

PHX LAND REUSE STRATEGY  
**BLOCK PLANNING  
DEVELOPMENT  
STANDARDS AND  
DESIGN  
GUIDELINES**

FINAL DRAFT - APRIL 10, 2020



# PHX LAND REUSE STRATEGY

## BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### PREPARED FOR



City of Phoenix  
Aviation Department

### WITH

Community groups, residents,  
businesses, schools,  
property owners, non-profit  
organizations, and other  
stakeholders within the LRS  
planning area.

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## **BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES**

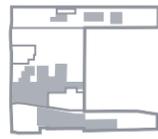
## **SENSITIVE INFILL DEVELOPMENT ON EXISTING CONTEXT + SHORT-TERM LOT ACTIVATIONS**

Projects support various levels of intensity and take on multiple forms that are most compatible with airport operations and the surrounding neighborhood fabric while facilitating an appealing, urban, pedestrian-supported community environment both in the short-term and long-term...

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*The diagrams and drawings included in this report are for illustration purposes only and do not constitute actual design solutions. Concepts are subject to change based on future goals, development proposals, and other considerations.*



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

## OVERVIEW

The Block Planning Development Standards and Design Guidelines provide a series of standards and guidelines for any new development that involves an Airport-owned noise land parcel or a subject **block** within the LRS planning area. These projects encompass a mix of infill development that are varied in size, use and form as well as interim use projects that are for short-term vacant land activations.

The purpose of Block Planning Development Standards and Design Guidelines is to:

- (1) encourage a context-sensitive infill development compatible with adjacent properties and Airport operations;
- (2) stabilize the existing neighborhood and promote community revitalization; and
- (3) stimulate economic growth within the LRS planning area.

## WHAT IS A “BLOCK”?

**Blocks are contiguous noise land parcels with adjacent alley easements and property acquisitions totaling over 1 acre in size that accommodate a variety of low- to moderate- intensity, non-residential uses** identified in the Vision and Planning Phase Community Preferred Land Reuse Framework of the LRS Project.

**Figure 1 Block Planning Districting Concept** map illustrates potential block planning sites, see page 7. These **block boundaries** identified during the LRS Implementation Phase Block Planning study are **preliminary and are subject to change based on the information gathered from the continuing property owners and residents outreach and future development process.**

**The block boundaries** identified through the LRS process are **preliminary and are subject to change based on future studies.** All Block Planning related **studies and graphics use the Block Plan 3-Aggressive Block Planning Concept as the basis for development.** For additional information please visit Chapter 5 of the [Implementation Strategy Report](#).

## ORGANIZATION

The Block Planning Development Standards and Design Guidelines are organized into four sections.

The first three sections provide a series of standards and guidelines associated with a particular **Block Planning District** as described below. These sections illustrate conceptual infill block designs and discuss infill building types that could be accommodated within each District.

The last section focuses on short-term uses/activities to activate vacant block and/or Airport-owned noise land parcels. It outlines a series of general development standards and design guidelines for different types of allowed interim uses in the LRS planning area.

The Block Planning Districts identified and illustrated in *Figure 1* are derived from the LRS Vision and Planning Phase Community Preferred Land Reuse Framework; and consistent with the land use designations identified in the Community Preferred Land Reuse Framework.

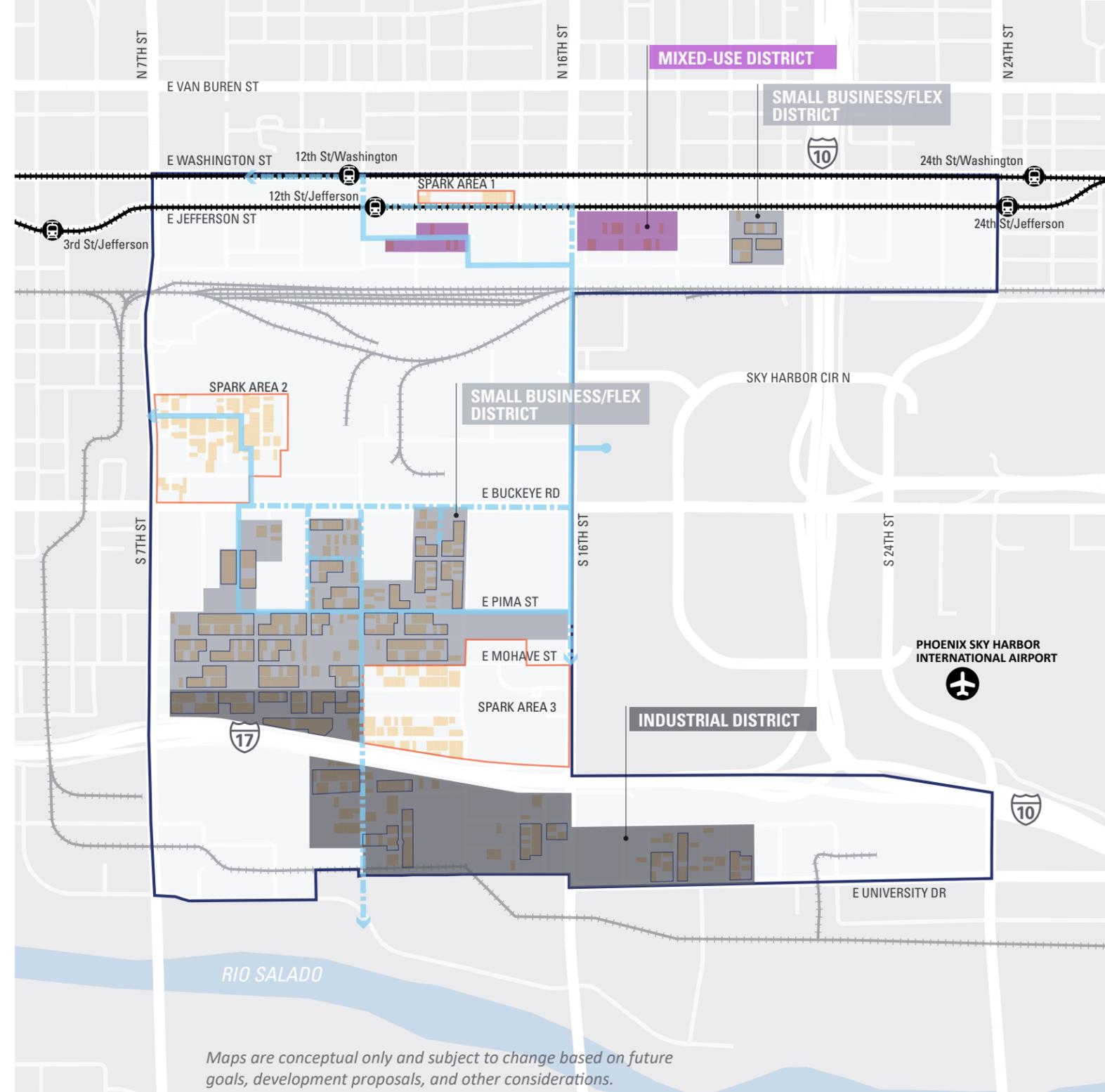
- **Mixed-use District:**

This designation accommodates a combination of residential, non-residential and mixed-use building types at a scale and design compatible with the surrounding context while taking advantage of proximity to the light rail corridor.

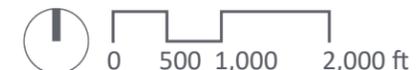
In particular, infill development has the potential to encourage a variety of housing types, such as micro-homes, townhomes, live-work units and lofts, as well as neighborhood-oriented retail, small offices, workshops, co-working spaces, and similar uses.
- **Small Business/Flex District:**

This designation accommodates a variety of low- to moderate-intensity commercial and non-residential uses at a scale and design compatible with the surrounding context. Infill development has the potential to encourage professional offices, flex office, small scale manufacturing and makerspace, and similar building types, as well as supportive commercial uses.
- **Industrial District:**

This designation generally accommodates industrial and commerce park type uses that should take advantage of freeway proximity. Infill development may support office pads, flex office, light industrial, warehouse and manufacturing, and similar building types at a variety of scales depending on parcel size and configuration, as well as supportive commercial uses.



- Mixed-use district
- Small business/flex district
- Industrial district
- Potential Block Planning sites (Contiguous noise land parcels with adjacent alley easements and property acquisition totaling over 1 acre in size)
- Spark Area
- Airport-owned noise land
- Cultural Corridor route
- Alternate Cultural Corridor route alignment
- Light rail
- Planning area



**(FIGURE 1) BLOCK PLANNING DISTRICTING CONCEPT**



# BLOCK PLANNING: MIXED-USE

*THIS DESIGNATION ACCOMMODATES A COMBINATION OF RESIDENTIAL, NON-RESIDENTIAL AND MIXED-USE BUILDING TYPES AT A SCALE AND DESIGN COMPATIBLE WITH THE SURROUNDING CONTEXT WHILE TAKING ADVANTAGE OF PROXIMITY TO THE LIGHT RAIL CORRIDOR.*

# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: MIXED-USE

## PURPOSE

The purpose of the Block Planning - Mixed-Use District Development Standards and Design Guidelines is to provide a variety of quality housing and commercial projects. These enhancements have the potential to establish an affordable, mixed-use, TOD village while strengthening the existing context and character of the Eastlake Park community. These Standards and Guidelines are intended to:

- (1) ensure new infill development is compatible with the character and fabric of Eastlake Park Neighborhood;
- (2) increase local housing supply and provide a mixture of diverse housing products that are affordable and harmonious with the existing neighborhood;
- (3) strengthen and stabilize the existing community by providing a mixture of community amenities and community-benefit spaces; and
- (4) enhance the aesthetics and appeal of the neighborhood and create a sense of place.

## APPLICABILITY

The provisions of the Block Planning - Mixed-Use District Development Standards and Design Guidelines are applicable to all projects located within the **Mixed-Use District** illustrated on Page 7: *Figure 1 Block Planning Districting Concept* map within this report.

New developments and/or existing developments or any additions, remodel, relocation, reconfiguration or expansion of parking or landscaped areas, or other construction should consider and incorporate the standards and guidelines indicated in this report specified hereafter, as well as all other applicable regulations and zoning ordinances.

Structures that are to be constructed adjacent to designated or eligible historic properties should be designed in accordance with the Phoenix Zoning Ordinance Chapter 8, Historic Preservation and the *City of Phoenix General Design Guidelines for Historic Properties* (City Historic Preservation Office (CHPO) 2014). "Adjacent" (or "adjacent elevation") is defined in the *City of Phoenix General Design Guidelines for Historic Properties* (CHPO 2014) as "the exterior walls of a new structure that will be located along the alignment of the primary historic building elevations, or generally parallel to any primary wall of the historic building within a distance of fifty (50) feet, and extend up to twice the height of the historic building."

Prior to development, a visual impact assessment should be conducted to determine potential effects to historic buildings that are eligible for or listed on the National Register of Historic Places located within 0.25-mile of proposed structure(s); this distance is to be refined in the field in coordination with the City of Phoenix Historic Preservation Office, State Historic Preservation Office and Advisory Council or Historic Preservation, as appropriate in compliance with Section 106 of the National Historic Preservation Act, 54 U.S.C. § 306108, and its implementing regulations (36 CFR part 800). Additional information can be found in the Federal Aviation Administration's (FAA's) Order 5050.4B the Environmental Desk Reference for Airport Actions.

