Park (CP) and Community Commercial (C-2) uses. Developed parcels include Universal Technical Institute (UTI) and a used car dealership. Avondale 107, a new commerce park, will soon be under construction north of UTI. The remaining parcels are undeveloped.
GENERAL PLAN	
Except for the 10.9-acre commercial corner, which is designated Local Commercial by the General Plan 2030 Land Use Map, the Roosevelt Park II site is designated Medium High Density Residential (MHDR). The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density).	

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Littleton Elementary School District and Tolleson Union High School District
ELEMENTARY SCHOOLS	School of choice
HIGH SCHOOL	La Joya High School
107th Avenue	
Classification	Minor Arterial
Existing half-street ROW	None
Standard half-street ROW	65 feet
Existing half-street improvements	None
Standard half-street improvements	2 travel lanes, turn lane, bike lane, curb and gutter, sidewalk, street lights, and landscaping

Van Buren Street	
Classification	Arterial
Existing half-street ROW	65 feet
Standard half-street ROW	65 feet
Existing half-street improvements	Two Traffic Lanes in each direction
Standard half-street improvements	Two traffic lanes in each direction with ½ center turn lane, curb, gutter, sidewalk, landscaping and streetlights.

111th Avenue	
Classification	Major Collector
Existing half-street ROW	40 feet
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	1 travel lane, bike lane, curb and gutter, sidewalk, street lights, and landscaping

<i>UTILITIES</i>
Water is served to the Roosevelt Park II development by an existing 12” water line in 111th Avenue, an existing 16” water line in 107th Avenue, and an existing 16” water line in Van Buren Street. Sewer is served to the Roosevelt Park II development by an existing 15” sewer line in 107th Avenue and an existing 18” sewer line in Van Buren Street. Salt River Project (SRP) provides electricity in this portion of Avondale.

Exhibit E

Preliminary Plat Narrative

Roosevelt Park II Phase 2

Roosevelt Park Pre-Plat Narrative – Phase 2

Introduction & Location of Property

Mattamy Homes is proposing to develop a special housing design/ elevation specifically created for the City of Avondale as Phase II of the Roosevelt Park PAD. In addition, Mattamy is proposing to allow for a mix of a variety of lot sizes all on the same street. This original design will be a gated single-family residential community totaling approximately 128-gross acres at the northeast corner of 107th Avenue and Van Buren Street within the City of Avondale. More specifically, the project is located in the Southeast Quarter of Section 6, Township 1 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, parcels 102-56-005T, 102-56-005R, and 102-56-005S (the "Property"). The subject parcels are currently used for agricultural purposes.

Phase 2 – Pre-Plat

Roosevelt Park Phase 2 is located adjacent to Van Buren Street and 111th Avenue, within the southwest quadrant of the overall project site. Phase 2 includes 28.27 gross acres of land, including 4.32 acres of open space (16.83% of the phase). In total, one-hundred and forty-seven (147) dwelling units are proposed within the phase, equating to 5.20 dwelling units per acre. Pursuant to the PAD document, three different lot sizes are proposed (45'x97', 50'x97', and 60'x97') within two different lot mix categories (3,800SF – 4,749SF, and 4,750SF-5,699SF). One park space is included within Phase 2, the details of which are provided in the Parks and Open Space section below.

Character

The overall architectural character of Phase 2 matches the character of the overall Property, which includes a variety of entirely new products created just for Avondale, with a modern desert landscape palette that will complement the surrounding architecture and environment. Playing off of the historical character of the area, authentic and natural materials, along with a patterned landscape will be utilized. These elements evoke the historical character and lifestyle, while providing a diverse housing opportunity in Avondale's central core environment, for Avondale residents that do not have the time or desire to maintain a large suburban lot.

Parks, Open Space and Recreation Areas

One amenity area is planned for Phase 2 of this development. The amenity area will complement the architectural style of the homes, and the community's overall landscape theme. The planned amenity area will feature a ramada with a large picnic table, a charcoal grill, a play structure with a shade structure, bike racks, trash receptacles, pet waste station, and a large turf area for active play.

Trails

The community is designed to encourage a healthy and active lifestyle through the inclusion of trails and sidewalks that connect residents to each area of open space and various amenity areas within the development. Ensuring access to the City's planned bike lanes and trails, shown on the Parks, Recreation Facilities and Trails Master Plan, is a top priority for this community. Through the use of pedestrian gates, residents will have access to Avondale's extensive system of trails and bikeways, connecting homes and residents to parks, shopping areas, businesses, schools, Estrella Mountain Community College, and to public land surrounding the City.

Monumentation and Theming

Enhanced gateway monumentation and overall project theming will be provided within the community and at each of the gated project access ways (including the 111th Ave. exit only drive). Within Phase 2, monumentation shall be provided at the 111th Avenue gated exit only drive. The 111th Avenue monument includes a 42' long by 7'-2" high monument using 12"x12" Cantera tile with a 2" Cantera paver cap. 24" polished aluminum reverse pan channel letters that are internally lit spell out "Roosevelt Park, a Mattamy Homes Community". A perimeter wall designed to match the greater community has been provided within

Phase 2 for community security and safety, and will be enhanced by a comprehensive landscape character and palette, punctuated by attractive features signifying arrival to the community. Together, these elements will be integrated with each other to establish a character that complements the City of Avondale, the community as a whole, and surrounding developments.

Conclusion

The proposed Phase 2 development furthers the City of Avondale's aspirations for quality residential areas, and provides prospective residents with a well-organized, interconnected community. With ample open space, landscape areas, recreational amenities, and unique monumentation, the development will reflect the character of the area and the overall proposed Roosevelt Park development. Phase 2 of Roosevelt Park will continue to provide a desirable residential community within Avondale, while respecting its existing adjacent neighborhoods, commercial development, and planned employment centers.

Primary Community Design Objectives and Guiding Principles:

- Emphasize a variety of land uses to provide housing (at many socio-economic levels), services, and recreational opportunities;
- Create a strong thematic identity communicated through monumentation, landscape materials, walls, and fencing;
- Create the physical facilities and establish soft infrastructure programs to encourage "community" building;
- Develop a high-quality community that is compatible with the existing built environment;
- Create clear hierarchies of open space, public spaces, and circulation patterns;
- Offer diversity in lot sizes and architectural styles;
- Organize neighborhoods around centralized parks and provide interconnectivity to adjacent neighborhoods;
- Balance low-water usage/native landscapes with landscape theme concepts; and
- Create dual-usage open spaces that facilitate recreational use while functioning as storm water retention and recharge opportunities.

Exhibit F

Proposed Preliminary Plat

Roosevelt Park II Phase 2

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING MARKED BY A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 6, BEING MARKED BY A CITY OF AVONDALE BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST, 2613.62 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 0 DEGREES 16 MINUTES 45 SECONDS WEST, 95.45 FEET TO AN ANGLE POINT ON THE EXTERIOR BOUNDARY OF THAT PLAT OF 'ROOSEVELT PARK - PHASE 1' RECORDED IN BOOK 1444, PAGE 4 OF MARICOPA COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 0 DEGREES 16 MINUTES 45 SECONDS WEST, 1117.62 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, 20.00 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, 54.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 181.00 FEET;

THENCE NORTHEASTERLY 33.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 41 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 219.00 FEET;

THENCE NORTHEASTERLY 24.33 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6 DEGREES 21 MINUTES 54 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY 22.20 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84 DEGREES 48 MINUTES 50 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 519.00 FEET;

THENCE NORTHERLY 7.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0 DEGREES 52 MINUTES 29 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 88 DEGREES 28 MINUTES 53 SECONDS EAST, 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 88 DEGREES 28 MINUTES 53 SECONDS EAST A DISTANCE OF 481.00 FEET;

THENCE SOUTHERLY 4.95 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0 DEGREES 35 MINUTES 22 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY 24.04 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91 DEGREES 50 MINUTES 41 SECONDS;

THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST, 137.30 FEET;

THENCE NORTH 0 DEGREES 54 MINUTES 56 SECONDS WEST, 97.00 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST, 609.78 FEET;

THENCE NORTH 0 DEGREES 54 MINUTES 56 SECONDS WEST, 4.00 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST, 90.00 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF SAID FINAL PLAT OF 'ROOSEVELT PARK - PHASE 1';

THENCE ALONG SAID EXTERIOR BOUNDARY, THE FOLLOWING COURSES:

THENCE SOUTH 0 DEGREES 54 MINUTES 53 SECONDS EAST, 106.00 FEET;

THENCE SOUTH 55 DEGREES 23 MINUTES 40 SECONDS WEST, 24.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 55 DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 51.00 FEET;

THENCE NORTHWESTERLY 56.14 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 63 DEGREES 04 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 41.65 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, 86.00 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 200.00 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 05 SECONDS EAST, 86.00 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 38.00 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST, 18.77 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 238.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST A DISTANCE OF 15.00 FEET;

THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 85.00 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, 164.06 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 100.00 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 30 SECONDS EAST, 38.00 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 97.00 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 05 SECONDS EAST, 164.29 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 82.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 41.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 5 DEGREES 50 MINUTES 27 SECONDS EAST A DISTANCE OF 51.00 FEET;

THENCE NORTHEASTERLY 36.62 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41 DEGREES 08 MINUTES 12 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 35 DEGREES 17 MINUTES 45 SECONDS EAST, 18.07 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 119.00 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, 879.09 FEET;

THENCE NORTH 0 DEGREES 54 MINUTES 56 SECONDS WEST, 119.93 FEET;

THENCE NORTH 45 DEGREES 54 MINUTES 56 SECONDS WEST, 14.14 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, 105.27 FEET;

THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, 129.94 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, 17.95 FEET;

THENCE NORTH 45 DEGREES 35 MINUTES 50 SECONDS WEST, 14.06 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT
FOR
ROOSEVELT PARK - PHASE 2

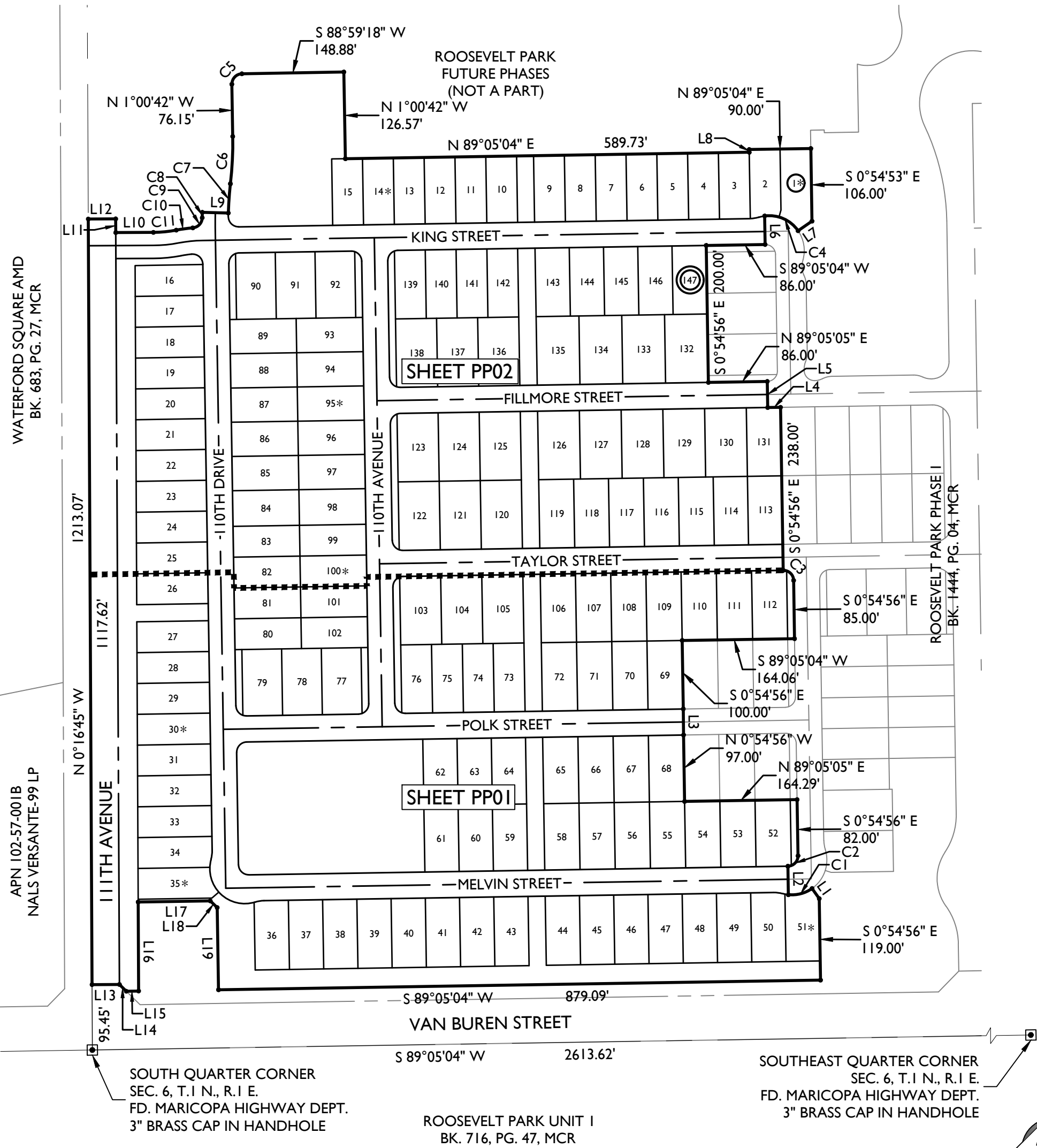
A PORTION OF THE SOUTHEAST QUARTER, SECTION 6, T.1 N., R.1 E., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT TEAM

PROPERTY REPRESENTATIVE:
MATTAMY ARIZONA, LLC
9200 E PIMA CENTER PKWY, STE. 160
SCOTTSDALE, AZ 85258
TEL: (480)-291-8146
FAX: (480)-302-6076
CONTACT: CHRIS BRAMWELL

CIVIL ENGINEER
EPS GROUP, INC.
1130 N ALMA SCHOOL, STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOE PETRUCCI, P.E.

LANDSCAPE ARCHITECT:
ANDERSONBARON
50 N. MCCLINTOCK DRIVE, SUITE 1
CHANDLER, AZ 85226
TEL: (480)-699-7956
FAX: (480)-699-7986
CONTACT: ALEX FISH



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.07'	S35°17'45"E
L2	41.65'	S00°54'56"E
L3	38.00'	S00°34'30"E
L4	18.77'	N89°05'04"E
L5	38.00'	S00°54'56"E
L6	41.65'	S00°54'56"E
L7	24.72'	S55°23'40"W
L8	4.00'	N00°54'56"W
L9	38.00'	S88°28'53"E
L10	54.95'	N89°43'15"E
L11	20.00'	S00°16'45"E
L12	40.00'	N89°43'15"E
L13	40.00'	S89°43'15"W
L14	14.06'	N45°35'50"W
L15	17.95'	S89°05'04"W
L16	129.94'	S00°16'45"E
L17	105.27'	S89°05'04"W
L18	14.14'	N45°54'56"W
L19	119.93'	N00°54'56"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	36.62'	51.00'	35.84'	041°08'12"
C2	23.56'	15.00'	21.21'	090°00'00"
C3	23.56'	15.00'	21.21'	090°00'00"
C4	56.14'	51.00'	53.35'	063°04'00"
C5	23.56'	15.00'	21.21'	090°00'00"
C6	69.20'	519.00'	69.15'	007°38'23"
C7	42.89'	481.00'	42.88'	005°06'34"
C8	7.92'	519.00'	7.92'	000°52'29"
C9	22.20'	15.00'	20.23'	084°48'50"
C10	24.33'	219.00'	24.32'	006°21'54"
C11	33.57'	181.00'	33.53'	010°37'41"

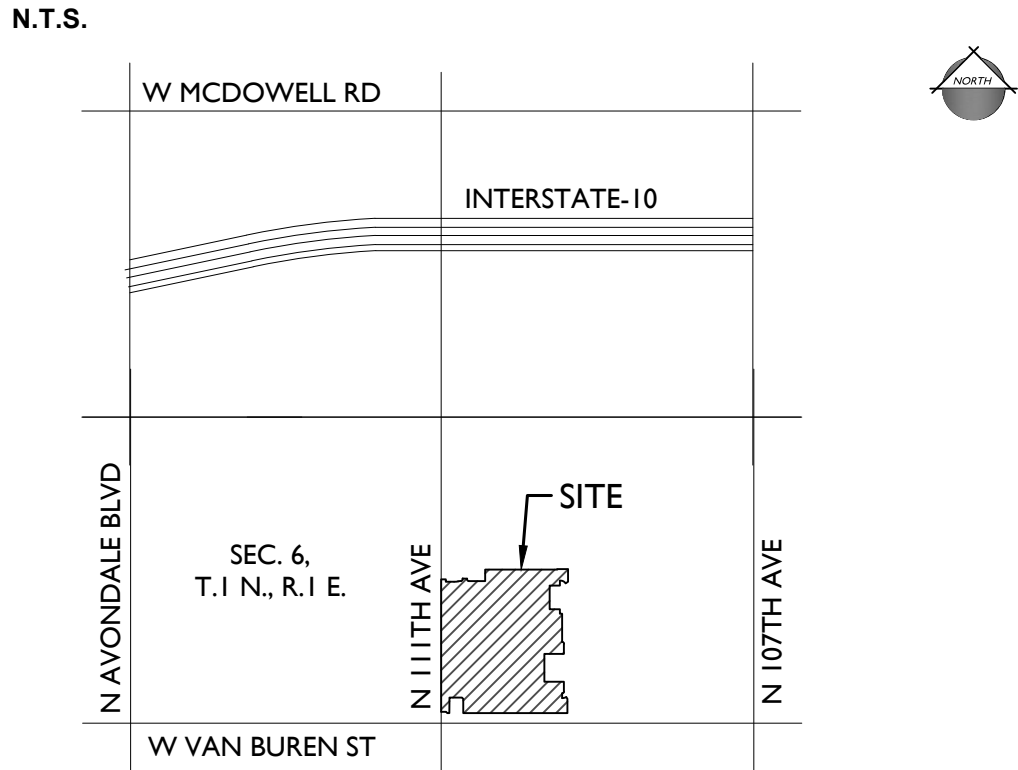
LEGEND

—————	PROPERTY BOUNDARY
—————	STREET CENTERLINE
—————	RIGHT OF WAY
—————	LOT LINE
—————	PUBLIC UTILITY EASEMENT
-----	SIGHT VISIBILITY TRIANGLE
—————	WATER LINE
—————	SEWER LINE

ROOSEVELT PARK PAD DEVELOPMENT STANDARDS			
STANDARD	60' x 95'	50' x 95'	45' x 95'
MIN. LOT AREA	5,700 SF	4,750 SF	4,275 SF
MIN. LOT WIDTH	60'	50'	45'
MIN. LOT DEPTH	95'	95'	95'
MAX. HEIGHT	2 STORIES / 30'	2 STORIES / 30'	2 STORIES / 30'
FRONT LIVABLE/SIDE-LOADED GARAGE	10'	10'	10'
GARAGE	20'	20'	20'
SIDE	5'	5'	5'
CORNER LOT - SIDE (ADJACENT TO 10' TRACT)	5' LIVABLE STRUCTURE (2)	5' LIVABLE STRUCTURE (2)	5' LIVABLE STRUCTURE (2)
REAR	10'	10'	10' (3)
DISTANCE BETWEEN BUILDINGS	10'	10'	10'
MAX. LOT COVERAGE	*	*	*

NOTES:
(2) FOR CORNER LOTS, A PROJECTION IS ALLOWED FOR ARCHITECTURAL ARTICULATION INTO THE SIDE SETBACK, AND A 5' PROJECTION IS ALLOWED FOR NON-LIVABLE PATIOS AND PORCHES INTO THE SIDE SETBACK.
(3) FOR STREET LOADED HOMES, A 5' PROJECTION INTO THE REAR SETBACK IS ALLOWED FOR NON-LIVABLE PATIOS AND PORCHES.
* LOT COVERAGE WILL BE DICTATED BY SETBACKS. SETBACKS WILL SUPERSEDE LOT COVERAGE REQUIREMENTS IN ANY STATED ZONING CATEGORY.

VICINITY MAP



PROJECT INFORMATION

LOCATION: NEC OF VAN BUREN STREET AND 111TH AVE
APN: PORTION OF 102-56-005X
GENERAL PLAN: MEDIUM HIGH DENSITY RESIDENTIAL
ZONING: PAD

GROSS AREA: +/- 26.80 AC.
NET AREA: +/- 25.77 AC.

NO. OF LOTS:
45' x 95' 51 LOTS
50' x 95' 75 LOTS
60' x 95' 21 LOTS
TOTAL 147 LOTS

DENSITY: +/- 5.70 DU/NET AC.

OPEN SPACE: 4.32 ACRES (16.8% OF NET AREA)

OPEN SPACE (PHASE 1 & 2): 14.19 ACRES (22.7% OF PHASE 1 & 2 NET AREA)

PRELIMINARY PLAT NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAYS TO BE MAINTAINED BY THE ROOSEVELT PARK HOMEOWNERS' ASSOCIATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- EACH FINAL PLAT SHALL INCLUDE A NOTE THAT STATES THAT THE SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT.
- THE ROOSEVELT PARK HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE VAN BUREN STREET TRAIL EASEMENT.
- THE ROOSEVELT PARK HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ALL LANDSCAPING IN PRIVATE TRACTS, AND ADJOINING PRIVATE PROPERTY OUTSIDE OF INDIVIDUAL LOT WALLS.
- HOMES ON LOTS WITH AN ASTERISK SHALL BE REQUIRED TO UTILIZE A HOUSE PLAN / ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOT MOST VULNERABLE TO HEADLIGHT INTRUSION.
- ACCESS TO 111TH AVENUE VIA KING STREET IS EXIT-ONLY.

FLOOD ZONE

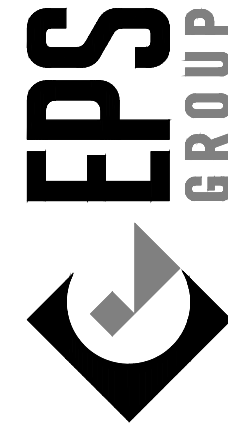
ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	STREET SECTIONS / DATA TABLES / LOT DIAGRAMS
SHEET 4	PP03	
SHEET 5	PP04	PHASING PLAN

Submitted
October 23,
2019

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Roosevelt Park - Phase 2

Project:

Revisions:

SEPTEMBER 26, 2019 - 1ST SUBMITTAL
OCTOBER 23, 2019 - 1ST SUBMITTAL



Call or e-mail for the following days
before your begin excavation.
ARIZONA 80
800-448-8000
In Maricopa County (602)683-1100

Designer: -

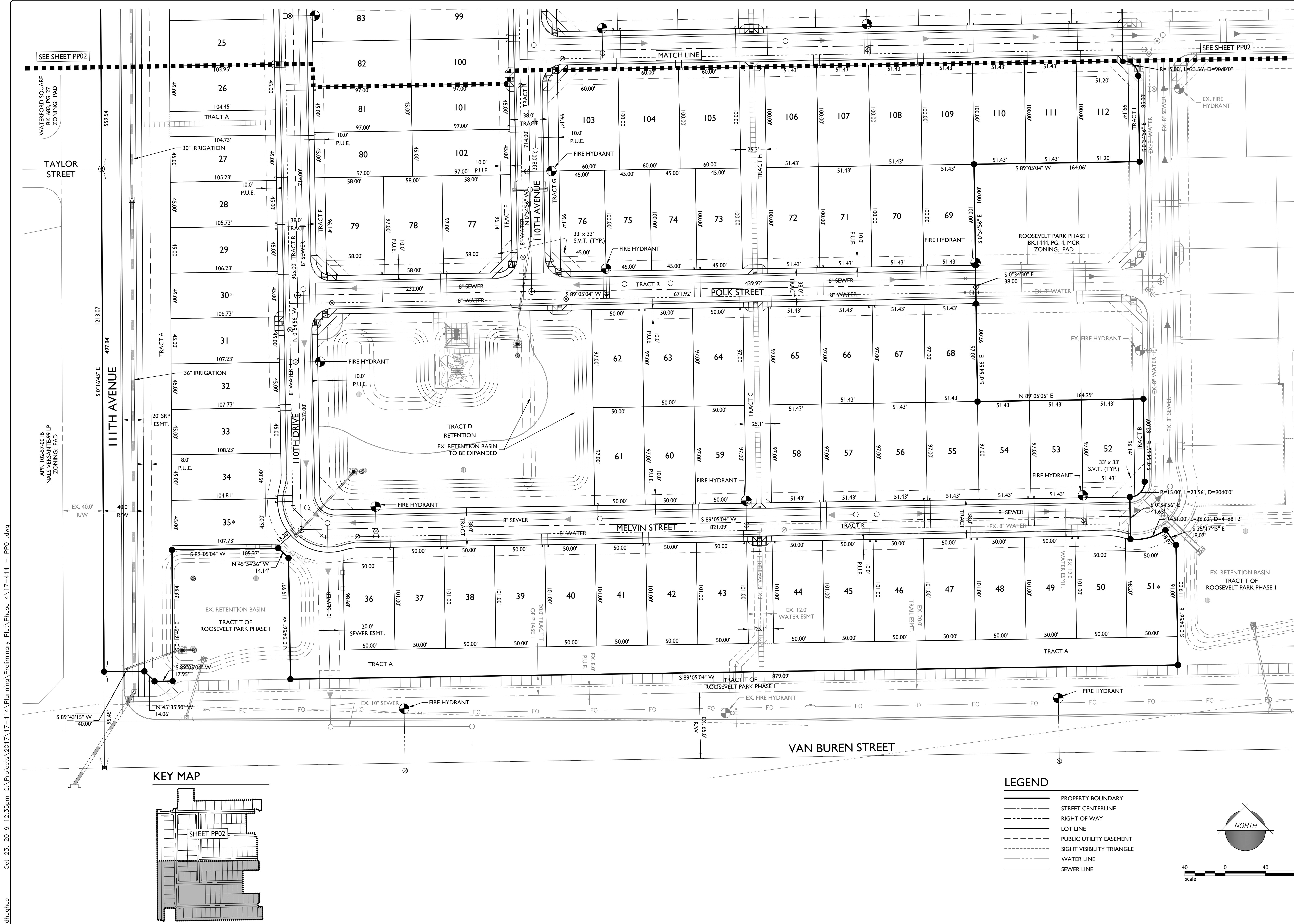
Drawn by: DCH



Job No.
17-414

CS01

Sheet No.
1
of 5



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Roosevelt Park - Phase 2

Preliminary Plat

Project:

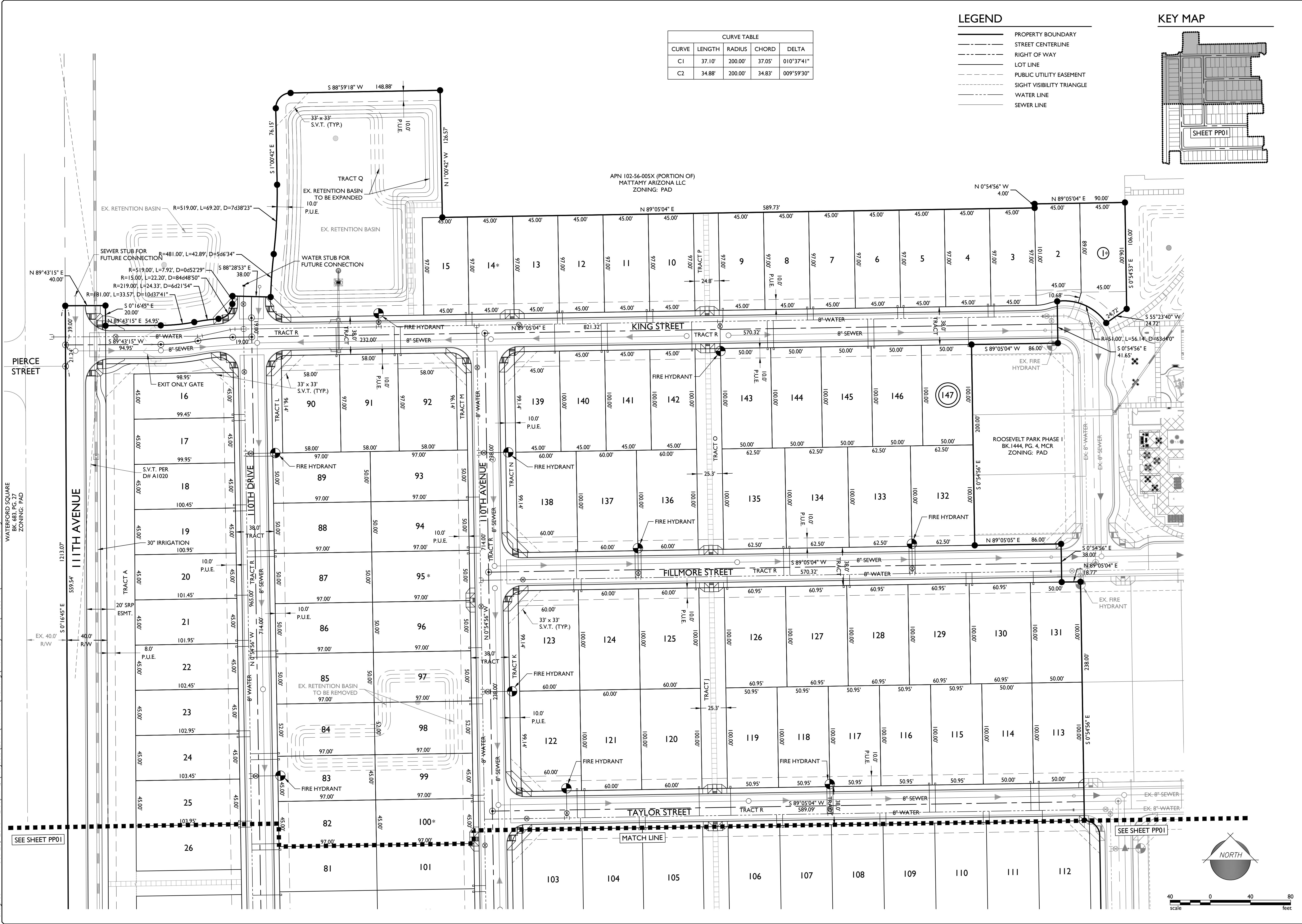
Revisions:

SEPTEMBER 26, 2019 - 1ST SUBMITTAL
OCTOBER 23, 2019 - 1ST SUBMITTAL

Drawn by: DCH

Arizona State Engineer
JOSEPH W. PETRUCCI III
No. 54540
Exp. 12-31-2024
U.S.A.

Job No.
17-414
PP01
Sheet No.
2
of 5

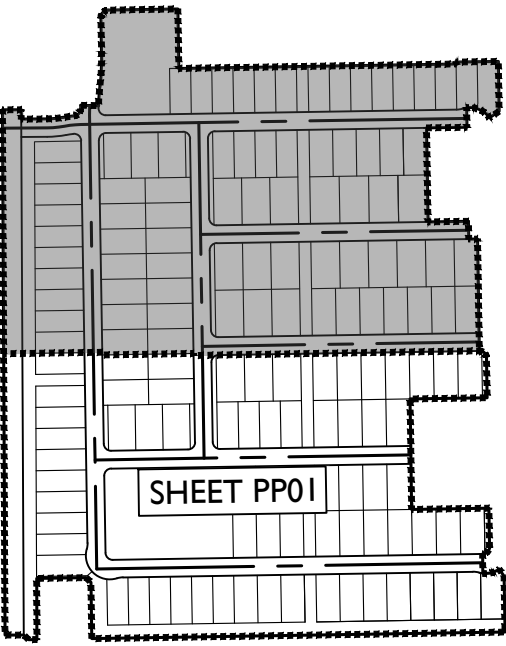


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	37.10'	200.00'	37.05'	010°37'41"
C2	34.88'	200.00'	34.83'	009°59'30"

LEGEND

- PROPERTY BOUNDARY
- STREET CENTERLINE
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY TRIANGLE
- WATER LINE
- SEWER LINE

KEY MAP



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Roosevelt Park - Phase 2

Preliminary Plat

Project:

Revisions:

SEPTEMBER 26, 2019 - 1ST SUBMITTAL
OCTOBER 23, 2019 - 1ST SUBMITTAL

ARIZONA
State of Arizona
Mesa, Arizona
Mesa, Arizona

Design:

Drawn by:

JOSEPH W. PETRUCCI III
Professional Engineer
No. 54540
Arizona

Job No.

17-414

PP02

Sheet No.

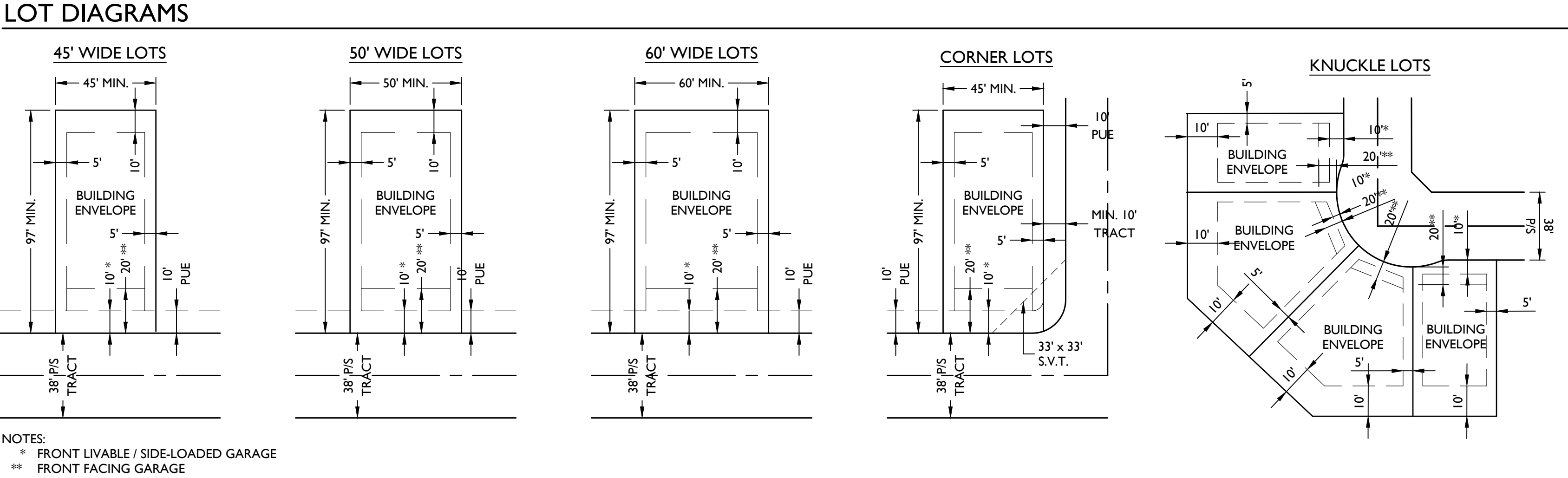
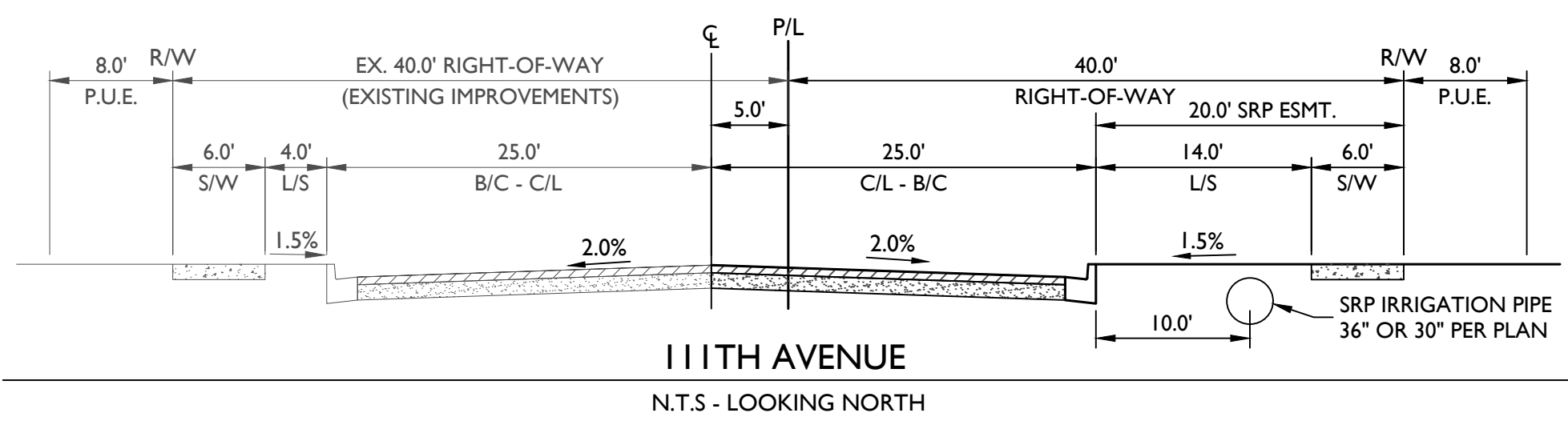
3 of 5

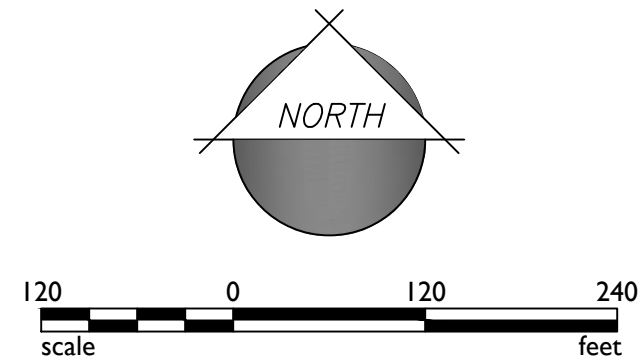
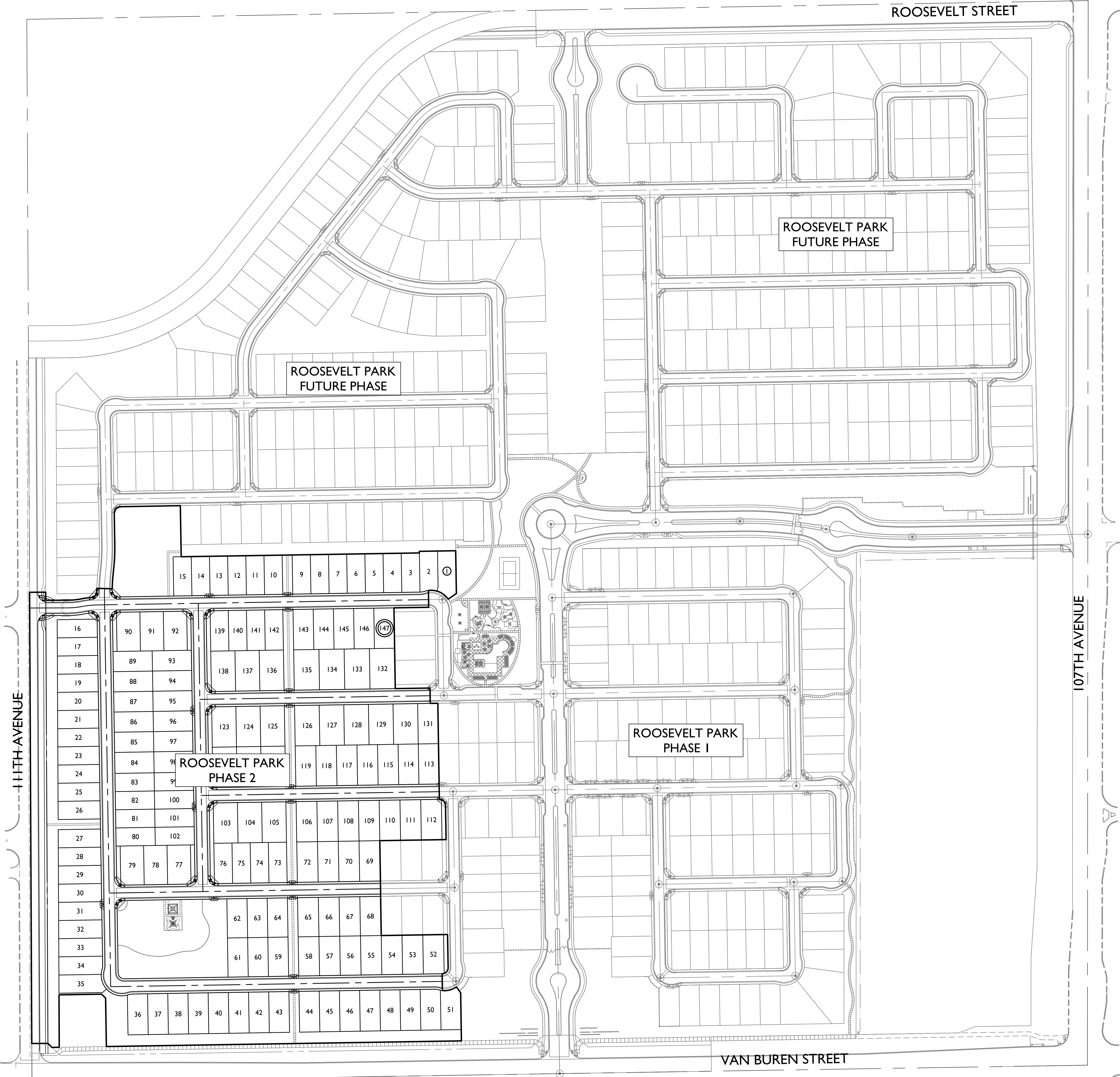
Lot Table	
Lot #	Area
141	4500.00
142	4500.00
143	5000.00
144	5000.00
145	5000.00
146	5000.00
147	5000.00
TOTAL 737,177.80 SQ. FT.	

EPS
GROUP

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Roosevelt Park - Phase 2
Avondale, AZ

Project:

SEPTMBER 26, 2019 - 1ST SUBMITTAL
OCTOBER 23, 2019 - 1ST SUBMITTAL

Revisions:

Call at least one full working day
before you begin excavation.