Proposed uses that may involve ground disturbance shall comply with Phoenix construction permit stipulations, especially Phoenix Zoning Ordinance Chapter 8, Historic Preservation and other applicable laws and regulations regarding archaeological resources prior to ground disturbance. Requirements for each project or relevant event may include, but are not limited to, submittal of an Archaeology Assessment Request to the City of Phoenix Parks and Recreation Department's Archaeology Section; possible completion of archaeological investigations; and submittal, review and approval of related reports by the City Archaeologist.

## OBJECTIVES

The Mixed-use District Development Standards and Design Guidelines are intended to achieve the following objectives:

- (1) Encourage compact, mixed-use infill development close to the light rail corridor;
- (2) Complement neighborhood amenities to create a vibrant and desirable community;
- (3) Integrate all street users into a complete street system;
- (4) Encourage quality architectural design and public realm improvements;
- (5) Celebrate the history and culture of the Eastlake Park Neighborhood; and
- (6) Promote sustainable low-impact site development.



**1**  
Encourage compact, mixed-use infill development close to the light rail corridor



**2**  
Complement neighborhood amenities to create a vibrant and desirable community



**3**  
Integrate all street users into a complete street system



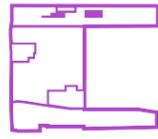
**4**  
Encourage quality architectural design and public realm improvements



**5**  
Celebrate the history and culture of the Eastlake Park Neighborhood



**6**  
Promote sustainable low-impact site development



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: MIXED-USE

## DEVELOPMENT STANDARDS

### BUILDING LOT STANDARDS

#### Main Building Setbacks\*

a. Primary Frontage Ground Floor	5-foot minimum and 12-foot maximum
b. Primary Frontage Upper Floor	0-foot maximum
c. Secondary Frontage Ground Floor	5-foot minimum and 10-foot maximum
d. Secondary Frontage Upper Floor	0-foot minimum
e. Side Lot Line <sup>(1)</sup>	0-foot minimum
f. Rear Lot Line <sup>(1)</sup>	0-foot minimum

<sup>(1)</sup> If development is adjacent to single-family residential or historic preservation (HP) properties or districts, or HP eligible properties, a minimum 10-foot landscape setback is required; and when a building height is 48-foot or greater, a minimum 25-foot building setback from the property line is required with an exception that the setback/buffer space may be developed with one story tiny/micro homes for affordable/workforce housing.

#### Accessory Building Setbacks\*

Accessory buildings are subject to the setback standards of main buildings.

#### Parking Setbacks\*

g. Primary Frontage	Per the WU Code Section 1303.B., Transect 5
h. Secondary Frontage	20-foot minimum, 10-foot landscape setback from street right-of-way
i. Side Lot Line <sup>(2)</sup>	0-foot minimum
j. Rear Lot Line <sup>(2)</sup>	0-foot minimum

<sup>(2)</sup> Minimum 10-foot landscape setback when adjacent to single-family residential or historic preservation (HP) or HP eligible properties or districts.

\* Buildings must be set back from lot boundaries per the WU Code Section 1303.B., Transect 5 and Section 1304.B.

### BUILDING LOT STANDARDS (CONTINUED)

#### Lot Requirements

Lot Coverage**	80% maximum
Primary Building Frontage	70% minimum
Secondary Building Frontage	50% minimum

\*\* a. Lot coverage maximum may be modified for single-family attached (SFA) development option.

\*\* b. Lot coverage maximum may vary depending on setback requirements when adjacent to existing single-family residential properties or districts and HP properties.

### BUILDING FRONTAGE

#### Frontage Types Allowed\*

Primary or Light Rail Frontage	All frontages or alternative frontages per the WU Code Section 1305.B.1.c
Secondary Frontage	All frontages or alternative frontages per the WU Code Section 1305.B.1.c
Entry Requirements	Common Entry: minimum one per 50-foot of primary building frontage and one per 80-foot of secondary frontage. Other frontages per the WU Code Table 1305.1

\* All allowed frontage types are limited to the WU Code Table 1305.1.

#### Projections

Projections in the Right-of-Way	Per the WU Code Section 1305.B.4
Projections into Frontage Setbacks	Per the WU Code Section 1305.B.5.c.(2)

#### Fence

Per the WU Code Section 1305.C.2.

#### Minimum Glazing

Per the WU Code Section 1305.B.2.

### BUILDING HEIGHT

#### Building Height\*

Main Building	Per the entitled zoning, and not exceed 48-feet
Accessory Structure(s)	30-foot maximum when adjacent to single-family residential or historic preservation (HP) districts or properties, or HP eligible properties
Parking Structures	Per the WU Code Section 1303.B., Transect 5

\* Per height limit of T5:3 District of the WU code.

### STREETSCAPE

#### Local Streets

Sidewalk width	Per the WU Code Section 1312.B.1.c.
Landscape width <sup>(4)</sup>	Per the WU Code Section 1312.B.1.c.

<sup>(4)</sup> If not in conflict with public utilities.

### VEHICULAR PARKING AND LOADING

#### Minimum Required Vehicular Parking

Per the WU Code Section 1307.B. Table 1307.1.

#### Required Loading and Service Bays (square feet per net site area)

Multi-family Residential	< 40,000 square feet: 0 40,000-160,000 square feet: 1
General Retail, Commercial, and Office Uses	< 40,000 square feet: 0 40,000-160,000 square feet: 1

#### Shared Parking Reductions

Per the WU Code Section 1307.C.2.

### BICYCLE PARKING AND AMENITIES

#### Required Bicycle Parking and Amenities

Per the WU Code Section 1307.H.

### LAND USE

#### Land Uses Allowed

Per the WU Code Table 1306.1. T5:2 and T5:3.

### OPEN SPACES AND LANDSCAPING

#### Open Space Requirements

Per the WU Code Section 1310.A.2.

#### Landscape, Planting, Tree Species

Per the WU Code Section 1309.A. through E.

### SIGNAGE

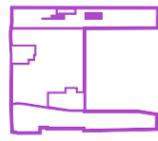
#### Signage Standards

Per the WU Code Section 1308.

### HISTORIC PROPERTIES

#### Historic Preservation Standards

Structures designated as significant historic properties are considered to be conforming and may be maintained, restored and/or rebuilt at each structure's historic setback and height subject to the provisions of Chapter 8, Historic Preservation.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: MIXED-USE

## PUBLIC REALM DESIGN GUIDELINES

*Proposers should engage the appropriate City department(s) for guidance on how to integrate streetscape amenities and improvements.*

### A. PROMOTE SENSITIVE INFILL AND TRANSITIONS TO THE EXISTING SETTING

- **A-1 | DEVELOPMENT PATTERN:** Ensure infill projects are consistent with and respond to the character of the existing fabric through compatible scale, massing and rhythms that define the streets and contribute to a compact transit-oriented urban character.
- **A-2 | SETBACKS:** Locate buildings near sidewalks to create an appealing walking and social environment; allow for some variations in setbacks to provide visual vibrancy and opportunities for “cool pockets.”
- **A-3 | TRANSITIONS TO ADJACENT NEIGHBORHOODS:** Ensure seamless height and visual transitions between new development and adjacent single-family homes or historic structures. Use step-backs, landscape setbacks and architectural treatments to break down the massing and modulate shadow/shade impacts of the building bulk.
- **A-4 | HISTORIC PRESERVATION AND ADAPTIVE REUSE:** Encourage the retention and repair of existing historic properties; promote adaptive reuse of existing buildings to retail, dining, fitness studio, and/or professional offices to create a vibrant community with complementary amenities and services.

### B. DESIGN GREEN STREETS TO BENEFIT ALL STREET USERS

- **B-1 | ROADWAYS:** Encourage a reassessment of the best design for existing streets to integrate bicycle lanes and/or on-street parking, where practical. For example, provide an adequate buffer between the pedestrian zone and vehicular driving zones consisting of landscaping, shade trees and street furniture to ensure a safe and appealing street system for all users.
- **B-2 | SIDEWALKS:** Abutting streets should have a continuous minimum 5-foot clearance for pedestrian passage along sidewalks for safety and walking comfort as well as to meet Americans with Disabilities Act (ADA) requirements.

- **B-3 | CROSSWALKS:** Reduce crossing distances and consider mid-block crosswalks on all north-south blocks 500 feet or longer to improve walkability and connectivity. Explore using special paving materials, colors and/or patterns to heighten visibility and safety where feasible.
- **B-4 | CURB EXTENSIONS:** Integrate curb extensions (“bump-outs”) at all intersection corners and mid-block crossings. Employ stormwater infiltration plantings in bump-out designs.
- **B-5 | PAVING PATTERN:** Accent surfaces, such as special pavers should be to increase visual vibrancy and to distinguish pedestrian zones along sidewalks, public paseos, and the areas adjacent to building entries.
- **B-6 | BIKING FACILITIES:** Encourage the placement of adequate bicycle parking facilities along planned bicycle lanes and near key activity nodes in highly visible locations.
- **B-7 | ELECTRIC VEHICLE CHARGING STATIONS:** Encourage the placement of publicly accessible Electric Vehicle Charging Stations (EVCS) along public streets, curbside where practical, to encourage sustainable transportation and to reduce greenhouse gas emissions.
- **B-8 | DOCKLESS MOBILITY FACILITIES:** Develop and employ interim guidelines for regulating the placement of dockless bicycles, electric scooters and skateboards to ensure safe usage by passengers on public sidewalks and pathways.



Above: Ensure the height, scale and massing of new developments are compatible with the existing neighborhood.

### C. ACTIVATE STREETS AND ENHANCE STREETScape EXPERIENCES

- **C-1 | THIRD PLACES:** Encourage the integration of cafes, restaurants, fitness studios, and “cool pockets” at block corners to activate the street and provide social gathering spaces.
- **C-2 | SIDEWALK ACTIVITIES:** Outdoor dining and displays of selected goods (e.g., fruit and vegetable stands, flowers, etc.) should be placed along sidewalks, where sidewalk width is sufficiently wide, to activate the streetscape.
- **C-3 | STREETS TREES:** Infill street trees along existing streets and provide a continuous shade canopy along all streets for aesthetics and cooling.
- **C-4 | STREET FURNITURE:** Encourage the placement of street amenities (e.g., benches, trash bins, bicycle racks, and water stations) at frequent intervals along sidewalks for pedestrian comfort and use.

### D. PRODUCE OPEN SPACES TO CONNECT WITH AND COMPLETE THE STREETScape

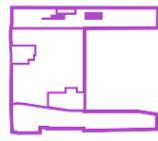
- **D-1 | “COOL POCKETS”:** Where practical, incorporate pocket open spaces along streets or utilize setbacks to create semi-public spaces (e.g., patios, plazas, terraces) and activity nodes for social gatherings.
- **D-2 | OUTDOOR AMENITIES:** Provide shade and outdoor furnishings such as seating, trash bins, light fixtures in open space areas to support human occupation and use.
- **D-3 | ALLEYS:** Maintain existing alleys for access. Employ design solutions to enhance and activate alleys for safety and aesthetics.