State of Arizona
In Maricopa County (R20263-1100)

Designer:
Drawn by: DCH

Job No.
17-414

PP04

Sheet No.
5
of 5

Exhibit G

Proposed Landscape, Wall, and Open Space Plan
Roosevelt Park II Phase 2

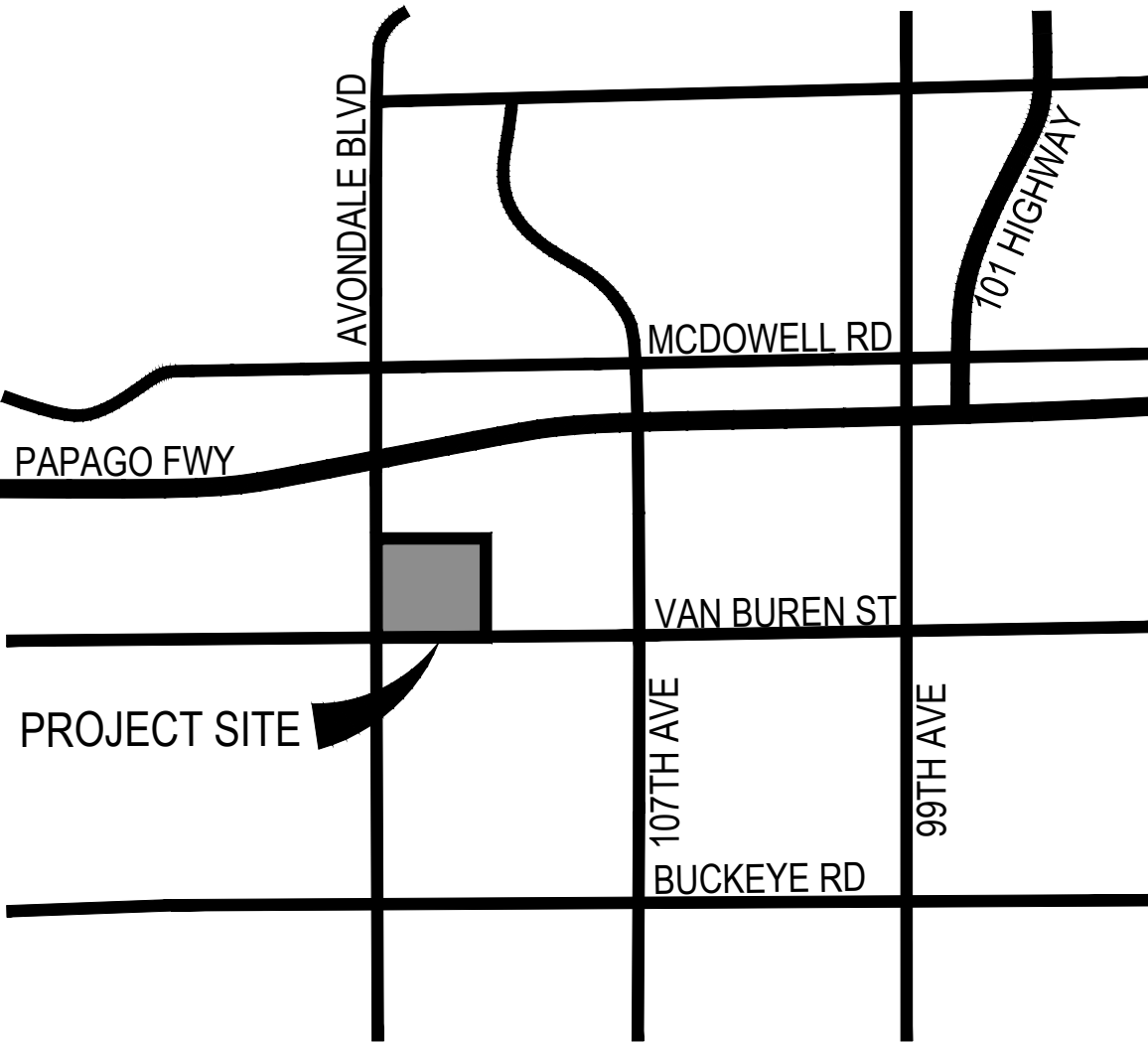
CLIENT:

Mattamy Homes
9200 E. Pima Parkway, Suite 160
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F. 480.302.6076
Contact: Chris Bramwell
Email: chris.bramwell@mattamycorp.com

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Avondale, Arizona 85323
P. 623.547.4661
F. 480.773.4599
Contact: Joel Saurey
Email: joel.saurey@epsgroupinc.com



Vicinity Map Not To Scale

GENERAL LANDSCAPE NOTES	
1. ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.	
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.	
3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE(SEE ATTACHED).	
4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCRITCH UPON THIS CLEAR SPACE WHEN MATURE.	
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.	
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.	
NOTE: ALL CONSTRUCTION SHALL IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.	

ROOSEVELT PARK

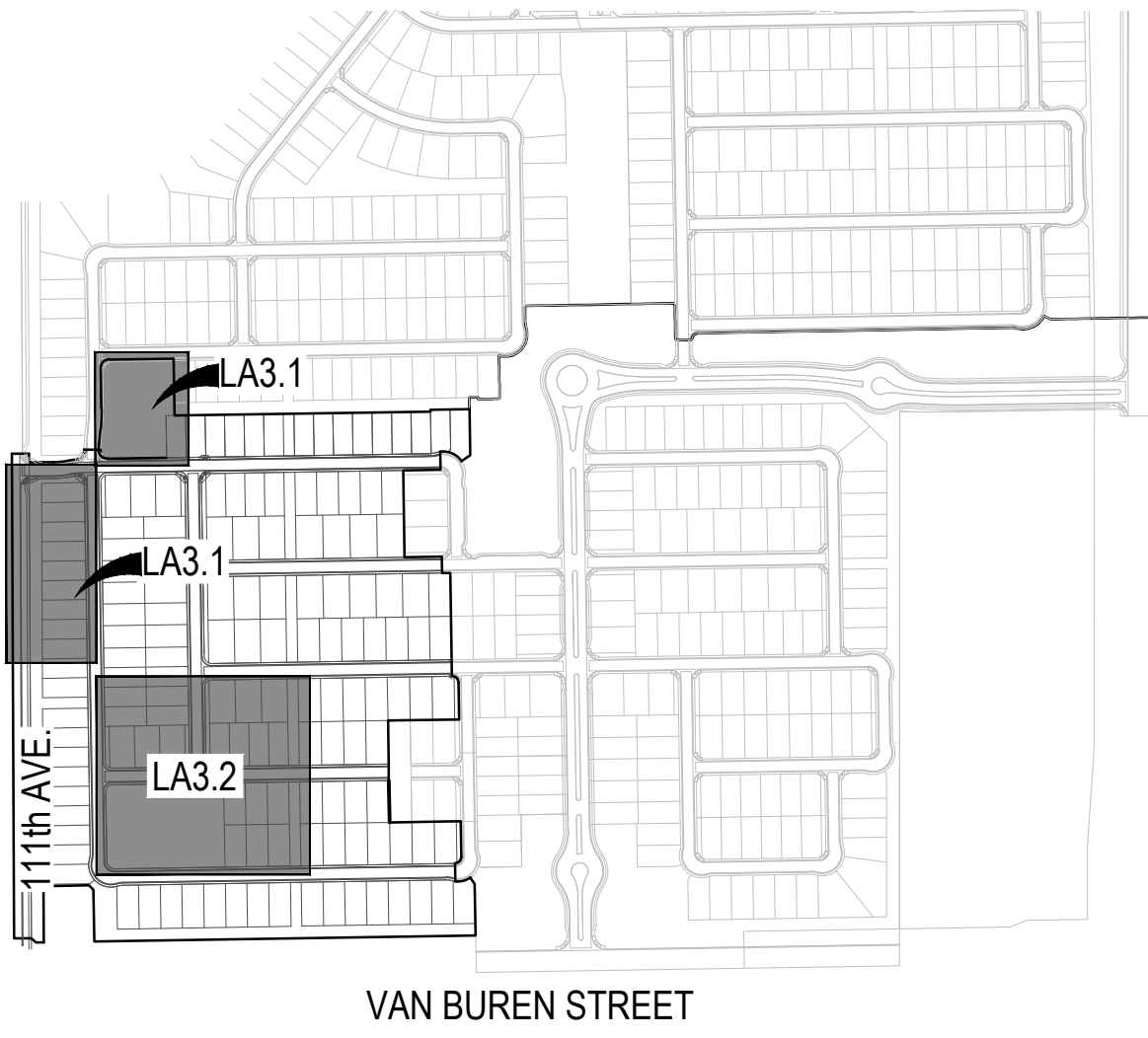
Phase 2

Preliminary Subdivision Plat

107th Avenue and Van Buren Street

Avondale, Arizona, 85258

10.23.2019



Key Map Not To Scale

PLANTING DATA SHEET		
REQUIRED LANDSCAPE IMPROVEMENTS BY ZONING DISTRICT	REQUIRED	PROVIDED
A. SINGLE FAMILY RESIDENTIAL (AG, RR-43, RR-18, R1-35, R1-15, R1-8, R1-6, R1-5)	294 TREES	324 TREES
REQUIRED LANDSCAPE AREAS	REQUIRED	PROVIDED
(1) LANDSCAPE SETBACK/TREES	47 TREES	94* TREES
(2) LANDSCAPE SETBACK/SHRUBS	467 SHRUBS	470 SHRUBS
(3) LANDSCAPE SETBACK/GROUND COVER CACTUS/SUCCULENTS	2,300 SQ.FT <15 %	2,500 SQ.FT 7 %
(1) RIGHT OF WAY LANDSCAPING/TREES	37 TREES	0* TREES
(2) RIGHT OF WAY LANDSCAPING/SHRUBS	374 SHRUBS	496 SHRUBS
TOTALS	REQUIRED	PROVIDED
TOTAL TREES (LINES A-N)	294 TREES	324 TREES
TOTAL SHRUBS (LINES A-N)	841 SHRUBS	965 SHRUBS
TOTAL GROUND COVER (LINES A-N)	2,300 SQ.FT	2,500 SQ.FT
TOTAL GROUND COVER, INORGANIC (¾" SELECT DECOMPOSED GRANITE)	166,842 SQ.FT	166,842 SQ.FT
TOTAL RIGHT-OF-WAY LANDSCAPE AREA	27,518 SQ.FT	27,518 SQ.FT
TOTAL USEABLE OPEN SPACE (PAD ONLY)	188,180 SQ.FT	188,180 SQ.FT
TOTAL USEABLE OPEN SPACE (PAD ONLY)	16.8%	16.8%

* DUE TO THE ROW BEING WITHIN AN SRP EASEMENT NO TREES ARE ALLOWED. ADDITIONAL TREES HAVE BEEN PROVIDED WITHIN THE LANDSCAPE SETBACK TO ACCOUNT FOR THE REQUIRED TREES

SHEET INDEX	
Cover Sheet	LA0.0
General Notes	LA0.1
Wall Plan	LA2.0
Layout Plan	LA2.1 - LA2.2
Overall Planting Plan	LA3.0
Planting Plan	LA3.1 - LA3.2
Overall Irrigation Plan	LA4.0
Construction Details	LA6.1 - LA6.5
Planting Details	LA7.1 - LA7.2
Irrigation Details	LA7.3 - LA7.4
Planting Specifications	LA8.1
Irrigation Specifications	LA8.2 - LA8.3
Maintenance Plan	LA9.1 - LA9.2

OPEN SPACE DATA SHEET		
	ACRES	% OF NET SITE AREA
A. TOTAL OPEN SPACE EXCLUDING ROW	4.32	16.8%
B. TOTAL OPEN SPACE EXCLUDING ROW AND BASINS	2.32	9.0%
C. TOTAL USABLE OPEN SPACE EXCLUDING ROW	3.69	14.3%

Submitted
October 23,
2019

ROOSEVELT PARK

Phase 2

Preliminary Subdivision Plat

10.23.2019

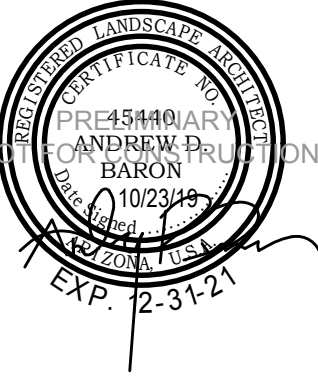
andersonbaron

plan · design · achieve

50 n. mcclintock drive, ste 1

chandler, arizona 85226

p.h. 480.699.7956 f.480.699.7986



Revisions

△	
△	
△	
△	

GENERAL PROJECT NOTES:

- THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
- THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
- THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
- CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S SUBS, TREES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
- CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

PLANTING GENERAL NOTES:

- CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TEST HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDSCAPE DETAIL.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
- LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
- THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
- PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES: TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE. CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
- WHERE THE LOCAL REVIEWING AGENCY REQUIRES THE USE OF ROOT BARRIER PANELS FOR TREES, CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL).
- CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

- THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF 65 TO 75 PSI WATER PRESSURE AT WATER METER.
- THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVES SHALL NOT EXCEED MANUFACTURERS DESIGN SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
- CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS.
- VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2)" INCHES OF PEA GRAVEL.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6)" INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

HARDSCAPE GENERAL NOTES:

- CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
- REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
- UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PREPARE A 4'x4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

GRADING GENERAL NOTES:

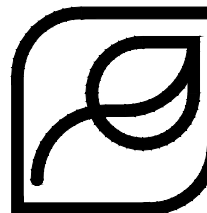
- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
- FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

GENERAL LANDSCAPE NOTES

- ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
- THE PROPERTY OWNER AND OR/ LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE(SEE ATTACHED).
- A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCRROACH UPON THIS CLEAR SPACE WHEN MATURE.
- PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
- THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

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Roosevelt Park
Roosevelt Park Phase 2 - Pre-Plat
Avondale Arizona
General Notes



revisions



issued for

- ☐ design dev.
- ☐ progress set
- ☒ city submittal
- ☐ bid package
- ☐ construction

title

General Notes

date issued

10.23.19

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drawn by

JC, KB

checked by

AB

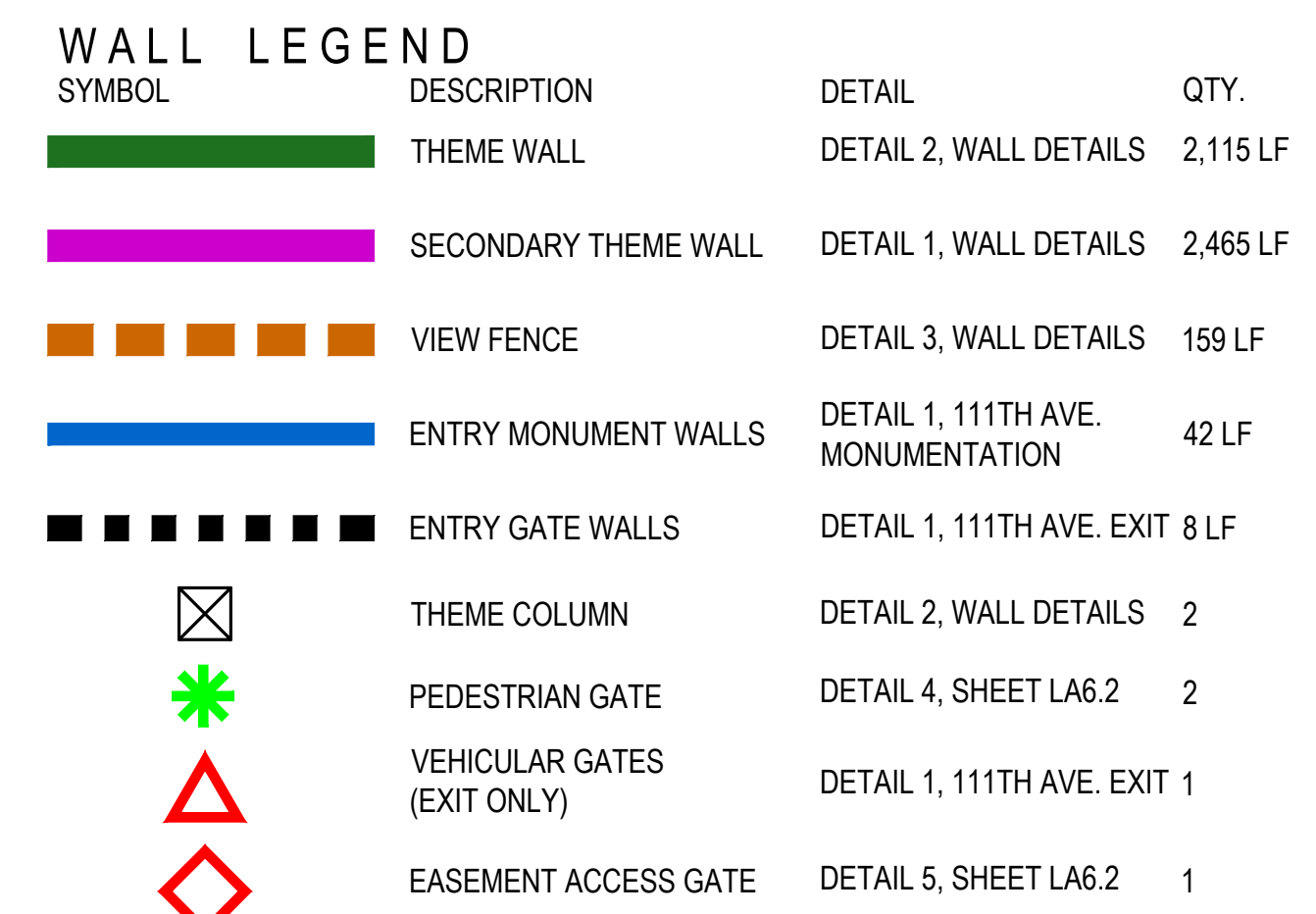
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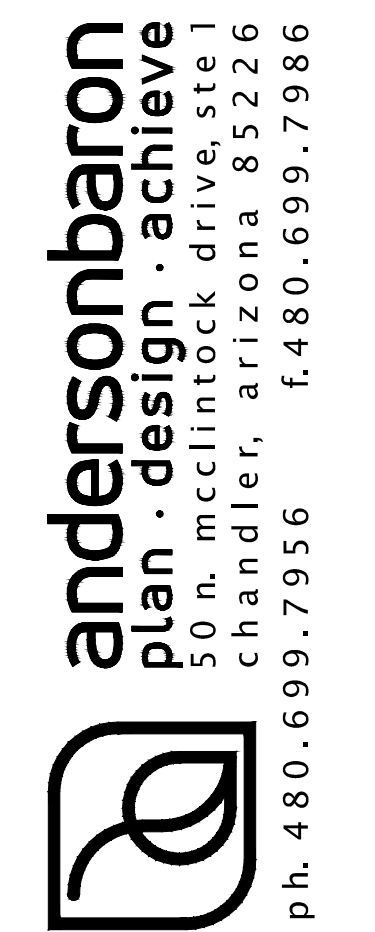
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1. ALL WALLS TO TERMINATE WITH A TURNED END WALL END 45'-0" FROM PROPERTY LINE.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEOWNER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEOWNER)
4. CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS



Roosevelt Park

Roosevelt Park Phase 2 - Pre-Plat

Avondale Arizona

Wall Plan



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revisions	
	
	
	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	
☐ bid package	
☐ construction	
title	Wall Plan
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drawn by	JC, KB
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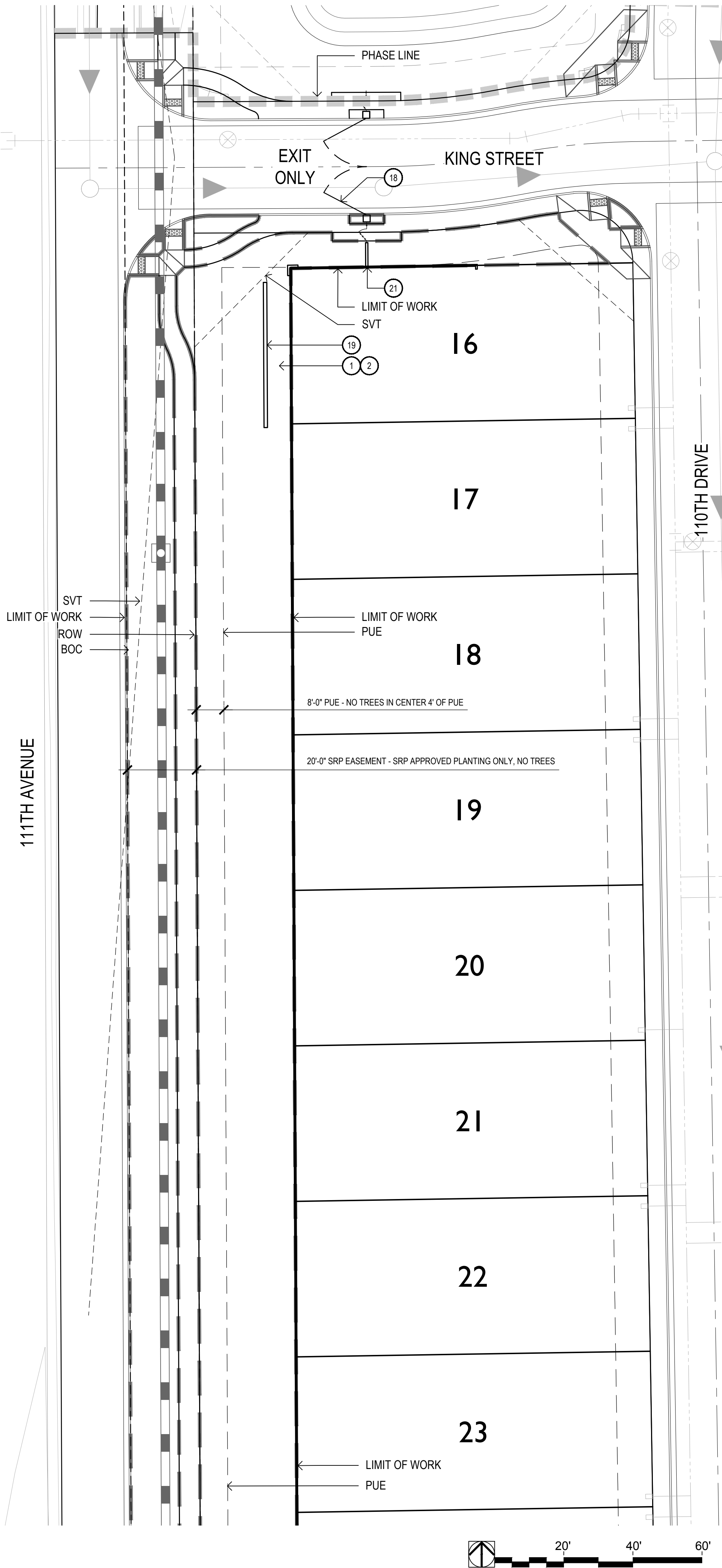
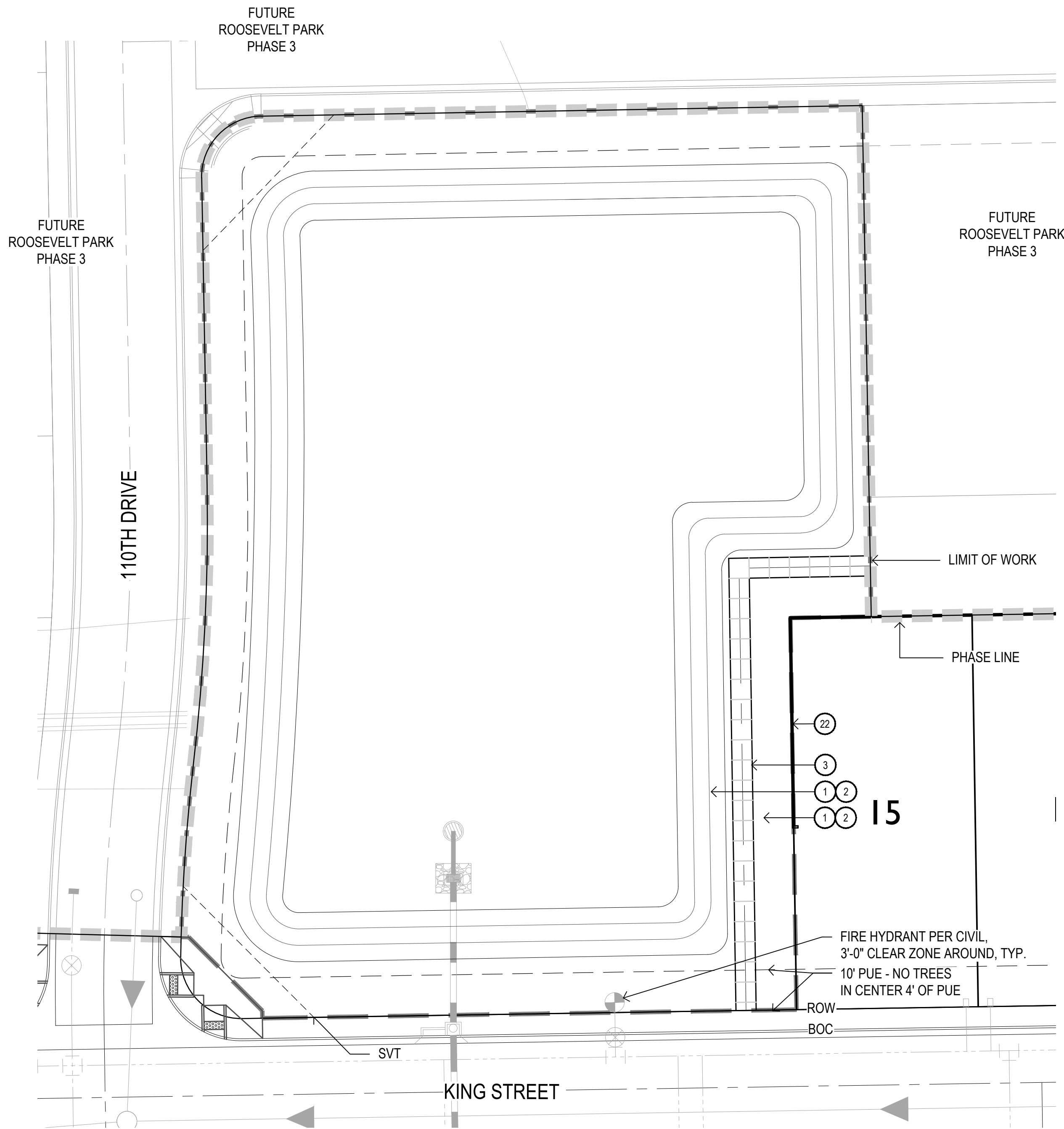
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Key Map



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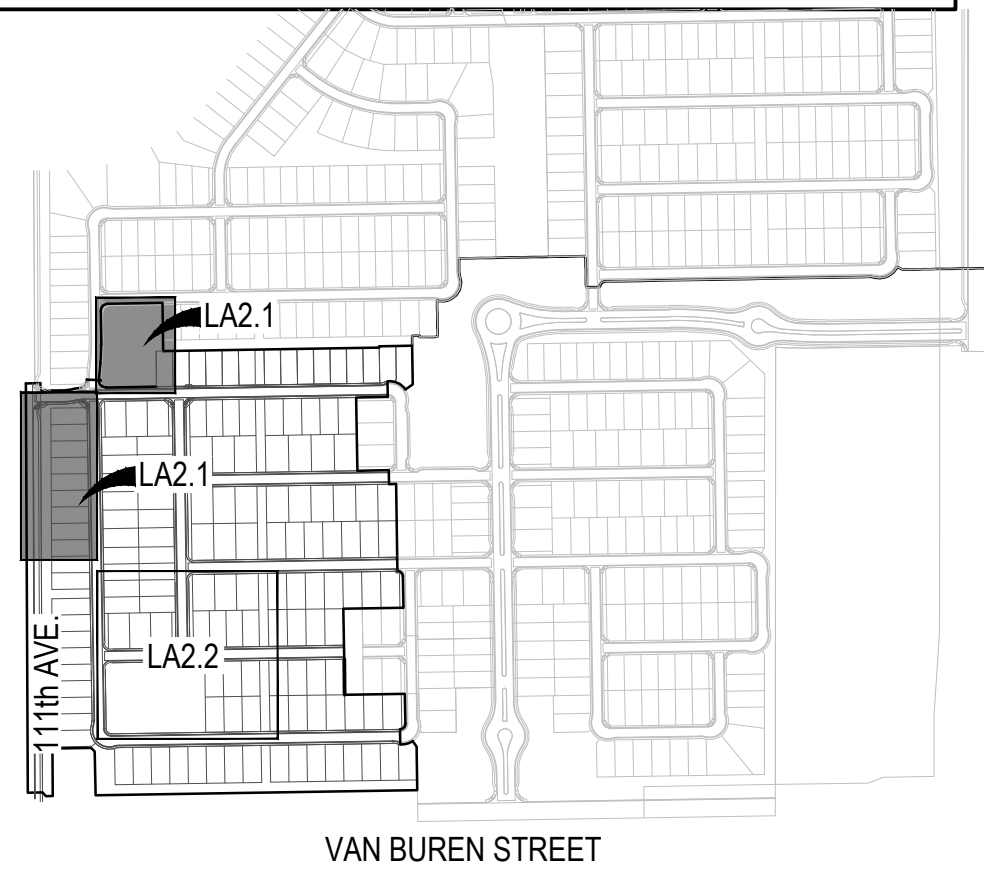
KEYNOTES

- 1 LANDSCAPE AREA - SEE LANDSCAPE PLANS, SHEETS LA3.1 - LA3.3
- 2 DECOMPOSED GRANITE - SEE DETAIL 5, SHEET LA7.1
- 3 CONCRETE SIDEWALK - SEE DETAILS 5 & 6 LA6.1
- 4 CONCRETE HEADER - SEE DETAIL 9, SHEET LA6.1
- 5 CONCRETE TURNDOWN - SEE DETAIL 7, SHEET LA6.1
- 6 CONCRETE HEADER TURNDOWN - SEE DETAILS 8, SHEET LA6.1
- 7 WOOD FIBER - SEE DETAIL 2, SHEET LA6.2
- 8 TURF - SEE DETAIL 2, SHEET LA7.2
- 9 RAMADA
- 10 TENSILE SHADE STRUCTURE
- 11 PLAY STRUCTURE - SEE DETAIL 4, SHEET LA6.1
- 12 LARGE PICNIC TABLE - SEE DETAIL 4, SHEET LA6.1
- 13 BIKE RACK - SEE DETAIL 2, SHEET LA6.1
- 14 TRASH RECEPTACLE - SEE DETAIL 3, SHEET LA6.1
- 15 PET WASTE STATION - SEE DETAIL 3, SHEET LA6.2
- 16 POST MOUNTED CHARCOAL GRILL - SEE DETAIL 1, SHEET LA6.1
- 17 E.P.D.M. ADA ACCESS RAMP INTO WOOD FIBER - SEE DETAIL 1, SHEET LA6.2
- 18 111TH AVE. ENTRY GATE - SEE ELEVATION A, SHEET 111TH AVE. ENTRY
- 19 ENTRY MONUMENT - SEE ELEVATION 1, SHEET 111TH AVE. ENTRY MONUMENT
- 20 VIEW FENCE - SEE ELEVATION 3, SHEET WALL DETAILS
- 21 THEME WALL WITH THEME COLUMN - SEE ELEVATION 2, SHEET WALL DETAILS
- 22 SECONDARY THEME WALL - SEE ELEVATION 2, SHEET WALL DETAILS
- 23 BOLLARD LIGHT - SEE DETAIL 1, SHEET LA6.3
- 24 AREA LIGHT - SEE DETAIL 1, SHEET LA6.4 AND SHEET LA6.5
- 25 RAMADA LIGHT - SEE DETAIL 2, SHEET LA6.3

GENERAL LANDSCAPE NOTES

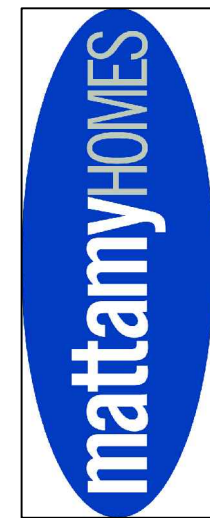
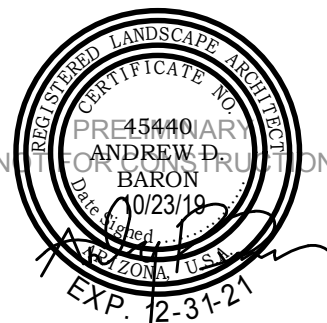
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Key Map

Not To Scale



revisions



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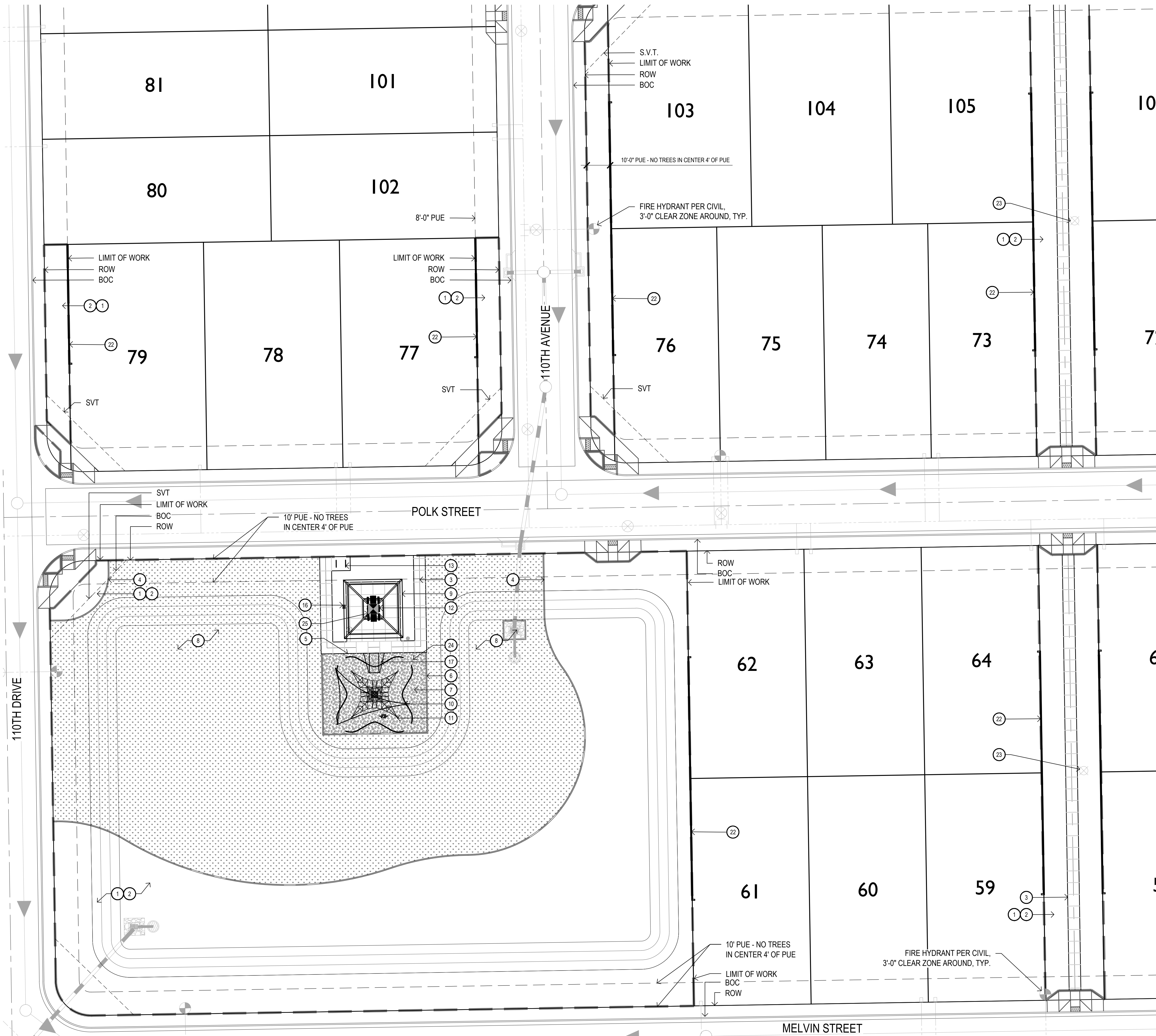
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review number	95-035-16

sheet number

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GENERAL LANDSCAPE NOTES

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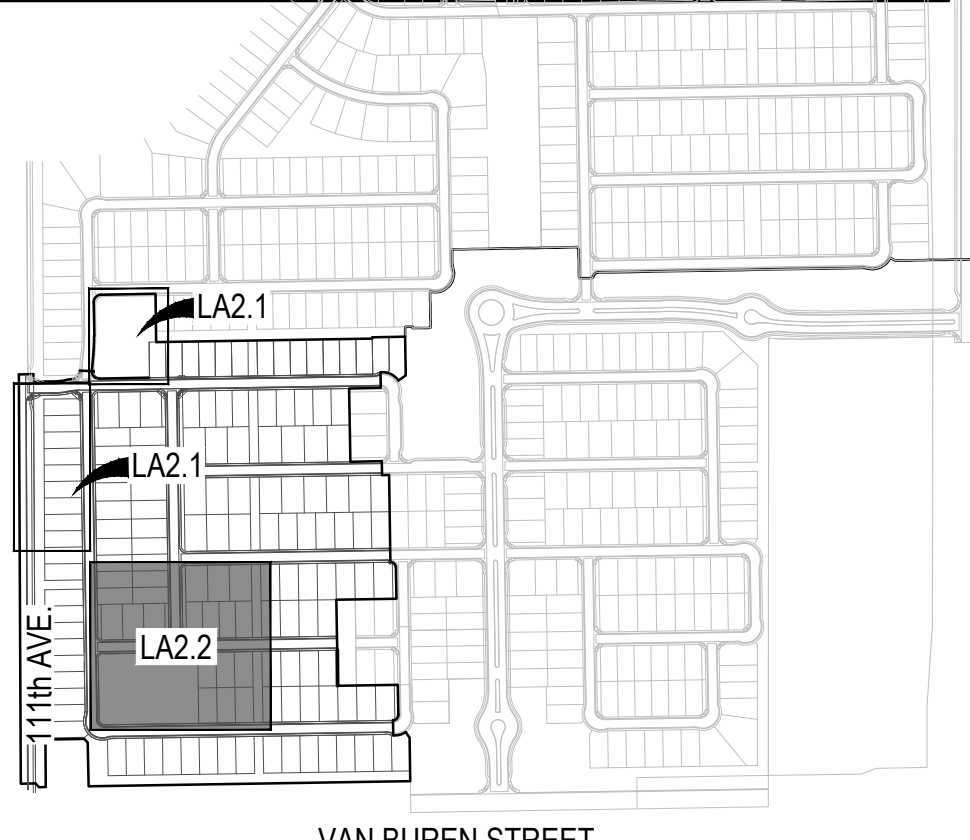
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5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

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- KEYNOTES
- 1

LANDSCAPE AREA - SEE LANDSCAPE PLANS, SHEETS LA3.1 - LA3.3

2

DECOMPOSED GRANITE - SEE DETAIL 5, SHEET LA7.1

3

CONCRETE SIDEWALK - SEE DETAILS 5 & 6 LA6.1

4

CONCRETE HEADER - SEE DETAIL 9, SHEET LA6.1

5

CONCRETE TURNDOWN - SEE DETAIL 7, SHEET LA6.1

6

CONCRETE HEADER TURNDOWN - SEE DETAILS 8, SHEET LA6.1

7

WOOD FIBER - SEE DETAIL 2, SHEET LA6.2

8

TURF - SEE DETAIL 2, SHEET LA7.2

9

RAMADA

10

TENSILE SHADE STRUCTURE

11

PLAY STRUCTURE - SEE DETAIL 4, SHEET LA6.1

12

LARGE PICNIC TABLE - SEE DETAIL 4, SHEET LA6.1

13

BIKE RACK - SEE DETAIL 2, SHEET LA6.1

14

TRASH RECEPTACLE - SEE DETAIL 3, SHEET LA6.1

15

PET WASTE STATION - SEE DETAIL 3, SHEET LA6.2

16

POST MOUNTED CHARCOAL GRILL - SEE DETAIL 1, SHEET LA6.1

17

E.P.D.M. ADA ACCESS RAMP INTO WOOD FIBER - SEE DETAIL 1, SHEET LA6.2

18

111TH AVE. ENTRY GATE - SEE ELEVATION A, SHEET 111TH AVE. ENTRY

19

ENTRY MONUMENT - SEE ELEVATION 1, SHEET 111TH AVE. ENTRY MONUMENT

20

VIEW FENCE - SEE ELEVATION 3, SHEET WALL DETAILS

21

THEME WALL WITH THEME COLUMN - SEE ELEVATION 2, SHEET WALL DETAILS

22

SECONDARY THEME WALL - SEE ELEVATION 2, SHEET WALL DETAILS

23

BOLLARD LIGHT - SEE DETAIL 1, SHEET LA6.3

24

AREA LIGHT - SEE DETAIL 1, SHEET LA6.4 AND SHEET LA6.5

25

RAMADA LIGHT - SEE DETAIL 2, SHEET LA6.3

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Roosevelt Park

Roosevelt Park Phase 2 - Pre-Plat

Avondale Arizona

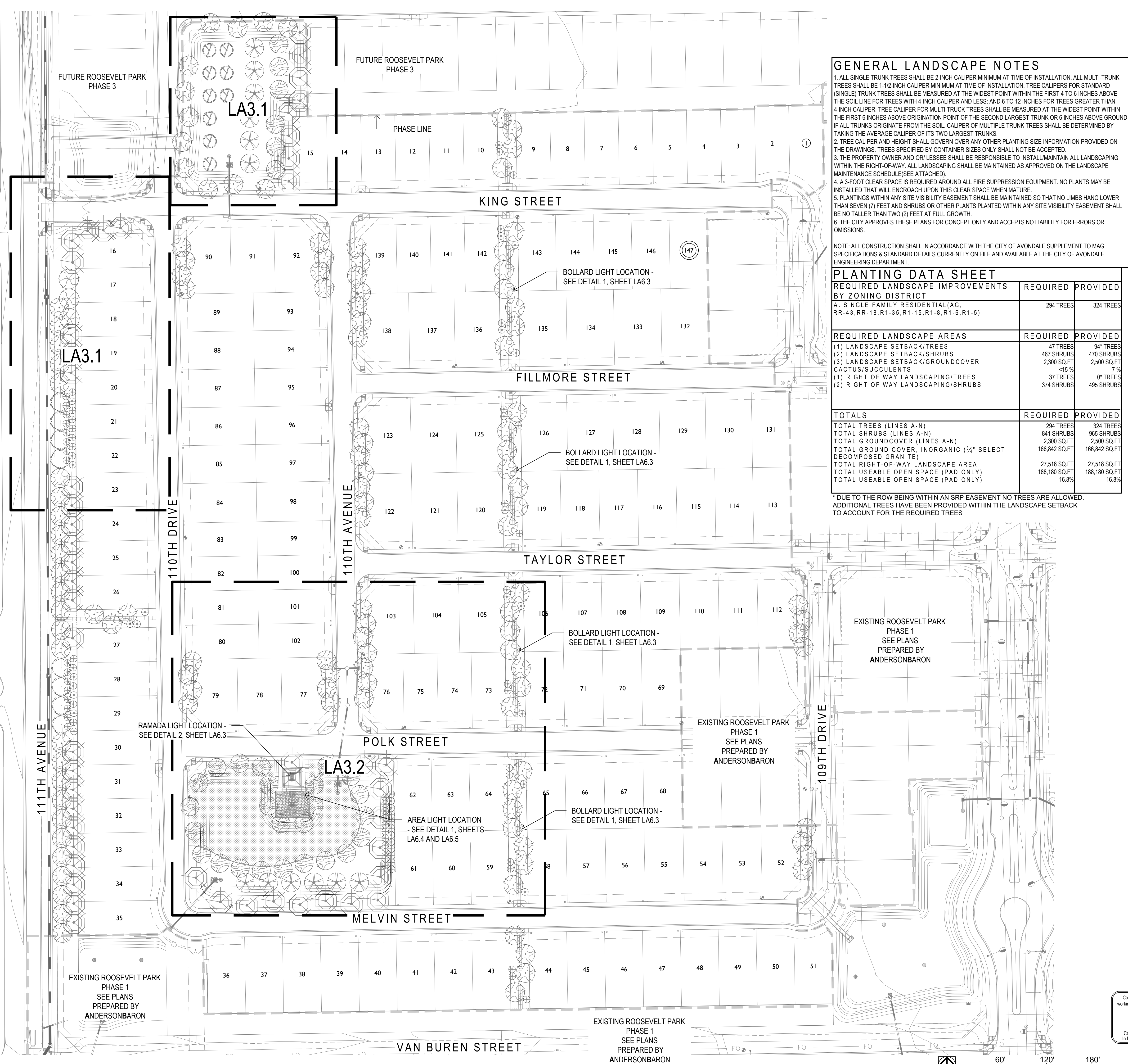
Layout Plan

revisions	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	
☐ bid package	
☐ construction	
title	
Layout Plan	
date issued	
10.23.19	
scale	
1" = 20'-0"	
drawn by	
JC, KB	
checked by	
AB	
project number	
95-035-16	
review number	
sheet number	

LA2.2

Not To Scale

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PLANT MATERIALS LEGEND

Trees			
Botanical Name	Common Name	Height (in feet)	Width (in inches)
Acacia aneura	Mulga Acacia	7.0-9.0	4.0-6.0
Bauhinia lunarioides	Anacacho Orchid Tree	5.0-8.0	3.0-4.0
Chitalpa tashkinsensis	Chitalpa	8.0-10.0	5.0-7.0
Dalbergia sissoo	Sissoo	10.0-12.0	5.0-7.0
Fraxinus greggii	Little Leaf Ash - Multi Trunk	5.0-7.0	1.5-2.5
Olea europaea	'Wilsoni' Olive - Multi Trunk	8.0-10.0	5.0-7.0
Pistacia lentiscus	Mastic Tree - Multi Trunk	5.0-6.0	1.5-2.0
Pistacia chinensis	'Red Push' Red Push Pistache	9.0-11.0	4.0-5.0
Pithecellobium flexicaule	Texas Ebony - Multi Trunk	7.0-9.0	5.0-6.0
Prosopis hybrid	'AZT' Mesquite - Multi-Trunk	4.0-5.0	2.0-3.0
Quercus virginiana	'Cathedral' Oak	10.0-12.0	5.0-7.0
Ulmus parvifolia	'Sempervirens' Elm	10.0-12.0	6.0-8.0

Extra Large Shrubs	
Size	
Bougainvillea sp.	5 gal.
Caesalpinia gillesii	5 gal.
Yellow Bird of Paradise	5 gal.
Caesalpinia mexicana	5 gal.
Mexican Bird of Paradise	5 gal.
Cordia Boissieri	5 gal.
Anachuta	5 gal.
Dodonaea viscosa	5 gal.
Hopbush	5 gal.
Tecoma spp.	5 gal.
Vauquelinia californica	5 gal.
Arizona Rosewood	5 gal.
Large Shrubs	
Size	
Cassia artemisioides 'Silver'	5 gal.
Silver Cassia	5 gal.
Leucophyllum sp.	5 gal.
Ligustrum japonicum	5 gal.
Japanese Privet	5 gal.
Simmondsia Chinensis	5 gal.
Jojoba	5 gal.
Nerium Oleander 'Little Red'	5 gal.
Oleander 'Little Red'	5 gal.
Medium Shrubs	
Size	
Eremophila sp.	5 gal.
Leucophyllum frutescens 'compacta'	5 gal.
Compact Texas Sage	5 gal.
Ruellia brittoniana	5 gal.
Ruellia	5 gal.
Teucrium fruticos	5 gal.
Bush Germander	5 gal.
Small Shrubs	
Size	
Buxus microphylla japonica	5 gal.
Green Beauty Boxwood	5 gal.
Callistemon viminalis 'Little John'	5 gal.
Little John Bottle Brush	5 gal.
Guara lindheimeri	1 gal.
Pink Guara	1 gal.
Russelia equisetiformis	5 gal.
Coral Fountain	5 gal.
Inerts	
Size	
No Symbol	Decomposed Granite - Express Carmel (or approved equal)
Symbol	2" Depth In All Planting Areas
Symbol	Turf - Midiron Sod
Symbol	6" Concrete Header
Symbol	See Detail 2, Sheet LA6.1

Groundcovers	
Size	
Eremophila prostrata	1 gal.
Outback Sunrise Eremophila	1 gal.
Gazania rigens 'Sun Gold'	1 gal.
Trailing Yellow Gazania	1 gal.
Lantana sp.	1 gal.
Rosmarinus officinalis 'Prostratus'	1 gal.
Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum'	1 gal.
Prostrate Germander	1 gal.
Cacti/ Accents	
Size	
Agave spp.	5 gal.
Aloe barbadensis	5 gal.
Medicinal Aloe	5 gal.
Bouteloua gracilis	1 gal.
Blond Ambition	1 gal.
Cereus hildmannianus	5 gal.
Queen of the Night	5 gal.
Dasylinon sp.	5 gal.
Euphorbia spp.	1 gal.
Hesperaloe sp. Pink Parade	3 gal.
Pink Parade Hesperaloe	3 gal.
Hesperaloe parviflora	3 gal.
'Brakelights' Red Yucca	3 gal.
Muhlenbergia lindheimeri	5 gal.
'Autumn Glow'	5 gal.
Muhlenbergia rigens	1 gal.
Deer Grass	5 gal.
Muhlenbergia rigida 'Nashville'	5 gal.
Nashville Muhly Grass	5 gal.
Nolina matapensis	5 gal.
Beargrass	5 gal.
Opuntia sp.	5 gal.
Portulacaria afra minima	5 gal.
Dwarf Elephant Food	5 gal.
Yucca sp.	5 gal.
Vines	
Size	
Bougainvillea 'California Gold'	5 gal.
Orange Bougainvillea	5 gal.
Ficus pumila	5 gal.
Creeping Fig	5 gal.

GENERAL LANDSCAPE NOTES

1. ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
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PLANTING DATA SHEET

REQUIRED LANDSCAPE IMPROVEMENTS BY ZONING DISTRICT	REQUIRED	PROVIDED
A. SINGLE FAMILY RESIDENTIAL(AG, RR-43,RR-18,R1-35,R1-15,R1-8,R1-6,R1-5)	294 TREES	324 TREES
REQUIRED LANDSCAPE AREAS	REQUIRED	PROVIDED
(1) LANDSCAPE SETBACK/TREES	47 TREES	94* TREES
(2) LANDSCAPE SETBACK/SHRUBS	467 SHRUBS	470 SHRUBS
(3) LANDSCAPE SETBACK/GROUNDCOVER	2,300 SQ.FT	2,500 SQ.FT
CACTUS/SUCCULENTS	<15 %	7 %
(1) RIGHT OF WAY LANDSCAPING/TREES	37 TREES	0* TREES
(2) RIGHT OF WAY LANDSCAPING/SHRUBS	374 SHRUBS	495 SHRUBS
TOTALS	REQUIRED	PROVIDED
TOTAL TREES (LINES A-N)	294 TREES	324 TREES
TOTAL SHRUBS (LINES A-N)	841 SHRUBS	965 SHRUBS
TOTAL GROUNDCOVER (LINES A-N)	2,300 SQ.FT	2,500 SQ.FT
TOTAL GROUND COVER, INORGANIC (¾" SELECT DECOMPOSED GRANITE)	166,842 SQ.FT	166,842 SQ.FT
TOTAL RIGHT-OF-WAY LANDSCAPE AREA	27,518 SQ.FT	27,518 SQ.FT
TOTAL USEABLE OPEN SPACE (PAD ONLY)	188,180 SQ.FT	188,180 SQ.FT
TOTAL USEABLE OPEN SPACE (PAD ONLY)	16.8%	16.8%

* DUE TO THE ROW BEING WITHIN AN SRP EASEMENT NO TREES ARE ALLOWED. ADDITIONAL TREES HAVE BEEN PROVIDED WITHIN THE LANDSCAPE SETBACK TO ACCOUNT FOR THE REQUIRED TREES



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Roosevelt Park
Roosevelt Park Phase 2 - Pre-Plat
Avondale Arizona



revisions	
Symbol	Description
Symbol	Description
Symbol	Description
issued for	
Symbol	design dev.
Symbol	progress set
Symbol	city submittal
Symbol	bid package
Symbol	construction
title	
Overall Planting Plan	
date issued	
10.23.19	
scale	
1" = 60'-0"	
drawn by	
JC, KB	
checked by	
AB	
project number	
95-035-16	
review number	
sheet number	

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(3) LANDSCAPE SETBACK/GROUND COVER CACTUS/SUCCULENTS	2,300 SQ.FT	2,500 SQ.FT
(1) RIGHT OF WAY LANDSCAPING/TREES	<15 %	7 %
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TOTAL USEABLE OPEN SPACE (PAD ONLY)	16.8%	16.8%

* DUE TO THE ROW BEING WITHIN AN SRP EASEMENT NO TREES ARE ALLOWED. ADDITIONAL TREES HAVE BEEN PROVIDED WITHIN THE LANDSCAPE SETBACK TO ACCOUNT FOR THE REQUIRED TREES

TYPICAL COLLECTOR PLANTING (111TH AVENUE)

REQUIRED: 4 TREE AND 40 SHRUBS EVERY 100 LINEAR FEET OF ROW.

934 L.F. - 37 TREES, 374 SHRUBS.

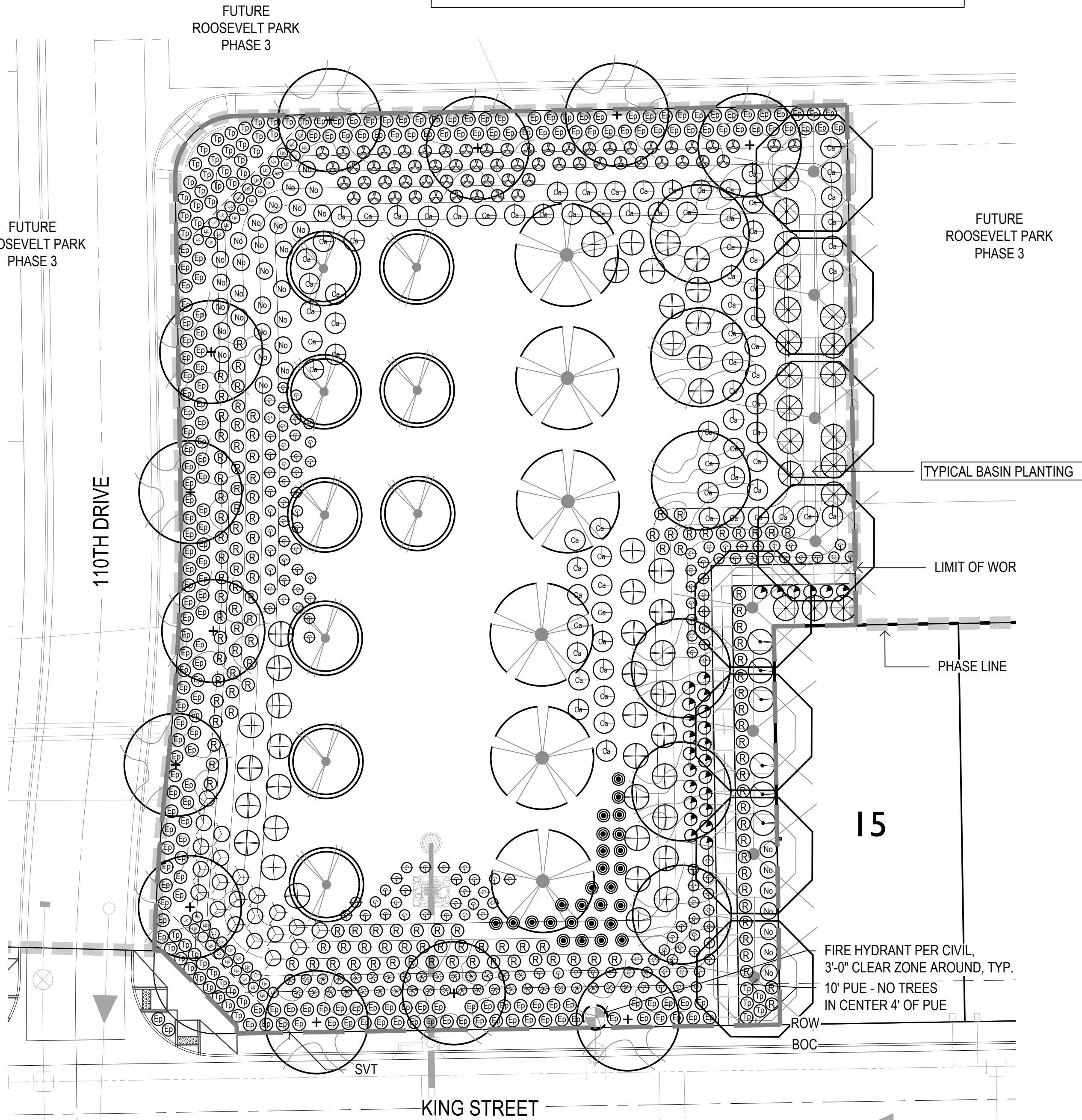
PROVIDED: 0* TREES, 495 SHRUBS

REQUIRED: 5 TREE AND 50 SHRUBS EVERY 100 LINEAR FEET OF LANDSCAPE SETBACK.

934 L.F. - 47 TREES, 467 SHRUBS.

PROVIDED: 94* TREES, 470 SHRUBS

* DUE TO THE ROW BEING WITHIN AN SRP EASEMENT NO TREES ARE ALLOWED. ADDITIONAL TREES HAVE BEEN PROVIDED WITHIN THE LANDSCAPE SETBACK TO ACCOUNT FOR THE REQUIRED TREES



111TH AVENUE

SVT
LIMIT OF WORK
ROW
BOC

EXIT ONLY

KING STREET

110TH DRIVE

LIMIT OF WORK
PUE

8'-0" PUE - NO TREES IN CENTER 4' OF PUE

20'-0" SRP EASEMENT - SRP APPROVED PLANTING ONLY, NO TREES

19

20

21

22

23

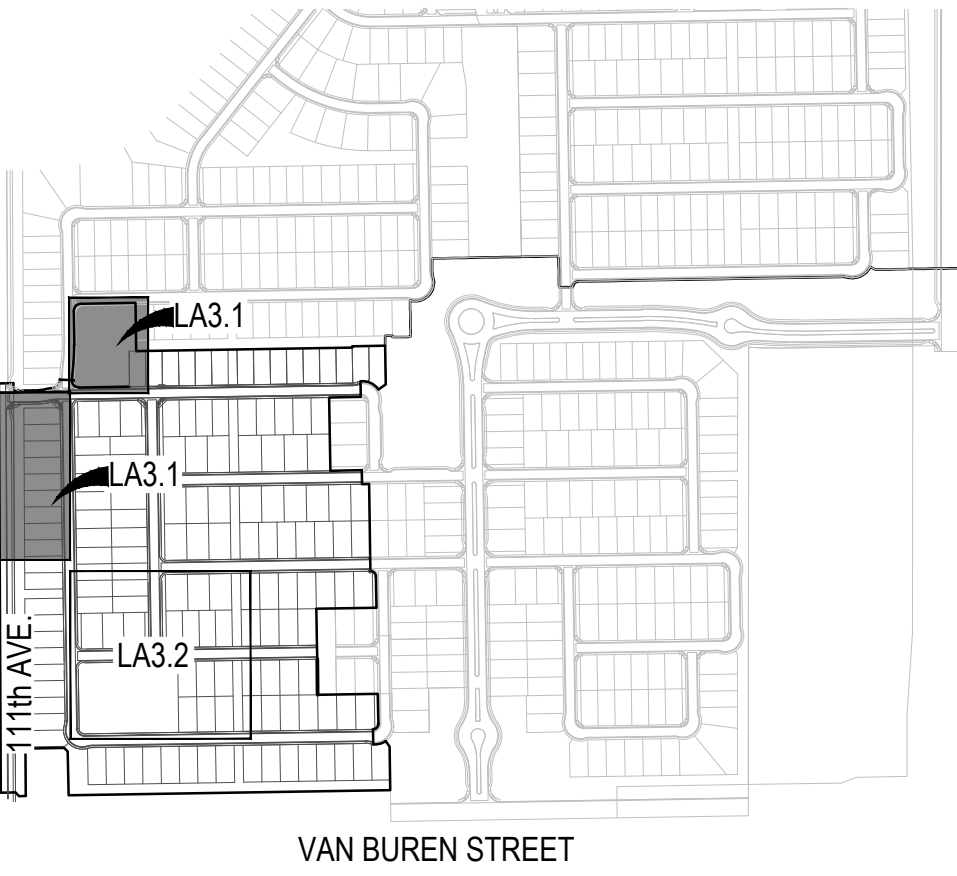
LIMIT OF WORK
PUE

PLANT MATERIALS LEGEND

Trees			
Botanical Name Common Name	Height (in feet)	Width (in inches)	Caliper (in inches)
Acacia aneura Mulga Acacia	7.0-9.0	4.0-6.0	2.0
Bauhinia lunarioides Anacacho Orchid Tree	5.0-8.0	3.0-4.0	2.0
Chitalpa tashkimensis Chitalpa	8.0-10.0	5.0-7.0	2.0
Dalbergia sissoo Sissoo	10.0-12.0	5.0-7.0	2.0
Fraxinus greggii Little Leaf Ash - Multi Trunk	5.0-7.0	1.5-2.5	1.5 Min.
Olea europea 'Wilsoni' Olive - Multi Trunk	8.0-10.0	5.0-7.0	1.5 Min.
Pistacia lentiscus Mastic Tree - Multi Trunk	5.0-6.0	1.5-2.0	1.5 Min.
Pistacia chinensis 'Red Push' Red Push Pistache	9.0-11.0	4.0-5.0	2.0
Pithecellobium flexicaule Texas Ebony - Multi Trunk	7.0-9.0	5.0-6.0	1.5 Min.
Prosopis hybrid 'AZT' Mesquite - Multi-Trunk	4.0-5.0	2.0-3.0	1.5 Min.
Quercus virginiana 'Cathedral' Oak	10.0-12.0	5.0-7.0	2.0
Ulmus parvifolia 'Sempervirens' Elm	10.0-12.0	6.0-8.0	2.0

Extra Large Shrubs	
Size	
Bougainvillea sp.	5 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Cordia Boissieri Anachuta	5 gal.
Dodonaea viscosa Hopbush	5 gal.
Tecoma spp.	5 gal.
Vauquelinia californica Arizona Rosewood	5 gal.
Large Shrubs	
Size	
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Leucophyllum sp.	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Simmondsia Chinensis Jojoba	5 gal.
Nerium Oleander 'Little Red' Oleander 'Little Red'	5 gal.
Medium Shrubs	
Size	
Eremophila sp.	5 gal.
Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.
Ruellia brittoniana Ruellia	5 gal.
Teucrium fruticans Bush Germander	5 gal.
Small Shrubs	
Size	
Buxus microphylla japonica Green Beauty Boxwood	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Guara lindheimeri Pink Guara	1 gal.
Russelia equistiformis Coral Fountain	5 gal.
Inerts	
Size	
No Symbol Decomposed Granite - Express Carmel (or approved equal) 2" Depth In All Planting Areas	
Pattern Turf - Midiron Sod	
6" Concrete Header See Detail 2, Sheet LA6.1	

Groundcovers	
Size	
Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal.
Lantana sp.	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.
Agave spp.	
Size	
Aloe barbadensis Medicinal Aloe	5 gal.
Bouteloua gracilis Blond Ambition	1 gal.
Cereus hildmannianus Queen of the Night	5 gal.
Dasylinon sp.	5 gal.
Euphorbia spp.	1 gal.
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Muhlenbergia rigens Deer Grass	1 gal.
Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 gal.
Noina malapensis Beargrass	5 gal.
Opuntia sp.	5 gal.
Portulacaria afra minima Dwarf Elephant Food	5 gal.
Yucca sp.	5 gal.
Vines	
Size	
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal.
Ficus pumila Creeping Fig	5 gal.



Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA

Call 811 or click Arizona811.com in Maricopa County. (602) 253-1100

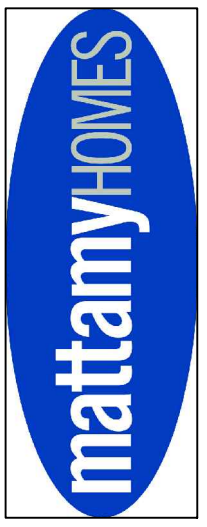
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Roosevelt Park
Roosevelt Park Phase 2 - Pre-Plat
Avondale Arizona
Planting Plan

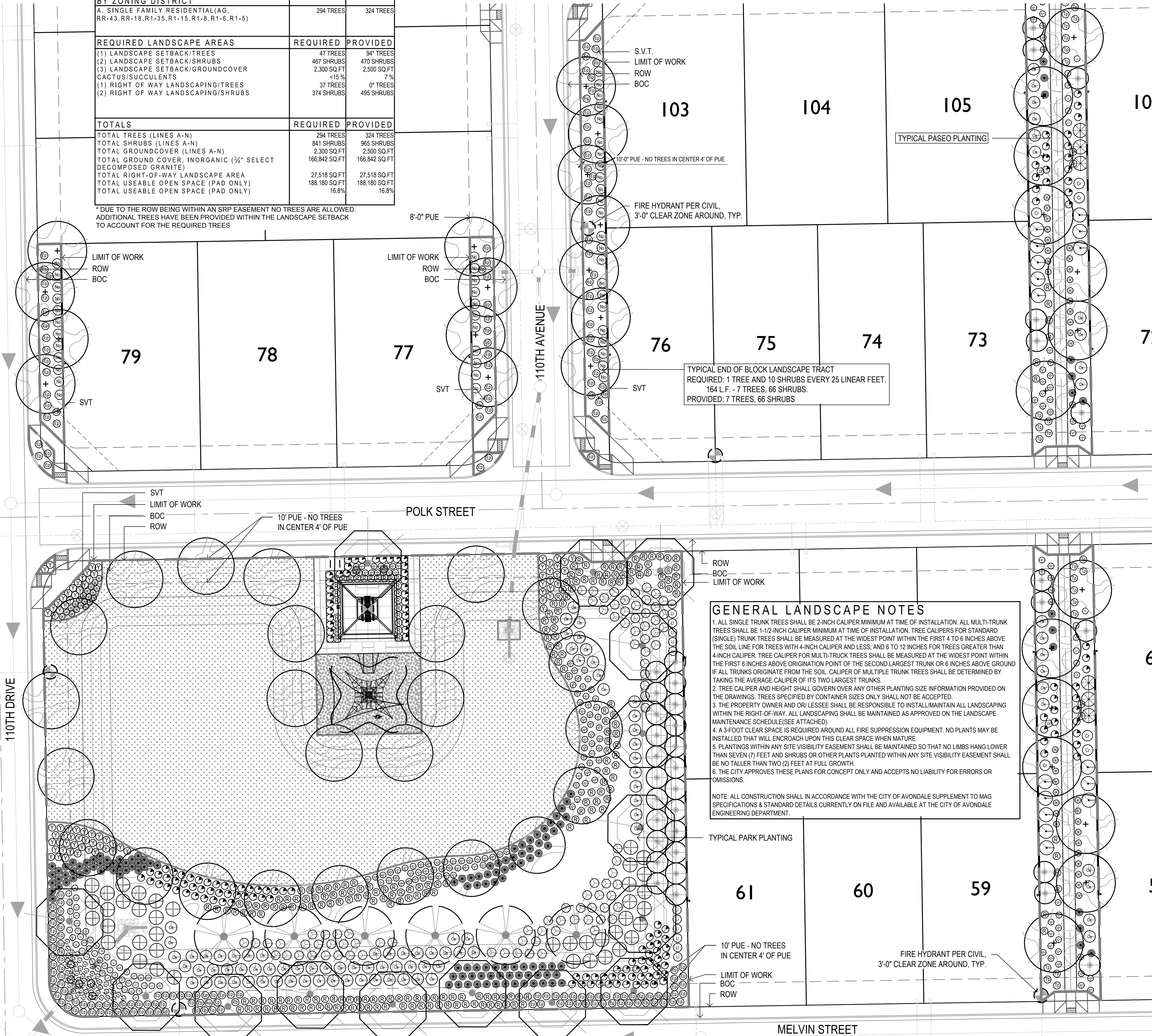


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issued for	
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□ progress set	
■ city submittal	
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title	
Planting Plan	
date issued	
10.23.19	
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1" = 20'-0"	
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JC, KB	
checked by	
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95-035-16	
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LA3.1	

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PLANTING DATA SHEET		
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REQUIRED LANDSCAPE AREAS		
(1) LANDSCAPE SETBACK/TREES	47 TREES	94 TREES
(2) LANDSCAPE SETBACK/SHRUBS	467 SHRUBS	470 SHRUBS
(3) LANDSCAPE SETBACK/GROUND COVER	2,300 SQ.FT	2,500 SQ.FT
CACTUS/SUCCULENTS	<15 %	7 %
(1) RIGHT OF WAY LANDSCAPING/TREES	37 TREES	0 TREES
(2) RIGHT OF WAY LANDSCAPING/SHRUBS	374 SHRUBS	495 SHRUBS
TOTALS		
TOTAL TREES (LINES A-N)	294 TREES	324 TREES
TOTAL SHRUBS (LINES A-N)	841 SHRUBS	965 SHRUBS
TOTAL GROUND COVER (LINES A-N)	2,300 SQ.FT	2,500 SQ.FT
TOTAL GROUND COVER, INORGANIC (¾" SELECT DECOMPOSED GRANITE)	166,842 SQ.FT	166,842 SQ.FT
TOTAL RIGHT-OF-WAY LANDSCAPE AREA	27,518 SQ.FT	27,518 SQ.FT
TOTAL USEABLE OPEN SPACE (PAD ONLY)	188,180 SQ.FT	188,180 SQ.FT
TOTAL USEABLE OPEN SPACE (PAD ONLY)	16.8%	16.8%

* DUE TO THE ROW BEING WITHIN AN SRP EASEMENT NO TREES ARE ALLOWED. ADDITIONAL TREES HAVE BEEN PROVIDED WITHIN THE LANDSCAPE SETBACK TO ACCOUNT FOR THE REQUIRED TREES



GENERAL LANDSCAPE NOTES

1. ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.

2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.

3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).

4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.

5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

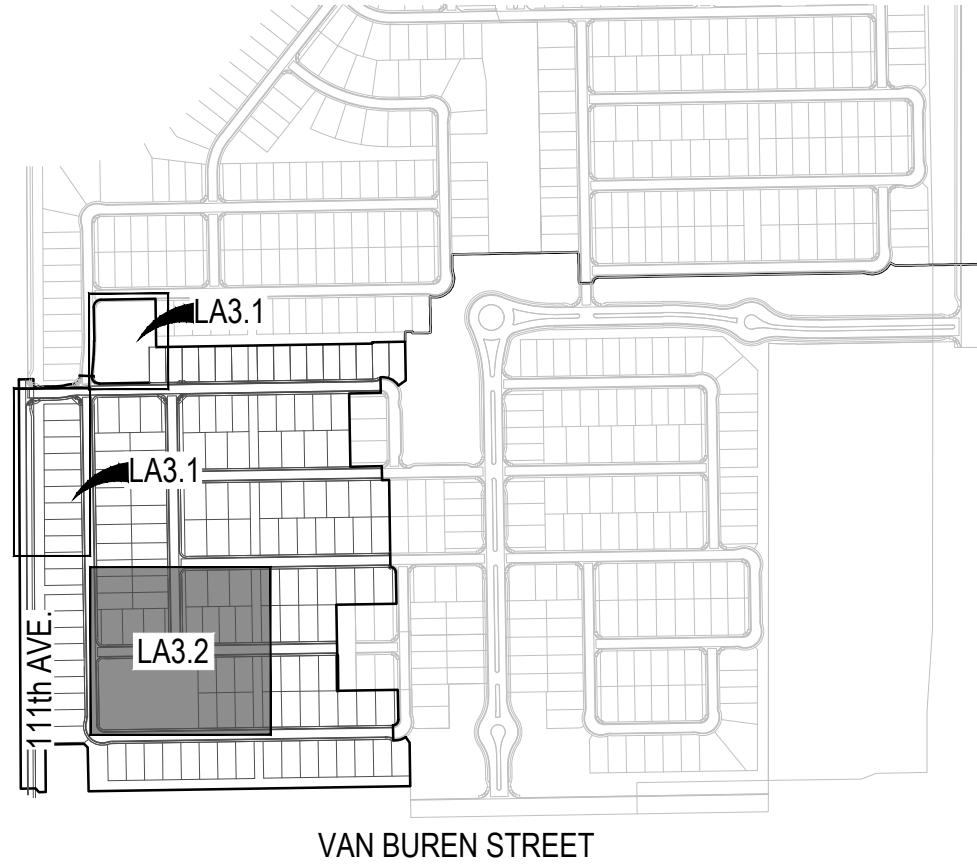
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PLANT MATERIALS LEGEND			
Trees			
Botanical Name Common Name	Height (in feet)	Width (in inches)	Caliper (in inches)
Acacia aneura Mulga Acacia	7.0-9.0	4.0-6.0	2.0
Bauhinia lunarioides Anacacho Orchid Tree	5.0-8.0	3.0-4.0	2.0
Chitalpa tashkensis Chitalpa	8.0-10.0	5.0-7.0	2.0
Dalbergia sissoo Sissoo	10.0-12.0	5.0-7.0	2.0
Fraxinus greggii Little Leaf Ash - Multi Trunk	5.0-7.0	1.5-2.5	1.5 Min.
Olea europea 'Wilsoni' Olive - Multi Trunk	8.0-10.0	5.0-7.0	1.5 Min.
Pistacia lentiscus Mastic Tree - Multi Trunk	5.0-6.0	1.5-2.0	1.5 Min.
Pistacia chinensis 'Red Push' Red Push Pistache	9.0-11.0	4.0-5.0	2.0
Pithecellobium flexicaule Texas Ebony - Multi Trunk	7.0-9.0	5.0-6.0	1.5 Min.
Prosopis hybrid 'AZT' Mesquite - Multi-Trunk	4.0-5.0	2.0-3.0	1.5 Min.
Quercus virginiana 'Cathedral' Oak	10.0-12.0	5.0-7.0	2.0
Ulmus parvifolia 'Sempervirens' Elm	10.0-12.0	6.0-8.0	2.0

Extra Large Shrubs		Groundcovers	
Size		Size	
Bougainvillea sp.	5 gal.	Eremophila prostrata	1 gal.
Caesalpinia gillesii	5 gal.	Outback Sunrise Eremophila	
Caesalpinia mexicana	5 gal.	Gazania rigens 'Sun Gold'	1 gal.
Caesalpinia mexicana	5 gal.	Trailing Yellow Gazania	
Cordia Boissieri	5 gal.	Lantana sp.	1 gal.
Anachuta	5 gal.	Rosmarinus officinalis 'Prostratus'	1 gal.
Dodonaea viscosa	5 gal.	Trailing Rosemary	
Hopbush	5 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Tecoma spp.	5 gal.	Prostrate Germander	
Vauquelinia californica	5 gal.	Cacti/ Accents	
Arizona Rosewood	5 gal.	Agave spp.	5 gal.
Large Shrubs		Aloe barbadensis	5 gal.
Cassia artemisioides 'Silver'	5 gal.	Medicinal Aloe	
Silver Cassia	5 gal.	Bouteloua gracilis	1 gal.
Leucophyllum sp.	5 gal.	Blond Ambition	
Ligustrum japonicum	5 gal.	Cereus hildmannianus	5 gal.
Japanese Privet	5 gal.	Queen of the Night	
Simmondsia Chinensis	5 gal.	Dasylinon sp.	5 gal.
Jobba	5 gal.	Euphorbia spp.	1 gal.
Nerium Oleander 'Little Red'	5 gal.	Hesperaloe sp. Pink Parade	3 gal.
Oleander 'Little Red'	5 gal.	Pink Parade Hesperaloe	
Medium Shrubs		Hesperaloe parviflora	3 gal.
Eremophila sp.	5 gal.	'Brakelights' Red Yucca	
Leucophyllum frutescens 'compacta'	5 gal.	Muhlenbergia lindheimeri	5 gal.
Compact Texas Sage	5 gal.	'Autumn Glow'	
Ruellia brittoniana	5 gal.	Muhlenbergia rigens	1 gal.
Ruellia	5 gal.	Muhlenbergia rigida 'Nashville'	5 gal.
Teucrium fruticos	5 gal.	Nashville Muhly Grass	
Bush Germander	5 gal.	Noilna matapensis	5 gal.
Small Shrubs		Beargrass	
Buxus microphylla japonica	5 gal.	Oputalia sp.	5 gal.
Green Beauty Boxwood	5 gal.	Portulacaria afra minima	5 gal.
Callistemon viminalis 'Little John'	5 gal.	Dwarf Elephant Food	
Little John Bottle Brush	5 gal.	Yucca sp.	5 gal.
Guara lindheimeri	1 gal.	Vines	
Pink Guara	5 gal.	Bougainvillea 'California Gold'	5 gal.
Russelia equisetiformis	5 gal.	Orange Bougainvillea	
Coral Fountain	5 gal.	Ficus pumila	5 gal.
Inerts		Creeping Fig	

No
Symbol
Decomposed Granite - Express Carmel (or approved equal)
2" Depth In All Planting Areas
Turf - Midiron Sod
6" Concrete Header
See Detail 2, Sheet LA6.1

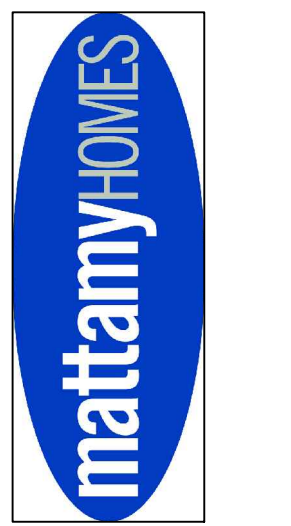


Key Map

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Roosevelt Park
Roosevelt Park Phase 2 - Pre-Plat
Avondale Arizona
Planting Plan



revisions	
Δ	issued for
Δ	design dev.
Δ	progress dev.
Δ	city submittal
Δ	bid package
Δ	construction
title	
date issued	Planting Plan
scale	10.23.19
drawn by	1" = 20'-0"
checked by	JC, KB
project number	AB
review number	95-035-16
sheet number	

LA3.2

GENERAL LANDSCAPE NOTES

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IRRIGATION SCHEDULE- PHASE 1

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	DTL / SHEET
---	PER CONTRACTOR	SGH 40 PVC 2 1/2" AND SMALLER, GASKETED CL200 PVC FOR 3" AND LARGER	MAINLINE PIPE	3/4 / LA7.3
----	PER CONTRACTOR	PVC IRRIGATION SLEEVE SEE NOTE #9	SLEEVING	3/5 / LA7.3
①	(2) 2" PVC SLEEVES (1) 4" PVC SLEEVE	(2) 2" PVC SLEEVES	(3) (1) 2" PVC SLEEVE (4) (1) 4" PVC SLEEVE	
—T—	PER CONTRACTOR	CLASS 200 PVC PIPE	PVC PIPING - TO TREE EMITTERS 1/2" UNLESS OTHERWISE SPECIFIED	3 / LA7.3 4.5/6 / LA7.4
—S—	PER CONTRACTOR	CLASS 200 PVC PIPE	PVC PIPING - TO SHRUB EMITTERS 1/2" UNLESS OTHERWISE SPECIFIED	3 / LA7.3 4.7 / LA7.4
—	PER CONTRACTOR	CLASS 200 PVC PIPE	PVC PIPING - TO ROTORS AND SPRAY HEADS	3 / LA7.3
⊥		PER NOTE #5	UNCONNECTED PIPE CROSSING	
⊕	RAINBIRD	ESP-LXD, SM75, IQ-NCC, DPU-210 AND LMR-KIT	WALL MOUNT 2-WIRE CONTROLLER WITH REMOTE CONTROL	1 / LA7.3
⊖	FEBCO	825YA-SIZE PER PLAN	BACKFLOW PREVENTER WITH STRONGBOX ENCLOSURE	2 / LA7.3 3/4 / LA7.4
⊗	RAINBIRD	___EFB-CP	MASTER VALVE - NORMALLY CLOSED, SOLENOID ACTUATED	2 / LA7.3 3/4 / LA7.4
⊕	RAINBIRD	FS___B	FLOW METER	2 / LA7.3 3/4 / LA7.4
⊕	RAINBIRD	XCZ-PRB-100-COM	DRIP REMOTE CONTROL VALVE WITH BALL VALVE	10,11,12 / LA7.3 1 / LA7.4
⊕	RAINBIRD	PESB-PRS-D	REMOTE CONTROL VALVE WITH BALL VALVE	10,11,12 / LA7.3 2 / LA7.4
⊗	APOLLO	102T-K SERIES	ISOLATION GATE VALVE 2" AND SMALLER	6 / LA7.3
⊗	LEEMCO	LMV-BB SERIES	ISOLATION GATE VALVE 2 1/2" AND LARGER	7 / LA7.3
⊕	RAINBIRD	44-RC, 44-K, SH-1	QUICK-COUPLER WITH VALVE KEY AND SWIVEL	11 / LA7.4
○		PER DETAIL	DRIP FLUSH DEVICE	8 / LA7.4
●●●	RAINBIRD	RD-06-S-P45-F-VAN-1724 RD-06-S-P45-F-1724F	SPRAY BODY WITH ROTARY NOZZLE @ 45PSI AND SWING JOINT	9 / LA7.4
▼▼▼	RAINBIRD	RD-06-S-P45-F-VAN-18 RD-06-S-P45-F-13-18F	SPRAY BODY WITH ROTARY NOZZLE @ 45PSI AND SWING JOINT	9 / LA7.4

IRRIGATION NOTES:

- A BOOSTER PUMP MAY BE NEEDED IF PRESSURE IS TOO LOW. 45 PSI IS NEEDED AT THE SPRAY HEAD FOR PEAK PERFORMANCE.
- ALL VALVE BOXES SHALL BE PURPLE OR TAN IN COLOR DEPENDING ON WHETHER IT IS POTABLE OR RECLAIMED WATER DISTRIBUTION. SEE PLANS.
- ALL VALVE BOXES TO BE IN LANDSCAPE AREAS, NOT TURF.
- ALL CONTROL WIRING SHALL BE 2x14 G CABLE.
- ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL 2" WIRE SLEEVE ADJACENT TO PIPE SLEEVE FOR ALL PAVEMENT CROSSINGS.
- MAINLINE, LATERAL PVC PIPE OR POLYETHYLENE TUBING FROM DIFFERENT VALVES SHALL BE UNCONNECTED, WHETHER OR NOT SHOWN.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS AS DIRECTED BY THE CONSULTANT.
- INSTALL RAINBIRD PRESSURE COMPENSATING DRIP EMITTERS TO PLANT MATERIAL PER DETAILS AND THE FOLLOWING SCHEDULE:

PLANT SIZE	EMITTER NUMBER	QUANTITY
CACTUS/ACCENTS	XBT-05-6	1 EACH
1 GAL. SHRUB	XBT-10-6	2 EACH
3 GAL. SHRUB	XBT-10-6	2 EACH
5 GAL. SHRUB	XBT-10-6	2 EACH
24" BOX TREE	XBT-10-6	4 EACH
36" BOX TREE	XBT-10-6	6 EACH
42" BOX TREE	XBT-20-6	8 EACH
48" BOX TREE	XBT-20-6	8 EACH

CONTRACTOR SHALL INCREASE OR DECREASE EMITTER SIZING FOR SHRUBS AND SUCCULENTS BASED ON EXPOSURE. EMITTERS ONLY ARE TO BE INSTALLED ABOVE GRADE AND ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION AS PER DETAILS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD AS OUTLINED IN THE LANDSCAPE SPECIFICATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANT MATERIAL WHICH DIES DURING THE MAINTENANCE PERIOD AS A RESULT OF EMITTER CLOGGING.
- INSTALL IRRIGATION SLEEVES UNDER ALL SIDEWALKS PER THE FOLLOWING SCHEDULE:

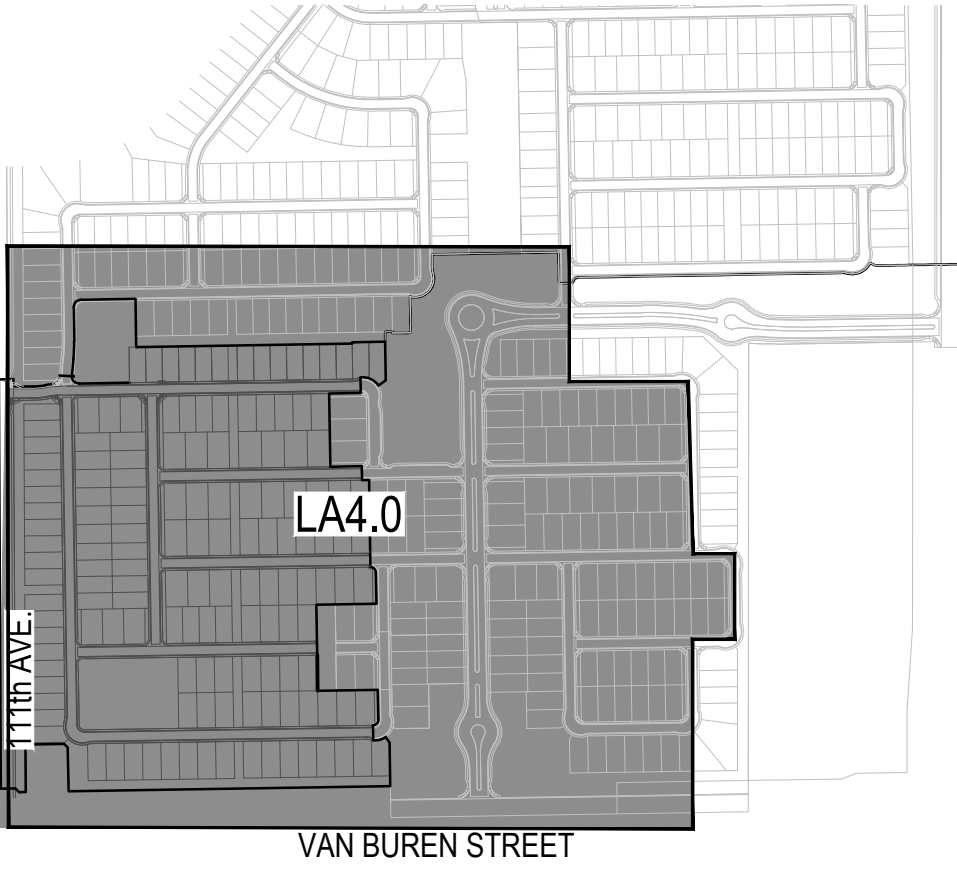
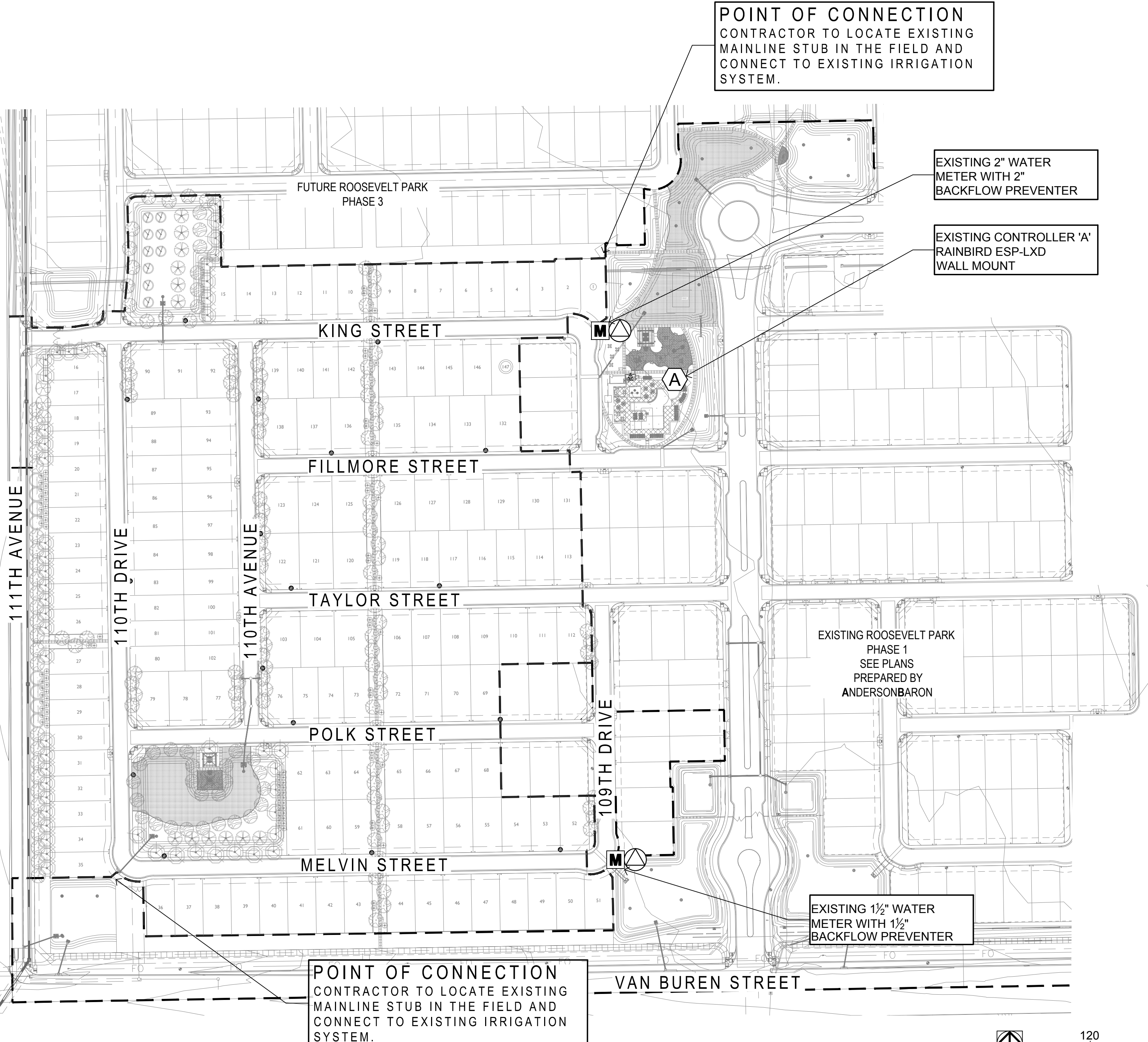
PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE(S)
DRIP TUBING	1 - 2" SDR 35 PVC
1/2" LATERAL	1 - 2" SDR 35 PVC
1" LATERAL	1 - 2" SDR 35 PVC
1 1/2" LATERAL	1 - 2" SDR 35 PVC
2" LATERAL	1 - 4" SDR 35 PVC
1" PRESSURE SUPPLY LINE	1 - 4" SDR 35 PVC
1 1/2" PRESSURE SUPPLY LINE	1 - 4" SDR 35 PVC
2" PRESSURE SUPPLY LINE	1 - 4" SDR 35 PVC
2 1/2" PRESSURE SUPPLY LINE	1 - 6" SDR 35 PVC
3" PRESSURE SUPPLY LINE	1 - 6" SDR 35 PVC
1 - 20 CONTROL WIRES	1 - 2" SDR 35 PVC
21 - 40 CONTROL WIRES	2 - 2" SDR 35 PVC

CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND QUANTITY OF EXISTING SLEEVES INSTALLED UNDER STREET IMPROVEMENT PACKAGE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, AND NOTIFY CONSULTANT OF ANY DIFFERENCES.
- CONTRACTOR SHALL PROVIDE THREE #33K QUICK-COUPLER KEYS WITH HOSE SWIVELS.
- CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
 - CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
 - CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
- THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

PIPE SIZING SCHEDULE:

GPM	SIZE
0 - 8	3/4"
9 - 12	1"
13 - 20	1 1/4"
21 - 30	1 1/2"
31 - 50	2"
51 - 70	2 1/2"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SAME SIZE OF THE SPRINKLER HEAD INLET.