### E. CELEBRATE LOCAL ART, CULTURE, AND HISTORY

- **E-1 | CULTURAL CORRIDOR:** Implement the Cultural Corridor along the proposed route in the Eastlake Park Neighborhood. New development should coordinate the design of street furnishings, public art pieces, and wayfinding elements as a part of the Cultural Corridor graphic system to unify development with the specific Zone theme and strengthen identity. *(Please refer to the [LRS Cultural Corridor Framework, Design Guidelines and Action Plan](#) for more information regarding Cultural Corridor Theme Zone concept.)*
- **E-2 | WAYFINDING AND LIGHTING:** Encourage a cohesive system of directional signs to aid pedestrians and vehicles. Suggest incorporating pedestrian-scaled low illumination lighting fixtures along sidewalks to enhance safety and walking comfort.
- **E-3 | PUBLIC ART:** Plan to install public art pieces at key activity nodes and/or visual focal points. Integrate artistic design in bicycle racks, trash bins, benches, lighting posts and utility boxes to tell the story of the neighborhood.

### F. STIMULATE SUSTAINABILITY IN PUBLIC REALM IMPROVEMENT

- **F-1 | DESERT LANDSCAPE:** Employ drought-tolerant and/or native planting in the public realm landscape design to celebrate the unique desert environment character.
- **F-2 | STORMWATER MANAGEMENT:** Consider the integration of Low Impact Development (LID) Best Management Practices (BMPs) in the public realm, where feasible, to capture urban runoff.
- **F-3 | SOLAR SOLUTION:** Encourage innovative solar design in shade structures, street furniture, lighting, and public parking areas to increase energy efficiency.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: MIXED-USE

## PRIVATE REALM DESIGN GUIDELINES

### A. OPTIMIZE BUILDING ORIENTATION AND HARMONIZE SCALE AND MASSING

- **A-1 | BUILDING PLACEMENT:** Align building frontages within a row of adjacent properties and place building frontage at or near the front property line to activate the streetscape and to create an appealing walking environment.
- **A-2 | BUILDING ORIENTATION:** Optimize building orientations to maximize daytime lighting and minimize the exposure of western sun. Orient primary façades and entrances of buildings to face the streets.
- **A-3 | SCALE AND HEIGHT:** Building volumes should be designed to ensure that the height, scale and size of the new development is compatible with adjacent single-family homes or historic structures.
- **A-4 | MASSING:** Sculpt massing to harmonize with the rhythm of adjacent single-family homes and/or historic structures. For example, use setbacks, recesses, cornice, and changes in roof pitches, materiality and glazing to mitigate the visual impacts and add a human-scale at the street level.

### B. DIVERSIFY BUILDING TYPES AND ENRICH THE BLOCK FACE

- **B-1 | BUILDING TYPES:** Diversify building types to accommodate a variety of residential and commercial development differentiated in size and function to provide a broad selection of housing products, complement neighborhood service needs and support a sense of community.
- **B-2 | BLOCK FACE:** Achieve architectural diversity while establishing a harmony between a mixture of building façades along the block face through façade articulation and variations in massing.

### C. PROMOTE EXCELLENCE AND COMPATIBILITY IN ARCHITECTURAL DESIGN

- **C-1 | COHERENT CHARACTER:** Respect and respond to the existing neighborhood setting. Ensure accent materials, colors and architectural elements of new construction contribute to a coherent architectural style that is consistent with the historic character of the Eastlake Park Neighborhood.
- **C-2 | BUILDING FRONTAGES:** Use balconies, fenestration and other architectural elements (e.g., eaves, awnings, canopies, columns, roof pitches), furniture, displays, signage, and landscaping to help define the building edge and animate adjacent sidewalks. Avoid negative visual impacts to adjacent or nearby historic structures.
- **C-3 | FAÇADE ARTICULATION:** Alternate colors, materials, and architectural treatment to provide pleasing proportions and three-dimensional quality. Where appropriate, employ shade and shadow created by reveals, surface changes, overhangs and sunshades to add visual interest and provide sustainable benefits.
- **C-4 | FENESTRATION:** Encourage the use of high-performance, well-detailed windows and doors to add to the scale and width of the building's façade. Fenestration should help define a building's architectural style and integrity.
- **C-5 | GLAZING:** Employ a high percentage of storefront windows at the street level to create visual connections and foster a sense of security and vibrancy along the street. Limit the amount of translucent glazing to maintain residential privacy.
- **C-6 | MATERIALS AND COLORS:** Encourage the use of high-quality and durable material and color palette that responds to the surrounding context and local climate.
- **C-7 | LIGHTING AND SIGNAGE:** Encourage a layered lighting system that contributes to a nighttime experience. Prohibit direct glare spilling onto adjacent properties and streets. Encourage quality signage design to complement building façades. Scale signs appropriately for the building on which they are placed, and for the trees which are expected to achieve mature canopies.

### D. CONTROL VEHICULAR ACCESS AND PARKING

- **D-1 | VEHICULAR ACCESS:** Consistent with TOD principles, provide alley access to service and parking; limit the number and width of curb cuts and vehicular entries along the streets to maintain continuity of the sidewalk. Vehicular entries should be shared between parking and service access where feasible.
- **D-2 | PARKING LOCATION:** Encourage subterranean parking; consistent with the Walkable Urban Code, locate parking behind buildings or at the interior of a block. Provide a screening structure or landscape buffer between parking areas, sidewalks and adjacent private properties. Optimize shade coverage of parking lots.
- **D-3 | BICYCLE PARKING:** Provide sufficient bicycle amenities to encourage the use of alternate modes of transportation. Consistent with the Walkable Urban Code, place bicycle racks near building entrances in a safe, well-illuminated location.

### E. APPLY QUALITY LANDSCAPE DESIGN

- **E-1 | COMMUNAL OPEN SPACES:** Where practical, suggest integrating a gradient of communal open spaces, varied in size and function, with architecture design. Incorporate shade, outdoor furnishings, recreational amenities, and attractive landscape features to make these outdoor rooms inclusive and inviting.
- **E-2 | LANDSCAPE DESIGN:** Complement building design with quality and compatible landscape architecture through concept, form and materials. Employ drought-tolerant and/or native plantings to strengthen the unique desert oasis character.

### F. STIMULATE SUSTAINABILITY IN BUILDING AND LANDSCAPE DESIGN

- **F-1 | SOUND MITIGATION:** Encourage the use of acoustical site planning and building design techniques greater than required by code. For example, employ 'soundproofing' materials to reduce noise impacts from nearby light rail or airport operations.
- **F-2 | GREEN BUILDING DESIGN:** Encourage new development to integrate green building design solutions through compliance with the Phoenix Green Construction Code. Explore opportunities to utilize alternative energy sources, sustainable materials, natural light and ventilation to improve the building's environmental performance.
- **F-3 | HEAT ISLAND NEUTRAL:** Employ strategies such as high albedo roof surfaces, shaded building façades, photovoltaic (PV) panels to shade parking, canopy trees, vegetation cover, and water fountains and misting systems to mitigate heat islands.
- **F-4 | SUSTAINABLE SITE DEVELOPMENT:** Employ low-impact development strategies/green infrastructure to manage urban run-off. Minimize impervious surfaces where practical and use alternative materials such as brick pavers, permeable concrete pavers, granite and flagstone to allow natural drainage and filtration.



Above: Integrate private/semi-private spaces in new development for outdoor gathering activities.

**BLOCK PLANNING  
DEVELOPMENT STANDARDS  
AND DESIGN GUIDELINES:  
MIXED-USE**

**TYPICAL BLOCK DESIGN  
CONCEPT SUMMARY**

**NORTH SUB-AREA  
MIXED-USE DISTRICT**

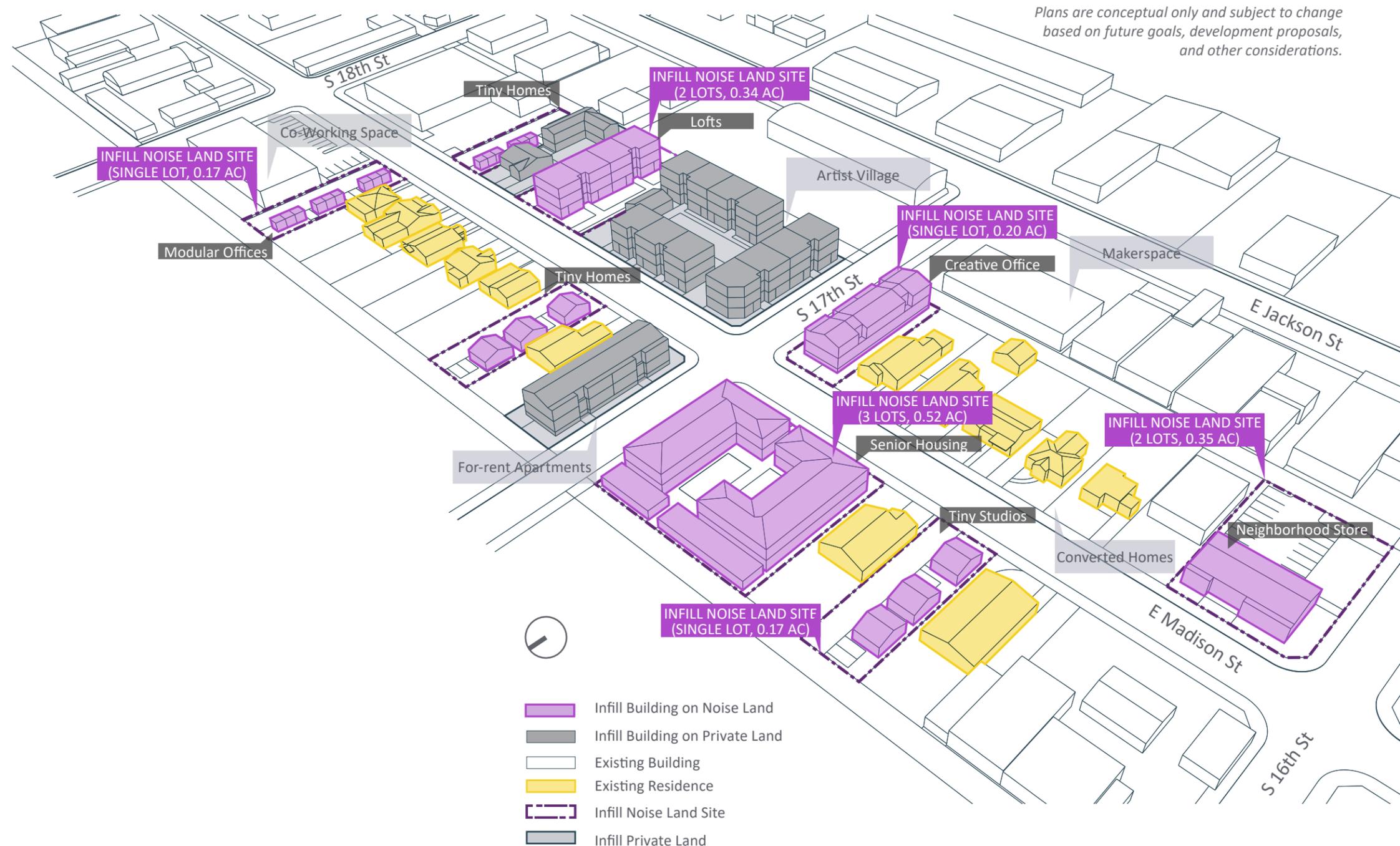


KEY MAP

The typical blocks are located west of 18th St along Madison St within the Eastlake Park Neighborhood. New development is envisioned to be a mix of infill small-scale housing, commercial and small business projects within the current urban mixed-use fabric and should be compatible with existing adjacent homes.