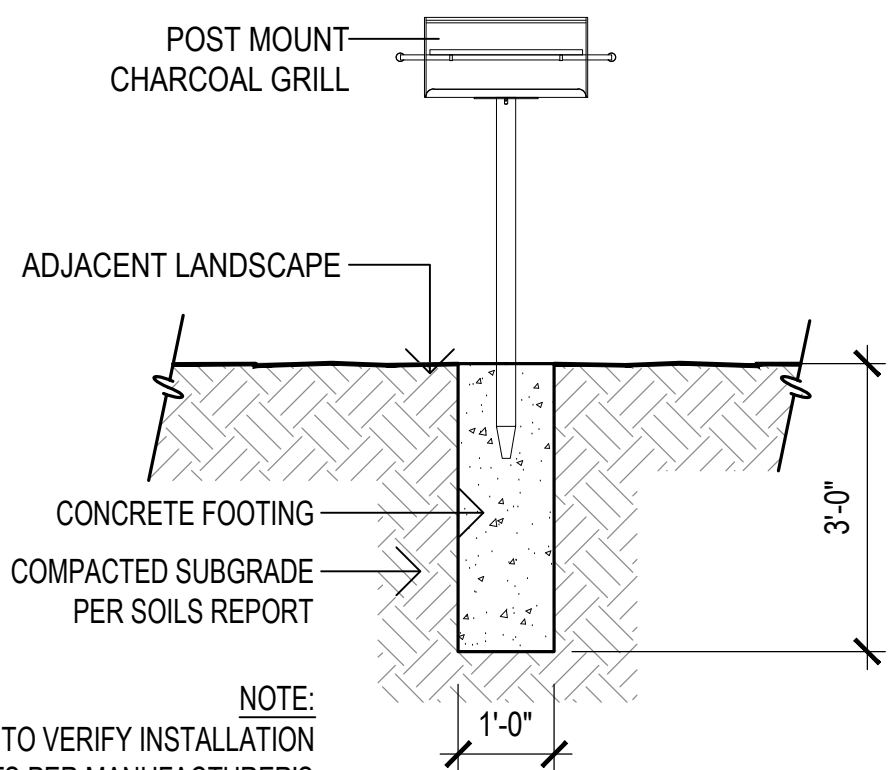


Key Map

Not To Scale

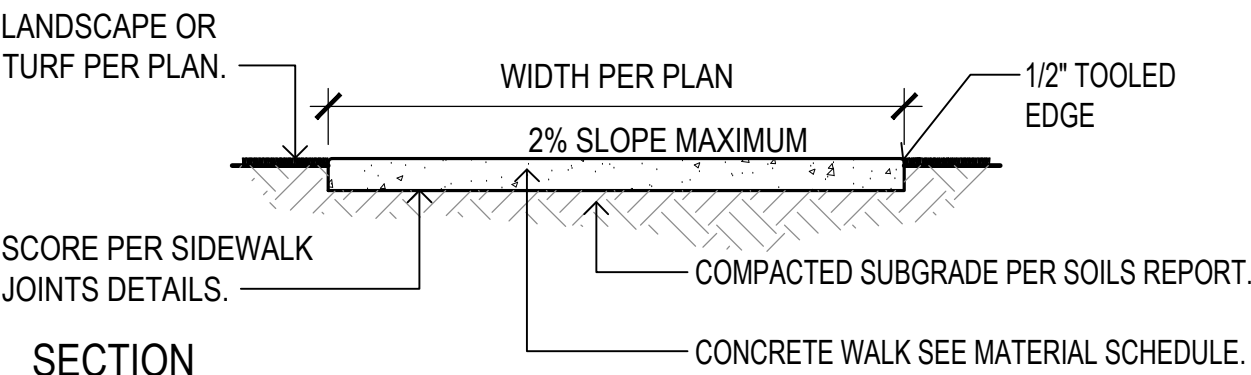
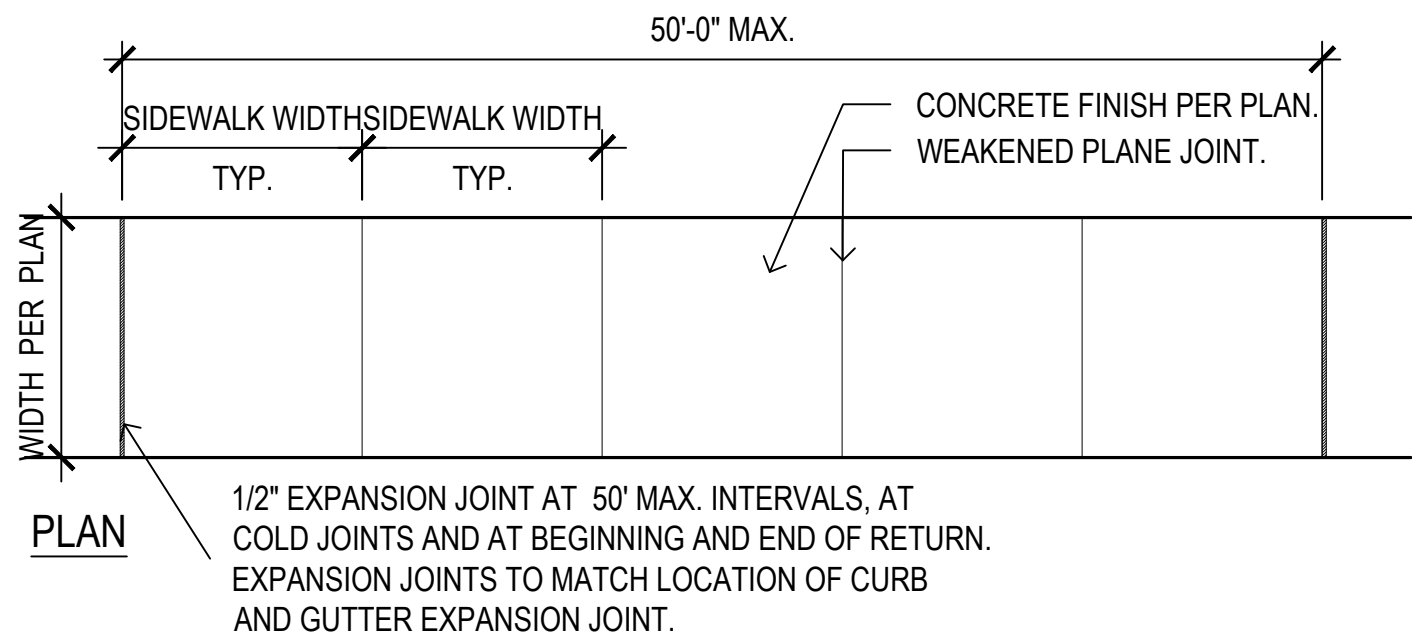


revisions	
issued for	
design dev.	
progress set	
city submittal	
bid package	
construction	
title	Overall Irrigation Plan
date issued	10.23.19
scale	1" = 20'-0"
drawn by	JC, KB
checked by	AB
project number	95-035-16
review number	
sheet number	



1 Post Mounted Charcoal Grill

SCALE: 1/2"=1'-0"



CONCRETE SIDEWALK NOTES:
1. THE TYPE II AGGREGATE BASE THICKNESS IS SHOWN ON THE TYPICAL SECTION DRAWINGS 202 - 207;
FROM RTC STANDARD DRAWING 234 - REFER TO DRAWING FOR COMPLETE DETAILS AND SPECIFICATIONS.
2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

5 Concrete Sidewalk

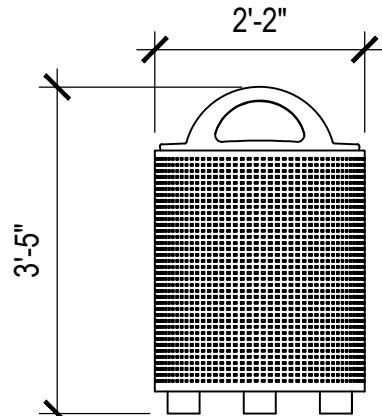
SCALE: 1/2"= 1'-0"



2 Bike Rack

SCALE: 1/2"=1'-0"

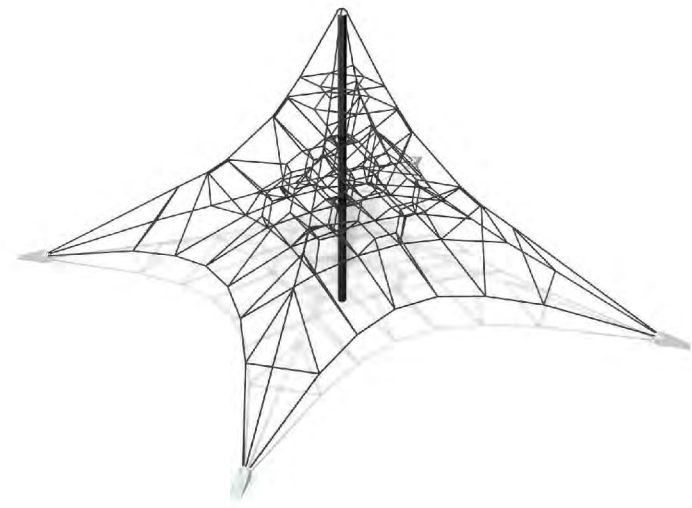
MANUF: WABASH VALLEY
MODEL: BRH538S
MATERIAL: STEEL
COLOR: SILVER
OTHER: OR APPROVED EQUAL
MOUNT:



MANUF: WABASH VALLEY
MODEL: TE3D31S
MATERIAL:
COLOR: SILVER
OTHER: OR APPROVED EQUAL
MOUNT:

3 Trash Receptacle

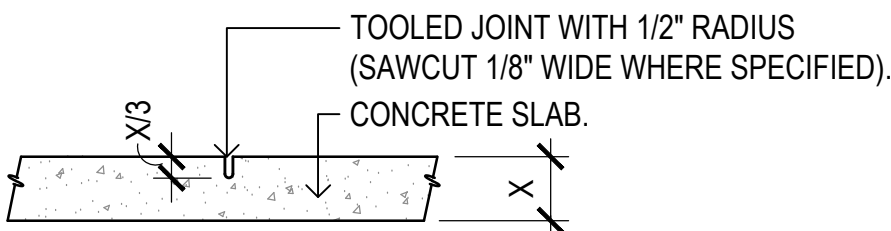
SCALE: 1/2"=1'-0"



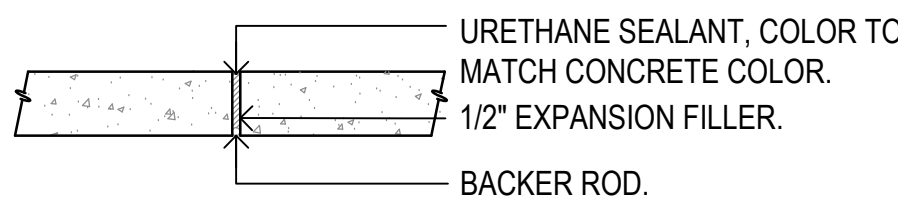
MANUF: LANDSCAPE STRUCTURES
MODEL: 3060
OTHER: OR APPROVED EQUAL

4 Play Structure

SCALE: 1/2"=1'-0"

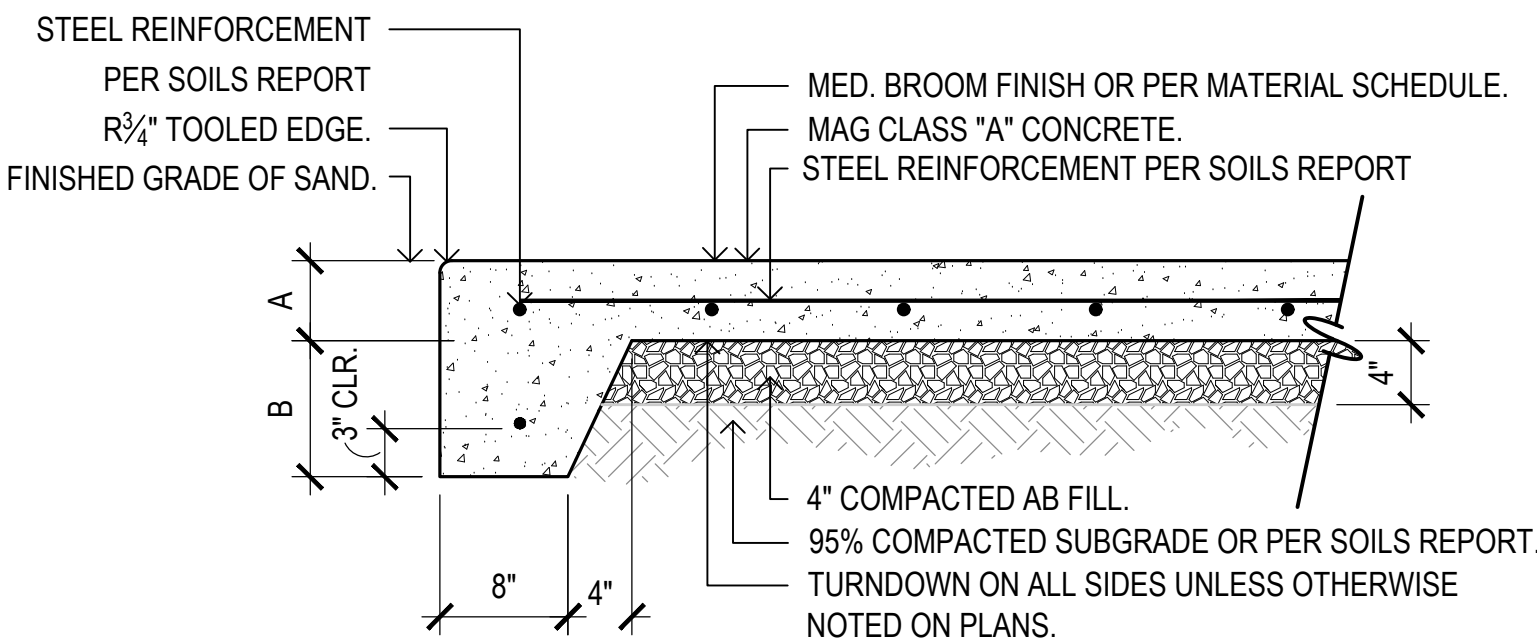


TYPICAL CONSTRUCTION JOINTS



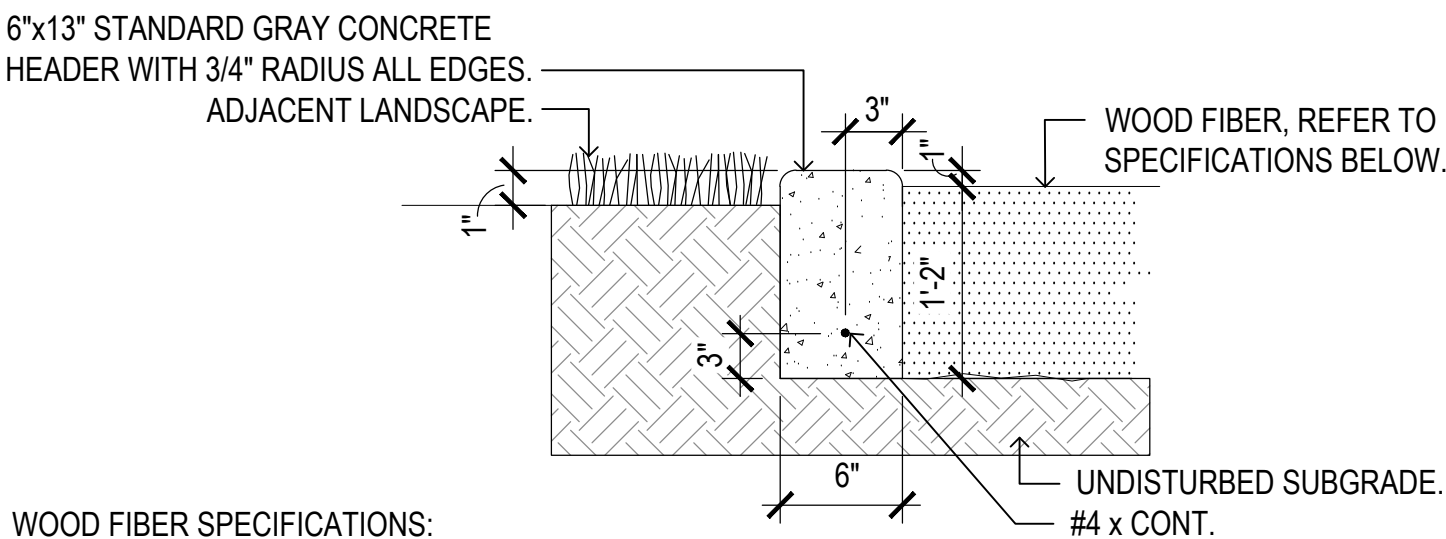
EXPANSION JOINTS

CONSTRUCTION JOINTS:
UNLESS OTHERWISE NOTED OR DIMENSIONED
USE THE FOLLOWING DATA FOR EXPANSION &
CONTROL JOINT LOCATIONS.
(3'-0" WIDE WALK - C.J. @ 3'-0" O.C. & E.J. @ 24' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 25' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 24' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 36' O.C.)



TURNDOWN SCHEDULE

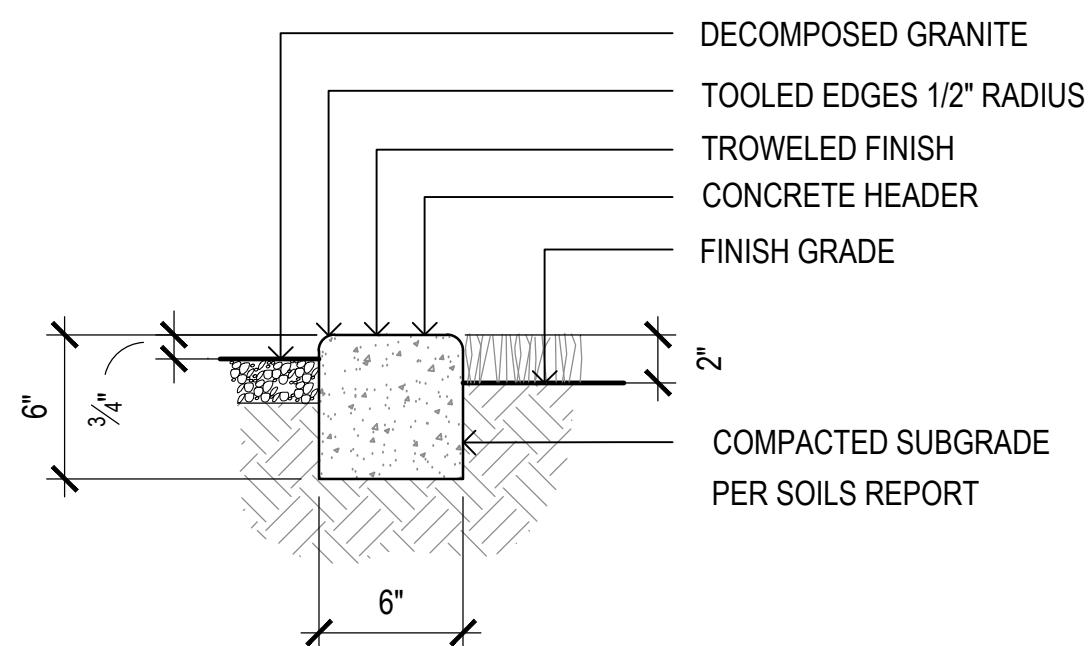
TURNDOWN AREA	A	B	TOTAL
TOT LOT	4"	12"	16"



WOOD FIBER SPECIFICATIONS:
THE MATERIAL SHALL MEET ASTM F-1292-95 AND ADA PER ASTM PS 83-97. THE MATERIAL SHALL BE MANUFACTURED FROM 100% CLEAN WOOD. MATERIAL SHALL BE FREE OF TWIGS, BARK, AND LEAF DEBRIS. IT SHALL BE FREE FROM ANY FOREIGN OBJECTS SUCH AS NAILS, TRASH AND CHEMICAL ADDITIVES. THE MATERIAL SHALL BE NON-TOXIC.

8 Concrete Header Turndown

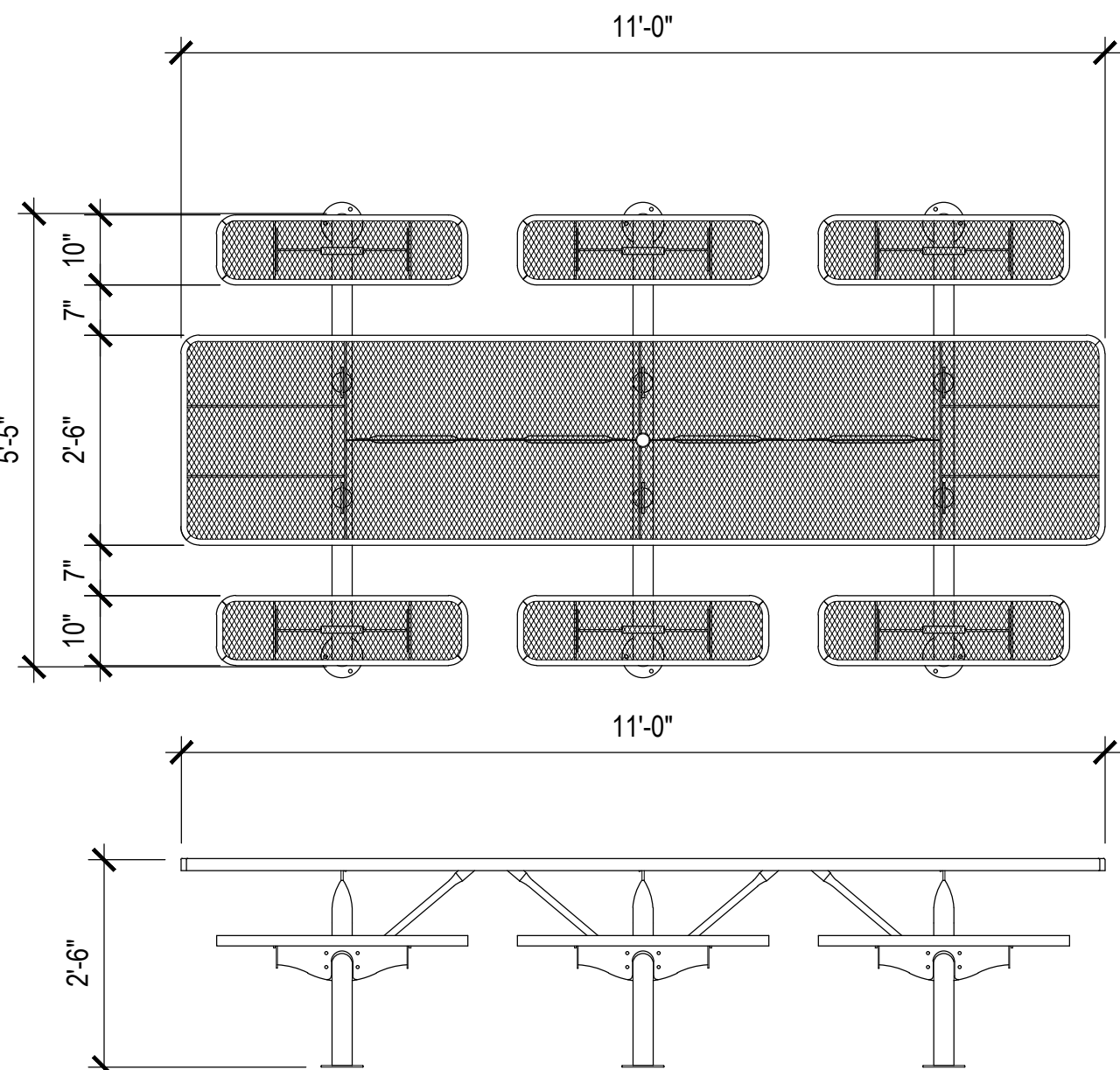
SCALE: 1"=1'-0"



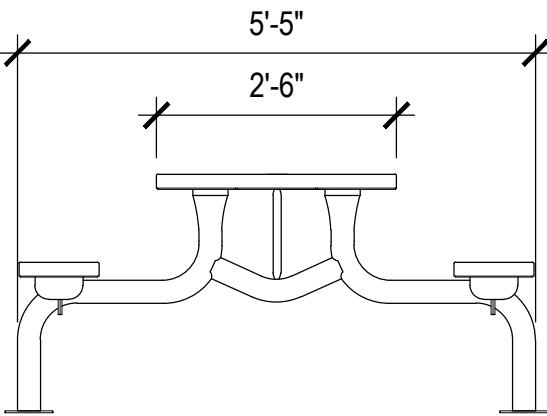
NOTE:
CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

9 Concrete Header

SCALE: 1'-1/2"=1'-0"



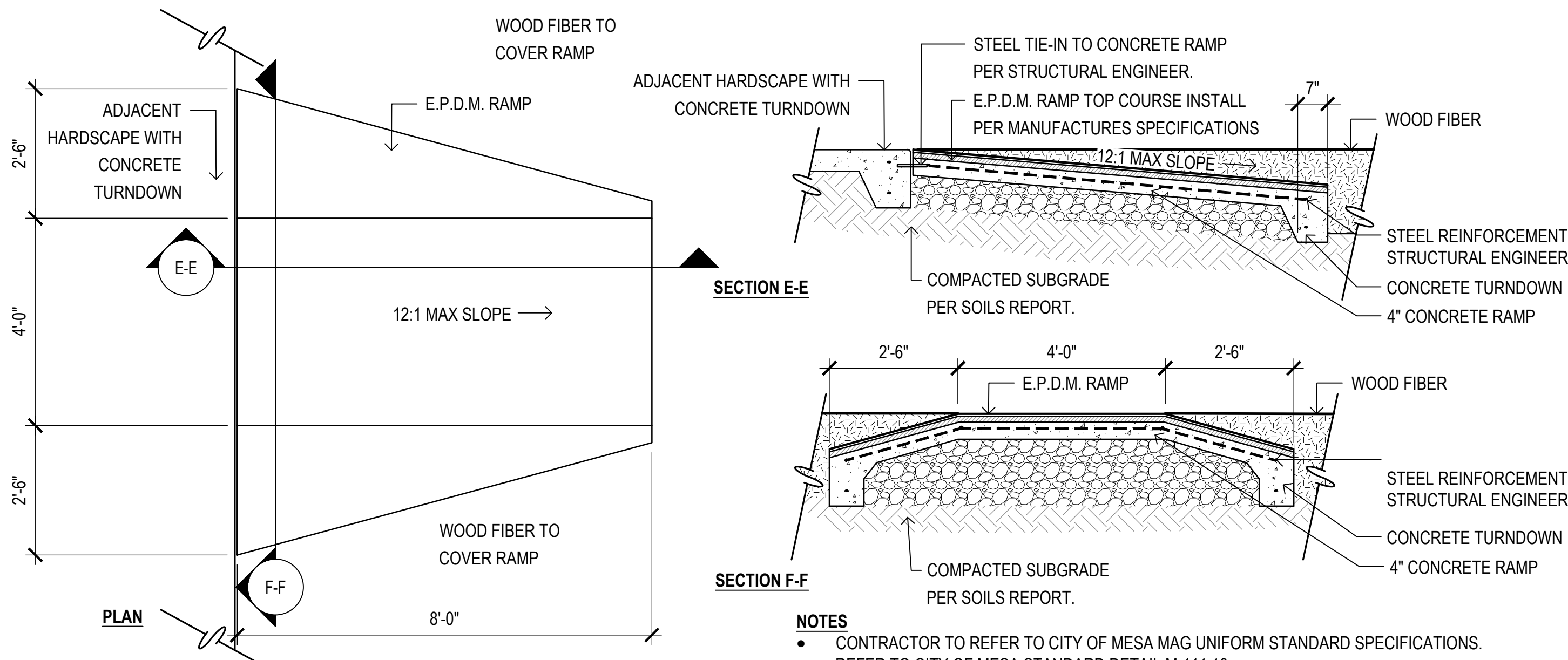
MANUF: WABASH VALLEY
MODEL: SY150d
MATERIAL: STEEL
COLOR: GRAY PERFORATED TOP AND SEATS, BLACK LEGS
OTHER: OR APPROVED EQUAL
MOUNT: SURFACE MOUNT



10 Large Picnic Table

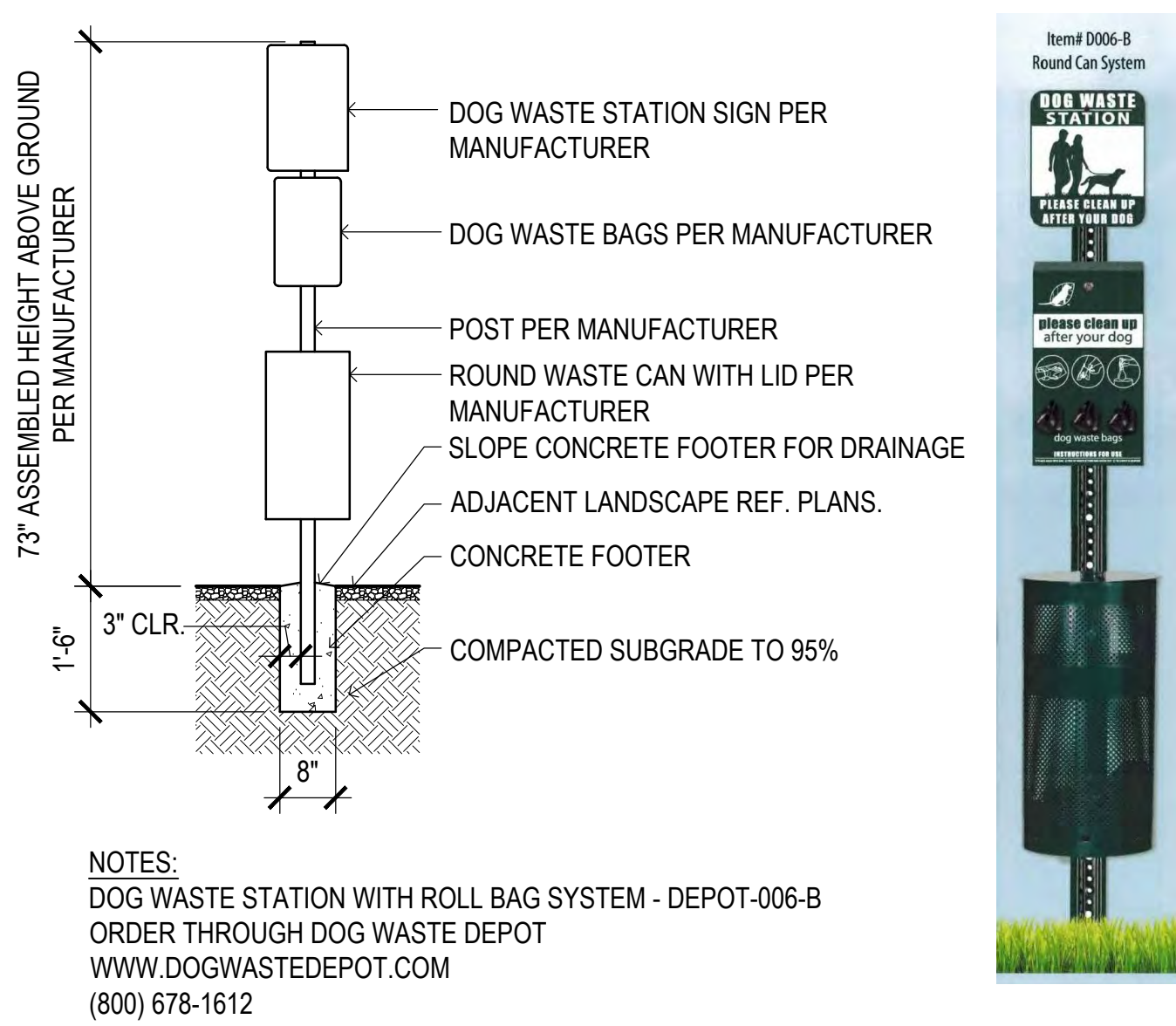
SCALE: 1/2"=1'-0"

\\FSERVER\Projects\1\Mattamy\Roosevelt Park\Drawings\Pre-Plat\Phase 2\06-Details_RP-P2.dwg



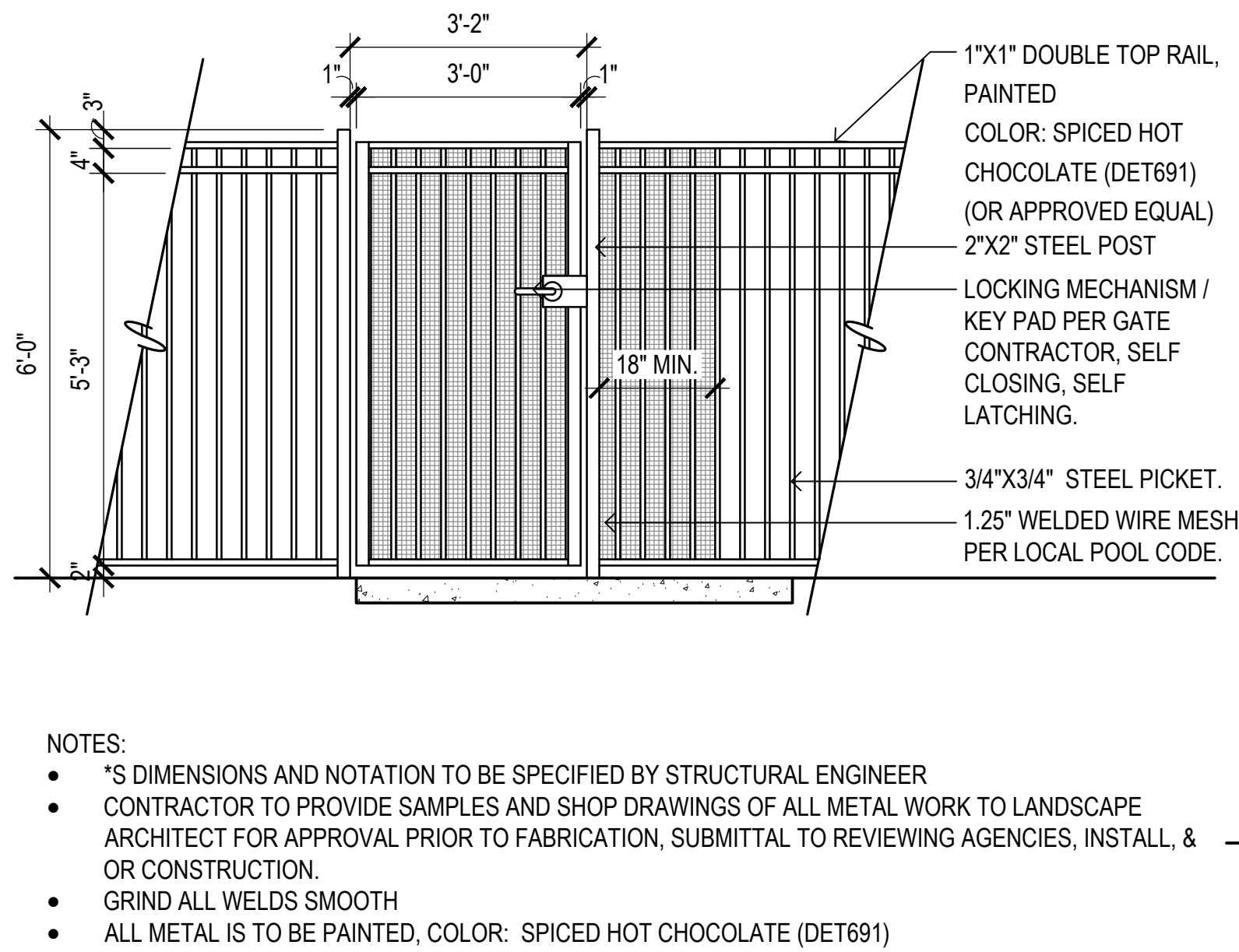
1 E.P.D.M. ADA Access Ramp Into Wood Fiber

SCALE: 1/2"=1'-0"



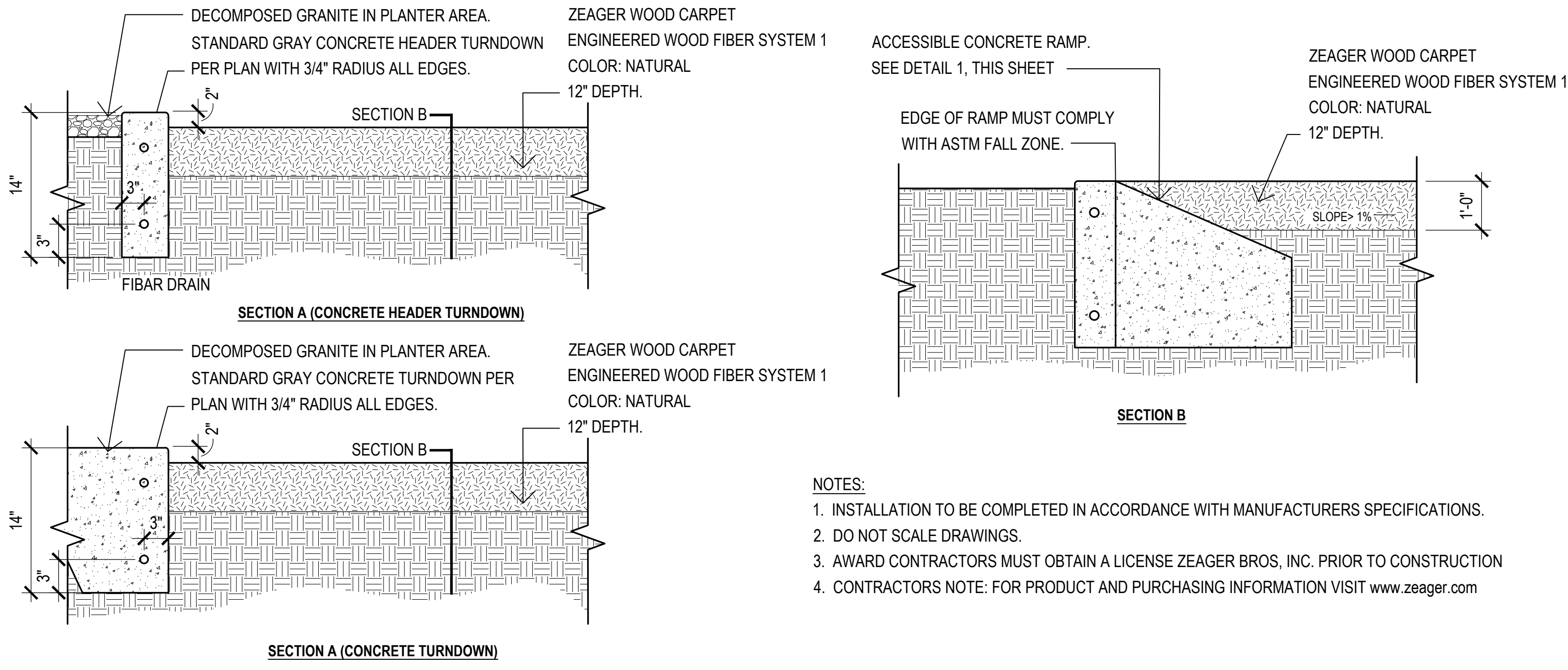
3 Pet Waste Station

SCALE: 1/2"=1'-0"



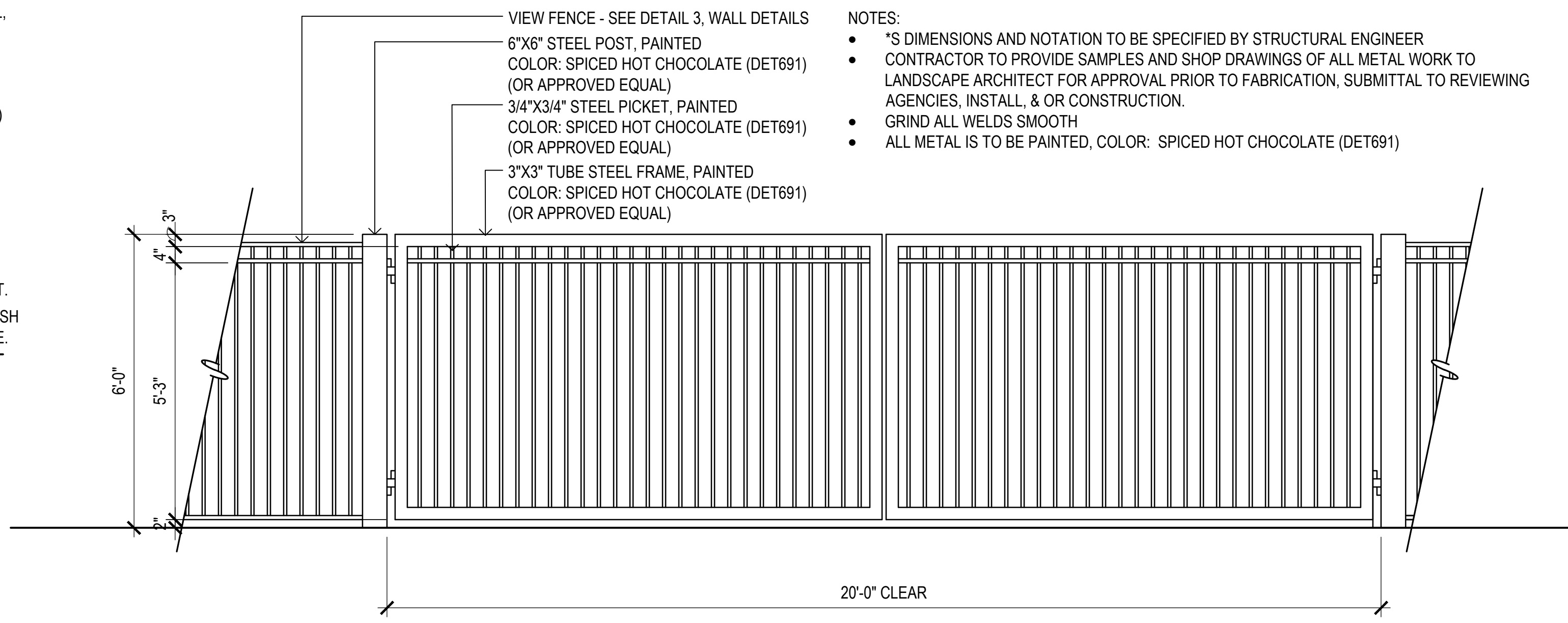
4 Pedestrian Gate

SCALE: 1/2"=1'-0"



2 Wood Fiber

SCALE: 1/2"=1'-0"



5 View Fence/ Pool Fence

SCALE: 1/2"=1'-0"



SPECIFICATION SHEET

MODEL 1470 Architectural Series • Bollards

FIXTURE SPECIFICATIONS:

HOUSING:
Heavy walled (3/16") custom rod extruded aluminum post, assembled with heavy die-cast aluminum access doors and base. Light Center Length (LCL) height is 36" standard.