**INFILL SITE CONDITIONS**

- **Site Area:** 0.15 to 0.5 acre +/- in size (1 lot to 3 lot cluster)
- **Current Context:** Adjacent to single-family homes or low-intensity industrial/commercial lots
- **Current Zoning Designations:** R-5; C-3; Light Industrial
- **2015 City of Phoenix General Plan Land Use Designation:** 10-15 du/acre Residential; Commercial
- **General Plan Amendment (R-21189):** Within City of Phoenix Infill Development District.
- **Eastlake-Garfield TOD Policy Plan land use designations:** Mixed-use Residential; Mixed-use Commercial
- **LRS Community Preferred Land Reuse Framework Land Use Designations:** Mixed-use
- **Surrounding City streets:** 17th St, 18th St, Madison St, Jackson St



*Plans are conceptual only and subject to change based on future goals, development proposals, and other considerations.*

**(FIGURE 2) NORTH SUB-AREA MIXED-USE DISTRICT BLOCK DESIGN CONCEPT**

**BLOCK PLANNING  
DEVELOPMENT STANDARDS  
AND DESIGN GUIDELINES:  
MIXED-USE**

**BUILDING TYPE  
RECOMMENDATIONS**

NORTH SUB-AREA  
MIXED-USE DISTRICT



KEY MAP

OTHER POTENTIAL INFILL BUILDING TYPES\*



DUPLEX



BUNGALOW COURT



MANSION APARTMENT



TINY ARTIST STUDIO



TINY HOME



LOW-RISE CREATIVE OFFICE



TOWNHOUSE/ROWHOUSE



MODULAR OFFICE/STUDIO



SMALL-SCALE OFFICE  
PAD / OFFICE CONDO



NEIGHBORHOOD RETAIL/  
FOOD AND BEVERAGE  
ESTABLISHMENT



LOW-RISE SENIOR HOUSING



LOW-RISE MULTIFAMILY -  
FOR RENT APARTMENT



LIVE-WORK/LOFT



MODULAR HOUSING

\* The matrix provides potential building types that could be accommodated on the subject block and are subject to change based on development site conditions and future studies. The names of the building types are not intended to limit uses within a building type.



Plans are conceptual only and subject to change based on future goals, development proposals, and other considerations.

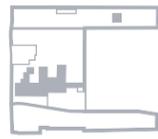


(FIGURE 3) NORTH SUB-AREA MIXED-USE DISTRICT INFILL BUILDING TYPE CONCEPT



# BLOCK PLANNING: SMALL BUSINESS/FLEX

*THIS DESIGNATION ACCOMMODATES A VARIETY OF LOW- TO MODERATE-INTENSITY COMMERCIAL AND NON-RESIDENTIAL USES AT A SCALE AND DESIGN COMPATIBLE WITH THE SURROUNDING CONTEXT.*



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: SMALL BUSINESS/FLEX

## PURPOSE

The purpose of the Block Planning - Small Business/Flex District Development Standards and Design Guidelines is to promote improvement of public streets, open spaces and to guide developers to develop high-quality, attractive, small-scale business/flex projects that are compatible with the existing neighborhood and create a sense of community. These Standards and Guidelines are intended to:

- (1) establish a community that evokes a variety of infill development that is compatible with the existing neighborhood setting;
- (2) encourage diversified creative design and that each individual project contributes in a complementary manner;
- (3) strengthen the communities' character and stabilize the existing community through providing community amenities and community-benefit spaces; and
- (4) help foster local economy growth and nurture a culture of experimentation and entrepreneurship.

## APPLICABILITY

The provisions of the Block Planning - Small Business/Flex District Development Standards and Design Guidelines are applicable to all projects located within the **Small Business/Flex District** illustrated on Page 7: *Figure 1 Block Planning Districting Concept* map within this report.

New developments and/or existing developments for any additions, remodel, relocation, reconfiguration or expansion of parking or landscaped areas, or other construction should consider and incorporate the standards and guidelines indicated in this report specified hereafter, as well as all other applicable regulations and zoning ordinances.

Structures that are to be constructed adjacent to designated or eligible historic properties should be designed in accordance with the Phoenix Zoning Ordinance Chapter 8, Historic Preservation and the *City of Phoenix General Design Guidelines for Historic Properties* (City Historic Preservation Office (CHPO) 2014). "Adjacent" (or "adjacent elevation") is defined in the *City of Phoenix General Design Guidelines for Historic Properties* (CHPO 2014) as "the exterior walls of a new structure that will be located along the alignment of the primary historic building elevations, or generally parallel to any primary wall of the historic building within a distance of fifty (50) feet, and extend up to twice the height of the historic building."

Prior to development, a visual impact assessment should be conducted to determine potential effects to historic buildings that are eligible for or listed on the National Register of Historic Places located within 0.25-mile of proposed structure(s); this distance is to be refined in the field in coordination with the City of Phoenix Historic Preservation Office, State Historic Preservation Office and Advisory Council or Historic Preservation, as appropriate in compliance with Section 106 of the National Historic Preservation Act, 54 U.S.C. § 306108, and its implementing regulations (36 CFR part 800). Additional information can be found in the Federal Aviation Administration's (FAA's) Order 5050.4B the Environmental Desk Reference for Airport Actions.

Proposed uses that may involve ground disturbance shall comply with Phoenix construction permit stipulations, especially Phoenix Zoning Ordinance Chapter 8, Historic Preservation and other applicable laws and regulations regarding archaeological resources prior to ground disturbance. Requirements for each project or relevant event may include, but are not limited to, submittal of an Archaeology Assessment Request to the City of Phoenix Parks and Recreation Department's Archaeology Section; possible completion of archaeological investigations; and submittal, review and approval of related reports by the City Archaeologist.

## OBJECTIVES

The Small Business/Flex District Development Standards and Design Guidelines aim to achieve the following objectives:

- (1) Promote compatible, small-scale infill development to accommodate small offices, incubators and flex spaces;
- (2) Provide opportunities for community complementary uses and community-benefit spaces;
- (3) Control vehicular access and create safe streets to benefit all street users;
- (4) Respect existing neighborhood character and encourage authentic architectural design;
- (5) Honor the history and culture of the neighborhoods; and
- (6) Integrate sustainable practices in site development and building design.



**1** Promote compatible, small-scale infill development to accommodate small offices, incubators and flex spaces



**2** Provide opportunities for community complementary uses and community-benefit spaces



**3** Control vehicular access and create safe streets to benefit all street users



**4** Respect existing neighborhood character and encourage authentic architectural design



**5** Honor the history and culture of the neighborhoods



**6** Integrate sustainable practices in site development and building design



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: SMALL BUSINESS/FLEX

## DEVELOPMENT STANDARDS

### BUILDING LOT STANDARDS

#### Main Building Setbacks

a. Primary Frontage <sup>(1)</sup>	12-foot maximum
b. Secondary Frontage <sup>(1)</sup>	10-foot maximum
c. Side Lot Line <sup>(2)</sup>	0-foot minimum
d. Rear Lot Line <sup>(2)</sup>	0-foot minimum

<sup>(1)</sup> A minimum of 5-foot depth landscape strip shall be located between the front property line and the parking area, exclusive of driveways and walkways where any parking space is established between the front property line and the main building or structure.

<sup>(2)</sup> If development is adjacent to single-family residential or historic preservation (HP) properties, a minimum 10-foot landscape setback is required.

#### Accessory Building Setbacks

Accessory buildings are subject to the setback standards of main buildings.

#### Lot Requirements

Maximum Lot Coverage*	75% maximum
Primary Building Frontage	75% minimum
Secondary Building Frontage	50% minimum

\* Lot coverage maximum may vary depending on setback requirements when adjacent to existing single-family residential districts and HP properties per the entitled zoning.

### BUILDING HEIGHT

#### Building Height

Main Building	40-foot maximum
Accessory Buildings	30-foot maximum
Parking Structures	Cannot exceed building height

### BUILDING FRONTAGE

#### Frontage

Allowed Frontage Types	Storefront, Gallery, Arcade, Common Entry, Stoop/Door Well, Forecourt, Dooryard
Entry Requirements	Common Entry: minimum one per 50-foot of primary building frontage and one per 80-foot of secondary frontage
Enhanced Corner	Special corner treatment required when corner lots abutting an arterial or a collector street

#### Projections

Maximum projections into Frontage Setbacks	Primary frontage: 10-foot; Secondary frontage: 5-foot
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### STREETSCAPE

#### Arterial Streets

Sidewalk width	10-foot minimum
Landscape width <sup>(3)</sup>	5-foot minimum

#### Collector Streets

Sidewalk width	8-foot minimum
Landscape width <sup>(3)</sup>	5-foot minimum

<sup>(3)</sup> If not in conflict with public utilities.

#### Minor Collector and Local Streets

Sidewalk width	5-foot minimum
Landscape width <sup>(3)</sup>	5-foot minimum

<sup>(3)</sup> If not in conflict with public utilities.

#### Street Trees

Tree Spacing	30-foot on center or equivalent groupings between curb and back of sidewalk
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### VEHICULAR PARKING AND LOADING

#### Minimum Required Vehicular Parking

Per the regulations of the Phoenix Zoning Ordinance Section 702.

#### Required Loading and Service Bays

Per the Phoenix Zoning Ordinance Section 702. B. Off Street Loading Spaces. 2. Table A; Table B; and Table D

#### Parking Reductions

Recycling Containers	Per the Phoenix Zoning Ordinance Section 702.E.7
Infill Development Districts	Per the Phoenix Zoning Ordinance Section 702.E.9

### BICYCLE PARKING AND AMENITIES

#### Required Bicycle Parking and Amenities

Commercial and Office Uses (5,001 to 100,000 square feet)	1 space per 25 vehicular spaces, with a maximum of 25 spaces
Commercial and Office Uses (> 100,000 square feet)	1 space per 25 vehicular spaces, with a maximum of 50 spaces
	2 shower stalls minimum and 10 lockers for the building's occupants
Dining and Drinking Establishments (< 5,000 square feet)	4 bicycle spaces in the frontage setback and/or right-of-way if no vehicle parking is provided; additional one bicycle space for every 25 vehicle parking spaces should be provided when vehicle parking space is provided

### LAND USE

#### Permitted Uses

Per the regulations of the Phoenix Zoning Ordinance Section 627. A-1 Light Industrial District. D.

Residential uses are not permitted on Airport-owned noise land.

### LANDSCAPING AND SHADE

#### Landscape Standards

Tree Canopy Coverage	30% minimum at maturity
Living Vegetation Ground Coverage	50% minimum

#### Shade Standards

Building(s) (> 5,000 square feet)	75% minimum of public sidewalks shall be shaded
	50% minimum of accessible public and private open space areas shall be shaded, of which 50% of the shade shall be provided by trees or trellised vines
Building Additions (> 500 square feet)	Shall meet the above shade requirements

### SCREENING

#### Screening

Parking or loading and unloading areas	Per the Phoenix Zoning Ordinance Section 627. A-1 Light Industrial District. F. c. (1)
Open storage or use	Per the Phoenix Zoning Ordinance Section 627. A-1 Light Industrial District. F. c. (2)

### HISTORIC PROPERTIES

#### Historic Preservation Standards

Structures designated as significant historic properties are considered to be conforming and may be maintained, restored and/or rebuilt at each structure's historic setback and height subject to the provisions of Chapter 8, Historic Preservation.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: SMALL BUSINESS/FLEX

## PUBLIC REALM DESIGN GUIDELINES

*Proposers should engage the appropriate City department(s) for guidance on how to integrate streetscape amenities and improvements.*

### A. PROMOTE COMPATIBLE, SMALL-SCALE INFILL DEVELOPMENT

- A-1 | DEVELOPMENT PATTERN: Encourage sensitive infill development that is compatible with existing low-intensity fabric.
- A-2 | SETBACKS: Locate buildings near the pedestrian zone to encourage walking in the neighborhood; allow for some variations in setbacks to provide opportunities for “cool pockets.”
- A-3 | TRANSITIONS TO SINGLE-FAMILY HOMES OR HISTORIC PROPERTIES: Break up building mass, integrate landscape buffers to minimize negative visual impacts of new development on adjacent single-family homes or historic properties.
- A-4 | HISTORIC PRESERVATION AND ADAPTIVE REUSE: Encourage the retention and repair of existing historic properties; adaptively reuse existing buildings to retail, dining, and/or professional offices to contribute to a desirable community with complementary amenities.

### B. PRODUCE SAFE STREETS TO BENEFIT ALL STREET USERS

- B-1 | ROADWAYS: Encourage a reassessment of the best design for existing streets and integrate complete street concept to create a safe and appealing street system for all users.
- B-2 | SIDEWALKS: Abutting streets should have a continuous minimum 5-foot clearance for pedestrian passage and Americans with Disabilities Act (ADA) compliance along sidewalks. Provide generous sidewalks along arterial streets (minimum 10-foot), where possible.
- B-3 | CROSSWALKS: Reduce crossing distances and consider mid-block crosswalks on all north-south blocks 500 feet or longer to improve walkability and connectivity.
- B-4 | CURB EXTENSIONS: Provide curb extensions (“bump-outs”) at all intersection corners and mid-block crossings. Integrate stormwater infiltration plantings into bump-out design.
- B-5 | PAVING PATTERN: Accent surfaces, such as special pavers should be considered to distinguish pedestrian zones along sidewalks, public paseos, and the areas adjacent building entries to increase visual vibrancy.
- B-6 | BIKING FACILITIES: Encourage the placement of adequate bicycle parking facilities along planned bicycle lanes and near key activity nodes in highly visible locations.
- B-7 | ELECTRIC VEHICLE CHARGING STATIONS: Encourage the placement of publicly accessible Electric Vehicle Charging Stations (EVCS) along public streets, curbside where practical, to encourage sustainable transportation and to reduce greenhouse gas emissions.
- B-8 | DOCKLESS MOBILITY FACILITIES: Develop and employ interim guidelines for managing the placement of dockless bicycles, electric scooters and skateboards to support safe usage by passengers on sidewalks.

### C. ACTIVATE STREETS AND ENHANCE STREETSCAPE EXPERIENCE

- C-1 | THIRD PLACES: Encourage the integration of cafes, dining establishments, and “cool pockets” at Block corners to activate the streets and provide social gathering spaces.
- C-2 | SIDEWALK ACTIVITIES: Outdoor dining and displays of selected goods should be placed along sidewalks where sidewalk width is sufficiently wide to activate the streetscape.
- C-3 | STREETS TREES: Infill street trees along existing streets and provide a continuous shade canopy along all streets for aesthetics and cooling.
- C-4 | STREET FURNITURE: Encourage the placement of street amenities (e.g., benches, trash bins and bicycle racks, water stations) at frequent intervals along sidewalks.

### D: GENERATE OPEN SPACES TO COMPLETE THE STREETSCAPE

- D-1 | PARKS: Enhance Lewis Park and Nuestro Park through upgrading existing amenities (i.e., provide shade structures, water features) and programming community-oriented events and activities.
- D-2 | POCKET SPACES: Green the sidewalks’ edge and integrate shaded “cool pocket” spaces wherever possible along streets for an appealing and active streetscape.
- D-3 | GREENWAYS/PASEOS: Consider public greenways/paseos to connect sidewalks to alleys. Align doorways with public pathways wherever possible.
- D-4 | GREEN ALLEYS: Employ design solutions to activate the alley as an accessible open space for safety and aesthetics. Route utility lines underground to reduce visual clutter whenever feasible.

### E. CELEBRATE NEIGHBORHOOD’S HISTORY AND CULTURE

- E-1 | CULTURAL CORRIDOR: Implement the Cultural Corridor along the proposed routes to bridge the communities’ past with new development. Apply a unified appearance of street furnishings, public art pieces, and wayfinding and signage elements throughout the corridor to emphasize the specific identity of the Cultural Corridor themed zones and strengthen the neighborhood’s cultural character. *(Please refer to the [LRS Cultural Corridor Framework, Design Guidelines and Action Plan](#) for more information regarding Cultural Corridor Theme Zone concept.)*
- E-2 | WAYFINDING AND LIGHTING: Encourage a cohesive system of directional signs to aid pedestrians and vehicles. Suggest incorporating pedestrian-scaled low illumination lighting fixtures along sidewalks to enhance safety and walking comfort.
- E-3 | PUBLIC ART: Explore opportunities to work with local artists for integrating artistic design in environmental graphic elements, shade structures, lighting posts, utility boxes, etc.

### F. INTEGRATE SUSTAINABLE PRACTICES

- F-1 | STORMWATER MANAGEMENT: Consider the integration of Low Impact Development (LID) Best Management Practices (BMPs) (e.g., bio-retention, dry stream beds, vegetated buffers, vegetated swales, porous pavers) in public realm improvements where feasible to capture urban runoff.
- F-2 | DESERT LANDSCAPE: Employ drought-tolerant and/or native planting in the public realm landscape design to celebrate the unique desert environment.
- F-3 | SOLAR SOLUTION: Encourage innovative solar design in shade structures, street furniture, lighting, and public parking areas to increase energy efficiency.



Above: New development should be compatible with existing neighborhood in height, scale, use, and architectural style



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: SMALL BUSINESS/FLEX

## PRIVATE REALM DESIGN GUIDELINES

### A. OPTIMIZE BUILDING ORIENTATION AND HARMONIZE SCALE AND MASSING

- A-1 | BUILDING PLACEMENT: Align building frontage within a row of adjacent properties to reinforce the street edge and to create an appealing walking and socialization environment.
- A-2 | BUILDING ORIENTATION: Optimize building orientations to maximize daytime lighting and minimize the exposure of the western sun. Orient primary façades and entrances of buildings to face sidewalks.
- A-3 | SCALE AND HEIGHT: Building volumes should be designed to that the height, scale and size of the new development is compatible with adjacent single-family homes or historic structures.
- A-4 | MASSING: Sculpt massing to harmonize with the rhythm of adjacent single-family homes and/or historic structures. For example, use setbacks, recesses, cornice, and changes in roof pitches, materiality and glazing to minimize the visual impacts and add a human-scale at the street level.

### B. DIVERSIFY BUILDING TYPES AND ENRICH THE BLOCK FACE

- B-1 | BUILDING TYPES: Diversify building types to accommodate a variety of business and flex development differentiated in size and function to complement the existing neighborhood and support a sense of community.
- B-2 | BLOCK FACE: Achieve architectural diversity while establishing a harmony between a mixture of building façades along the block face through façade articulation and variations in massing.
- B-3 | BUILDING FRONTAGES: Use architectural elements (e.g., eaves, awnings, canopies, columns, roof pitches or bay windows), furniture, displays, signage, and landscaping to help animate the building edge. Avoid negative visual impacts to adjacent or nearby historic structures.

### C. PROMOTE EXCELLENCE AND COMPATIBILITY IN ARCHITECTURAL DESIGN

- C-1 | COHERENT STYLE: Respect and respond to the existing neighborhood setting. For example, use accent materials and architectural elements which contribute to a coherent architectural style that is consistent with the historic character of the area.
- C-2 | FAÇADE ARTICULATION: Alternate colors, materials, and architectural treatments to provide pleasing proportions and three-dimensional quality. Encourage the use of building features (e.g., roof lines, window and door openings, porches, entrances, pergolas) that resemble those found in the neighborhood context.
- C-3 | FENESTRATION: Complement a building’s architectural style and integrity through well-detailed windows and doors. The size and style of windows and doors should respond to and enhance the character of the neighborhood.
- C-4 | GLAZING: Employ a high percentage of glazing of active functions at the street level to create visual connections and foster a sense of security and vibrancy along the street.
- C-5 | MATERIALS AND COLORS: Encourage the use of high-quality and durable material and color palette that responds to the surrounding context and local climate and helps strengthen the area’s aesthetic character.
- C-6 | LIGHTING: Encourage a layered lighting system that contributes to a nighttime experience. Prohibit direct glare spilling onto adjacent properties and streets.
- C-7 | SIGNAGE: Scale signs appropriately for the building on which they are placed, and for the trees which are expected to achieve mature canopies. Create a coherent appearance that is consistent and complementary to the surroundings.

### D. CONTROL VEHICULAR ACCESS AND PARKING

- D-1 | VEHICULAR ACCESS: Provide alley access to service and parking; limit the number and width of curb cuts and vehicular entries along the streets. Vehicular entries should be shared between parking and service access where feasible.
- D-2 | PARKING LOCATION: Locate parking behind buildings or at the interior of a block. Provide a screening structure or landscape buffer between parking areas, sidewalks and adjacent private properties. Optimize shade coverage of parking lots.
- D-3 | BICYCLE PARKING: Provide sufficient bicycle amenities to encourage the use of alternate modes of transportation. Place bicycle racks near building entrances in a safe, well-illuminated location.

### E. APPLY QUALITY LANDSCAPE DESIGN

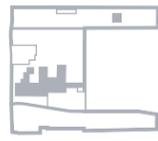
- E-1 | COMMUNAL OPEN SPACES: Suggest creating a range of communal open spaces varied in size and function. Incorporate shade, outdoor furnishings, recreational amenities, and attractive landscape features to make these spaces inclusive and inviting.
- E-2 | LANDSCAPE DESIGN: Complement building design with quality and compatible landscape architecture. Employ drought-tolerant and/or native plantings to strengthen the unique desert oasis character.

### F. STIMULATE SUSTAINABILITY IN BUILDING AND LANDSCAPE DESIGN

- F-1 | SOUND MITIGATION: Encourage the use of acoustical site planning and building design techniques greater than required by code. For example, employ ‘soundproofing’ materials to reduce noise impacts from nearby light rail or airport operations.
- F-2 | GREEN BUILDING DESIGN: Encourage new development to integrate green building design solutions through compliance with the Phoenix Green Construction Code. Explore opportunities to utilize alternative energy sources, sustainable materials, natural light and ventilation to improve the building’s environmental performance.
- F-3 | HEAT ISLAND NEUTRAL: Employ strategies such as high albedo roof surfaces, shaded building façades, photovoltaic (PV) panels to shade parking, canopy trees and landscape cover, and water fountains and misting systems, etc. to mitigate heat island effect.
- F-4 | SUSTAINABLE SITE DEVELOPMENT: Employ low-impact development strategies/green infrastructure to manage urban run-off. Minimize impervious surfaces where practical and use alternative materials such as brick pavers, permeable concrete pavers, and granite and flagstone to allow natural drainage and filtration.