BASE:
Heavy walled die cast aluminum base structurally screwed and glued to housing post. Base has 30° radial slots to allow for adjustment of bollard relative to mounting.

MOUNTING:
Mounting consists of a patent pending three 1/2" dia. x 12" J-anchor bolt pour part assembly. Mounting assembly is equipped with an adjustable leveling feature utilizing heavy duty die springs, sleeved with urethane compression bushings. Adjustment over 5 degrees are possible for vertical alignment of post.

LED LIGHT ENGINE:
High efficiency LED quadrant specified light engine equipped with Cree XTE LEDs (5 per quadrant). Available in 2700°K, 3000°K, 3500°K, 4000°K, 5000°K CCT. Amber CCT available upon request. Suitable for max ambient temperatures up to 45°C.

OPTICS:
Unitized optic assembly contains precision molded reflector and sealed refractor lens integrally mounted onto an internal heat sink. Drivers and optional accessories are mounted to optic assembly.

FINISH:
Polyester powder-coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.

DISTRIBUTIONS:
Light distributions consists of specifiable quadrants. Distributions can be specified in any 90° quadrant combinations.

BUG RATING:
*See table on page 2.

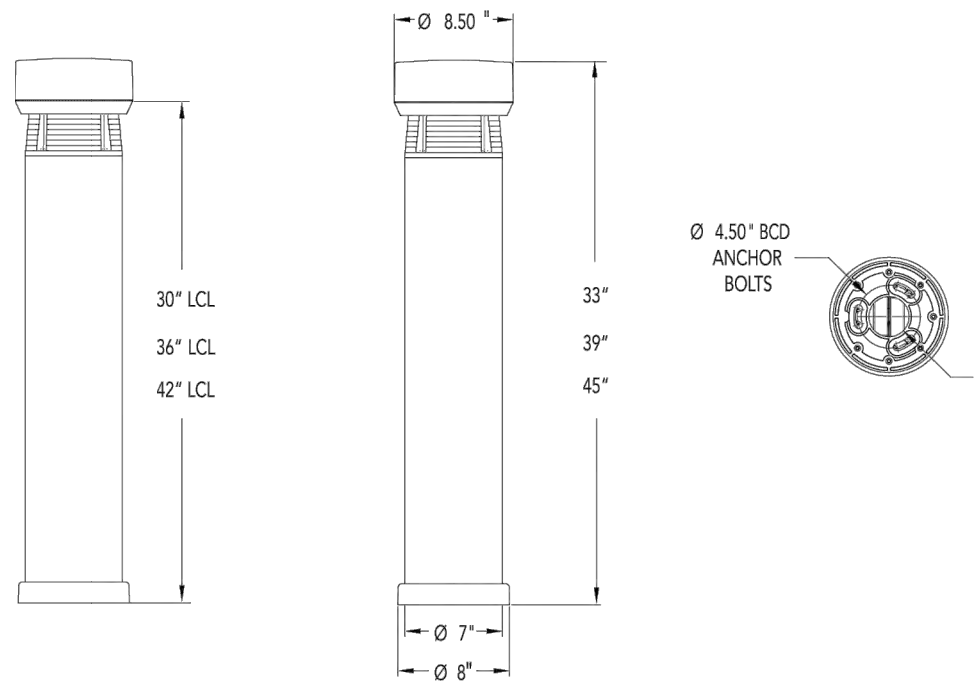
ELECTRICAL:
Hi-power factor Integral LED drivers equipped with tri-modal dimming capabilities (0-10VDC, phase cut TRIAC, ELV) from 1-100% standard. Class 2. Universal input voltage 120V-277VAC.

POWER LEVEL/OUTPUT:
Two power levels offered:
350mA per LED (1634 lumens output with 360° distribution)
500mA per LED (2163 lumens output with 360° distribution)

ACCESSORIES:
Duplex Receptacle (DPX)
CERTIFICATION:
UL & CUL wet location listed, IP66

All Vista Architectural luminaires are **MADE IN THE U.S.A.**

DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0987 • (805) 766-VISTA (8478)
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SPECIFICATION SHEET

MODEL 1470 Architectural Series • Bollards

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: 1470-B-30-1Q-4Q-A-120-ND-DPX

MODEL	FINISH	LIGHT CENTER LENGTH (inches)	DISTRIBUTION (by quadrant)	COLOR TEMP
1470 - Pill	Standard B - Black Z - Architectural Bronze DZ - Dark Bronze GT - Granite W - White Premium BR - Architectural Brick LZ - Light Bronze SB - Special Bronze GG - Glossy Gray R - Rust HG - Hunter Green WB - Weathered Bronze WI - Weathered Iron GM - Graphite Metallic Hand Finished G - Verde P - Pewter M - Mocha OF - Olde Finish	30 - 30 inch LCL 36 - 36 inch LCL 42 - 42 inch LCL	1Q - 1 Quadrant 2Q90 - 2 Quadrants at 90° 2Q180 - 2 Quadrants at 180° 3Q - 3 Quadrants 4Q - 4 Quadrants	27 - 2700°K 3000 - 3000°K 35 - 3500°K 40 - 4000°K 50 - 5000°K

POWER LEVEL	VOLTAGE	DIMMING	ACCESSORIES
A - Low Output B - High Output	120 - 120V MV - Multi-Volt (120V - 277V)	ND - No Dimming 010 - 0-10V PCT - Phase Cut TRIAC (120V only)	DPX - Duplex Receptacle 1-2

1. PCT and DPX available only when 120 VOLTAGE is specified.
2. DPX required dedicated 120 Volt service.

LUMEN OUTPUT PACKAGES

Beam Spread	A	B
4Q	23.9 Watts 1634 Lumens	34.9 Watts 2163 Lumens
3Q	18.1 Watts 1197 Lumens	26.3 Watts 1540 Lumens
2Q 90	11.8 Watts 744 Lumens	17.8 Watts 1050 Lumens
2Q 180	11.9 Watts 712 Lumens	17.8 Watts 984 Lumens
1Q	6.5 Watts 383 Lumens	9.2 Watts 505 Lumens

B-U-G RATING

Beam Spread	A	B
4Q	B1-U3-G1	B1-U3-G1
3Q	B1-U2-G1	B1-U3-G1
2Q 90	B0-U2-G1	B0-U2-G1
2Q 180	B1-U2-G1	B1-U2-G1
1Q	B0-U1-G1	B0-U2-G1

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1470 04.19

SWP 610



WALL /CEILING LED

Fixture Type	Date
Job Name	Approved By
Category Number	- 20W - - 120 - 277 - - -

Vandal Resistant

SWP610 High Output Series LED

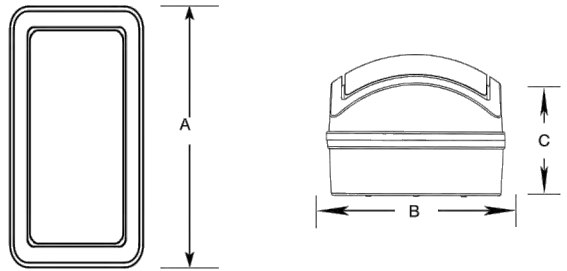
SPECIFICATIONS

Description	The Swoop 610 series features a durable, color-impregnated, polycarbonate housing supported by a marine grade, die cast aluminum base plate to provide a lighting fixture that will survive in many challenging environments. Natarium finish is standard for all versions of this fixture.
Bezel	One piece injection molded UV stabilized polycarbonate mechanically interlocked to lens. Minimum wall thickness shall be 0.140". Color is molded through entire part for scratch resistant finish.
Lens	One piece injection molded UV stabilized prismatic polycarbonate with minimum 0.140" wall thickness. Available in Clear or Opal and secured to base plate with (4) concealed captive stainless steel screws. YWP models come with a chemically etched, scratch resistant surface painted lens.
Reflector	Die formed, shaped for maximum efficiency and finished with high gloss electrostatically applied white polyester powder coat.
Driver	Constant current driver at 350mA, 120-277V only.
LED	Samsung LM561B+ series @ 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L ₇₀ projected life of over 130,000 hours at 50°C. Ten year warranty on LED boards against operational defects.
Base Plate	Pressure die cast marine grade aluminum. Chemically primed and finished with electrostatically applied polyester powder coat.
Gasket	Closed cell die cut, self-adhesive neoprene gasket provided between fixture base plate and mounting surface. High temperature silicone O-ring between lens and base plate.
UL Listing	U.L., C.U.L., Wet standard, 1598a Marine Listed.
Lifetime Warranty	Luminaire LED Incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.



DIMENSIONAL DATA

	A	B	C
SWP610HO	10.84	6.74	5.79
YWP610HO	10.84	6.74	5.79
YWPH610HO	6.74	10.84	5.79



5 Sutton Place
P.O. Box 2162
Edison, NJ 08818
P. 732.549.0056
F. 732.549.9737

Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the APRA. Content of specification sheets is subject to change; please consult our website for current product information.
Rev: 7/17+

SWP 610

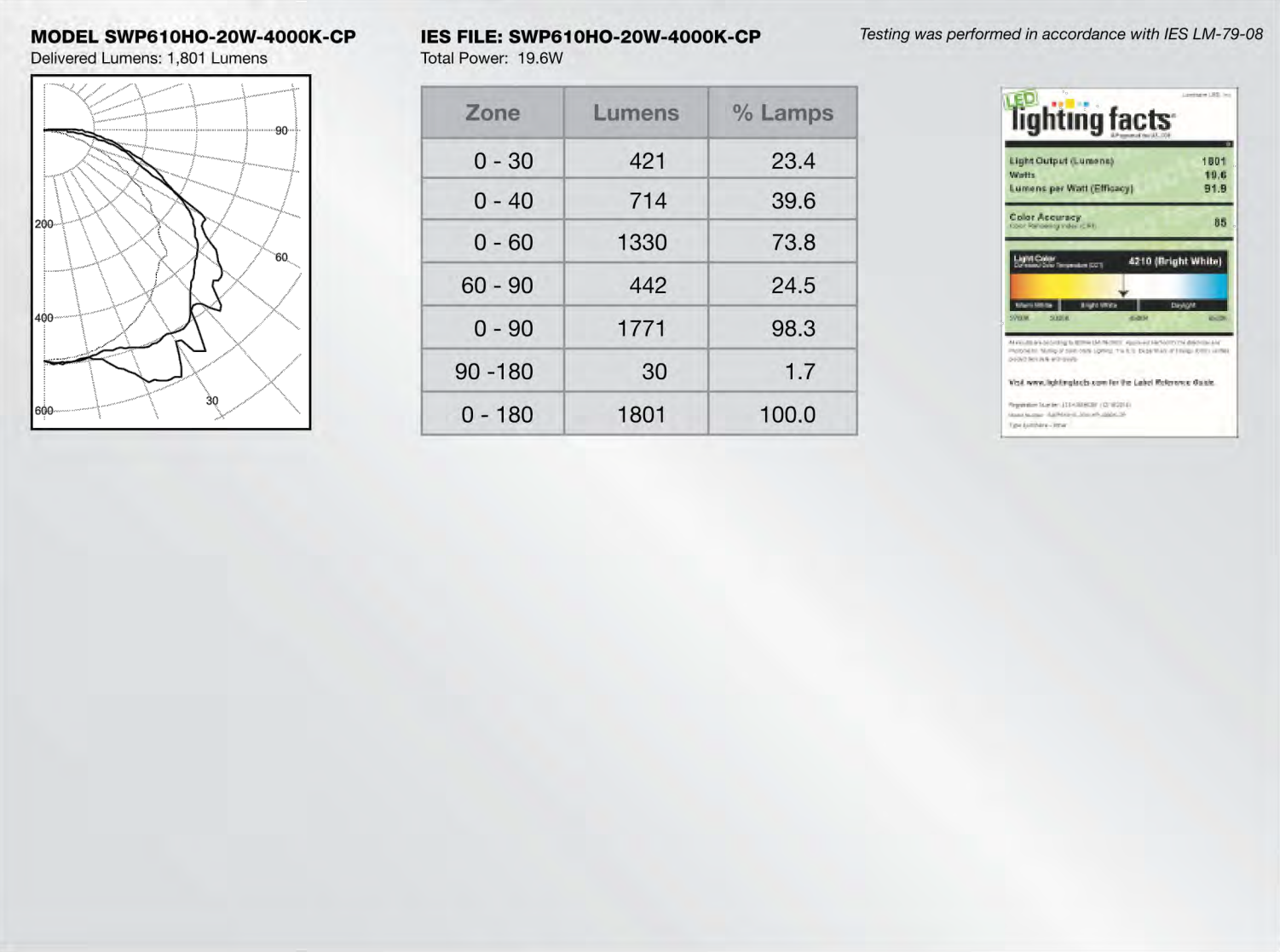


Vandal Resistant

SWP610 High Output Series LED

PHOTOMETRIC DATA

Model	Watts	Input Watts	Delivered Lumens Clear Opal	Delivered Lumens Opal	Delivered Lumens Clear Opal	Delivered Lumens Opal	Delivered Lumens Clear Opal	Delivered Lumens Opal
SWP610HO	20W	19.6	1958	1491	1998	1522	2060	1569
					2121	1616		



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Rev: 7/17+

SWP 610



Vandal Resistant

SWP610 High Output Series LED

ORDERING INFORMATION

SERIES	LED	CCT	VOLTS	LENS	COLOR	OPTIONS	TX/SD
	20W		120 - 277				
SWP610HO	20W	3000K	120-277	CP	BLK	☐ DIM	☐ EMB20R
YWP610HO		3500K		OP	WHT	☐ PC	☐ EMB125R
YWPH610HO		4000K			BRZ	☐ GLR	☐ EMB375R
		5000K			GRY	☐ KO	
					CUST		

OPTIONS

LENS	CP = Clear Prismatic Standard	OP = Opal Optional			
COLORS	BLK = Black	WHT = White	BRZ = Bronze	GRY = Gray	CUST = Custom Color (Consult Factory)
DIM	0-10V dimming driver, 10% at lowest level.				
PC	Photoelectric switch.				
GLR	Fuse and fuse holder.				
KO	Add (3) 1/2" i.p.t. holes for conduit entry in housing.				
EMB20R	Remote mounted micro inverter that will operate a 25W maximum load for 90 minutes. 0°C (32°F) to 50°C (122°F).				
EMB125R	Stand-alone inverter that will operate a 125W maximum load for 90 minutes. 20°C (68°F) to 30°C (86°F).				
EMB 375R	Stand-alone inverter that will operate a 375W maximum load for 90 minutes. 20°C (68°F) to 30°C (86°F).				
TX/SD	TORX® head bit.				

TRIM OPTIONS



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Rev: 7/17+

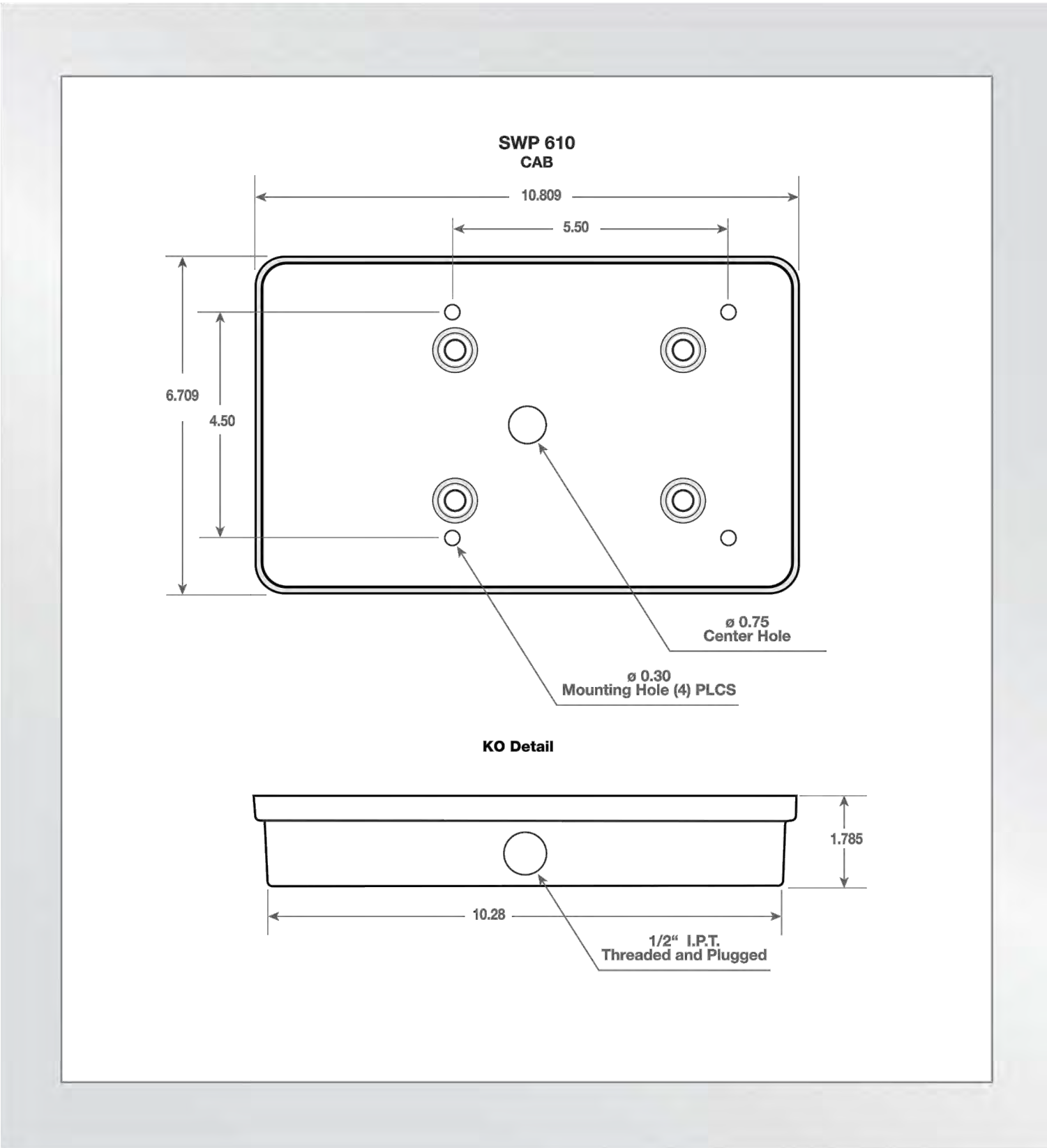
SWP 610



Vandal Resistant

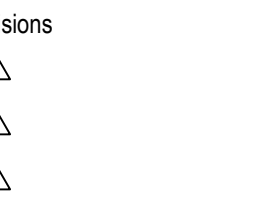
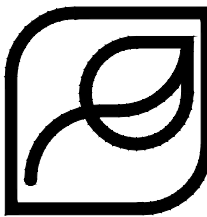
SWP610 High Output Series LED

MOUNTING PLATE DETAILS



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Rev: 7/17+



issued for
☐ design dev.
☐ progress set
☒ city submittal
☐ bid package
☐ construction

title
Construction Details

date issued
10.23.19

scale
Per Detail

drawn by
JC, KB

checked by
AB

project number
95-035-16

review number

sheet number

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULC Listed for wet locations.

SPECIFICATION FEATURES

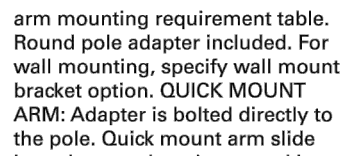
Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #	Type
Project	
Comments	
Prepared by	Date



GLEON GALLEON LED

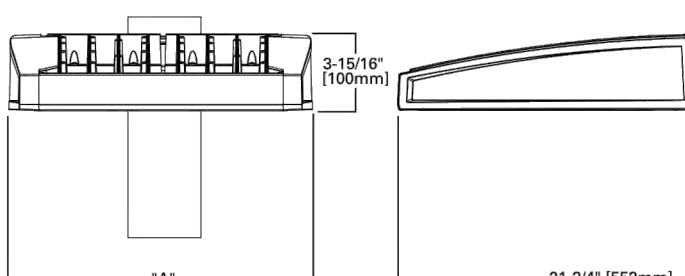
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



WaveLink

DIMENSIONS



DIMENSION DATA

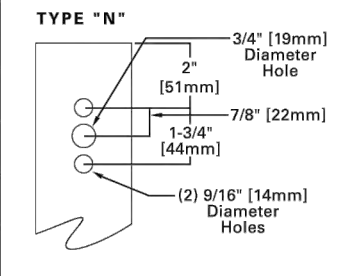
Number of Light Squares	"A" Width (394mm)	"B" Standard Arm Length (778mm)	"B" Optional Arm Length (254mm)	Weight with Arm (lbs.)	EPA with Arm (Sq. Ft.)
1-4	15-1/2"	778mm	10"	33 (15.0 kgs.)	0.96
5-6	21-5/8"	778mm	10"	44 (20.0 kgs.)	1.00
7-8	27-5/8"	778mm	13"	64 (24.5 kgs.)	1.07
9-10	33-3/4"	778mm	14"	82 (28.6 kgs.)	1.12

NOTE: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



Powering Business Worldwide

DRILLING PATTERN



Powering Business Worldwide

*www.designlights.org



CERTIFICATION DATA

3G Vibration Rated

DesignLights Consortium® Qualified*

IP66 Rated

500,000 Hours

LM79 / LM80 Compliant

UL/ULC Wet Location Listed

LM79 / LM80 Compliant

UL/ULC Wet Location Listed

LM79 / LM80 Compliant

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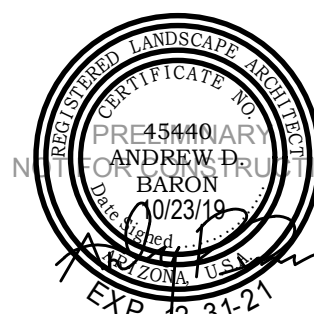
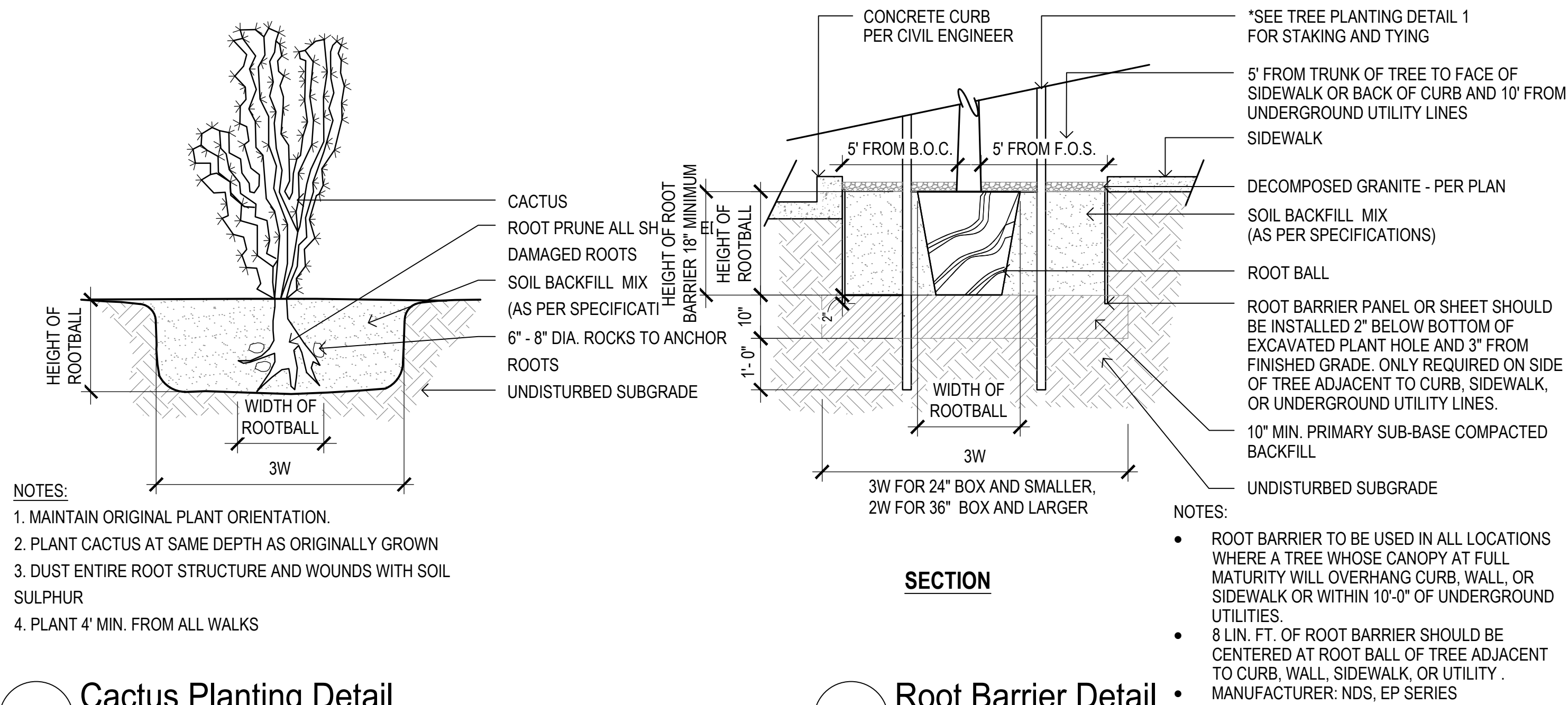
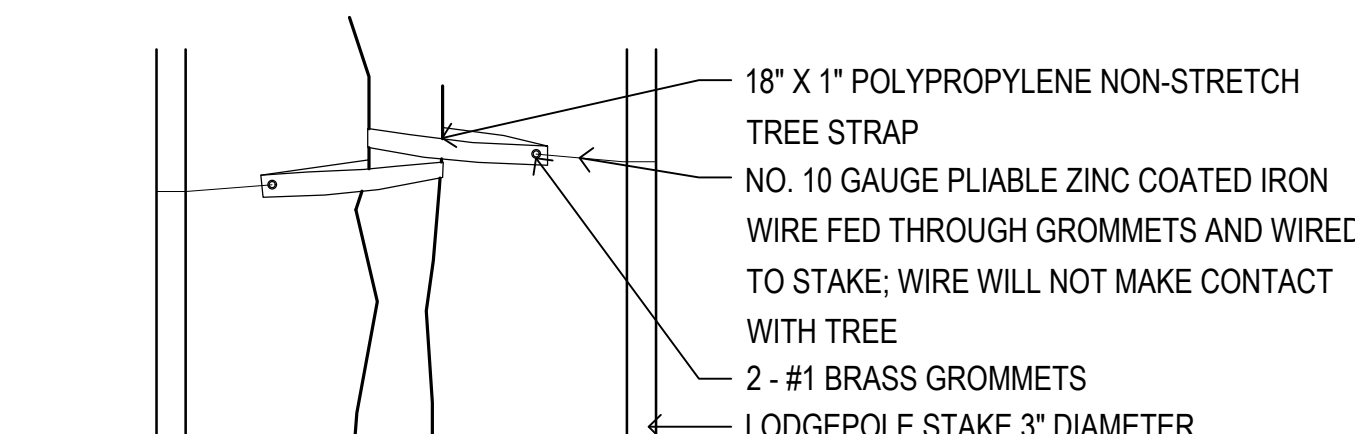
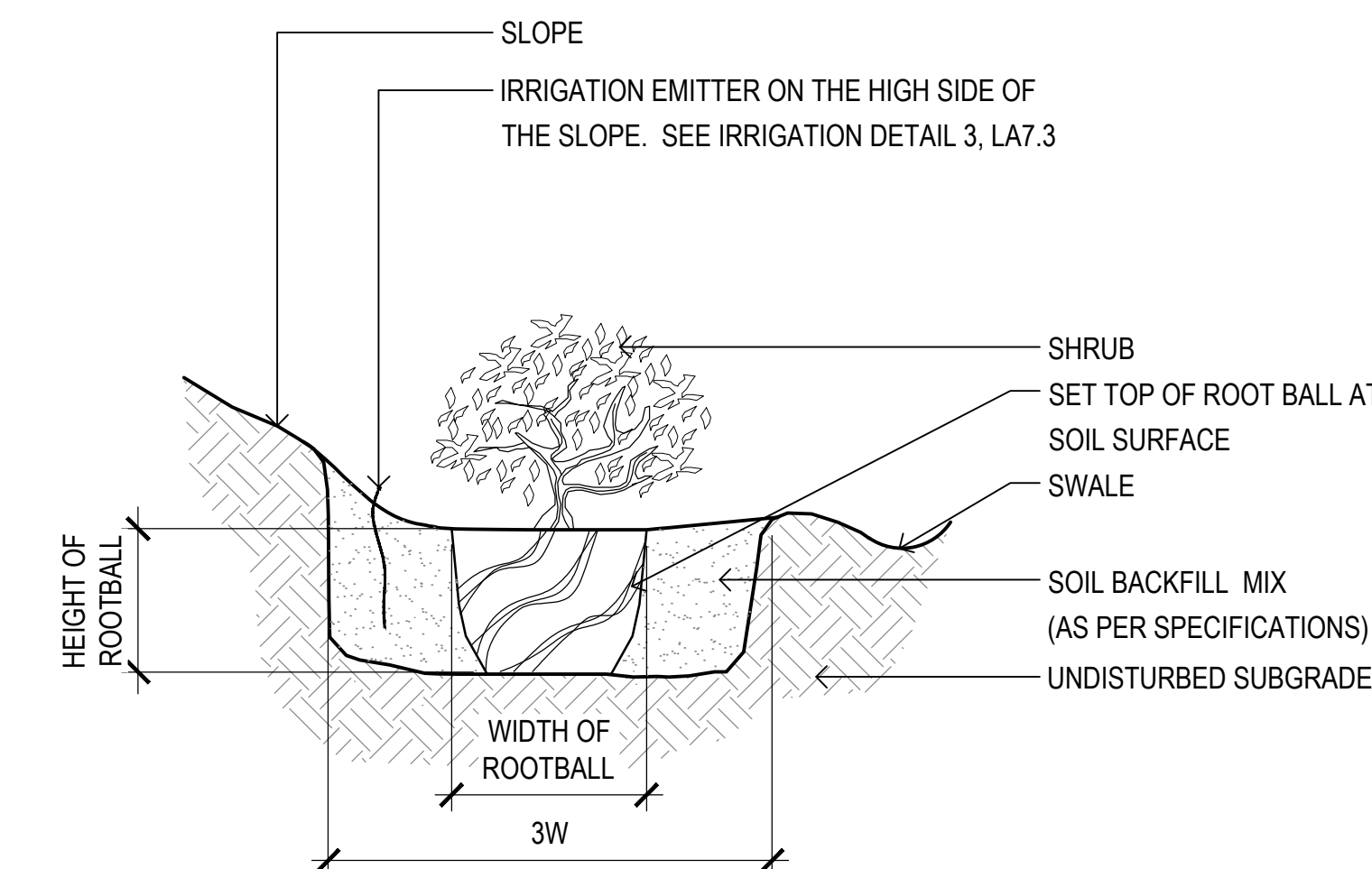
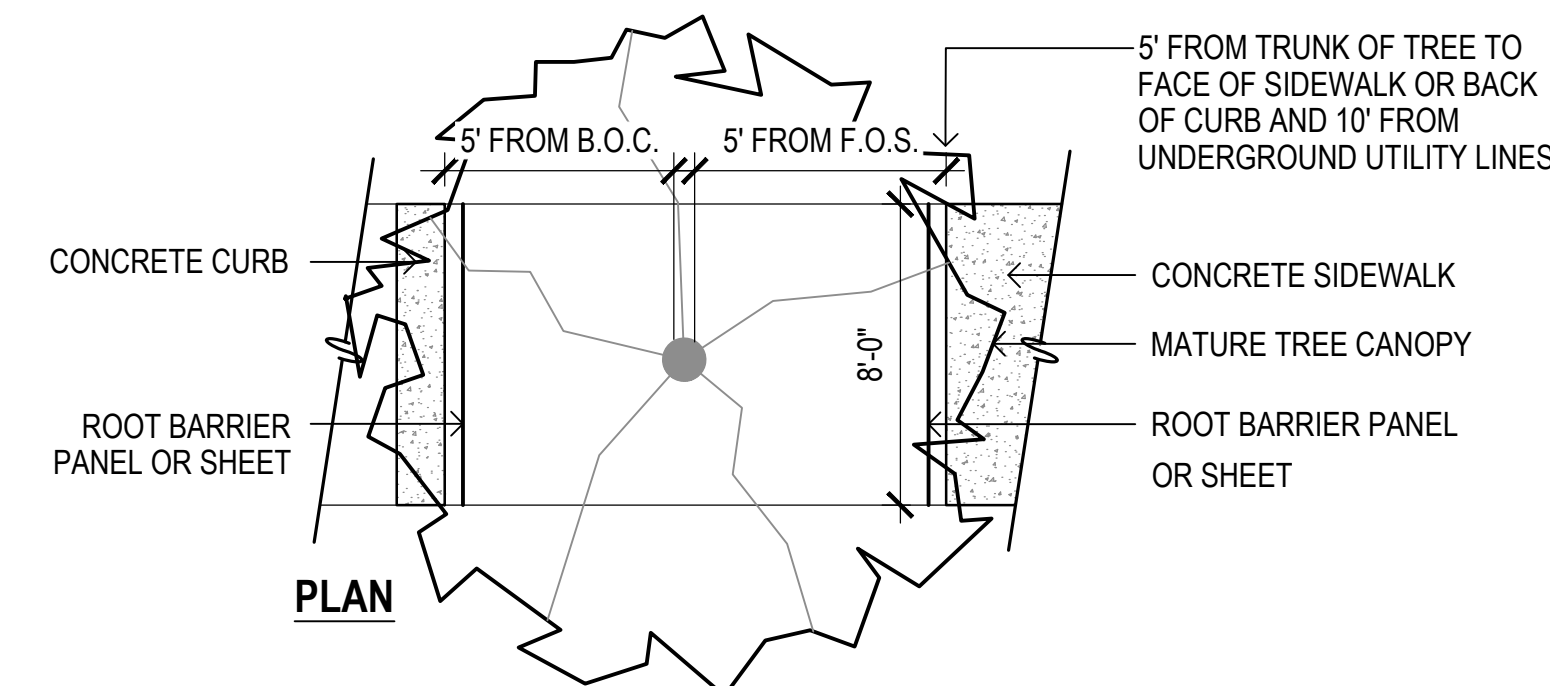
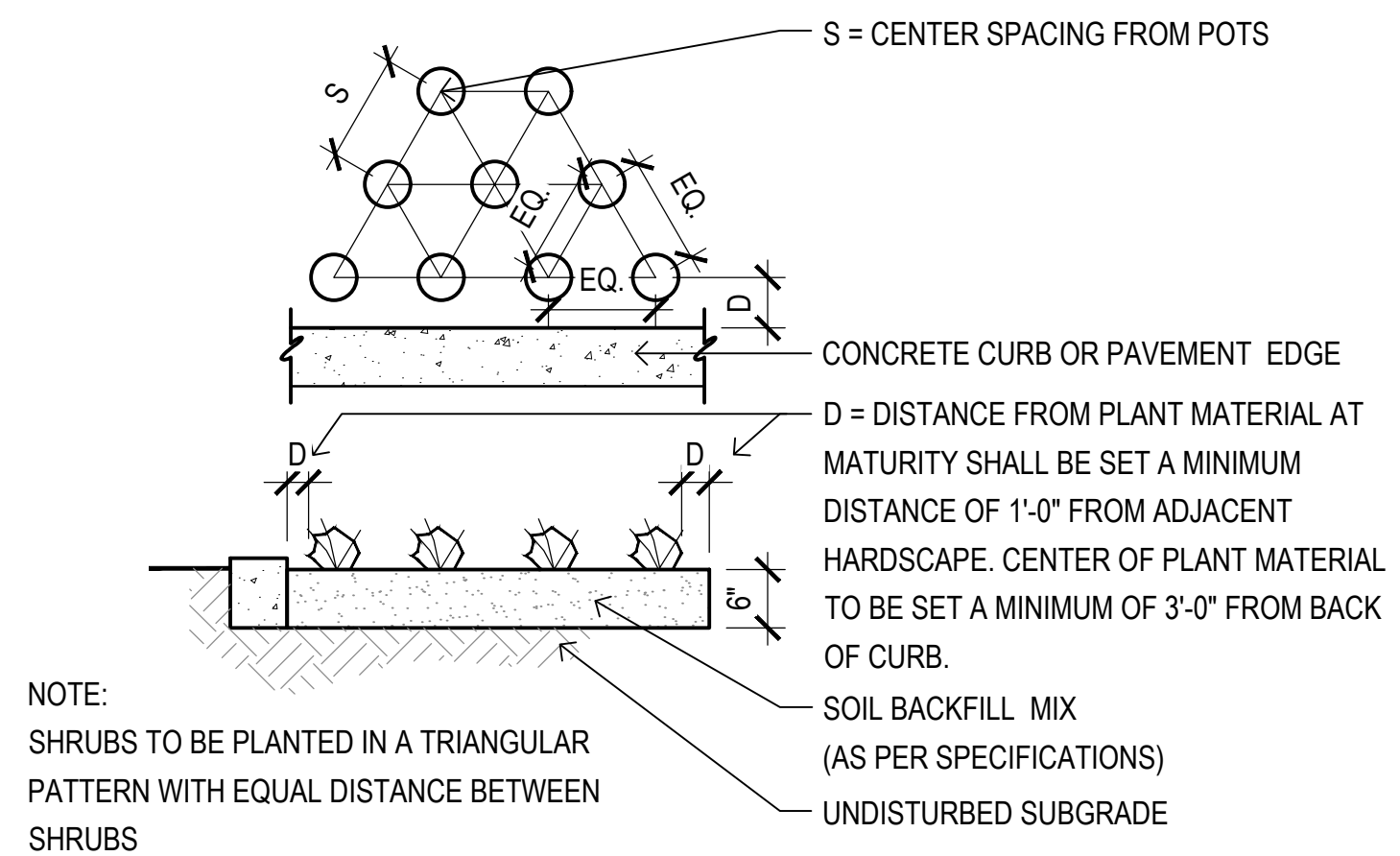
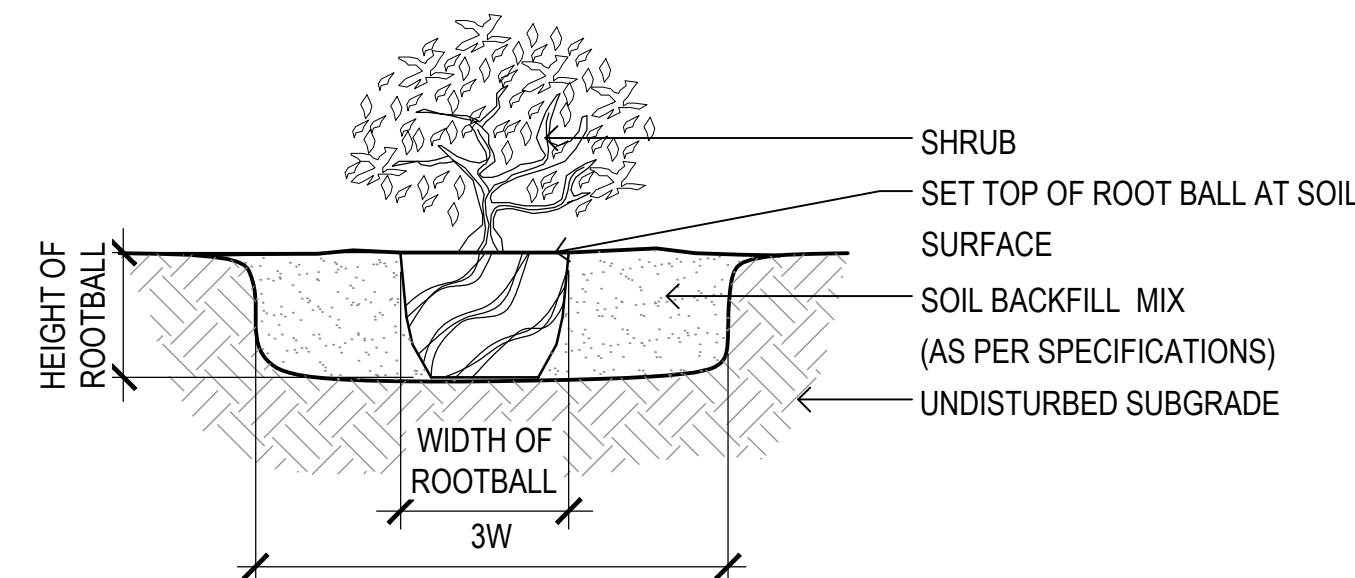
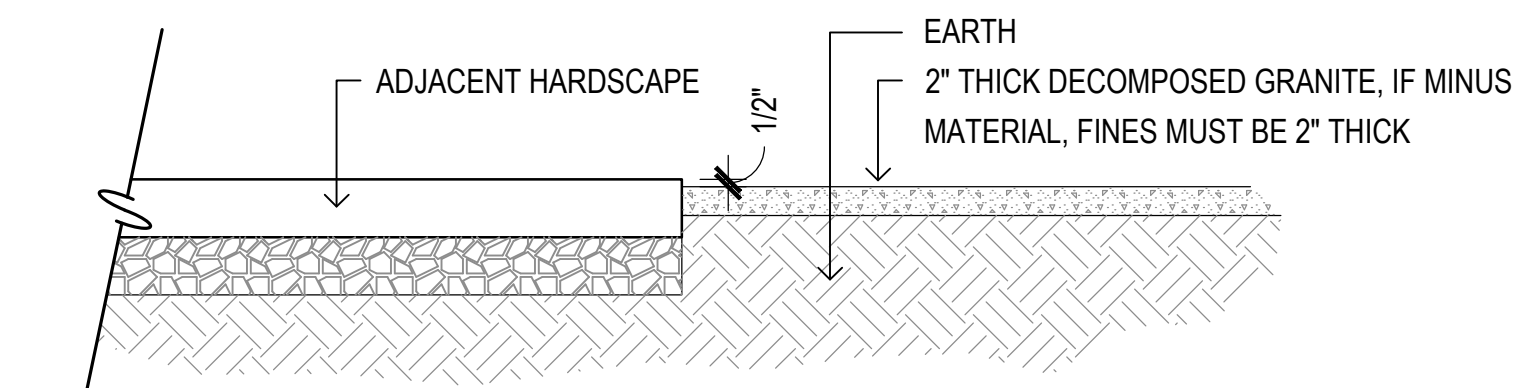
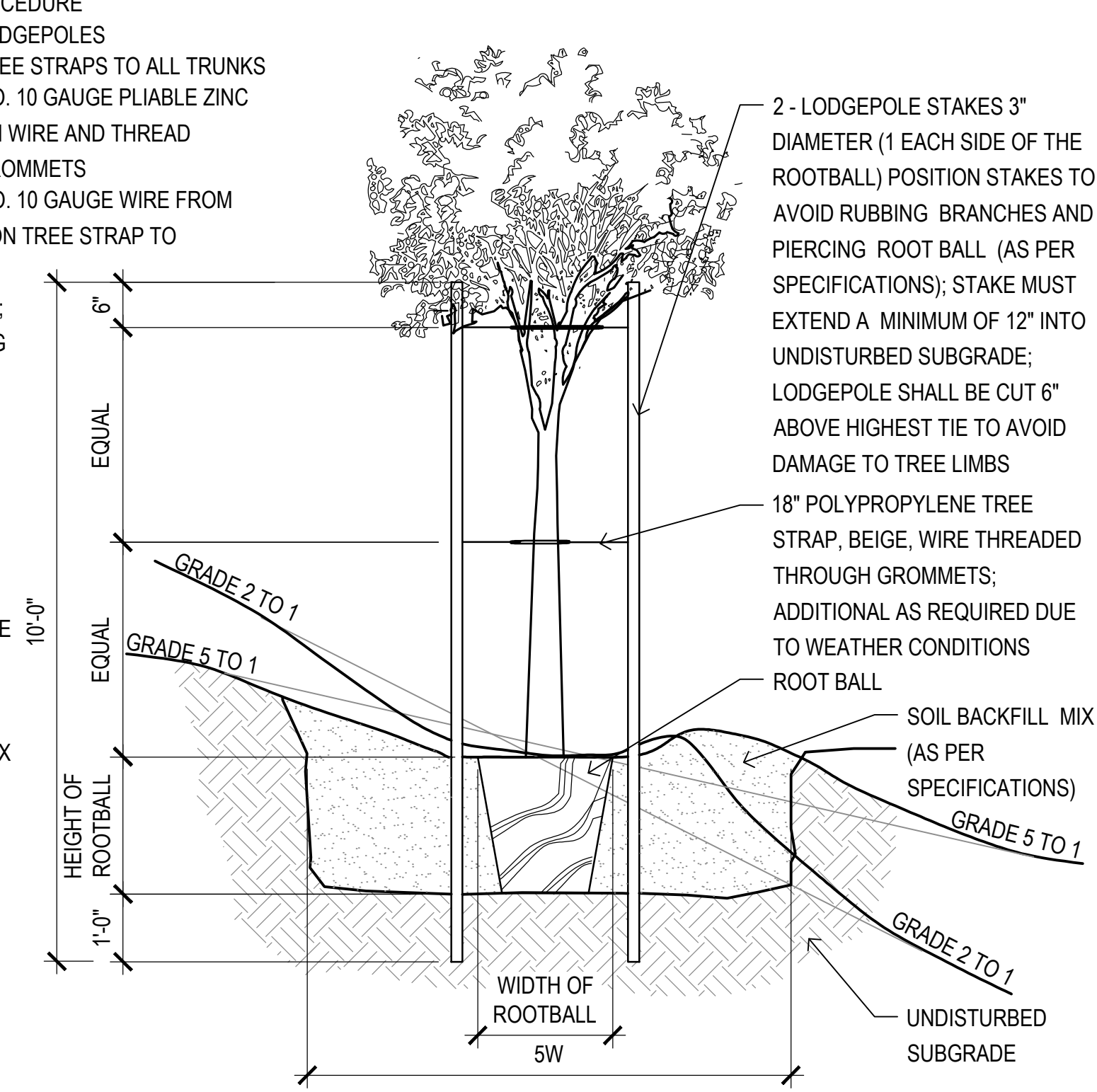
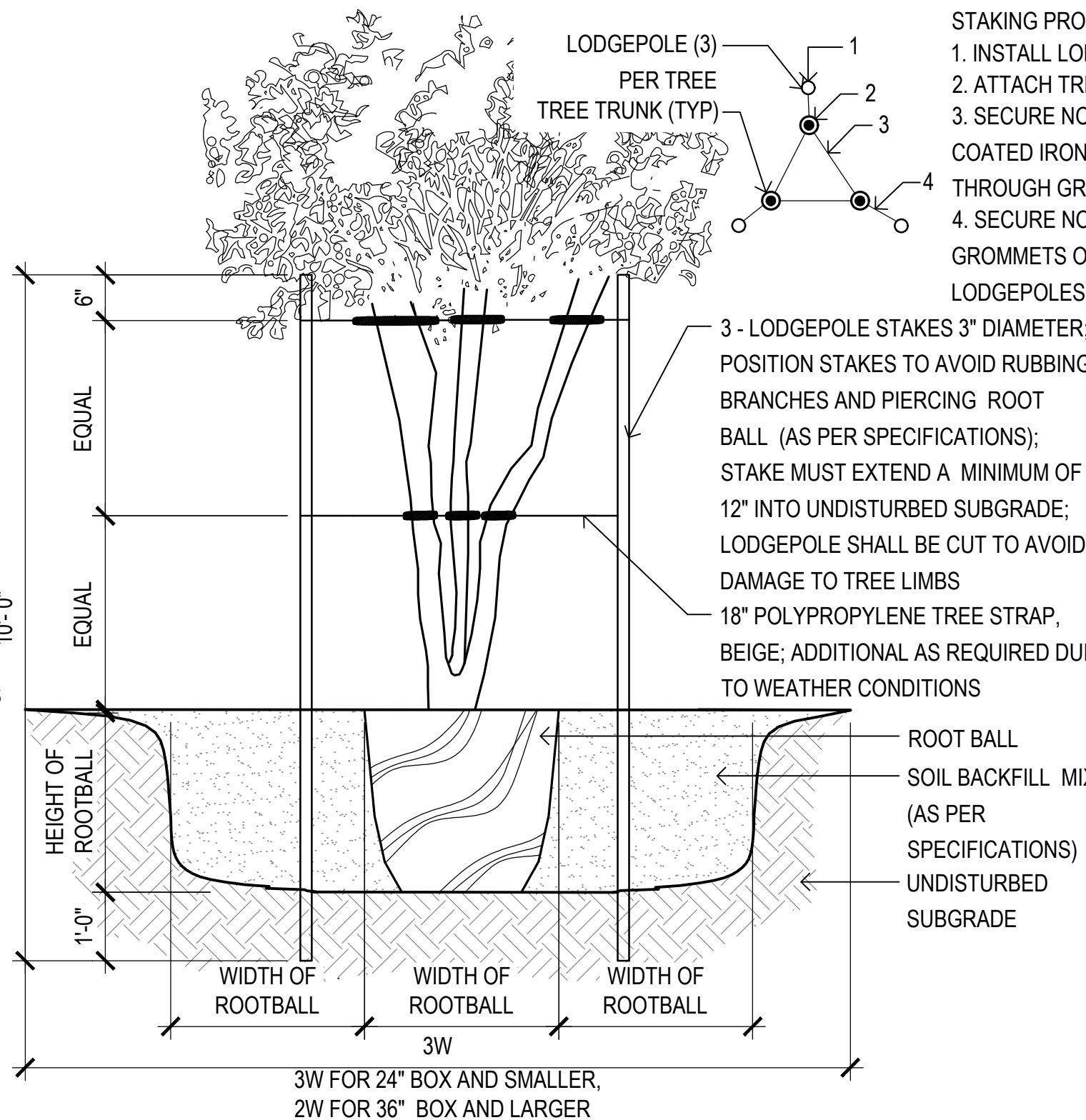
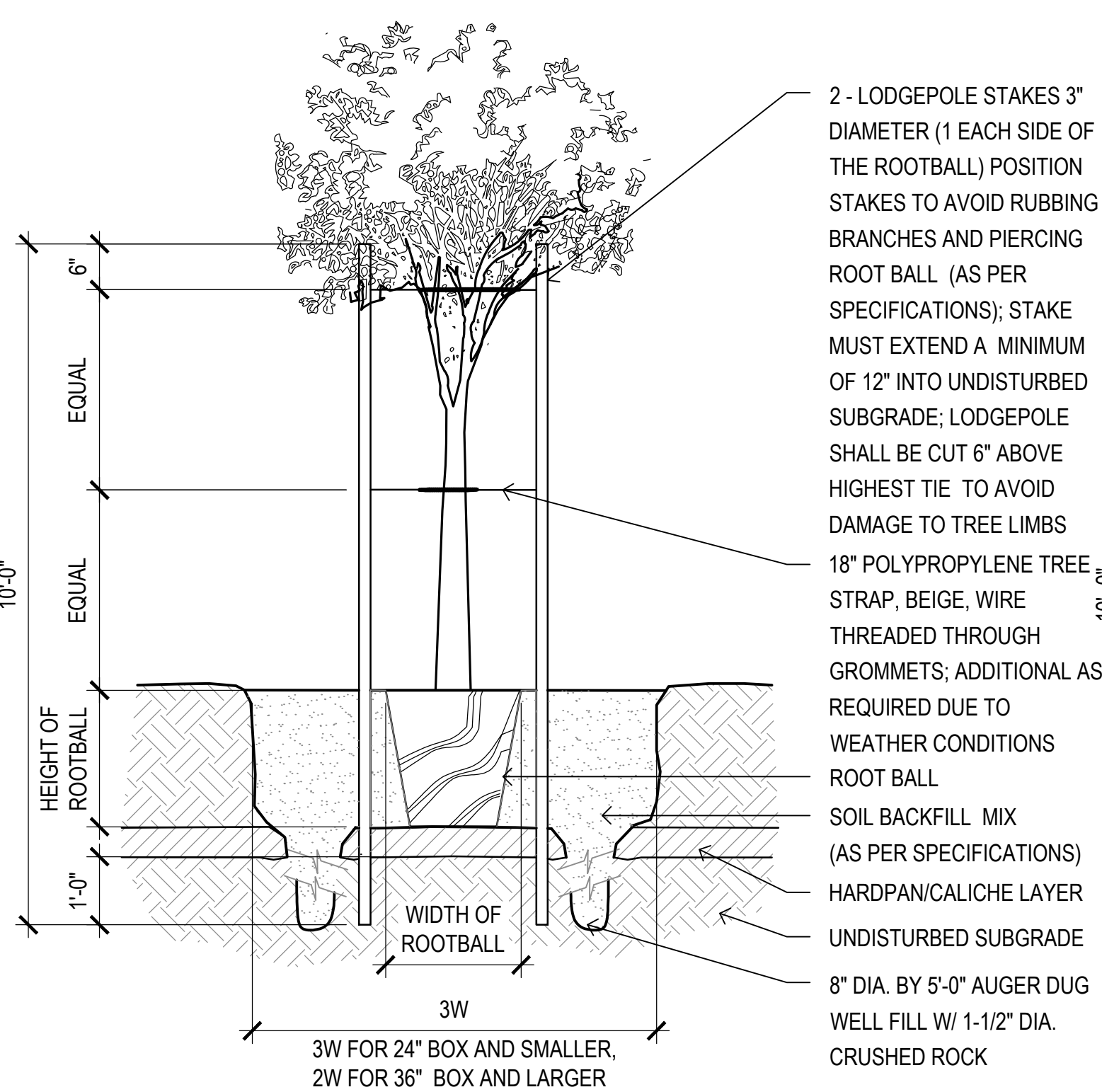
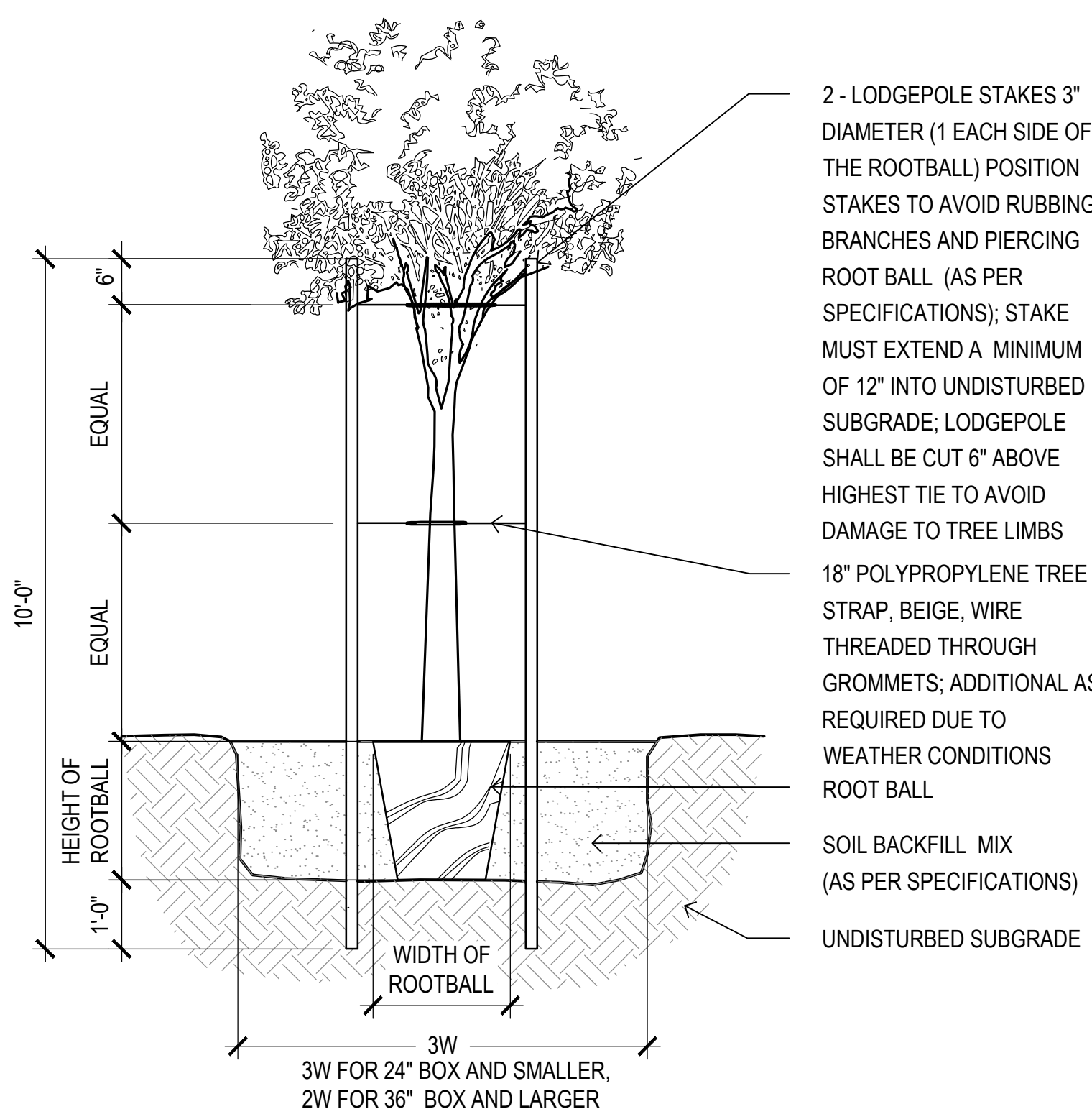
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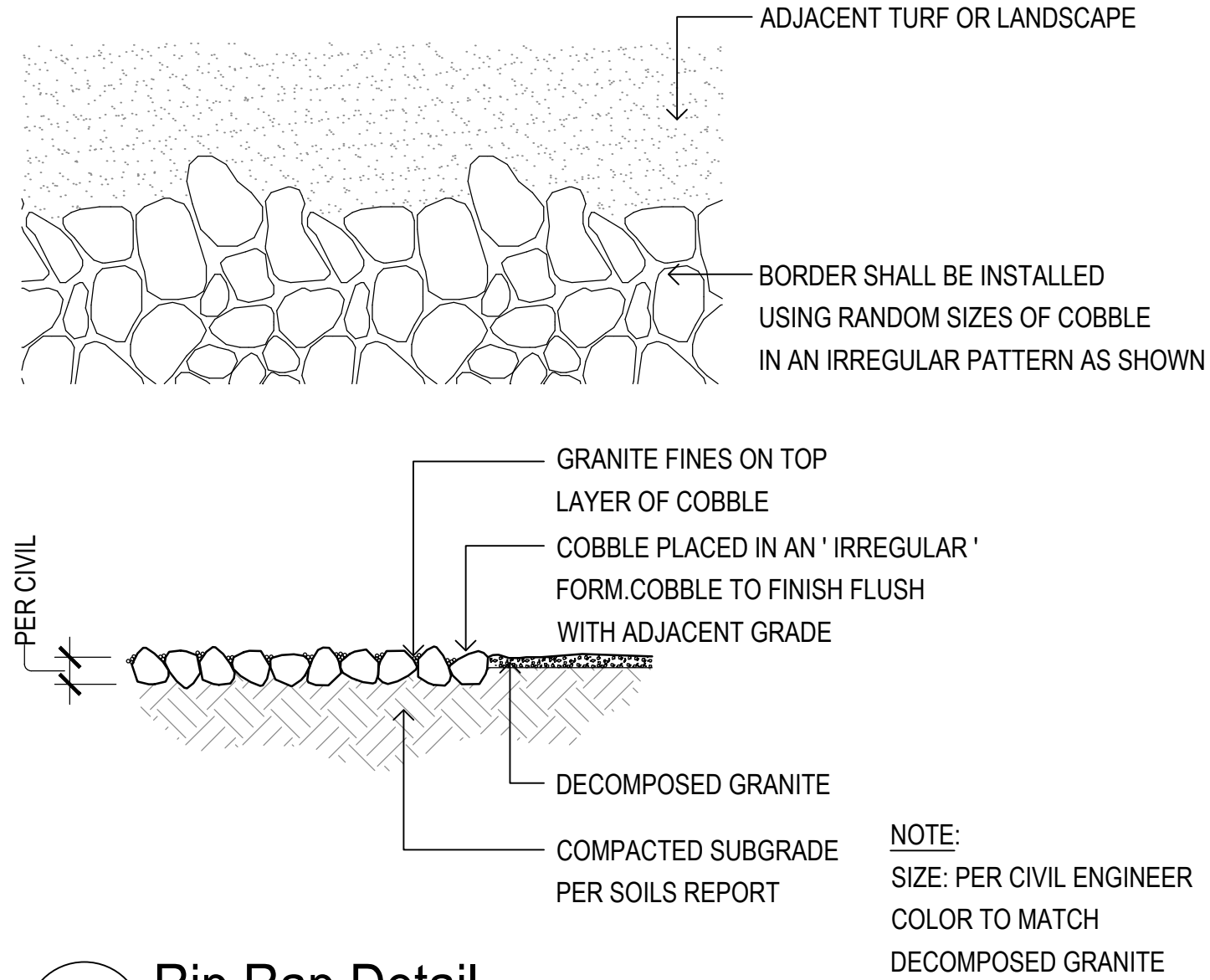
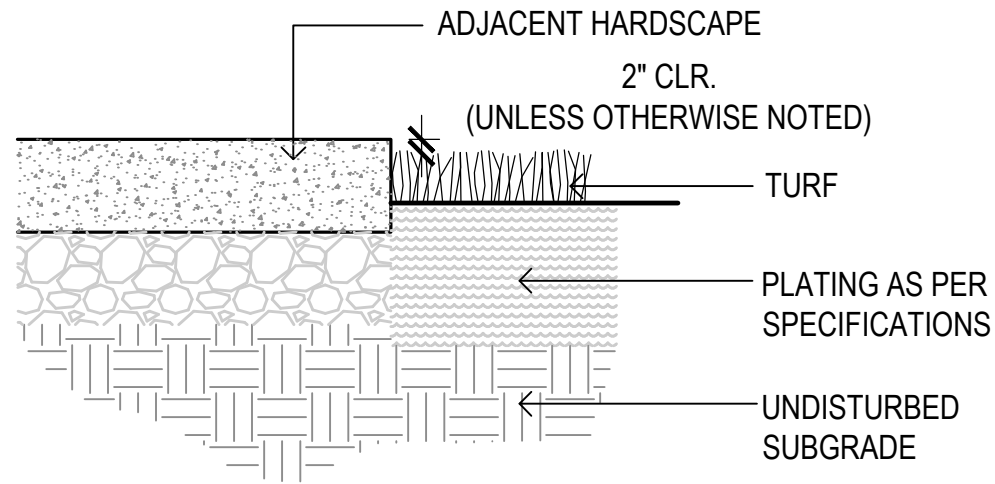
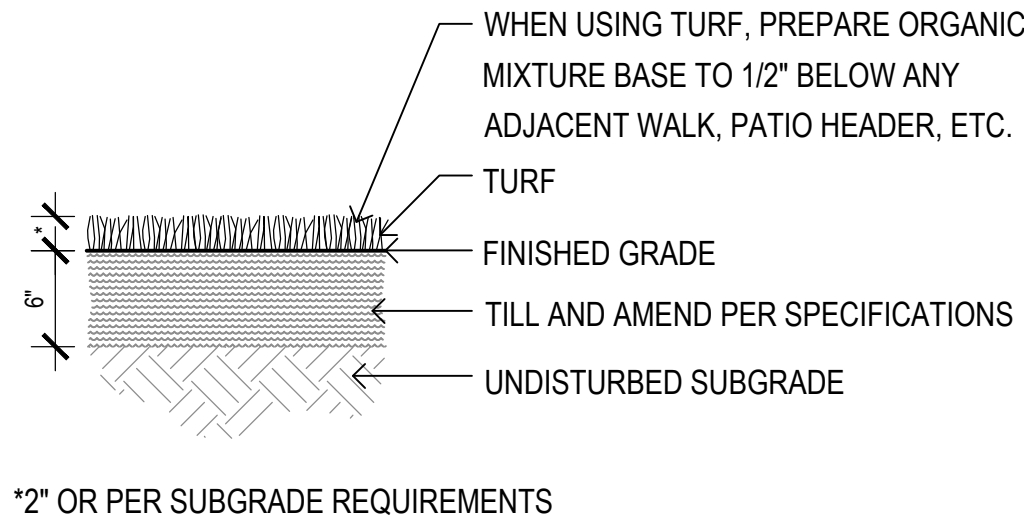
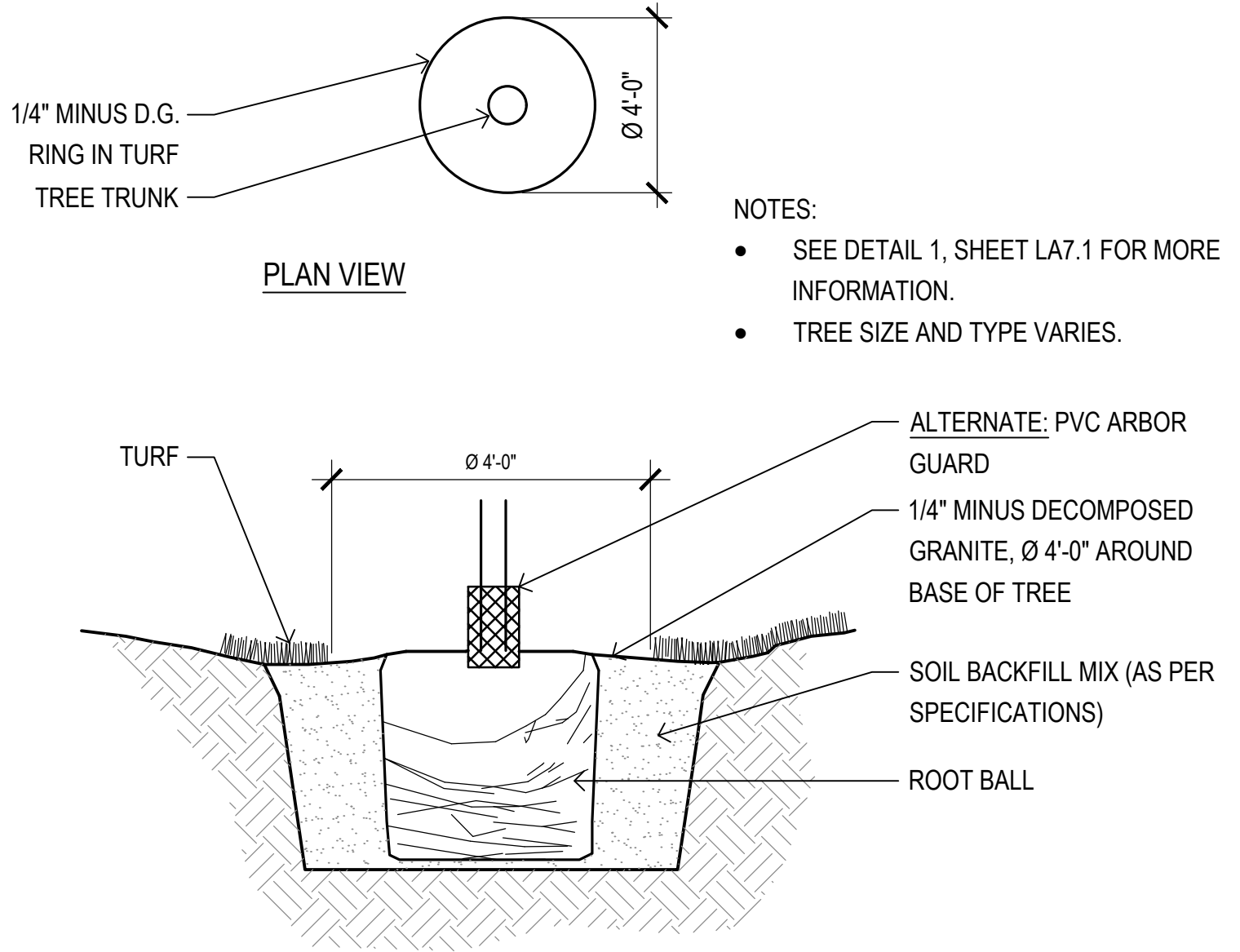
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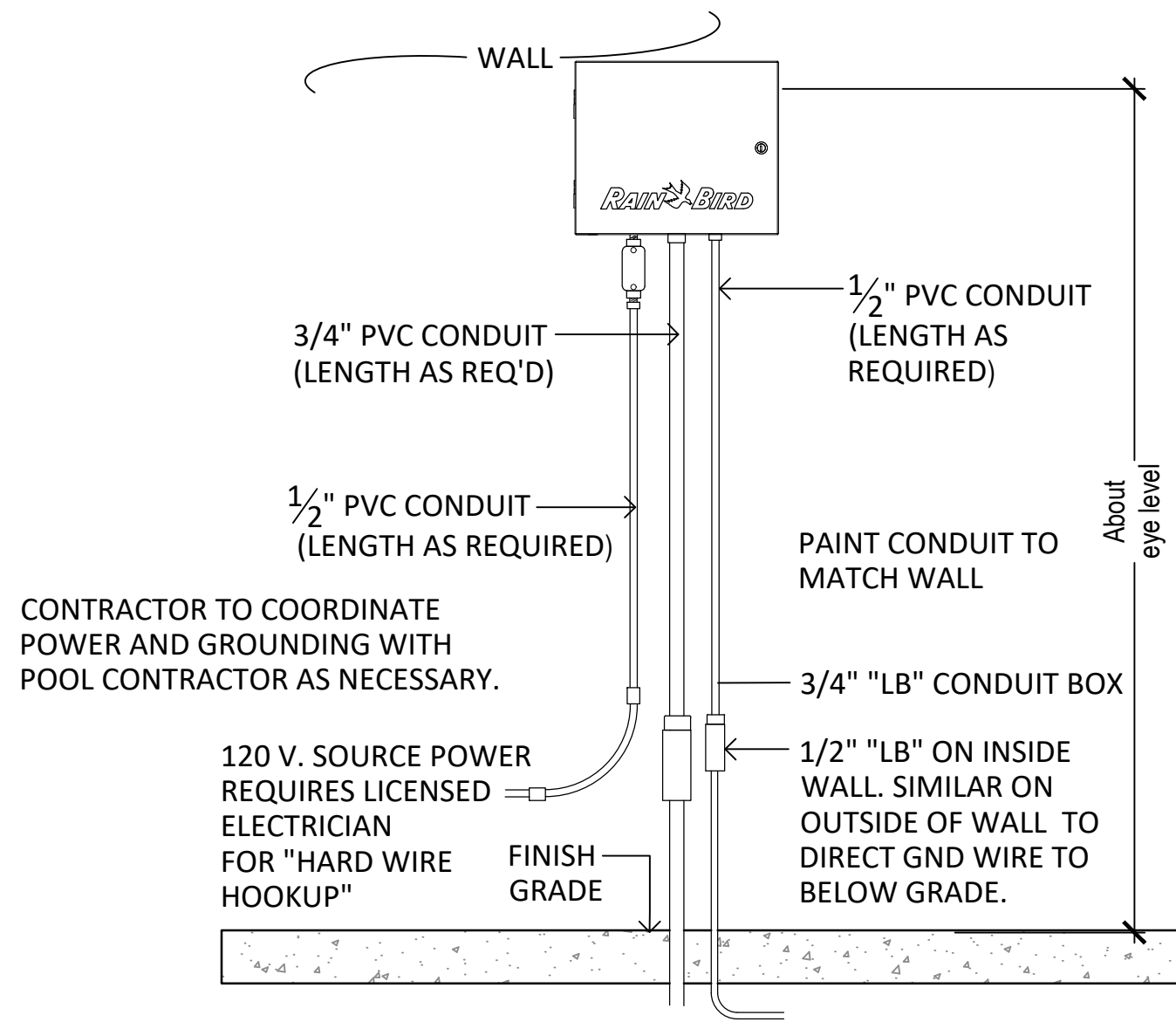


1 Tree in Turf Detail
SCALE: NTS

2 Turf Preparation Detail
SCALE: NTS

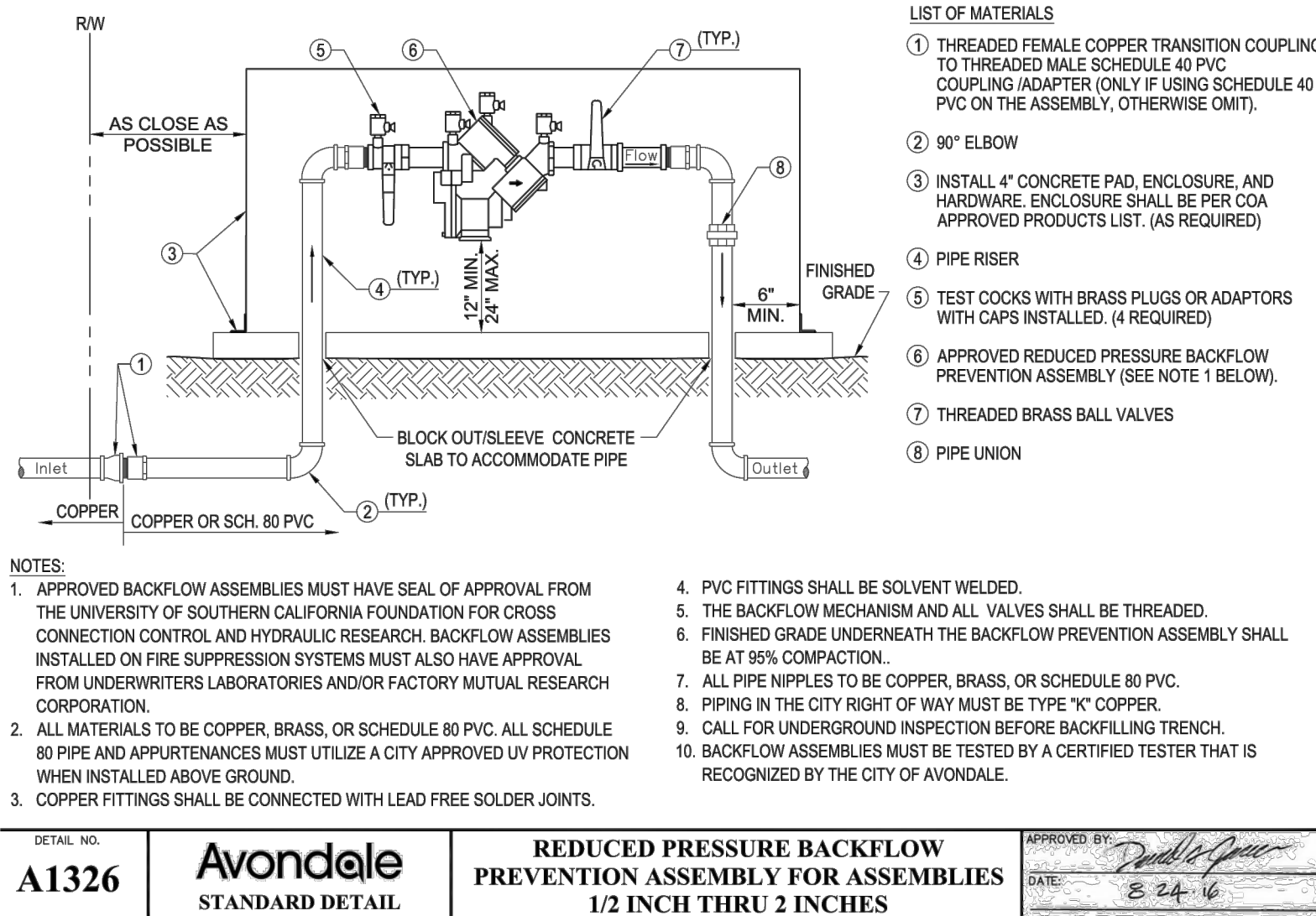
3 Incidental Grading at Turf Detail
SCALE: NTS

4 Rip Rap Detail
SCALE: NTS



1 Wall Mount Controller

SCALE: N.T.S.



SECTION 32 90 00 - PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. LANDSCAPE FINE GRADING;
- B. SOIL PREPARATION;
- C. TREE SUPPORTS AND HEADERS;
- D. PLANTING;
- E. WATERING;
- F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:

- A. TOPSOIL FOR BACKFILL MIX;
- B. MULCHES;
- C. TREE SUPPORTS;
- D. INERT GROUNDCOVERS ;
- E. BOULDER;
- F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDORS CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:

- A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
- B. MULCH;
- C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:

- A. TOPSOIL AND PLANTING BACKFILL;
- B. SOIL PH;
- C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
- D. PERCENTAGE ORGANIC MATERIAL;
- E. NUTRIENT LEVEL ANALYSIS;
- F. ALL MACRO, SECONDARY AND MICRONUTRIENTS;
- G. SALINITY;
- H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN **PART 2 - PRODUCTS** OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:

- A. IRRIGATED TREES, SHRUBS, AND GROUNDCOVERS;
- B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:

- A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT, OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
- B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
- C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
- D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

- A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY DEVELOPER OR ABUSE BY OTHERS.

- B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

- C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIROLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

- D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS*

- A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

- B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

- C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUNDCOVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL- SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:

- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, "SIERRA-BLEN", APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS- NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE, COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES- COPPER NAPHTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES- PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL, BEIGE, WITH GROMMETS, NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOWELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, or "BORER KILLER, BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOTBOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUNDCOVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOW, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUNDCOVERS

APPLY INERT GROUNDCOVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF REVEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUNDCOVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE REVEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL, SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2) DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTING HEIGHT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

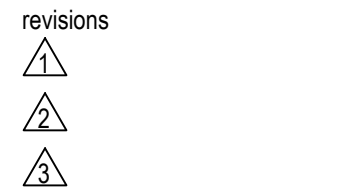
LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

- A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
- B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
- C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
- D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
- E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
- F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
- G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
- H. DURING THE PLANTING PROCESS;
- I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
- J. AT SUBSTANTIAL COMPLETION OF THE WORK;
- K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
- L. AT FINAL COMPLETION OF THE WORK.