Above: Apply architectural features in new buildings that respect existing setting and strengthen the aesthetic character of the existing neighborhood.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: SMALL BUSINESS/FLEX

## TYPICAL BLOCK DESIGN CONCEPT SUMMARY

NORTH SUB-AREA  
SMALL BUSINESS/FLEX DISTRICT



KEY MAP

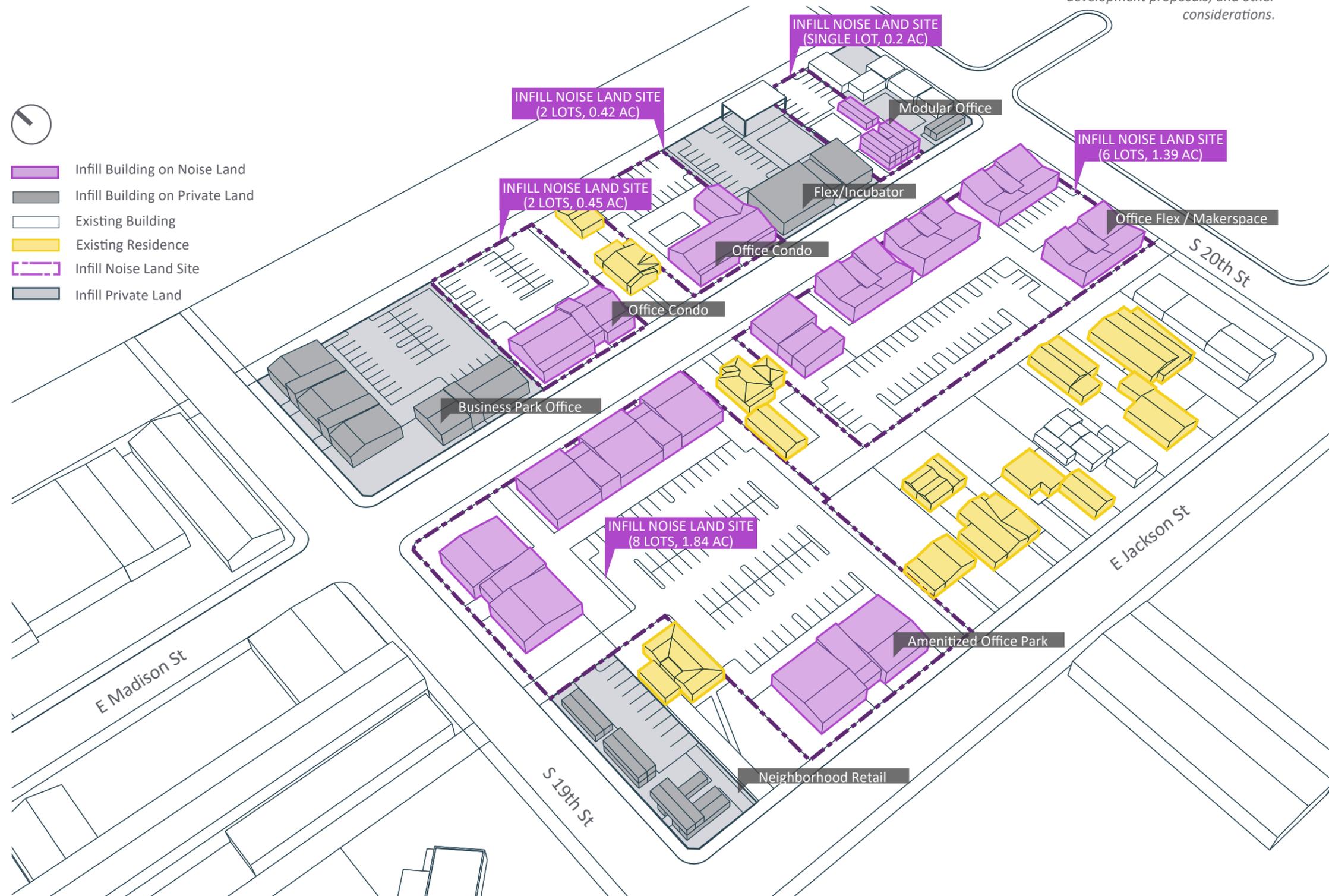
The typical blocks are located north of Jackson St and close to the light rail within the Eastlake Park Neighborhood. A few single-family homes are located in this area adjacent to the noise land and existing industrial/commercial lots. New development should be a mixture of small-scale business/incubator/flex projects that could be accommodated on the small lots/blocks within the current urban mixed-use fabric.

### INFILL SITE CONDITIONS

- **Site Area:** 0.2-acre to 1.8-acre +/- in size (1 lot to 8 lot cluster)
- **Current Context:** Adjacent to single-family homes or low-intensity industrial/commercial lots
- **Current Zoning Designations:** A-1 Light Industrial
- **City of Phoenix General Plan Land Use Designation:** 10-15 du/acre Residential; Commercial
- **General Plan Amendment (R-21189):** Within City of Phoenix Infill Development District.
- **Eastlake-Garfield TOD Policy Plan: land use designations:** Mixed-use Commercial; Industrial
- **LRS Community Preferred Land Reuse Framework Land Use Designation:** Small Business/Flex
- **Surrounding City streets:** 19th St, 20th St, Madison St, Jackson St

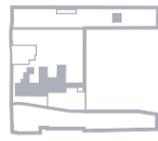


- Infill Building on Noise Land
- Infill Building on Private Land
- Existing Building
- Existing Residence
- Infill Noise Land Site
- Infill Private Land



Plans are conceptual only and subject to change based on future goals, development proposals, and other considerations.

(FIGURE 4) NORTH SUB-AREA SMALL BUSINESS/FLEX DISTRICT BLOCK DESIGN CONCEPT



**BLOCK PLANNING  
DEVELOPMENT STANDARDS  
AND DESIGN GUIDELINES:  
SMALL BUSINESS/FLEX**

**BUILDING TYPE  
RECOMMENDATIONS**

NORTH SUB-AREA  
SMALL BUSINESS/FLEX DISTRICT



KEY MAP

OTHER POTENTIAL INFILL BUILDING TYPES\*



NEIGHBORHOOD RETAIL/  
FOOD AND BEVERAGE  
ESTABLISHMENT



MARKETPLACE



BUSINESS PARK OFFICE



OFFICE/FLEX  
(SMALL- TO MEDIUM-SCALE)

\* The matrix provides potential building types that could be accommodated on the subject block and are subject to change based on development site conditions and future studies.



*Plans are conceptual only and subject to change based on future goals, development proposals, and other considerations.*



AMENITIZED OFFICE PARK



RESEARCH AND  
DEVELOPMENT/INCUBATOR  
(SMALL-SCALE)



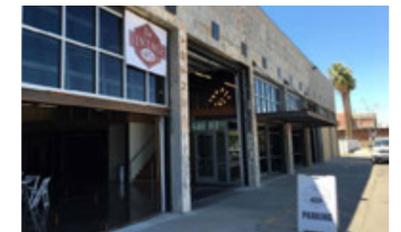
MODULAR OFFICE



CONTAINER RETAIL



SMALL-SCALE OFFICE PAD  
/ OFFICE CONDO



MAKERSPACE  
(SMALL-SCALE)

**(FIGURE 5) NORTH SUB-AREA SMALL BUSINESS/FLEX DISTRICT INFILL BUILDING TYPE CONCEPT**



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: SMALL BUSINESS/FLEX

## TYPICAL BLOCK DESIGN CONCEPT SUMMARY

### CENTRAL SUB-AREA SMALL BUSINESS/FLEX DISTRICT

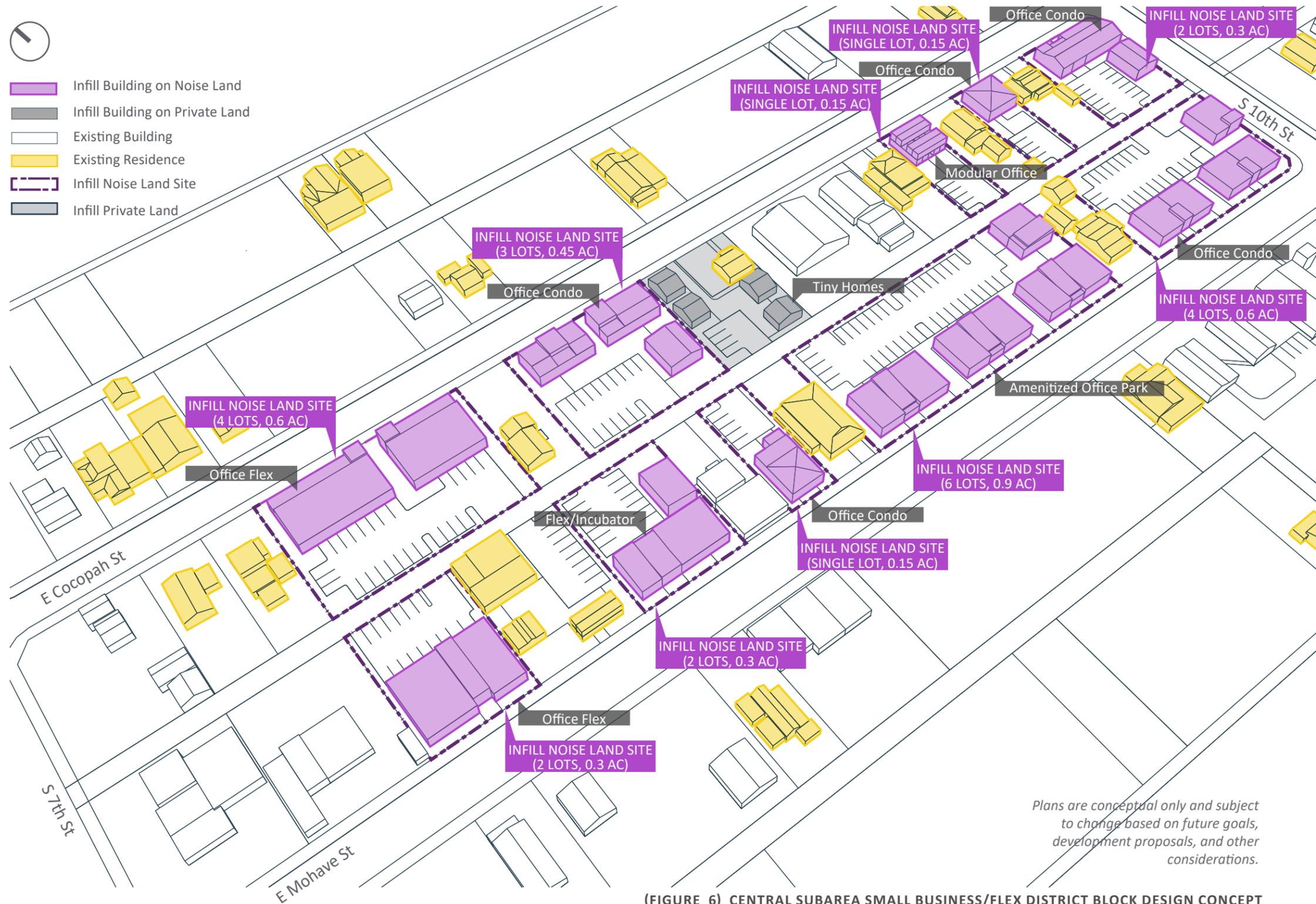


KEY MAP

The typical blocks are located west of 10th St and north of Mohave St within the Nuestro Barrio Neighborhood. Many single-family homes are located in this area and most of these homes are well-maintained. Considering the area's residential neighborhood fabric, new infill development is envisioned to be a mix of small-to medium-scale small business/flex projects that should be compatible in use, scale, and architectural features with adjacent single-family homes.