- issued for
- ☐ design dev.
 - ☐ progress set
 - ☒ city submittal
 - ☐ bid package
 - ☐ construction

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SECTION 32 80 00 - IRRIGATION (CONTINUED)

- VALVE BOXES:
- A. BOX COVERS IN DECOMPOSED GRANITE AREAS SHALL BE TAN AND RECLAIMED WATER SYSTEMS SHALL BE PURPLE COLORED MARKED FOR RECLAIMED;
 - B. FLUSH CAP ASSEMBLIES, AND WIRE STUB BOX - CARSON #910-12;
 - C. ONE INCH (1") THROUGH TWO INCH (2") CONTROL VALVES - CARSON #1419-138;
 - D. DRIP VALVE ASSEMBLIES - CARSON #1419-138;
 - E. CONTROL WIRING SPLICES - CARSON #910-12;
 - F. MAIN LINE GATE VALVES - CARSON #910-12;
 - G. AIR-RELEASE VALVES - CARSON #1419-138;
 - H. MANUAL DRAIN VALVES - CARSON #1419-138;
 - I. PRESSURE REDUCING VALVES - AS SHOWN ON DETAIL;
 - TOW (2) SETS OF KEYS TO BE PROVIDED.
- ELECTRICAL CONTROL WIRING:
- LOW VOLTAGE, CONVENTIONAL
- ELECTRICAL CONTROL WIRE - AWG US UL APPROVED NO. FOURTEEN (14) GAUGE DIRECT-BURIAL COPPER WIRE FOR ALL CONTROL WIRES, AND NO. FOURTEEN (14) GAUGE DIRECT-BURIAL COPPER WIRE FOR ALL COMMON WIRES. WIRE COLORS:
- A. CONTROL WIRES - RED;
 - B. COMMON WIRES - WHITE;
 - C. MASTER VALVE WIRES - BLUE AND YELLOW;
 - D. FUTURE WIRES - SAME AS CONTROL AND COMMON WIRE (LABELED AT TERMINATIONS).
 - TWO (2) PER CONTROLLER UNLESS NOTED, AT EACH EXTREME END;
 - E. IF MULTIPLE CONTROLLERS ARE UTILIZED, AND WIRE PATHS OF DIFFERENT CONTROLLERS CROSS EACH OTHER, BOTH COMMON AND CONTROL WIRES FROM EACH CONTROLLER SHALL BE DIFFERENT COLORS APPROVED BY CONSULTANT;
 - F. CONTROL WIRE CONNECTIONS AND SPLICES SHALL BE MADE WITH 3M DBRY-6 WIRE CONNECTION KIT.
- LOW VOLTAGE, 2-WIRE
- A. IRRIGATION DECODER SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
 - 1. THE DECODER ADDRESSES SHALL BE PRE-CODED TO ELIMINATE CONFUSION ASSOCIATED WITH USER-DEFINED DECODER ADDRESSING.
 - 2. THE DECODERS SHALL BE FULLY ENCAPSULATED CREATING A COMPLETELY WATERPROOF SEAL.
 - 3. THE DECODERS MOUNTING SHALL BE RECOMMEND TO BE PLACED IN A VALVE BOX BUT SHALL BE DIRECT BURIAL CAPABLE.
 - 4. THE DECODER ELECTRICAL INPUT SHALL BE:
 - A. NOMINAL VOLTAGE: 34 VPP (24V AC) FROM TWO WIRE LINE
 - B. MINIMUM VOLTAGE: 21 VPP (15V AC)
 - C. MAXIMUM VOLTAGE: 38 VPP (25V AC)
 - 5. THE MAXIMUM 14 GAUGE CABLE RUN SHALL BE:
 - A. STAR: 2.4 MILES
 - B. LOOP: 9.6 MILES
 - 6. THE DECODER/SOLENOID WIRES SHALL HAVE A MAXIMUM ELECTRICAL RESISTANCE OF 3 OHMS.
 - 7. THE MAXIMUM DECODER/SOLENOID 14 GAUGE CABLE RUN SHALL BE A MAXIMUM OF 456 FEET.
 - 8. WIRING FOR THE DECODERS SHALL BE A (DOUBLE JACKETED) WIRE.
 - 9. THE ENVIRONMENT SHALL BE:
 - A. WORKING RANGE: 32° TO 122° F (0° TO 50° C)
 - B. STORAGE RANGE: -4° TO 158° F (-20° TO 70° C)
 - C. HUMIDITY: 100%
 - 10. SHALL HAVE FIVE DIFFERENT FIELD DECODER OPTIONS TO ALLOW THE USER TO CHOOSE THE PRECISE AMOUNT OF LANDSCAPE IRRIGATION CONTROL NEEDED.
 - A. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE.
 - B. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE OR PAIR OF VALVES.
 - C. FIELD DECODER INTERFACING SIGNAL LINE AND 2 VALVES OR 2 PAIR OF VALVES.
 - D. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 4 INDIVIDUAL VALVES.
 - E. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 6 INDIVIDUAL VALVES.
 - 11. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
 - A. POWER DRAW: 0.5MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
 - B. DIMENSIONS: LENGTH: 2.77 IN. (70 MM), DIAMETER 1.5 IN. (40 MM)
 - C. SOLENOIDS: 1 WITH INDIVIDUAL CONTROL
 - D. SURGE PROTECTION SHALL BE REQUIRED EVERY 500 FT.
 - 12. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE OR PAIR OF VALVES SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
 - A. POWER DRAW: 0.5MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
 - B. DIMENSIONS: LENGTH: 3.35 IN. (85 MM), DIAMETER 1.77 IN. (45 MM)
 - C. SOLENOIDS: 1 OR TWO SIMULTANEOUSLY
 - D. SURGE PROTECTION SHALL BE REQUIRED EVERY 500 FT.
 - 13. FIELD DECODER INTERFACING SIGNAL LINE AND 2 VALVES OR 2 PAIR OF VALVES SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
 - A. POWER DRAW: 1.0MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
 - B. DIMENSIONS: LENGTH: 3.35 IN. (85 MM), DIAMETER 1.97 IN. (50 MM)
 - C. SOLENOIDS: 1 TO 4 SIMULTANEOUSLY
 - D. SURGE PROTECTION SHALL BE REQUIRED EVERY 500 FT.
 - 14. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 4 INDIVIDUAL VALVES SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
 - A. POWER DRAW: 1.0MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
 - B. DIMENSIONS: LENGTH: 3.94 IN. (100 MM), DIAMETER 2.56 IN. (65 MM)
 - C. SOLENOIDS: 1 TO 4 WITH INDIVIDUAL CONTROL
 - D. SURGE PROTECTION SHALL BE BUILT INTO THE DECODER.
 - E. THE DECODER SHALL HAVE AN INPUT FUSE OF 300-500MA, THERMAL.
 - 15. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 6 INDIVIDUAL VALVES SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
 - A. POWER DRAW: 1.0MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
 - B. DIMENSIONS: LENGTH: 3.94 IN. (100 MM), DIAMETER 2.56 IN. (65 MM)
 - C. SOLENOIDS: 1 TO 6 WITH INDIVIDUAL CONTROL
 - D. SURGE PROTECTION SHALL BE BUILT INTO THE DECODER.
 - E. THE DECODER SHALL HAVE AN INPUT FUSE OF 300-500MA, THERMAL.
 - 16. LINE SURGE PROTECTOR DECODER SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
 - A. THE LINE SURGE PROTECTOR DECODER SHALL BE GROUNDED ON A TWO-WIRE PATH EVERY 500 FEET (150 METERS) OR EVERY 8 DECODERS, WHICHEVER IS SMALLER.
 - B. THE LINE SURGE PROTECTOR DECODER SHALL BE PLACED ON A TWO WIRE PATH WITH FIELD DECODER INTERFACING SIGNAL LINE AND VALVES, FIELD DECODER INTERFACING SIGNAL LINE AND VALVE OR PAIR OF VALVES, AND FIELD DECODER INTERFACING SIGNAL LINE AND 2 VALVES OR 2 PAIR OF VALVES.
 - C. THE LINE SURGE PROTECTOR DECODER SHALL BE USED FOR SURGE PROTECTION ONLY, AND SHALL NOT HAVE A DECODER ADDRESS.
 - D. THE LINE SURGE PROTECTOR DECODER SHALL PROTECT AGAINST 40V, 1.5KW TRASL.
 - 17. THE SENSOR DECODER SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
 - A. THE SENSOR DECODER SHALL BE AN INTERFACE TO FLOW SENSORS.
 - B. WHEN THE SENSOR DECODER IS WIRED TO A FLOW SENSOR IT SHALL MONITOR THE CURRENT FLOW RATE AT A FLOW MONITOR BY SENDING A PULSE SIGNALS TO THE CONTROLLER.

HIGH VOLTAGE

TYPE REQUIRED BY LOCAL CODES AND ORDINANCES, OF PROPER SIZE TO ACCOMMODATE NEEDS OF EQUIPMENT SERVICED.

SPRINKLER HEADS - AS SHOWN ON DRAWINGS. PURPLE CAPS OR NOZZLES FOR RECLAIMED WATER USE.

CONTROL VALVES - AS NOTED ON DRAWINGS. PURPLE HANDLES FOR RECLAIMED WATER USE.

PIPE BEDDING MATERIAL - CONSTRUCTION GRADE SAND APPROVED BY CONSULTANT.

AUTOMATIC CONTROLLER - AS SHOWN ON DRAWINGS.

BACKFLOW PREVENTER - AS SHOWN ON DRAWINGS.

DRIP FLUSH ASSEMBLY - AS SHOWN ON DRAWINGS.

AIR RELEASE VALVE - AS SHOWN ON DRAWINGS.

PRESSURE REDUCING VALVE - AS SHOWN ON DRAWINGS.

MASTER CONTROL VALVE - AS SHOWN ON DRAWINGS.

FLOW SENSOR AND MONITOR OR TRANSMITTER - AS SHOWN ON DRAWINGS.

PUMP STATION - AS SHOWN ON DRAWINGS.

AUTOMATIC CONTROLLER/SATELLITE

AS INDICATED ON CONSTRUCTION DRAWINGS. MUST BE ET BASED CLOCK, EQUIPPED WITH NECESSARY SENSING DEVICES TO ALLOW CLOCK TO ADJUST RUN TIMES BASED ON HISTORICAL OR REAL TIME ET, HAVE AT LEAST FOUR (4) INDEPENDENT PROGRAMS AND MULTIPLE START TIMES, FLOW SENSING CAPABILITY, AND NON-VOLATILE MEMORY

CONTROL VALVES AS NOTED ON CONSTRUCTION DRAWINGS

FLOW SENSOR AS NOTED ON CONSTRUCTION DRAWINGS

SPRINKLER HEADS AS NOTED ON CONSTRUCTION DRAWINGS

BEDDING MATERIAL WASHED CONSTRUCTION GRADE SAND OR SIMILAR MATERIAL APPROVED BY LANDSCAPE ARCHITECT. FOUR INCHES (4") AT BOTTOM OF PIPES, SIX INCHES (6") ABOVE PIPES. BACKFILL MATERIAL FOR LATERAL LINES SHALL BE FREE OF ROCKS ONE INCH (1") OR LARGER.

PART 3 - EXECUTION

3.01 INSPECTION

EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

GRADING OPERATIONS, WITH THE EXCEPTION OF FINAL GRADING, SHALL BE COMPLETED AND APPROVED BY OWNER PRIOR TO STAKING OR INSTALLATION OF ANY PORTION OF IRRIGATION SYSTEM EXCEPT SLEEVING.

3.02 PREPARATION

STAKING SHALL OCCUR AS FOLLOWS:

- A. MARK WITH POWDERED LINE OR MARKING PAINT ROUTING OF PRESSURE SUPPLY PIPES AND FLAG HEADS AND CONTROL VALVE LOCATIONS FOR FIRST SERIES OF ZONES AS DIRECTED BY CONSULTANT. CONTACT CONSULTANT A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE AND REQUEST A REVIEW OF STAKING. CONSULTANT WILL REVIEW STAKING AND DIRECT CHANGES IF REQUIRED. STAKING REVIEW DOES NOT RELIEVE INSTALLER FROM COVERAGE PROBLEMS DUE TO IMPROPER PLACEMENT OF HEADS AFTER STAKING;
- B. INSTALL SLEEVING UNDER ALL ASPHALT PAVING AND CONCRETE WALKS. PRIOR TO THE INSTALLATION OF CONCRETE OR PAVING OPERATIONS, TO ACCOMMODATE PIPING AND WIRING. COMPACT BACKFILL AROUND SLEEVES TO NINETY-FIVE PERCENT (95%) STANDARD PROCTOR DENSITY WITHIN TWO PERCENT (2%) OF OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D1557;
- C. TRENCHING - TRENCH EXCAVATION SHALL FOLLOW, AS MUCH AS POSSIBLE, LAYOUT SHOWN ON DRAWINGS. DIG TRENCHES STRAIGHT, AND SUPPORT THE PIPE CONTINUOUSLY ON THE BOTTOM OF TRENCH. TRENCH BOTTOM SHALL BE CLEAN AND SMOOTH WITH ALL ROCK AND ORGANIC DEBRIS REMOVED. PRESSURE SUPPLY LINE TRENCHES SHALL BE OVER-EXCAVATED AS REQUIRED TO ALLOW FOR BEDDING MATERIAL. TRENCH DEPTH SHALL BE UNIFORM AS REQUIRED TO MEET MINIMUM DEPTH REQUIREMENTS FOR THE TYPE OF PIPING BEING INSTALLED.

CLEARANCES:

- A. PIPING SMALLER THAN THREE INCHES (3") - TRENCHES SHALL HAVE A MINIMUM WIDTH OF SEVEN INCHES (7"). TWELVE INCHES (12") FOR THREE INCH (3") AND LARGER PIPE;
- B. PIPE CLEARANCE - PROVIDE NOT LESS THAN SIX INCHES (6") OF CLEARANCE BETWEEN EACH PIPE, AND NOT LESS THAN TWELVE INCHES (12") OF CLEARANCE BETWEEN PIPES OF OTHER TRADES;
- C. FOR RECLAIMED WATER SYSTEMS, TWO FEET (2") VERTICAL (BELOW) AND SIX FEET (6") HORIZONTAL SEPARATIONS FROM POTABLE PIPES ARE REQUIRED PER INDUSTRY STANDARDS.

PIPE AND WIRE DEPTH:

- A. PRESSURE SUPPLY PIPING - TWENTY-FOUR INCHES (24") FROM TOP OF PIPE (THIRTY INCHES (30") WHERE SIX INCHES (6") AND LARGER PIPE IS ON PROJECT);
- B. NON-PRESSURE PIPING - TWELVE INCHES (12") FROM TOP OF PIPE;
- C. CONTROL WIRING - SIDE AND BOTTOM OF PRESSURE SUPPLY PIPE;
- D. DRIP PIPING - TWELVE INCHES (12") FROM TOP OF PIPE;
- E. EMITTER TUBING - TWELVE INCHES (12") FROM TOP OF PIPE (NON SLOPE PLANTINGS). FOUR INCHES (4") FROM THE TOP OF PIPE (SLOPES 2:1 OR GREATER).

BORING WILL BE PERMITTED ONLY WHERE PIPE MUST PASS UNDER OBSTRUCTION(S) WHICH CANNOT BE REMOVED AND MUST BE APPROVED BY CONSULTANT IF NOT SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. HOLES SHALL BE BORED MECHANICALLY AND SHALL NOT INTERFERE WITH EXISTING PLANT MATERIAL OR STRUCTURES. JETTING SHALL NOT BE PERMITTED. FINAL DENSITY OF BACKFILL SHALL MATCH THAT OF SURROUNDING SOIL. USE OF SLEEVES OF SUITABLE DIAMETER IS ACCEPTABLE IF INSTALLED FIRST BY JACKING OR BORING AND PIPE LAID THROUGH SLEEVES. OBSERVE SAME PRECAUTIONS AS THOUGH PIPE WERE INSTALLED IN OPEN TRENCH.

3.03 INSTALLATION

LOCATE OTHER EQUIPMENT AS NEAR AS POSSIBLE TO LOCATION DESIGNATED ON CONSTRUCTION DRAWINGS. DEVIATIONS SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

PVC PIPING:

- A. SNAKE PIPE IN TRENCH AS MUCH AS POSSIBLE TO ALLOW FOR EXPANSION AND CONTRACTION.
- B. WHEN PIPE LAYING IS NOT IN PROGRESS, OR AT END OF EACH DAY, CLOSE PIPE ENDS WITH TIGHT PLUG OR CAP. (PERFORM WORK IN ACCORDANCE WITH GOOD PRACTICES PREVAILING IN PIPING TRADES);
- C. COORDINATE PRESSURE SUPPLY PIPE INSTALLATION WITH REQUIRED BEDDING OPERATIONS. CONCRETE THRUST BLOCKS OR STEEL JOINT RESTRAINTS SHALL BE UTILIZED FOR ALL RUBBER-RING JOINT FITTINGS PER INDUSTRY STANDARDS. IN SANDY SOIL, MECHANICAL JOINT FITTINGS SHALL BE USED WITH THRUST BLOCKS;
- D. STAKE ALL ABOVE-GRADE PVC PIPING PER DETAILS;
- E. USE FORTY-FIVE (45) DEGREE ELLS WHEN MAKING PERPENDICULAR CROSSINGS OF ABOVE-GRADE PVC PIPING, TO DEPRESS BOTTOM PIPE;
- F. LAY PIPE AND MAKE ALL PLASTIC-TO-PLASTIC JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

DRIP PIPING:

- A. INSTALL FITTING CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS;
- B. USE THREADED RISERS AND SCH. 40 OR SCH. 80 FITTINGS PER DETAILS WHEN MAKING CONNECTIONS IN DRIP PIPING FOR EMITTERS AND FITTINGS;
- C. INSTALL DRIP FLUSH CAP ASSEMBLIES AT ALL DEAD ENDS OF DRIP PIPING;
- D. ANY DEVIATIONS FROM DRIP PIPE ROUTING SHOWN ON DRAWINGS MUST BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

CONTROL WIRING:

- LOW VOLTAGE WIRING:
- A. BURY CONTROL WIRING BETWEEN CONTROLLER AND ELECTRIC VALVES IN PRESSURE SUPPLY PIPE TRENCHES, WITH WIRES CONSISTENTLY LOCATED BELOW AND TO ONE SIDE OF PIPE, ON TOP OF INITIAL PIPE BEDDING, OR IN SEPARATE TRENCHES;
- B. BUNDLE ALL 24-VOLT WIRES AT TEN FOOT (10') INTERVALS WITH ELECTRICAL OR DUCT TAPE;
- C. PROVIDE AN EXPANSION LOOP AT PRESSURE SUPPLY PIPE ANGLE FITTINGS, EVERY CONTROL VALVE LOCATION (IN VALVE BOX), AND AT MINIMUM FIVE HUNDRED FEET (500') INTERVALS. FORM EXPANSION LOOP BY WRAPPING WIRE AT LEAST EIGHT (8) TIMES AROUND A ONE INCH (1") PIPE AND WITHDRAWING PIPE.
- D. MAKE SPLICES AND CONTROL VALVE CONNECTIONS USING 3M DBRY-6 WIRE CONNECTION KITS ONLY;
- E. INSTALL CONTROL WIRE SPLICES NOT OCCURRING AT CONTROL VALVE IN A SEPARATE SPLICE VALVE BOX;
- F. INSTALL ONE CONTROL WIRE FOR EACH CONTROL VALVE;
- G. RUN 2 SPARE #14-1 CONTROL WIRES FROM CONTROLLER PEDESTAL TO LAST ELECTRIC CONTROL VALVE OPERATED BY CONTROLLER ON EACH AND EVERY LEG OF PRESSURE SUPPLY LINE. LABEL SPARE WIRES AT CONTROLLER AND WIRE STUB BOX. LOOP A MINIMUM OF TWENTY-FOUR INCHES (24") FROM ALL SPARE WIRES INSIDE EVERY CONTROL VALVE BOX OPERATED BY CONTROLLER;
- H. RUN ALL FUTURE CONTROL WIRES FROM CONTROLLER PEDESTAL TO POINT INDICATED ON DRAWINGS. COIL A MINIMUM OF TEN FEET (10') AT TERMINATION AND INSTALL IN TEN INCH (10") ROUND VALVE BOX. LABEL ALL WIRES AT TERMINATION.

HIGH VOLTAGE WIRING FOR AUTOMATIC CONTROLLER

- A. PROVIDE 120-VOLT POWER CONNECTION TO AUTOMATIC CONTROLLER.

AUTOMATIC CONTROLLER:

- A. INSTALL CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS DETAILED AND WHERE SHOWN ON DRAWINGS;
- B. CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON DRAWINGS;
- C. FINAL LOCATION OF CONTROLLER SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION;
- D. EACH CONTROLLER SHALL HAVE A DEDICATED SEPARATE GROUND WIRE AND SURGE PROTECTION;
- E. ABOVE-GROUND CONDUIT SHALL BE RIGID GALVANIZED WITH APPROPRIATE FITTINGS. BELOW-GROUND CONDUIT SHALL BE SCHEDULE 40 PVC.

QUICK COUPLER VALVES:

INSTALL QUICK COUPLERS ON DOUBLE SWING-JOINT ASSEMBLIES OF SCHEDULE 80 PVC PIPING, FLUSH TO GRADE. ANGLED NIPPLE RELATIVE TO PRESSURE SUPPLY LINE SHALL BE NO MORE THAN FORTY-FIVE (45) DEGREES AND NO LESS THAN 10 DEGREES. INSTALL QUICK COUPLER AS DETAILED.

DRIP VALVE ASSEMBLIES - INSTALL DRIP VALVE ASSEMBLY AS DETAILED.

DRIP EMITTERS - INSTALL DRIP EMITTERS AS DETAILED.

VALVE BOXES:

- A. INSTALL ONE VALVE BOX FOR EACH TYPE OF VALVE INSTALLED AS DETAILED FLUSH WITH GRADE FOR ALL SODDED AREAS, AND ABOVE-GRADE FOR ALL SEEDED AREAS;
- B. VALVE BOXES, WHEN OCCURRING IN CLOSE PROXIMITY TO EACH OTHER, SHOULD BE ALIGNED ALONG ONE EDGE & EQUALLY SPACED;
- C. VALVE BOX EXTENSIONS ARE NOT ACCEPTABLE, EXCEPT FOR MASTER VALVE AND FLOW SENSOR;
- D. INSTALL GRAVEL SUMP AFTER COMPACTION OF ALL TRENCHES. VALVE BOX TO REST ON GRAVEL SUMP. PLACE FINAL PORTION OF GRAVEL INSIDE VALVE BOX AFTER VALVE BOX IS BACKFILLED AND COMPACTED;
- E. INSTALL "CHRISTY" STAINLESS STEEL OR TWO AND ONE HALF INCH BY FIVE INCH (2.5" X 5") PLASTIC VALVE LABEL TAGS FOR EACH VALVE BOX (1-800-258-4583). ENTIRE CONTROLLER & STATION NUMBER SHALL BE PRINTED ON EACH TAG. LETTER AND NUMBER SIZE SHALL BE NO SMALLER THAN ONE INCH (1") AND NO GREATER THAN ONE AND ONE HALF INCHES (1-1/2"), AND NO DEEPER THAN ONE EIGHTH INCHES (1/8"). LABEL EACH VALVE BOX AS FOLLOWS:
 - 1. CONTROL VALVES - CONTROLLER LETTER AND STATION NUMBER;
 - 2. QUICK COUPLER VALVES - LABEL "QCV";
 - 3. WIRE SPLICES - LABEL WIRE SPLICES WITH THE LETTERS "W.S.";
 - 4. DRIP FLUSH ASSEMBLIES - CONTROLLER LETTER AND STATION NUMBER OF EACH DRIP PIPING FLUSH ASSEMBLY;
 - 5. GATE VALVES - LABEL WITH LETTERS "GV" TYPICAL;
 - 6. AIR-RELEASE VALVES - LABEL WITH LETTERS "ARV" TYPICAL;
 - 7. MANUAL DRAIN VALVE - LABEL WITH LETTERS "MDV";
 - 8. PRESSURE REDUCING VALVES - LABEL WITH LETTERS "PRV" TYPICAL;
 - 9. FLOW SENSORS - LABEL WITH LETTERS "FS" TYPICAL.

INSTALL "TAN" COLORED VALVE BOXES IN ALL LOCATIONS WHERE VALVE BOX IS LOCATED IN A DECOMPOSED GRANITE PLANTING AREA. NO VALVE BOX IS TO BE INSTALLED IN TURF GRASS AREAS UNLESS SPECIFICALLY DIRECTED BY LANDSCAPE ARCHITECT. THESE GUIDELINES ARE TYPICAL OF ALL INSTALLATIONS UNLESS WATER SOURCE IS EFFLUENT. IN THAT CASE ALL VALVE BOXES, NO MATTER THE LOCATION, ARE TO BE PURPLE IN COLOR AND MEET ALL APPLICABLE CODES AND ORDINANCES.

BACKFLOW PREVENTER - INSTALL AS DETAILED ON DRAWINGS.

PUMP STATION - INSTALL AS DETAILED ON DRAWINGS.

SPRINKLER HEADS:

INSTALL AS DESIGNATED ON CONSTRUCTION DRAWINGS OR WHERE STAKED. SET TO FINISH AS DETAILED. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS UNLESS RE-STAKED BY LANDSCAPE ARCHITECT. IN NO CASE SHALL THE SPACING EXCEED THE RECOMMENDATION OF THE MANUFACTURER. INSTALL ON DOUBLE SWING-JOINT RISERS AS DETAILED. ANGLED NIPPLE RELATIVE TO NON-PRESSURE LINE SHALL BE NO MORE THAN FORTY-FIVE (45) DEGREES OR LESS THAN TEN (10) DEGREES. ADJUST PART ORCLE HEADS FOR PROPER COVERAGE. ADJUST HEADS TO CORRECT HEIGHT AFTER SOD PLACEMENT. PLANT PLACEMENT SHALL NOT INTERFERE WITH SPRINKLER COVERAGE, PIPING, OR OTHER EQUIPMENT. NO OVERSPRAY WILL BE PERMITTED ONTO PUBLIC STREETS, WALLS, OR OTHER ARCHITECTURAL FEATURES.

WATER METER:

INSTALLED BY OTHERS

CONTROL VALVES:

INSTALL TOP OF CROSS HANDLE A MAXIMUM OF THREE INCHES (3") BELOW FINISHED GRADE WHERE SHOWN ON DRAWINGS AND AS DETAILED. WHEN GROUPED TOGETHER, ALLOW A MINIMUM OF TWELVE INCHES (12") BETWEEN VALVE BOX SIDES. SPACE CONTROL VALVES ACCORDINGLY. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. INSTALL VALVE BOXES FLUSH WITH GRADE. WHEN PARALLEL TO ROADWAY, SIDEWALK OR OTHER PERMANENT ELEMENT OR STRUCTURE, CONTROL VALVE AND BOX ARE TO BE INSTALLED PERPENDICULAR TO ELEMENT OR STRUCTURE, SPACED EQUALLY.

MAINLINE GATE VALVES - INSTALL AS DETAILED ON DRAWINGS.

AIR-RELEASE VALVES - INSTALL AS DETAILED ON DRAWINGS.

CONTROL WIRING:

ALL CONTROL WIRING TO BE LAID TO BOTTOM AND SIDE OF PRESSURE SUPPLY PIPE TRENCH. SEPARATE WIRE TRENCHES WILL NOT BE ALLOWED UNLESS APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

INSTALL MINIMUM ONE (1) EXTRA CONTROL WIRE TO THE CONTROL VALVE LOCATED THE GREATEST DISTANCE FROM THE CONTROLLER IN BOTH DIRECTIONS AND LABEL EACH END BLANK.

BACKFILLING:

DO NOT BEGIN BACKFILLING OPERATION UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL NOT BE DONE IN FREEZING WEATHER EXCEPT WITH PRIOR WRITTEN APPROVAL BY CONSULTANT. LEAVE TRENCHES SLIGHTLY MOUNDED TO ALLOW FOR SETTLEMENT AFTER BACKFILLING IS COMPLETE. TRENCHES SHALL BE FINISHED GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY CONSULTANT.

ALL PRESSURE SUPPLY PIPES SHALL BE BEDDED WITH CONSTRUCTION GRADE SAND FOUR INCHES (4") BELOW INVERT OF PIPE, TO SIX INCHES (6") ABOVE TOP OF PIPE AND WIDTH OF TRENCH WHEN SITE CONDITIONS ARE ROCKY OR OTHERWISE UNFAVORABLE.

MATERIALS - EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILLING PURPOSES AFTER COMPLETING BEDDING REQUIREMENTS. BACKFILL MATERIALS SHALL BE FREE OF RUBBISH, VEGETATIVE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN TWO INCHES (2") IN MAXIMUM DIMENSION. DO NOT MIX SUBSOIL WITH TOPSOIL. MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE HAULED AWAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE, OR NOT SUFFICIENT TO MEET BACKFILL, COMPACTION, AND FINAL GRADE REQUIREMENTS.

DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN FORTY-EIGHT (48) HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH OSHA REGULATIONS.

COMPACT BACKFILL TO NINETY PERCENT (90%) MAXIMUM DENSITY IN SIX INCH (6") LIFTS, DETERMINED IN ACCORDANCE WITH ASTM D1557 UTILIZING THE FOLLOWING METHODS:

- A. MECHANICAL TAMPING;
- B. PUDDLING OR CONCRETING, PUDDLING OR PONDING AND/OR JETTING IS PROHIBITED WITHIN TEN FEET (10'-0") OF BUILDING OR FOUNDATION WALLS.

PIPING UNDER PAVING:

PROVIDE FOR A MINIMUM COVER OF TWENTY-FOUR INCHES (24") BETWEEN THE TOP OF THE PIPE AND THE BOTTOM OF THE AGGREGATE BASE FOR ALL PRESSURE AND NON-PRESSURE PIPING INSTALLED UNDER ASPHALT CONCRETE OR CONCRETE PAVING. PROVIDE SLEEVING AS REQUIRED BY MUNICIPALITY, OR AS SHOWN ON PLANS.

PIPING SHALL BE BEDDED WITH CONSTRUCTION GRADE SAND - SIX INCHES (6") BELOW PIPE TO SIX INCHES (6") ABOVE PIPE AND THE WIDTH OF THE TRENCH.

COMPACT BACKFILL MATERIAL IN SIX INCH (6") LIFTS AT NINETY-FIVE PERCENT (95%) MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557 USING MANUAL OR MECHANICAL TAMPING DEVICES.

SET IN PLACE, CAP, AND PRESSURE TEST ALL PIPING UNDER PAVING, IN PRESENCE OF CONSULTANT OR OWNER PRIOR TO BACKFILLING AND PAVING OPERATIONS.

PIPING UNDER EXISTING WALK OR CONCRETE PAVEMENT SHALL BE DONE BY JACKING, BORING, OR HYDRAULIC DRIVING, BUT WHERE CUTTING OR BREAKING OF WALKS AND/OR CONCRETE IS NECESSARY, IT SHALL BE DONE AND REPLACED AT NO COST TO THE OWNER. OBTAIN PERMISSION AND PRIOR APPROVAL FROM OWNER TO CUT OR BREAK WALKS AND / OR CONCRETE.

3.04 FIELD QUALITY CONTROL

FLUSHING:

AFTER PIPING, RISERS, AND VALVES ARE IN PLACE AND CONNECTED, BUT PRIOR TO INSTALLATION OF EMITTER HEADS, QUICK COUPLER VALVES, AND AIR RELEASE VALVES, THOROUGHLY FLUSH PIPING SYSTEM UNDER FULL HEAD OF WATER PRESSURE FROM DEAD END FITTINGS. MAINTAIN FLUSHING FOR FIVE (5) MINUTES THROUGH FURTHEMOST VALVES. CAP RISER AFTER FLUSHING.

TESTING:

- CONDUCT TESTS IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES & QUICK COUPLER VALVES, FILL PRESSURE SUPPLY PIPE WITH WATER, AND PRESSURIZE TO FORTY (40) PSI OVER THE DESIGNATED STATIC PRESSURE OR ONE HUNDRED TWENTY (120) PSI, WHICHEVER IS GREATER, FOR A PERIOD OF TWO (2) HOURS.
- A. LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LEAKAGE OR LOSS OF PRESSURE IS EVIDENT DURING TEST PERIOD.
- B. LEAKS - DETECT AND REPAIR LEAKS.
- C. RETEST SYSTEM UNTIL PRESSURE CAN BE MAINTAINED FOR THE DURATION OF THE TEST.
- D. BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF FORTY-EIGHT (48) HOURS.

WALK-THROUGH FOR SUBSTANTIAL COMPLETION:

- A. ARRANGE FOR CONSULTANT'S PRESENCE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF WALK-THROUGH;
- B. ENTIRE SYSTEM SHALL BE COMPLETELY INSTALLED AND OPERATIONAL PRIOR TO SCHEDULING OF WALK-THROUGH. ALL SODDED AREAS ARE TO BE COMPLETE WITH HEAD HEIGHT AND VALVE BOXES ADJUSTED ACCORDINGLY;
- C. OPERATE EACH ZONE IN ITS ENTIRETY FOR CONSULTANT AT TIME OF WALK-THROUGH, AND OPEN ALL VALVE BOXES;
- D. CONSULTANT SHALL GENERATE A LIST OF ITEMS TO BE CORRECTED PRIOR TO FINAL COMPLETION ("PUNCH LIST");
- E. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ALL INADEQUACIES DUE TO DEVIATIONS FROM CONTRACT DOCUMENTS, AND AS DIRECTED BY CONSULTANT;
- F. DURING WALK-THROUGH, EXPOSE ALL DRIP EMITTERS AND SPRINKLERS UNDER OPERATIONS FOR OBSERVATION BY CONSULTANT TO DEMONSTRATE THAT THEY ARE PERFORMING AND INSTALLED AS DESIGNED; PRIOR TO PLACING OF ALL MULCH MATERIAL. SCHEDULE SEPARATE WALK-THROUGH IF NECESSARY.

WALK-THROUGH FOR FINAL COMPLETION:

- A. ARRANGE FOR CONSULTANT'S PRESENCE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF WALK-THROUGH;
- B. SHOW EVIDENCE TO CONSULTANT THAT OWNER HAS RECEIVED ALL ACCESSORIES, CHARTS, RECORD DRAWINGS, AND EQUIPMENT AS REQUIRED BEFORE FINAL COMPLETION WALK-THROUGH IS SCHEDULED;
- C. OPERATE EACH ZONE IDENTIFIED AS DEFICIENT AT SUBSTANTIAL COMPLETION WALK-THROUGH FOR CONSULTANT TO REVIEW AT TIME OF FINAL COMPLETION WALK-THROUGH TO ENSURE CORRECTION OF ALL INCOMPLETE ITEMS;
- D. ITEMS DEEMED NOT ACCEPTABLE BY CONSULTANT SHALL BE REWORKED TO THE COMPLETE SATISFACTION OF CONSULTANT;
- E. IF AFTER REQUEST TO CONSULTANT FOR A WALK-THROUGH FOR FINAL COMPLETION OF THE IRRIGATION SYSTEM, CONSULTANT FINDS ITEMS DURING WALK-THROUGH TO BE DEFICIENT, CONTRACTOR SHALL BE CHARGED FOR ALL SUBSEQUENT WALK-THROUGHS. FUNDS WILL BE WITHHELD FROM FINAL PAYMENT AND/OR RETAINAGE TO CONTRACTOR, IN AMOUNT EQUAL TO ADDITIONAL TIME AND EXPENSES REQUIRED BY CONSULTANT TO CONDUCT AND DOCUMENT FURTHER WALK-THROUGHS AS DEEMED NECESSARY TO ENSURE COMPLIANCE WITH CONTRACT DOCUMENTS.

3.05 ADJUSTING

UPON SUBSTANTIAL COMPLETION OF INSTALLATION, FINE-TUNE ENTIRE SYSTEM BY REGULATING VALVES, ADJUSTING SPRAY PATTERNS AND BREAK-UP ARMS/SCREWS, AND SETTING PRESSURE REDUCING VALVES OR THROTTLING ELECTRIC VALVE FLOW CONTROL STEMS TO PROPER PRESSURE SETTINGS TO PROVIDE OPTIMUM AND EFFICIENT COVERAGE. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND BUILDINGS AS MUCH AS POSSIBLE. HEADS OF SAME TYPE SHALL BE OPERATING AT SAME PRESSURE +/- SEVEN PERCENT (7%).

IF IT IS DETERMINED THAT IRRIGATION ADJUSTMENTS WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE SUCH ADJUSTMENTS PRIOR TO FINAL ACCEPTANCE, AS DIRECTED, AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS MAY ALSO INCLUDE CHANGES IN NOZZLE SIZES, DEGREES OF ARC, AND CONTROL VALVE THROTTLING.

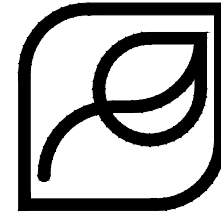
ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE DESIGNATED.

AREAS WHICH DO NOT CONFORM TO DESIGNATED OPERATION REQUIREMENTS DUE TO UNAUTHORIZED CHANGES OR PRIOR INSTALLATION PRACTICES SHALL BE IMMEDIATELY CORRECTED AT NO ADDITIONAL COST TO THE OWNER.

3.06 CLEANING

MAINTAIN CONTINUOUS CLEANING OPERATION THROUGHOUT DURATION OF WORK. ALL TRASH OR DEBRIS GENERATED BY INSTALLATION OF IRRIGATION SYSTEM SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR OFF-SITE.

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Roosevelt Park
Roosevelt Park Phase 2 - Pre-Plat
Avondale Arizona
Irrigation Specifications



revisions



issued for

- ☐ design dev.
- ☐ progress set
- ☒ city submittal
- ☐ bid package
- ☐ construction

title

Irrigation Specifications

date issued

10.23.19

scale

NA

drawn by

NA

checked by

JC, KB

project number

AB

review number

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PLANT MATERIALS LEGEND						
Botanical Name Common Name	Size	Qty.	Height Width (in feet)	Caliper (in inches)	Emitter Allocation	Maintenance Notes
Trees						
Acacia aneura Mulga Acacia	24" Box				(4) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Bauhinia lunarioides Anacacho Orchid Tree	15 gal.				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE CLEANUP OF LEAF LITTER IN FALL
Chitalpa tashkinensis Chitalpa	24" Box				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE CLEANUP OF LEAF LITTER IN FALL
Dalbergia sissoo Sissoo	24" Box				(4) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Fraxinus greggii Little Leaf Ash	24" Box				(6) 1 GPM EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Olea europea 'Willsonii' Olive	24" Box Multi				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE REMOVE SUCKERS FROM BASE OF TRUNK
Pistacia lentiscus Mastic Tree	24" Box 15 gal.				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Pistacia chinensis Chinese Pistache	15 gal.				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Pistacia chinensis 'Red Push' Red Push Pistache	24" Box				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Pithecolobium flexicaule Texas Ebony	15 gal.				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM BRANCHES HIGH ON YOUNG TREES IF NEAR WALKS, REMOVE MISTLETOE & DEAD BRANCHES
Prosopis hybrid 'AZT' Mesquite	15 gal.				(4) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Quercus virginiana 'Cathedral' Oak	15 gal.				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM YOUNG TREES TO ENCOURAGE GOOD BRANCHING STRUCTURE
Quercus virginiana 'Cathedral' Oak	24" Box				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM YOUNG TREES TO ENCOURAGE GOOD BRANCHING STRUCTURE
Ulmus parvifolia 'Sempervirens' Elm	15 gal.				(6) 1 GPH EMITTER	STAKE AS REQUIRED, PERIODIC LIGHT TRIMMING TO MAINTAIN FORM
Ulmus parvifolia 'Sempervirens' Elm	24" Box.				(6) 1 GPH EMITTER	STAKE AS REQUIRED, PERIODIC LIGHT TRIMMING TO MAINTAIN FORM
Extra Large Shrubs						
Bougainvillea sp.	5 gal.				(2) 1 GPH EMITTERS	REMOVAL OF FROST DAMAGED WOOD IN THE SPRING
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.				(2) 1 GPH EMITTERS	CUT TO 9" AROUND NOVEMBER 1ST
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.				(2) 1 GPH EMITTERS	CUT TO 9" AROUND NOVEMBER 1ST
Cordia Boissieri Anachuita	5 gal.				(2) 1 GPH EMITTERS	REGULAR SHAPING DURING GROWING SEASON
Dodonaea viscosa Hopbush	5 gal.				(2) 1 GPH EMITTERS	REGULAR SHAPING DURING GROWING SEASON
Tecoma spp.	5 gal.				(2) 1 GPH EMITTERS	THIN AND HEAD BACK IN EARLY SPRING, REMOVE DEAD WOOD
Vauquelinia californica Arizona Rosewood	5 gal.				(2) 1 GPH EMITTERS	VIGOROUS GROWTH OF TERMINALS MAY REQUIRE HEADING BACK TO MAINTAIN DENSE COMPACT FORM
Large Shrubs						
Cassia artemisioides 'Silver' Silver Cassia	5 gal.				(2) 1 GPH EMITTERS	ESSENTIALLY MAINTENANCE FREE
Leucophyllum sp.	5 gal.				(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Ligustrum japonicum Japanese Privet	5 gal.				(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Simmondsia Chinensis Jojoba	5 gal.				(2) 1 GPH EMITTERS	REGULAR SHAPING DURING GROWING SEASON
Nerium Oleander 'Little Red' Oleander 'Little Red'	5 gal.				(2) 1 GPH EMITTERS	SELECTIVELY PRUNE AFTER BLOOMING FINISHED IN APRIL
Medium Shrubs						
Eremophila sp.	5 gal.				(2) 1 GPH EMITTERS	SELECTIVELY PRUNE AFTER BLOOMING FINISHED IN APRIL
Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.				(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Ruellia brittoniana Ruellia	5 gal.				(2) 1 GPH EMITTERS	CUT BACK IN LATER WINTER TO REMOVE FROST DAMAGE AND RENEW GROWTH
Teucrium fruticans Bush Germander	5 gal.				(2) 1 GPH EMITTERS	LOW MAINTENANCE
Small Shrubs						
Buxus microphylla japonica Green Beauty Boxwood	5 gal.				(2) 1 GPH EMITTERS	SELECTIVELY PRUNE
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.				(2) 1 GPH EMITTERS	REGULAR TRIMMING AND HEDGING WILL REDUCE FLOWERING
Guara lindheimeri Pink Guara	1 gal.				(2) 1 GPH EMITTERS	REMOVE & REPLACE DEAD PLANT AFTER IT BLOOMS
Russelia equistiformis Coral Fountain	5 gal.				(2) 1 GPH EMITTERS	LOW MAINTENANCE
Groundcovers						
Eremophila prostrata Outback Sunrise Eremophila	1 gal				(2) 1 GPH EMITTERS	ESSENTIALLY MAINTENANCE FREE
Gazania rigens 'Sun Gold' Trailing 'Yellow Gazania	1 gal.				(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Lantana sp.	1 gal.				(2) 1 GPH EMITTERS	PRUNE TO SHAPE OR TO REMOVE FROST-DAMAGED WOOD
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.				(2) 1 GPH EMITTERS	HEAD BACK AND THIN BRANCHES PERIODICALLY TO KEEP PLANTS FULL AND ATTRACTIVE
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.				(2) 1 GPH EMITTERS	LOW MAINTENANCE
Cacti/ Accents						
Agave spp.	5 gal.				(1) 0.5 GPH EMITTER	REMOVE AND REPLACE DEAD PLANT AFTER BLOOMS
Aloe barbadensis Medicinal Aloe	5 Gal.				(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Bouteloua gracilis Blond Ambition	1 gal				(1) 1 GPH EMITTER	LOW MAINTENANCE
Cereus hildmannianus Queen of the Night	5 gal.				(1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Dasyliroton sp.	5 gal.				(1) 1 GPH EMITTER	CUT TO THE GROUND IN LATE WINTER OR EARLY SPRING
Euphorbia spp.	1 gal				(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.				(1) 1 GPH EMITTER	REMOVE SPENT FLOWER STALKS
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.				(1) 1 GPH EMITTER	REMOVE SPENT FLOWER STALKS
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.				(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Muhlenbergia rigens Deer Grass	1 gal.				(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Muhlenbergia rigida 'Nashville' Nashville Multy Grass	5 gal.				(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Nolina matapensis Beargrass	5 gal.				(1) 1 GPH EMITTER	LOW MAINTENANCE

PLANT MATERIALS LEGEND						
Botanical Name Common Name	Size	Qty.	Height Width (in feet)	Caliper (in inches)	Emitter Allocation	Maintenance Notes
Vines						
Opuntia sp.	5 gal.				(1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Portulacaria afra minima Dwarf Elephant Food	5 gal.				(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Yucca sp.	5 gal.				(1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Size						
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal				(2) 1 GPH EMITTER	REMOVAL OF FROST DAMAGED WOOD IN THE SPRING
Ficus pumila Creeping Fig	5 gal				(2) 1 GPH EMITTER	PRUNE MATURE PARTS OF PLANT TO GET MORE DESIRABLE LEAVES

MONTHLY MAINTENANCE

JANUARY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO.	AUGUST	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO;
FEBRUARY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; APPLY PRE-EMERGENT TO CONTROL SPRING AND EARLY SUMMER WEEDS, APPLY ONE TIME FEBBRUARY 25 TO MARCH 25.		MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
MARCH	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; TRIM YELLOW LANTANA PER NOTES; TRIM OLEANDER, BOUGAINVILLEA, RUELLIA PER NOTES.	SEPTEMBER	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE; TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.
APRIL	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; MAINTAIN RYE GRASS AT 3/4" OR SHORTER TO ENCOURAGE SPRING TRANSITION TO BERMUDA GRASS; TRIM VALENTINE NO LATER THAN APRIL 7.	OCTOBER	LAWN MAINTENANCE - PERENNIAL RYE - SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPTEMBER 25; REPAIR AND ADJUST ROTOR OR SPRAY HEADS IF NEEDED; PLANT PERENNIAL RYE GRASS AT RATE OF 15 POUNDS PER 1000 SQ. FT.
MAY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; MAINTAIN RYE AT 1/2" WITH A REEL MOWER UNTIL THE OVERSEED DIES.	NOVEMBER	LAWN MAINTENANCE - PERENNIAL RYE - WHEN OVERSEEDDED RYE IS 2", BARELY MOW THE RYE NO SHORTER THAN 1-1/2". ONCE ESTABLISHED WHEN EACH PLANT HAS 3 TO 4 BLADES, LOWER THE MOWER HEIGHT ; TRIM RED BIRD PER NOTES.
JUNE	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT RECOMMENDED HEIGHT; REMOVE THATCH MORE THAN 1/2" THICK; AERIFY AS NEEDED DURING THE FIRST 4 WEEKS OF SUMMER.	DECEMBER	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO SPRAY PER-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER FOR WEED CONTROL.
JULY	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT RECOMMENDED HEIGHT.		