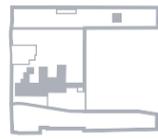
#### INFILL SITE CONDITIONS

- **Site Area:** 0.15-acre to 1-acre +/- in size (1 lot to 6 lot cluster)
- **Current Context:** Adjacent to single-family homes or low-intensity industrial/commercial lots
- **Current Zoning Designations:** R-3, C-3
- **2015 City of Phoenix General Plan Land Use Designation:** Residential 3.5-5 du/acre to industrial
- **General Plan Amendment (R-21189):** Within City of Phoenix Infill Development District.
- **LRS Community Preferred Land Reuse Framework Land Use Designation:** Small Business/Flex
- **Surrounding City streets:** Mohave St, Cocopah St, 10th St, 7th St



*Plans are conceptual only and subject to change based on future goals, development proposals, and other considerations.*

(FIGURE 6) CENTRAL SUBAREA SMALL BUSINESS/FLEX DISTRICT BLOCK DESIGN CONCEPT



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: SMALL BUSINESS/FLEX

## BUILDING TYPE RECOMMENDATIONS

CENTRAL SUB-AREA  
SMALL BUSINESS/FLEX DISTRICT



KEY MAP

### OTHER POTENTIAL INFILL BUILDING TYPES\*



NEIGHBORHOOD RETAIL/  
FOOD AND BEVERAGE  
ESTABLISHMENT



BUSINESS PARK OFFICE



FLEX/MAKERSPACE  
(SMALL-SCALE)



OFFICE FLEX  
(MEDIUM-SCALE)

\* The matrix provides potential building types that could be accommodated on the subject block and are subject to change based on development site conditions and future studies.



Plans are conceptual only and subject to change based on future goals, development proposals, and other considerations.



RESEARCH AND  
DEVELOPMENT/INCUBATOR  
(SMALL-SCALE)



LOW-RISE AMENITIZED  
OFFICE PARK



SMALL-SCALE OFFICE PAD  
/ OFFICE CONDO



OFFICE FLEX  
(SMALL-SCALE)



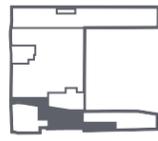
MODULAR OFFICE

(FIGURE 7) CENTRAL SUB-AREA SMALL BUSINESS/FLEX DISTRICT INFILL BUILDING TYPE CONCEPT



# BLOCK PLANNING: INDUSTRIAL

*THIS DESIGNATION GENERALLY ACCOMMODATES INDUSTRIAL AND COMMERCE PARK TYPE USES THAT SHOULD TAKE ADVANTAGE OF FREEWAY PROXIMITY.*



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INDUSTRIAL

## PURPOSE

The purpose of the Block Planning - Industrial District Development Standards and Design Guidelines is to guide developers to design high-quality industrial projects and establish a clean and appealing business and industrial environment that can attract industries to conduct businesses in a community with high standards. These Standards and Guidelines are intended to:

- (1) encourage the creation of a well-designed, attractive, quality industrial development;
- (2) encourage that each individual project contributes in a complementary manner while offering a degree of flexibility in the development process;
- (3) support new projects to be compatible with airport operations and the adjacent neighborhoods when located on arterial or collector streets; and
- (4) help establish an attractive community with a strong economic and employment base.

## APPLICABILITY

The provisions of the Block Planning - Industrial District Development Standards and Design Guidelines are applicable to all projects located within the **Industrial District** illustrated on Page 7: *Figure 1 Block Planning Districting Concept* map within this report.

New developments and/or existing developments or any additions, remodel, relocation, reconfiguration or expansion of parking or landscaped areas, or other construction should consider and incorporate the standards and guidelines indicated in this report specified hereafter, as well as all other applicable regulations and zoning ordinances.

Structures that are to be constructed adjacent to designated or eligible historic properties should be designed in accordance with the Phoenix Zoning Ordinance Chapter 8, Historic Preservation and the *City of Phoenix General Design Guidelines for Historic Properties* (City Historic Preservation Office (CHPO) 2014). “Adjacent” (or “adjacent elevation”) is defined in the *City of Phoenix General Design Guidelines for Historic Properties* (CHPO 2014) as “the exterior walls of a new structure that will be located along the alignment of the primary historic building elevations, or generally parallel to any primary wall of the historic building within a distance of fifty (50) feet, and extend up to twice the height of the historic building.”

Prior to development, a visual impact assessment should be conducted to determine potential effects to historic buildings that are eligible for or listed on the National Register of Historic Places located within 0.25-mile of proposed structure(s); this distance is to be refined in the field in coordination with the City of Phoenix Historic Preservation Office, State Historic Preservation Office and Advisory Council or Historic Preservation, as appropriate in compliance with Section 106 of the National Historic Preservation Act, 54 U.S.C. § 306108, and its implementing regulations (36 CFR part 800). Additional information can be found in the Federal Aviation Administration’s (FAA’s) Order 5050.4B the Environmental Desk Reference for Airport Actions.

Proposed uses that may involve ground disturbance shall comply with Phoenix construction permit stipulations, especially Phoenix Zoning Ordinance Chapter 8, Historic Preservation and other applicable laws and regulations regarding archaeological resources prior to ground disturbance. Requirements for each project or relevant event may include, but are not limited to, submittal of an Archaeology Assessment Request to the City of Phoenix Parks and Recreation Department’s Archaeology Section; possible completion of archaeological investigations; and submittal, review and approval of related reports by the City Archaeologist.

## OBJECTIVES

The Industrial District Development Standards and Design Guidelines aim to achieve the following objectives:

- (1) Respect neighborhood context and promote sensitive infill development;
- (2) Encourage quality architectural design and public realm improvement;
- (3) Facilitate vehicle access and create safe streets for all users;
- (4) Generate “cool pockets” to provide outdoor gathering spaces and amenities;
- (5) Reduce visual impact and enhance streetscape experience and area perception; and
- (6) Integrate sustainable design and practices.



**1** Respect neighborhood context and promote sensitive infill development



**2** Encourage quality architectural design and public realm improvement



**3** Facilitate vehicle access and create safe streets for all users



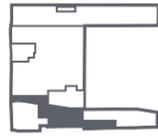
**4** Generate “cool pockets” to provide outdoor gathering spaces and amenities



**5** Reduce visual impact and enhance streetscape experience and area perception



**6** Integrate sustainable design and practices



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INDUSTRIAL

## DEVELOPMENT STANDARDS

### BUILDING LOT STANDARDS

#### Main Building Setbacks

a. Primary Frontage <sup>(1)</sup>	25-foot minimum
b. Secondary Frontage <sup>(1)</sup>	20-foot minimum
c. Side Lot Line <sup>(2)</sup>	20-foot minimum from the lot line if on a street; 0-foot if not on a street
d. Rear Lot Line <sup>(2)</sup>	20-foot minimum from the lot line if on a street; 0-foot if not on a street

#### Accessory Building Setbacks

Accessory buildings are subject to the setback standards of main buildings.

<sup>(1)</sup> A minimum of 5-foot depth landscape strip shall be located between the front property line and the parking area, exclusive of driveways and walkways where any parking space is established between the front property line and the main building or structure.

<sup>(2)</sup> A minimum of 30-foot setback where adjacent to a residential property.

### BUILDING FRONTAGE

#### Frontage

Allowed Frontage Types	Storefront, Gallery, Arcade, Common Entry, Stoop/Door Well, Forecourt, Dooryard
Entry Requirements	Common Entry: minimum one per 50-foot of primary building frontage and one per 80-foot of secondary frontage
Enhanced Corner	Special corner treatment required when corner lots abutting an arterial or a collector street

#### Projections

Maximum projections into Frontage Setbacks	Primary frontage: 10-foot; Secondary frontage: 5-foot
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### BUILDING HEIGHT

#### Building Height

Main Building	56-foot maximum; per the entitled zoning, not to exceed the airport building height limits*
Accessory Buildings	30-foot maximum
Parking Structures	Cannot exceed building height

\* Per the Phoenix Airport Height Zoning Article, Ordinance G-5179, Height Zone C.

### STREETSCAPE

#### Collector Streets

Sidewalk width	8-foot minimum
Landscape width <sup>(3)</sup>	5-foot minimum

<sup>(3)</sup> If not in conflict with public utilities.

#### Minor Collector and Local Streets

Sidewalk width	5-foot minimum
Landscape width <sup>(3)</sup>	5-foot minimum

<sup>(3)</sup> If not in conflict with public utilities.

#### Street Trees

Tree Spacing	30-foot on center or equivalent groupings between curb and back of sidewalk
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### VEHICULAR PARKING AND LOADING

#### Minimum Required Vehicular Parking

Per the regulations of the Phoenix Zoning Ordinance Section 702.

#### Required Loading and Service Bays

Per the Phoenix Zoning Ordinance Section 702. B. Off Street Loading Spaces. 2. Table A; Table B; and Table D

#### Parking Reductions

Recycling Containers	Per the Phoenix Zoning Ordinance Section 702.E.7
Infill Development Districts	Per the Phoenix Zoning Ordinance Section 702.E.9

### BICYCLE PARKING AND AMENITIES

#### Required Bicycle Parking and Amenities

Commercial and Office Uses (5,001 to 100,000 square feet)	1 space per 25 vehicular spaces, with a maximum of 25 spaces
Commercial and Office Uses (> 100,000 square feet)	1 space per 25 vehicular spaces, with a maximum of 50 spaces 2 shower stalls minimum and 10 lockers for the building's occupants
Dining and Drinking Establishments (< 5,000 square feet)	4 bicycle spaces in the frontage setback and/or right-of-way if no vehicle parking is provided; additional one bicycle space for every 25 vehicle parking spaces should be provided when vehicle parking space is provided

### LAND USE

#### Permitted Uses

Per the regulations of the Phoenix Zoning Ordinance Section 628. A-2 Industrial District. B. Permitted Uses

### LANDSCAPING AND SHADE

#### Landscape Standards

Tree Canopy Coverage	30% minimum at maturity
Living Vegetation Ground Coverage	50% minimum

#### Shade Standards

Building(s) (> 5,000 square feet)	75% minimum of public sidewalks shall be shaded
	50% minimum of accessible public and private open space areas shall be shaded, of which 50% of the shade shall be provided by trees or trellised vines
Building Additions (> 500 square feet)	shall meet the above shade requirements

### SCREENING

#### Screening

Parking or loading and unloading areas	Per the Phoenix Zoning Ordinance Section 628. A-2 Industrial District. E. c. (1)
Open storage or use	Per the Phoenix Zoning Ordinance Section 628. A-2 Industrial District. E. c. (2)

### HISTORIC PROPERTIES

#### Historic Preservation Standards

Structures designated as significant historic properties are considered to be conforming and may be maintained, restored and/or rebuilt at each structure's historic setback and height subject to the provisions of Chapter 8, Historic Preservation.

# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INDUSTRIAL

## PUBLIC REALM DESIGN GUIDELINES

*Proposers should engage the appropriate City department(s) for guidance on how to integrate streetscape amenities and improvements.*

### A. CONSIDER NEIGHBORHOOD CONTEXT AND INTRODUCE COMPATIBLE INFILL

- **A-1 | DEVELOPMENT PATTERN:** Ensure infill industrial projects are compatible with existing urban fabric and airport operations and respect the character of surrounding buildings.
- **A-2 | SETBACKS:** Locate building frontages close to the property line and allow for some variations in setbacks to avoid monotonous streetwall and to creative diversity.
- **A-3 | TRANSITIONS TO ADJACENT NEIGHBORHOODS:** Create height and visual transitions between new development and adjacent neighborhoods. For example, use setbacks and landscape buffers to minimize visual impact and screen unsightly nuisances, odors or noise.

### B. PRODUCE SAFE STREETS TO BENEFIT ALL STREET USERS

- **B-1 | ROADWAYS:** Control vehicular and site access, provide an adequate buffer between the pedestrian zone and vehicular driving zones to ensure a safe environment for all users. Encourage a reassessment of the best design for 12th St and University Dr to integrate complete street concept.
- **B-2 | SIDEWALKS:** Abutting streets should have a continuous minimum 5-foot clearance for pedestrian passage and Americans with Disabilities Act (ADA) compliance along sidewalks.
- **B-3 | CROSSWALKS:** Reduce crossing distances and consider mid-block crosswalks on all north-south blocks 500 feet or longer to improve walkability and connectivity.
- **B-4 | CURB EXTENSIONS:** Integrate curb extensions (“bump-outs”) at all intersection corners and mid-block crossings. Consider stormwater infiltration plantings into bump-out design.
- **B-5 | PAVING PATTERN:** Accent surfaces, such as special pavers should be considered to distinguish pedestrian zones along sidewalks and public paseos while adding visual interest.
- **B-6 | BIKING FACILITIES:** Encourage the placement of adequate bicycle parking facilities along planned bicycle lanes and near key activity nodes in highly visible locations.

### C. ENHANCE STREETScape EXPERIENCES

- **C-1 | STREET ACTIVITIES:** Extend outdoor activities to adjacent pedestrian zones activating streets and creating an appealing walking environment.
- **C-2 | STREET TREES:** Infill street trees along the sidewalk to provide a continuous shade canopy, enhanced aesthetics, and environmental benefits.
- **C-3 | SHADE STRUCTURES:** Provide stand-alone shade structures along public walkways or pocket spaces where feasible. Encourage buildings adjacent to public gathering areas to provide overhead shade coverage (e.g., canopies, awnings, and overhangs) for cooling.
- **C-4 | STREET FURNITURE:** Encourage the placement of street amenities, especially benches, water stations and trash receptacles, at frequent intervals along sidewalks for pedestrian comfort and use.

### E. CONNECT TO THE HISTORY AND CULTURE

- **E-1 | CULTURAL CORRIDOR:** Implement the Cultural Corridor along 12th St and extend the route to Rio Salado. New development should coordinate the design of a unified appearance of street furnishings, public art pieces, and wayfinding and signage elements throughout the corridor to emphasize the specific identify of the Cultural Corridor themed zones and strengthen the neighborhood’s cultural character. *(Please refer to the [LRS Cultural Corridor Framework, Design Guidelines and Action Plan](#) for more information regarding Cultural Corridor Theme Zone concept.)*
- **E-2 | WAYFINDING AND LIGHTING:** Encourage a cohesive system of directional signs to aid pedestrians and vehicles. Suggest incorporating pedestrian-scaled low illumination lighting fixtures along sidewalks to enhance safety and walking comfort.
- **E-3 | PUBLIC ART:** Plan to integrate artistic design in bicycle racks, trash bins, benches, light posts and utility boxes to tell the story of the neighborhood and Rio Salado.

### D. PRODUCE OPEN SPACES TO CONNECT WITH AND COMPLETE THE STREETScape

- **D-1 | POCKET SPACES:** Where practical, incorporate pocket open spaces or utilize setbacks to create semi-public gathering spaces (e.g., patios, plazas, terraces) for use by employees and visitors. Ensure these areas are located away from loading, storage and trash areas and are connected with sidewalks and other activity areas on-site.
- **D-2 | OUTDOOR AMENITIES:** Provide shade and amenities such as seating, trash bins in open space areas to support human occupation and use.
- **D-3 | ALLEYS:** Maintain existing alleys for access and enhance alleys for safety and aesthetics where there is no need to vacate alleys to accommodate larger developments within the block.

### F. STIMULATE SUSTAINABILITY IN PUBLIC REALM IMPROVEMENT

- **F-1 | STORMWATER MANAGEMENT:** Consider the integration of Low Impact Development (LID) Best Management Practices (BMPs) in public realm improvements where feasible to capture urban runoff.
- **F-2 | DESERT LANDSCAPE:** Employ drought-tolerant and/or native planting to celebrate the unique desert environment character.
- **F-3 | SOLAR SOLUTION:** Encourage innovative solar design in shade structures, street furniture, lighting, and public parking areas to increase energy efficiency.

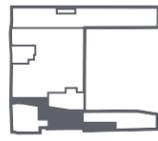
Right: Promote a compatible infill that can fit in the surrounding development pattern and context.



Above: Extend outdoor activities to the sidewalks to activate the street edge.



Above: Provide open spaces with shade and seating for employees and visitors.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INDUSTRIAL

## PRIVATE REALM DESIGN GUIDELINES

### A. OPTIMIZE BUILDING PLACEMENT AND ORIENTATION

- A-1 | SITE PLANNING: Organize site components such as buildings, access and driveways, walkways, landscaping and open spaces, parking, loading and storage areas to create an aesthetically pleasing industrial environment.
- A-2 | BUILDING PLACEMENT: To the extent possible, buildings should generally be oriented toward adjoining public streets with varying setbacks to provide visual interest and to allow opportunities for pocket spaces to accommodate outdoor activities.
- A-3 | BUILDING ORIENTATION: Optimize building orientations to harvest natural light and maximize daylighting. Consider providing operable clerestory windows to allow for ventilation and indirect lighting for a comfortable interior work environment.
- A-4 | BUILDING ENTRANCES: Ensure primary building entrances are facing abutting public streets. Large industrial buildings with multiple tenants should provide multiple entries at multiple street frontages.

### B. ENCOURAGE QUALITY ARCHITECTURAL DESIGN

- B-1 | SCALE AND MASSING: Building volumes should be designed to ensure that the height, scale, massing and architectural elements are compatible with the surrounding setting. For example, use setbacks, recesses, cornice and/or base features, and changes in materiality and glazing to sculpt the massing to minimize the visual impact of building bulk.
- B-2 | FAÇADE ARTICULATION: Alternate different textures, colors, materials and special architectural treatments to articulate building entries and façades. Avoid or minimize large expansive blank walls.

- B-3 | FENESTRATION: Encourage the use of well-detailed windows and doors that add to the scale and width of the building's façade and help define a building's architectural style and integrity.
- B-4 | GLAZING: Incorporate windows along the street front elevation(s) to add pedestrian scale details and foster a sense of security and vibrancy along the streets.
- B-5 | COLORS AND MATERIALS: Employ a complementary palette of colors and materials that responds to the local climate and neighborhood context. Primary materials should be graffiti-resistant. Avoid large expanses of highly reflective surfaces to reduce heat and prevent glare impacts on adjacent streets and properties.
- B-6 | LIGHTING: Encourage the installation of lighting fixtures to complement the building design. Use landscape lighting to highlight pedestrian walkways, entries and parking lots for added visual appeal as well as safety and security after sunset. Prohibit direct glare spilling onto adjacent properties and streets.
- B-7 | SIGNAGE: Encourage quality signage design to complement building façades. Scale signs appropriately for the building on which they are placed, and for the trees which are expected to achieve mature canopies. Create a coherent appearance that is consistent with the surroundings.



Above: Use recesses, fenestration, changes in textures, materials and colors to define building façade.

### C. FACILITATE SAFE ACCESS FOR PARKING AND LOADING

- C-1 | VEHICULAR ACCESS: Reduce conflicts between vehicular and pedestrian traffic in the circulation system design. Limit the number of curb cuts and vehicular entries along the streets to maintain continuity of the sidewalk; exceptions to this guideline may pertain to delivery and service truck access.
- C-2 | PARKING: Locate parking at the rear of the building or at the interior of a block. Provide a screening structure or landscape buffer between parking areas, sidewalks and adjacent private properties. Optimize shade coverage of parking lots.
- C-3 | LOADING: Place loading facilities to the rear of the buildings or along the side of the building. Separate loading areas and large commercial vehicles from pedestrian access and areas that are used for public parking. Avoid dominance of loading facilities along the frontage of the property through screening.
- C-4 | BICYCLE PARKING: Provide sufficient bicycle parking facilities near building entrances or locate them in convenient and visible areas in close proximity to primary building entrances in a large development.

### D. CREATE OUTDOOR ROOMS FOR OPPORTUNITIES TO PROVIDE AMENITIES

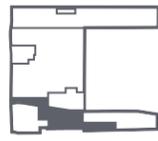
- D-1 | COMMUNAL SPACES: Suggest integrating a range of private to semi-private open spaces that are accessible to the public. For example, incorporate shade, outdoor furnishings, recreational amenities, and attractive landscape features to make these areas inclusive and inviting.
- D-2 | LANDSCAPE DESIGN: Design landscaping to complement the architectural style and form of the building and to be suitable to the functions of the space.

### E. REDUCE VISUAL CLUTTER AND ENHANCE AREA PERCEPTION

- E-1 | SCREENING AND FENCING: Use decorative walls and fences with a combination of landscaping (trees, shrubs, hedges, and vines) to mitigate adverse impacts of parking, loading, outdoor storage, work areas and to add texture and visual interest at the street level. Avoid monotonous long walls and fences.
- E-2 | UTILITIES: Screen or hide any mechanical, electrical, communications equipment and trash enclosures so that these utilities are out of the line-of-sight from crosswalk or sidewalks.

### F. PROMOTE SUSTAINABILITY IN BUILDING DESIGN AND SITE DEVELOPMENT

- F-1 | HEAT ISLAND NEUTRAL: Employ sustainable strategies (e.g., shaded building façades, photovoltaic (PV) panels to shade roofs and paving, shade trees and vegetation cover, high albedo roof surfaces, etc.) to mitigate heat islands.
- F-2 | STORMWATER MANAGEMENT: Promote low-impact development (LID) Best Management Practices (BMPs) on-site to manage urban run-off.
- F-3 | PLANTINGS AND MATERIALS: Employ drought-tolerant and/or native plantings in landscape design to celebrate the unique desert environment. Minimize impervious surfaces where practical and use alternative materials such as brick pavers, permeable concrete pavers, granite and flagstone to allow natural drainage and filtration.
- F-4 | SUSTAINABLE BUILDING DESIGN: Encourage new development to integrate green building design solutions through compliance with the Phoenix Green Construction Code. Explore opportunities to utilize alternative energy sources, sustainable materials, natural light and ventilation to improve the building's environmental performance.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INDUSTRIAL

## TYPICAL BLOCK DESIGN CONCEPT SUMMARY

### CENTRAL SUB-AREA INDUSTRIAL DISTRICT