LANDSCAPE MAINTENANCE GUIDELINES

The horticultural palette for Roosevelt Park is based on a traditional planting style with transitional themes. Appropriate maintenance of the plantings is important to maintain the viability, appearance, and style that are consistent with this theme. A permanent, underground automatic irrigation system shall be provided to all plant materials creating a viable landscape. AndersonBaron and the City of Avondale- have created the following landscape maintenance specifications.

In addition, all landscape areas should be maintained according to their approved landscape plans and original plant palette. Landscape areas are to be kept clean and free of weeds, debris, and refuse. The removal of dead plant material is important as well as infected plant material. An efficient landscape maintenance plan can help reduce the overall cost of landscape maintenance by reducing water consumption, general pruning and maintenance, time, materials, and stress. Debris removal should be the primary concern, followed by time and labor for monthly pruning. Excessive pruning removes the blooms and destroys the natural shape of the plant material, promoting excessive woody growth and in some cases destroying the plants overall aesthetics. Poor irrigation system maintenance can lead to wasteful and high water usage due to over watering and faulty systems.

Site Maintenance

It is the responsibility of the Landscape Maintenance Contractor to maintain the project in a clean, safe and respectable manner.

Debris Pick Up

All areas of responsibility are to be kept clean and free of debris including, but not limited to; trash, leaves, branches, dead plant material, windblown trash, and plant debris. In addition, human litter, such as; cigarette butts, cans, bottles and paper shall also be removed. Debris is to be picked up and removed on a daily basis.

Debris as a result of landscape maintenance operations should be disposed of at designated locations.

Hardscape Maintenance

Hardscape surfaces; such as sidewalks, medians, curbs, entrances, and bike paths should be swept or blown off on a weekly basis, or more frequently if needed.

Open Space Maintenance

All spillway and retention areas will be raked, swept, blown, or hand picked to remove any trash or debris on a weekly basis, or as determined by Association. Additional maintenance shall be decided by the Association and billed as time and materials as approved by the Association.

Paved Surfaces

Keep pathways, sidewalks, gutters, curbs and other hard surfaces clean and free of debris. Litter, dirt, gravel, etc, should not be allowed to accumulate. Do not use irrigation gate valves to wash paved areas.

Keep a neat border by not allowing overspill between paved surfaces and gravel mulch, planting and turf areas.

Gravel Areas

Concrete headers should be maintained in a neat condition. Maintain gravel mulch and soil levels at the correct grade in relation to concrete headers. Regrade or fill as necessary all stained or missing gravel to match existing. Keep mulches at least 2-4 inches from plant stems or trunks.

Gravel depths should be maintained in a clean, uniform and neat manner throughout the project site. Gravel should be replaced when necessary to repair damage from vandalism, irrigation, chemical breakdown, erosion, maintenance, vehicles, human impact, etc.

All granite areas are to be raked to an aesthetically pleasing appearance as needed, but no less than once a month.

Planting Wells

Maintain existing plant wells.

Storm Grate Cleaning

Storm grates are to be clean and free of debris. Check after major storms and management notified of clear condition.

Irrigation Maintenance

Seasonal

Irrigation should be operated using available 'Smart' technology provided by the manufacturer. After setting the initial appropriate schedule, using the controller in 'Smart' mode, the irrigation system will use the minimum amount of water necessary to maintain growth, health and the vigor of all plant materials. Contact the controller manufacturer local representative for advanced settings. At least four times yearly a thorough check of all parts of the irrigation system shall be performed, and the system confirmed to be working properly. General maintenance includes, but is not limited to, the following:

1. Check accuracy of controller operation.
2. Replace battery pack annually, or as recommended by manufacturer.
3. Open and close control valves to assure proper operation.
4. Check for leaks, erosion areas, standing and muddy water. Repair as required.
5. Open valve boxes while under operation and check for leaks.
6. Check for broken and missing sprinkler parts and repair using the same nozzles and spray bodies.
7. Check heads and sprinklers are plumb and flush with the soil surface.
8. Clean areas of debris or grass that is affecting sprinkler spray.
9. Make sure there is no overspray onto sidewalks, streets, walls, and buildings.

10. Replace and/or fix emitters and tubing.
11. Assure proper and efficient emitter placement near plant materials.
12. Move emitter emission points as plants mature.
13. Check that basin size is within dripline and adjust accordingly.
14. Flush Y strainers on all drip valves annually, or as required to keep emitters operating.
15. Confirm proper operation and calibration of all master valves and flow sensors annually.
16. Check accuracy of PSI at pressure regulators

The following Landscape Watering and Maintenance Calendar is recommended:

January	Flush irrigation system and check the filters.
February	Move emitter emission points as needed.
April	Check irrigation system thoroughly. Replace controller backup battery.
June	Check emitters and sprinklers.
July	Check controller settings after every power outage.
August	Check emitters and sprinklers.
September	Move emitters out to dripline.
October	Adjust controller for overseeding schedule.
November	Check irrigation system thoroughly.

Irrigation controllers shall receive initial programming that will include input from sensors, weather access and configurable zone properties to a standardized evapotranspiration (ET) equation. Controller should also be set automatic shutdown and notification in case of emergencies and show actual flow records and responses in real time. Contact controller manufacturer representative for advanced setting features. 'Smart' operation shall then be initiated and should not need adjustment except during overseeding grow-in once a year. Close observation of operation and plant health should be observed and noted. Landscape Maintenance Contractor is to provide a monthly report to the Management Company on observations.

Emitter Schedule

See legend at left for DRIP EMITTER SCHEDULE.

Frequent Inspections

The Landscape Maintenance Contractor shall provide an initial Irrigation programming and operation settings log. A copy of this log should be available at all times and a copy given to the Manager and Association after routine inspection. The log should include, but is not limited by:

1. Location of all controllers.
2. Initial programming settings.
3. Controller Station Data sheet.
4. Landscape Maintenance Contractors initials and date.

Repair

The Landscape Maintenance Contractor is responsible to employ qualified irrigation technicians to maintain and repair irrigation systems on site. The Landscape Maintenance Contractor shall keep an inventory of commonly required repair parts on site to facilitate prompt irrigation system repairs.

Repairs shall be made with the same make, model and brand of material to avoid adversely affecting the system's efficiency by use of a different part. All irrigation components shall meet the requirements set forth in the original design intent.

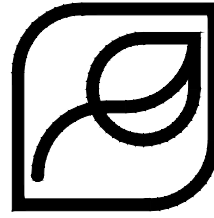
Plant Maintenance

Plant maintenance is especially important in the early stages of establishment. Landscape plantings will require maintenance throughout the different seasons.

Primary maintenance tasks include, but are not limited to:

1. Consistent and regular irrigation, including water application in response to specific requirements above the seasonal climatic schedule. Throughout the site quick coupling valves have been placed for this purpose.
 2. Weed control, fertilization, insect and disease control and prevention.
 3. Pruning of trees and shrubs as directed by a certified tree worker and/or certified arborist and is to meet the guidelines set forth in this manual.
- Seasonal**
- Weekly inspection's should be conducted and documented to analyze plant material for health signs such as the following:
1. **Health Loss** - In normal and thriving plants this will appear as a failure to grow, droopy or unopened flowers or leaves, small leaf forms for the species, leggy or thin growth. The causes for these symptoms could range from heat stress, over or under watering, wind or frost damage, incorrect installation, damage, desiccation or changed growing circumstances. Individual treatment for each problem is required when determining circumstances of decline and treatment.
 2. **Disease** - leaf withering, dieback, galled, swollen or blackened branches, cancer, fungus, oozing bark, root rot, blotchy or discolored foliage.
 3. **Soil, Fertilizer, Chemical Imbalance** - fertilizer burn at the leaf margins, yellowish-green or uncharacteristically yellow leaf color (chlorosis), brown-yellow salt burn at the leaf malThe application of fertilizers and soil chemicals should be applied with discrimination and care, confined strictly to affected areas only. Plant maintenance specifics should be consulted.

andersonbaron
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Roosevelt Park
Roosevelt Park Phase 2 - Pre-Plat
Avondale Arizona
Maintenance Plan



revisions	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	
☐ bid package	
☐ construction	
title	
Maintenance Plan	
date issued	10.23.19
scale	
drawn by	JC, KB
checked by	AB
project number	95-035-16
review number	
sheet number	

LA9.1

Fertilization

All plant material in granite-covered areas will be fertilized using the following compounds: 10-20-10 at 2 pounds per 100 square feet. Fertilization promotes plant growth and an increase in water consumption. Apply the recommended amount only.

Edges

Curbs, walkways, building edges, tree borders, planting beds and fence lines shall be edged or trimmed by weed eater with each mowing to maintain a clean appearance. Mechanical, blade mounted edger's should be used along sidewalks, walls, curbs, drives and other areas where a uniform, clean edge is desired. Extreme care should be used to protect tree trunks from damage.

Weed Control

All granite-covered areas should be free of weeds at all times. Herbicides should be selected according to the weed it is intending to destroy. Applications should occur twice a year, once in April for summer weeds and once in September for control of winter weeds. **Total soil sterilants should never be used, as they will kill any existing vegetation, leach into nearby areas, and will stay in the soil for many years.**

Pruning Standards

All plants should be allowed to grow to their natural form and size, unless specifically noted. Plants should be pruned to promote structural strength and to accentuate their natural form and features.

Plant materials should only be pruned and thinned once a year and at specified times according to individual plant specimens. This will allow each plant to recover it's natural shape, size, texture, and seasonal color. Excessive watering promotes excessive growth and is discouraged.

Tree Pruning

Tree pruning is to be performed by a certified arborist and is to be done according to the American National Standard ANSI A300. Experienced tree arborists, whom through related on-job experience and training, are familiar with the hazards, techniques and aesthetics of this work, including pruning, thinning, maintenance, removal or repair, and the equipment that is needed for their performance should do the pruning.

Climbing spurs or irons are not permitted. Tree pruning is a potentially hazardous occupation and is to be undertaken by experienced and trained arborists, all of whom are covered by Workers Compensation, public liability and property damage, and completed operations insurance.

For use on this project, the following tree pruning classifications are to be utilized: Fine pruning, Medium pruning, and Coarse pruning.

Fine Pruning

Fine pruning involves the removal of diseased, dying, interfering, objectionable, twisted, obstructing, hazardous, weak and dead branches, as well as, selectively thinning to lessen wind resistance. Removal of these branches is to include those on the main trunks and those in the foliage area. In regards to fine pruning the following specifications apply:

1. All cuts should be cut close to parent limb or trunk, without cutting into the branch collar or leaving a stub. No flush cuts. Cuts should be clean.
2. Precutting branches may be necessary for branches that are too heavy to handle and to prevent splitting or bark peel. Branches should be lowered to the ground if there is a potential for hazard to property or to the tree as a whole specimen. Ropes and/or cherry pickers may be necessary to achieve the desired result. The weaker or least desirable of crossing limbs should be removed to as not leave a hole in the tree.
3. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution.
4. Where a tree is known to be diseased, tools should be immediately disinfected with methyl alcohol at 70% (denatured wood alcohol diluted approximately with water) or 50% Clorox (50% water solution after each cut and between trees known to be diseased) so as to mitigate transmitting the disease to other specimens.
5. Inspections on older trees should be done routinely to monitor past treatments and to ensure proper closure and callus growth.
6. Cutting the root at both ends, notching the roots center with a chisel, and removing the entire root without injuring the parent stem or bard, should treat girdling roots.
7. In reference to the above-mentioned items, any structural weakness, decayed trunks, diseased conditions, split crotches or branches should be documented in writing to the Owner and Landscape Maintenance Contractor, and corrective measures given.

Medium Pruning

Medium pruning involves the removal of diseased, dying, interfering, objectionable, twisted, obstructing, hazardous, weak and dead branches on the main trunk and those within the foliage area. Branches up to 1" in diameter may remain on occasion within the main foliage are when it is not practical to remove.

The following specifications should apply:

1. Cuts should be made close to the parent limb or trunk (without cutting into the branch collar or leaving a stub) and to allow closure under normal conditions. At all times clean cuts should be made. Where it is necessary to cut branches too heavy to handle, branches should be selectively lowered to the ground by ropes or a cherry picker, to prevent splitting or bark peel and to mitigate property or tree damage. No flush cuts.
2. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution (See background information).
3. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution.
4. Where a tree is known to be diseased, tools should be immediately disinfected with methyl alcohol at 70% (denatured wood alcohol diluted approximately with water) or 50% Clorox (50% water solution after each cut and between trees known to be diseased) so as to mitigate transmitting the disease to other specimens.
5. Inspections on older trees should be done routinely to monitor past treatments and to ensure proper closure and callus growth. For cosmetic purposes the wound may be dressed with a thin layer of wound dressing where appropriate.
6. In reference to the above-mentioned items, any structural weakness, decayed trunks, diseased conditions, split crotches or branches should be documented in writing to the Owner and Landscape Maintenance Contractor, and corrective measures given.

Formal pruning, such as balling, bonsai-ing, poodle-ing, squaring, and shearing of shrubs is strictly prohibited. Constant formal pruning is time consuming, expensive, and detrimental to the health and lifespan of shrubs. Pruning can lead to an unnatural appearance, inhibit a plants ability to receive moisture and nutrients, reduce blooming, increase water consumption, create an additional plant waste and is detrimental to the plants longevity.

Pruning should be done under the following circumstances only:

1. Removal of branches that could potentially create a safety hazard to pedestrians and vehicular traffic.
2. Removal of malformed, diseased, weakened or dead branches.
3. Removal of crossing, twisted, or crowded branches.
4. Encourage, control, and direct plant growth.

Removal of branches under the above four conditions can be done during routine maintenance any time during the year. The frequency that plants are pruned depends on a variety of factors, such as, weather, natural growth habit, type of plant, flowering conditions, and landscape requirements.

Tree Staking

Tree stakes and ties should be maintained to properly support a young tree. Inspections should occur every 60 days to prevent chafing, girdling and rubbing which can cause bark wounds. Guys should be removed after one year with the stakes left in the ground. The stakes are to be removed the following year. Stakes should be cut below scaffold branches to not interfere with branch growth.

Turf Weed Control

Turf Pre-emergent

The best defense of weeds is healthy turf grass. All turf areas can be treated for broadleaf weed control. Two applications of pre-emergent weed control can be applied if weeds are a problem; one in the early spring and one in the fall to help prevent weeds from germinating. Chemical weed control should only be used on established lawns so as not to damage newly installed and seeded turf. Spot treatments of Diquat are effective on dormant winter Bermuda lawns. Labels should be followed exactly and the user should use protective clothing and thoroughly review the material safety data sheets for products being handled.

Turf Post Emergent

All turf areas shall be treated in the spring and fall for weed control. Two applications of a combination post emergent should be applied during the growing season for the control of grassy and broadleaf weeds or as directed by the Association. Additional applications will be billed as per square foot. Post emergent applications should not be used in areas where Winter Ryegrass is applied. Use products containing Glyphosate or Glufosinate as active ingredients listed on the label. Caution should be used as these are both non-selective, they will kill both grass and broadleaf plants. There are good selective products available. Labels should be followed exactly and the user should use protective clothing and thoroughly review the material safety data sheets and labeling for this products being handled.

Turf Fertilization

Bermuda responds to a fall application of potassium. It helps Bermuda grass "rest" better and then comes out of dormancy with improved vigor. Fertilization of turf and plants shall be accomplished through approved "fertilization" system. Applications shall meet or exceed the following guidelines:

Turf fertilization shall occur on a regular basis to ensure proper growth and an aesthetic appearance. Lawns that are over fertilized require more water and mowing. Once monthly fertilization is sufficient, however the minimum is 4 applications of fertilizer a year. Fertilizer shall be spread in the early morning or evening and watered in thoroughly. Iron (ferrous sulfate or iron chelates) should be added to keep grass green and to not promote excessive growth.

Recommendations include:

1. At least once a year apply a complete fertilizer i.e., 21-7-14.
2. Slow release sulfur coated urea containing trace minerals at a rate of (l) pound of nitrogen per 1000 square feet per application during the summer and fall. In winter a granular fertilizer shall be applied.
3. Analysis of turf during the growing season to ensure proper nutrient utilization and proper rate of application.

Fertilization Cycle

Early Spring	Promotes regrowth following dormancy, provides quick greening
Early Summer	Insures healthy, deep green lawn
Summer	Maintains lawn health and color
Winter	Promotes hardiness, encourages new cool-season grass growth

Mowing and Edging

Turf Heights:

Bermuda	¾" - 3½"
Perennial Rye	¾" - 2½"

Peak Growing Season

Height (inches)	Frequency (days)
½	2 - 3
1	4 - 5

Turf shall be cut uniformly with no more than 30 percent of the blade removed. Contractor will rake, bag and remove all clippings that work day after mowing unless a mulching mower is used. Frequent mowing eliminates the need to bag clippings. The closer one mows, the more often one must mow. Lower mowing heights increase stress because they reduce leaf area, which decreases the plants ability to photosynthesize. With a higher mow the deeper the root system helps grass plants withstand stress during hot weather and uses less water. Bermuda grass is dormant during the winter months and needs watering once in a 3-4 week period during this time. Mowing should be performed with equipment that is in clean, good working order with blades that are regularly sharpened to maintain uniform cutting heights and all mowers should have deflector shields. Don't mow in the same pattern each time.

All trash and debris should be cleaned up and removed prior to mowing. Uneven or gouged mowing should be corrected the day the damage results. Sprinklers should be checked after each mowing.

Scalping/De-Thatching

All turf should be scalped and de-thatched to remove excessive growth if required. Scalping occurs when mowing too closely to the turf and removing more than 1/3 of the grass blades. Turf that is too short will be less efficient with water consumption. Adjust mower to prevent scalping. Thatch is caused by over-fertilizing and over-watering. Dethatching should occur during the summer months to allow Bermuda grass to recover for the following growth period.

Turf Aeration

Aeration should be performed at least two times per year or when the turf grass is growing vigorously. Avoid aerating during the season of active weed germination. Do not aerate with a solid-lined punch tool. Allow soil plugs to remain onsite until the next turf mowing breaks them up. Fertilize and irrigate immediately after clean up of the cores. This is also a good time to add gypsum.

Turf Watering

Turf should be watered in the early morning cool period 1-3 hours before sunrise (before 5 am) to minimize excessive evaporation loss from wind and sun and provide maximum water to roots. Water should be applied to evenly distributed areas and often enough to avoid wilting in between watering periods.

Lawns shall be watered no more than six days a week during the summer, with the exception of Ryegrass. This allows for a one day dry-out for mowing and maintenance. Turf shall be watered no more and no less than to a depth of 8-10 inches.

Sprinkler heads shall be adjusted to prevent overspray onto sidewalks, walls, and streets and to provide head to head coverage.

'Smart' controller operation will monitor underwatering and overwatering of turf grasses. Visual monitoring of turf grass is recommended and should be noted in any reports to the Owner and Mangement.

Tree, Shrub, Groundcover and Vine Watering

Water and Irrigation Requirements

Optimum moisture for root establishment and growth shall be provided for a minimum of two growing seasons. Following this period, adequate water moisture levels shall be met with regard to the correct amount or water needed, for example deep watering schedule, cycle and soak, etc.

Plant materials shall receive sufficient water to meet their basic and health needs to maintain vigor and an active state of growth. Watering too little can wilt plants to the point where there is no return to health. Watering too much can starve the roots of oxygen, also leading them to a point of no return.

The Arizona Municipal Water Association designed the following watering schedule as guidelines for newly planted desert adapted plants.

Weeks 1 & 2 - Water every 1-2 days in summer, every 3-4 days fall through spring
Weeks 3 & 4 - Water every 3-4 days in summer, every 6-7 days fall through spring
Weeks 5 & 6 - Water every 4-6 days in summer, every 7-10 days fall through spring
Weeks 7 & 8 Water every 7 days in summer, every 10-14 days fall through spring
Weeks 9 & 10 Gradually extend the time between irrigations until plants are established.

NOTE: After the eighth-week, move the drip emitters to the outer edge of the root ball. *High water plants will require more frequent irrigations.

Frequency/Quantity

Watering cycle shall be adjusted during the rainy season so as to not water after rains. Shade portions of the landscape may receive 30% less water than areas in full sun. (See APPENDIX 8: WATERING SCHEDULE GUIDELINES).

Application Rates

It is the responsibility of the Landscape Maintenance Contractor to carefully monitor the irrigation system and plant material's response to determine sufficient water quantities and frequency levels. Deep, infrequent watering for trees is preferable to shallow, frequent watering. Deep-water percolation into the soil encourages deep root growth, rather than to circle at the surface as is common with shallow watering. Deep water levels encourage deep root growth, which will stabilize the tree. Over-watering, however, can encourage excessive growth and lead to more pruning and mowing.

Water depths and widths depend on the type, size and age of plant. Large trees need more water as a result of a larger root zone than a shrub or groundcover. (See APPENDIX 6: DETAILS AND SPECIFICATIONS).

Trees shall be watered to at least a 3-foot depth. Shrubs shall be watered to a 2-foot depth. Groundcovers, cacti, and annuals shall be watered to a 1-foot. Turf shall be watered to a depth of ten inches.

1.1.3 Water/Soil Moisture Monitoring

A soil probe can be used to monitor moisture penetration into the root zone. Soil moisture content shall be checked routinely and documented. This information can be used to adjust the automatic controller in regards to rate of water application.

In certain circumstance hand watering may be necessary and shall be done with a hand wand to minimize impact on plant materials.

Maintain gravel mulch levels as per the Landscape Construction Documents to reduce evaporation. Plants should be reset to the proper grades and in an upright position.

Plant Replacement

Plants that are dead, diseased, and unattractive and have poor shape should be removed and replaced with the same plant as per the original landscape plan. All plants should be disease-free, healthy specimens. In addition, plants should be replaced in the same location with the soil removed and replaced. This is done to mitigate future problems if the soil is unhealthy. The Association, prior to planting, should approve any changes to plant material type.

If plant material is destroyed (or the shape altered as defined in Pruning Section) by the Landscape Maintenance Contractor due to improper pruning, the Landscape Maintenance Contractor shall replace the plant materials "in kind".

General Recommendations

As mentioned in the site description, the landscape is typical of an arid, low desert terrain. Most plants used will not be indigenous to the area and require seasonal irrigation. Maintenance needs will vary depending on each plants' adaptability to the site.

To properly maintain all the site landscape areas, it must first be appreciated that the less adapted a species is to these site conditions, the more care it must be given. Three factors are typically resulting factor in a plant species' decline: the susceptible species, the causal agent and the environment. While a fungus may be present, it does not necessarily dictate an infection in a particular plant. The plant would need to be weakened and the environment therefore becomes the causal agent to infect the species.

Visible signs of a plant's decline can be the result of a number of different factors. The primary causes can be age, disease, infestation or chemical and/or mechanical damage. Environmental factors, such as, over and under watering, can further enhance problems due to the above factors. The severity of decline depends ultimately on other stresses to which the plant is subjected to. A healthy plant can usually recover, one that is stressed can not.

Preventive Maintenance

Landscape Maintenance should take two approaches:

Curative

The Curative Approach uses minimum maintenance, the "wait and see" for a plant to respond to treatment. It also deals with problem as they arise and primarily addresses the causative agent, which requires a plant to show signs of decline before treatment.

Preventive

The Preventive Approach uses the goal of plant maintenance as their optimum preventive method. The goal is to maintain a plants optimum vitality and health because healthy plants are more resistant to disease, infestation, mechanical and chemical damage and various climatic stresses.

The Landscape Maintenance Guidelines prefer using the preventive approach. Benefits include less overall costs and healthier looking plants as it deals with the causes of decline before they happen. While there are a multitude of reasons that lead to the decline of a plant, the Landscape Maintenance Contractor is expected to be familiar and educated with the varying causal factors that can lead to and affect a plants' vitality. The Landscape Maintenance Contractor should also be familiar with some of the most common infectious organisms, insects and other pests.

In addition, due to the ever-changing market for insect and disease treatment controls, these are not a part of the guidelines. It is encouraged that the Landscape Maintenance Contractor utilizes environmental and cost-effective methods of prevention before seeking the use of costly and potentially harmful chemical treatments.

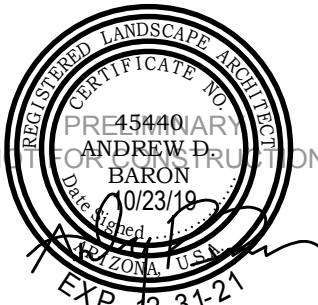
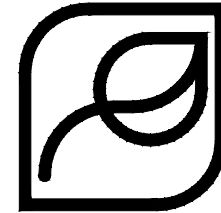
Persistent, unusual problems should be addressed with a professional horticultural consultant familiar with the pest and plant. A good source in Maricopa County is the University of Arizona, Maricopa County Cooperative Extension Service.

Potential Project Site Disease Problems

Infectious Organisms, Insects and other Pests

Being educated about the habits of insects and pests can help in discouraging or inviting them. Some insects are beneficial and are to be encouraged while others are pest and to be discouraged. Weather has a great impact on the behaviors of infectious organisms, insects and pests. Variations in climate and other weather conditions can cause unpredictable occurrences. A lack of vegetation in an arid climate most of the year can with heavy rains promote the growth of many non-indigenous plant species, and an outbreak of rodents and pests. In hot, dry weather vegetation typically dries up and these populations will migrate to more fertile, usually irrigated, lands to survive drought and heat while looking for a food source.

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Roosevelt Park
Roosevelt Park Phase 2 - Pre-Plat
Avondale Arizona
Maintenance Plan



revisions



- ☐ design dev.
- ☐ progress dev.
- ☒ city submittal
- ☐ bid package
- ☐ construction

title

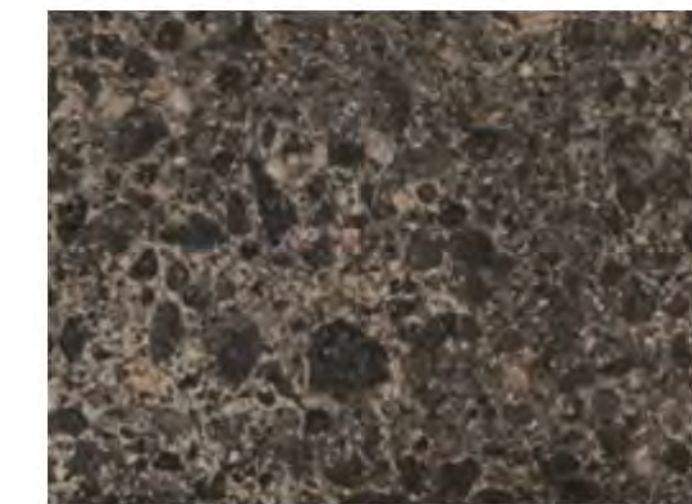
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date issued	10.23.19
scale	
drawn by	JC, KB
checked by	AB
project number	95-035-16
review number	

sheet number

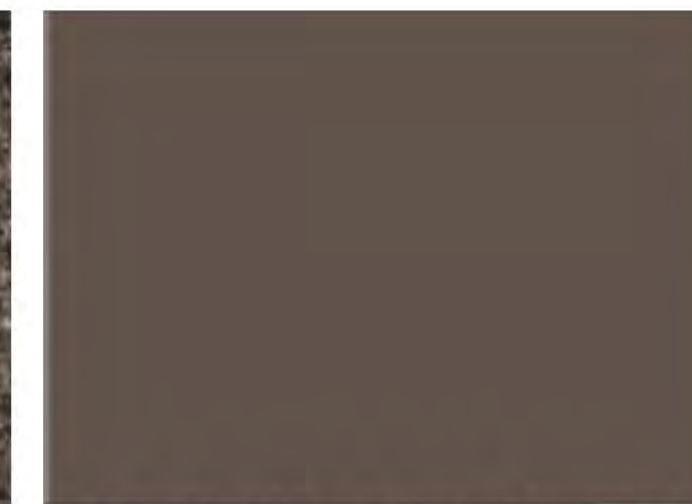
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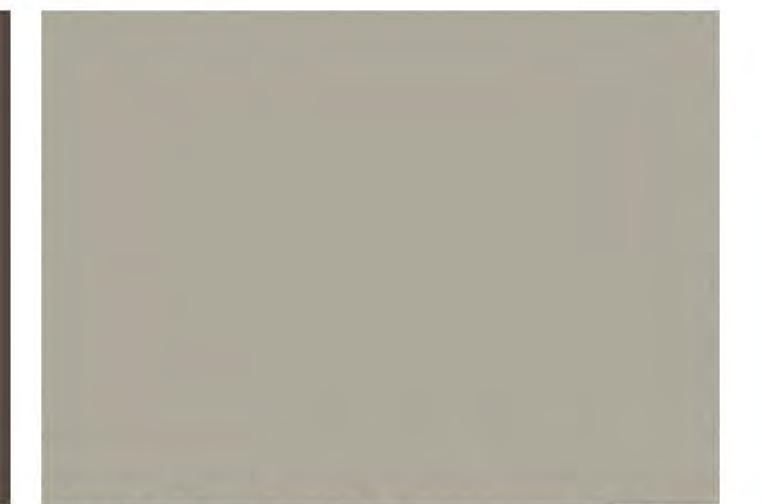
WALL MATERIALS



CANTERA TILE - RWC - NEGRA
(OR APPROVED EQUAL)



STEEL FENCE - DUNN EDWARDS -
SPICED HOT CHOCOLATE (DET691)
(OR APPROVED EQUAL)

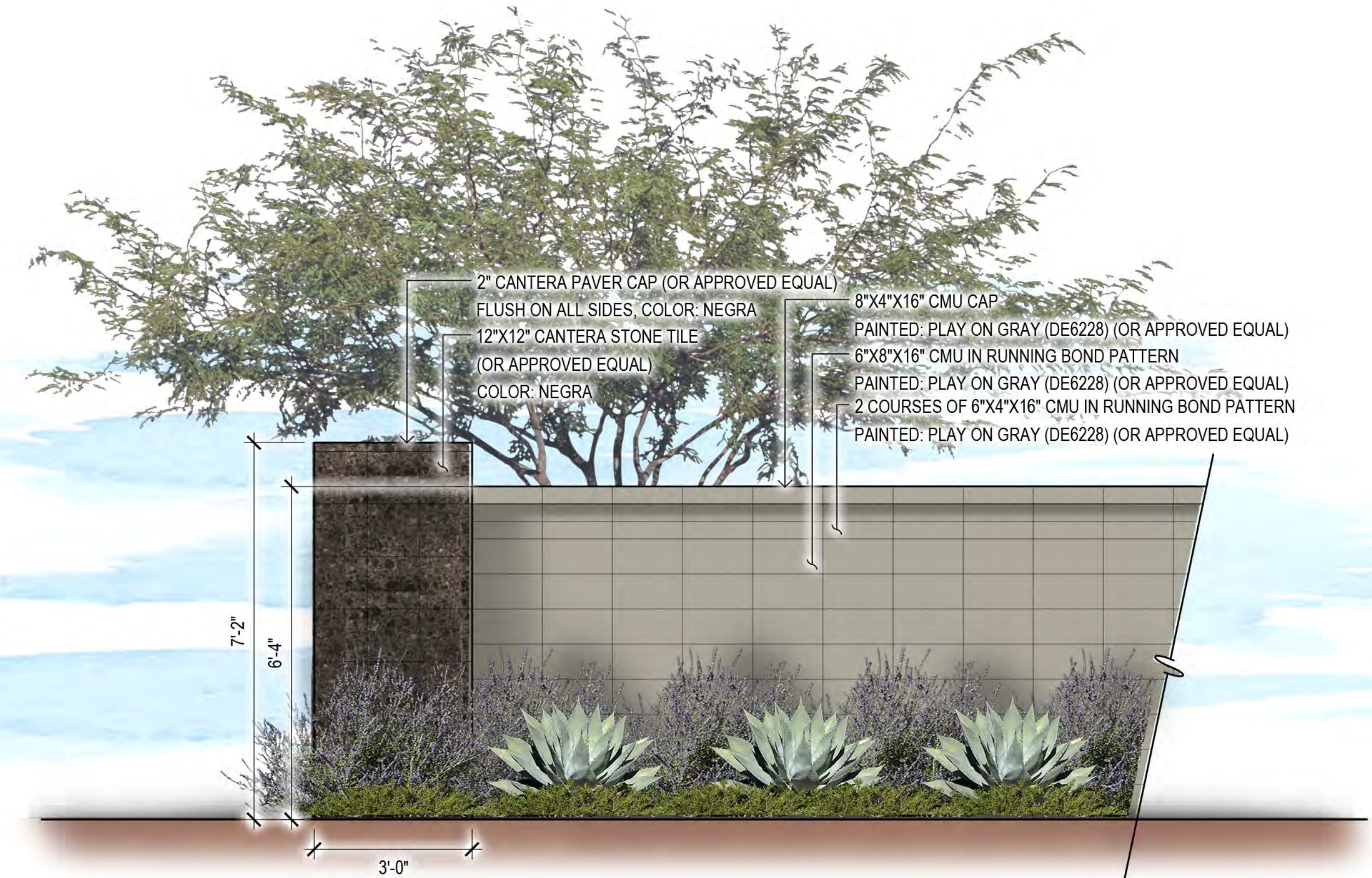


SMOOTH STUCCO - DUNN EDWARDS -
PLAY ON GRAY (DE6228)
(OR APPROVED EQUAL)

1

Secondary Theme Wall/Theme Column

SCALE: 1/2"=1'-0"



2

Theme Wall/Theme Column

SCALE: 1/2"=1'-0"

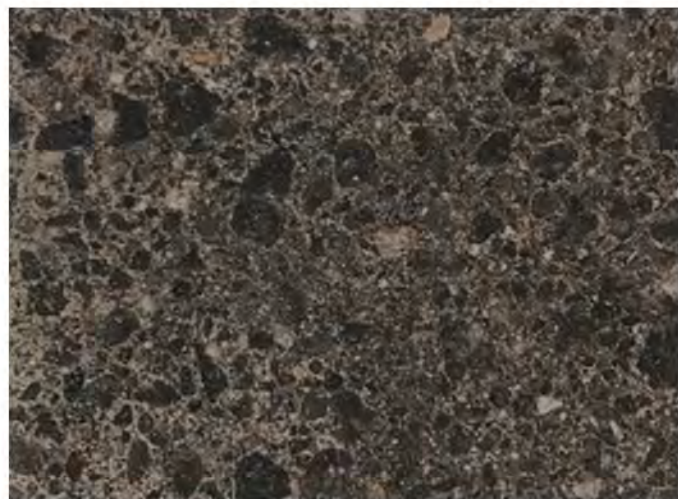


3

View Fence

SCALE: 1/2"=1'-0"

WALL MATERIALS



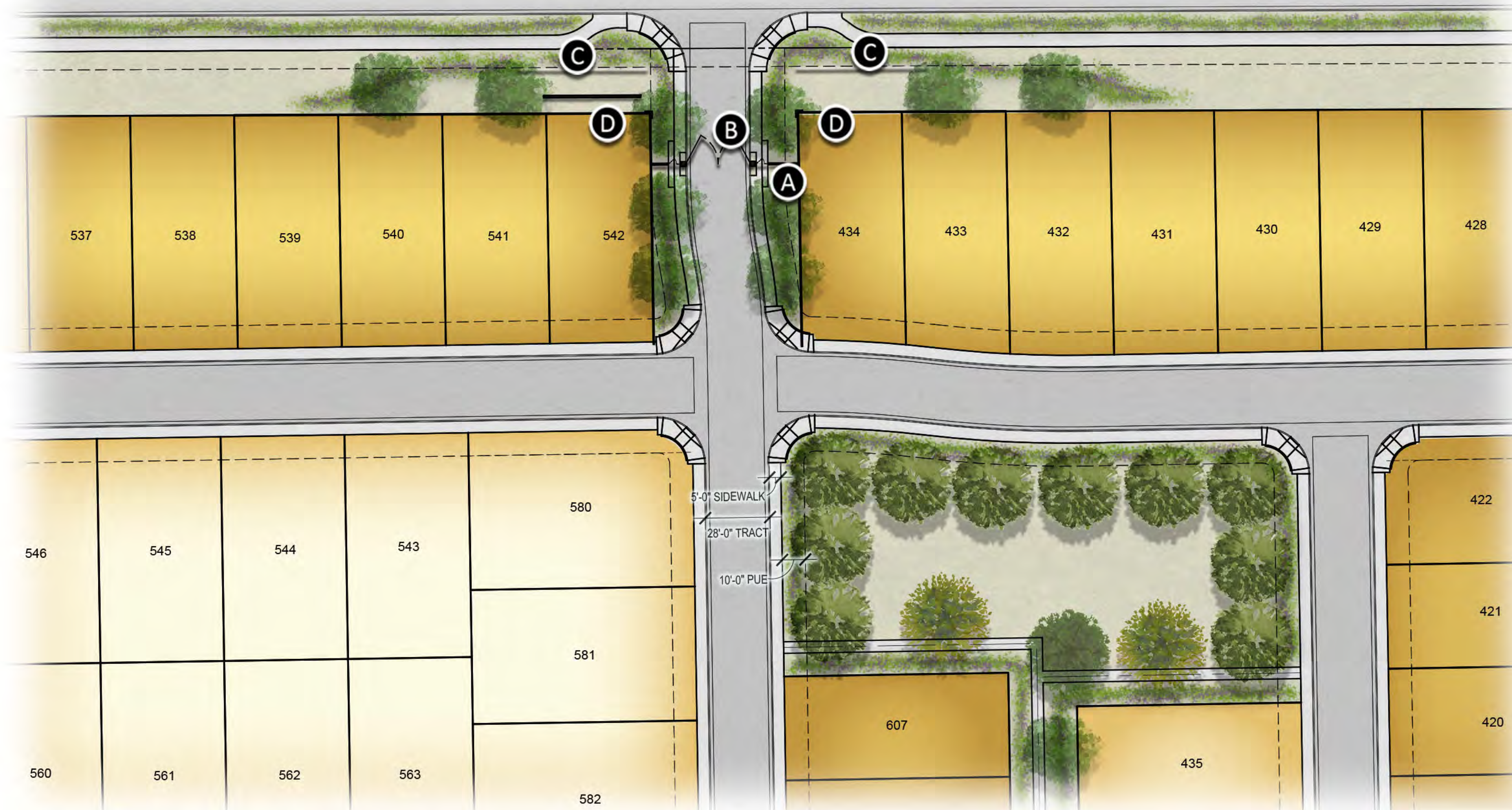
CANTERA TILE - RWC - NEGRA
(OR APPROVED EQUAL)



SMOOTH STUCCO - DUNN EDWARDS -
PLAY ON GRAY (DE6228)



1 111th Ave. Entry Monument - South Side
SCALE: 1/4"=1'-0"



WALL MATERIALS



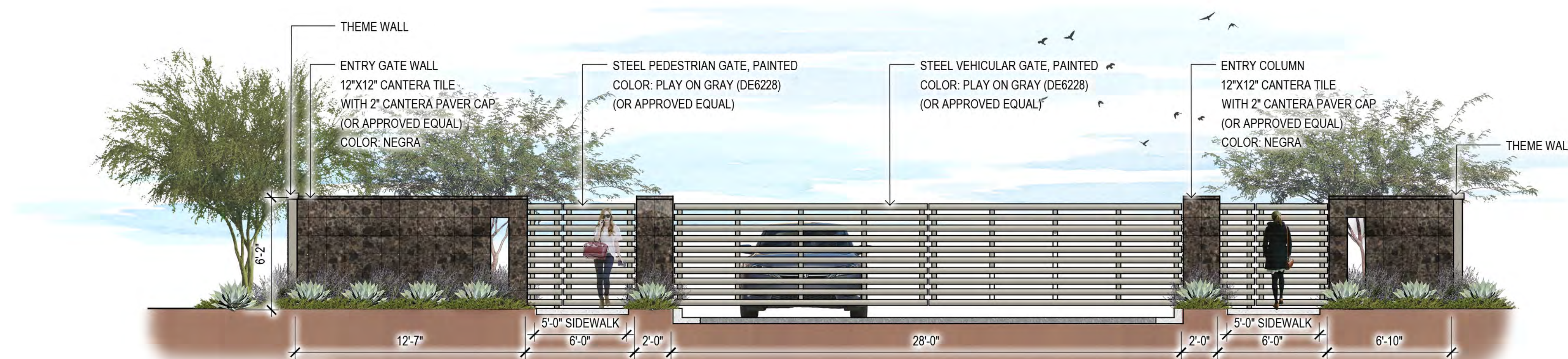
CANTERA TILE - RWC - NEGRO
(OR APPROVED EQUAL)



STEEL GATE - DUNN EDWARDS
PLAY ON GRAY (DE6228)

KEY NOTES

- A** EXIT GATE WALL
- B** STEEL VEHICULAR GATE
- C** MONUMENT
- D** THEME WALL WITH THEME COLUMN



1 111th Ave. Entry Gate
SCALE: 1/4"=1'-0"

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for an amendment to the Roosevelt Park PAD and General Plan Amendment has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Roosevelt Park PAD Project Manager: Nick Labadie
Request: PAD and General Plan Amendment Acreage/Parcel Size: 128 acres
Current Density Allowed: 6.21 units per acre Density Proposed: 4.76 units per acre
Total number of residential units proposed: 607

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☒ No ☐

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☒ No ☐

If answered yes, please explain below:

A donation agreement is in place to assist in the
District's needs to accommodate this development.

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 6/5/18
School District: Littleton Elementary District
District Superintendent: Dr. Roger S. Freeman
Phone #: 623-478-5611
E-mail: freeman.roger@littletonaz.org

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices

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If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 5/4/2018
School District: TOLLESON UNION HIGH SCHOOL DISTRICT No. 214
District Superintendent: NORA GUTIERREZ
Phone #: 623-478-4000
E-mail: nora.gutierrez@tuhisd.org
Signature: Nora Gutierrez

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings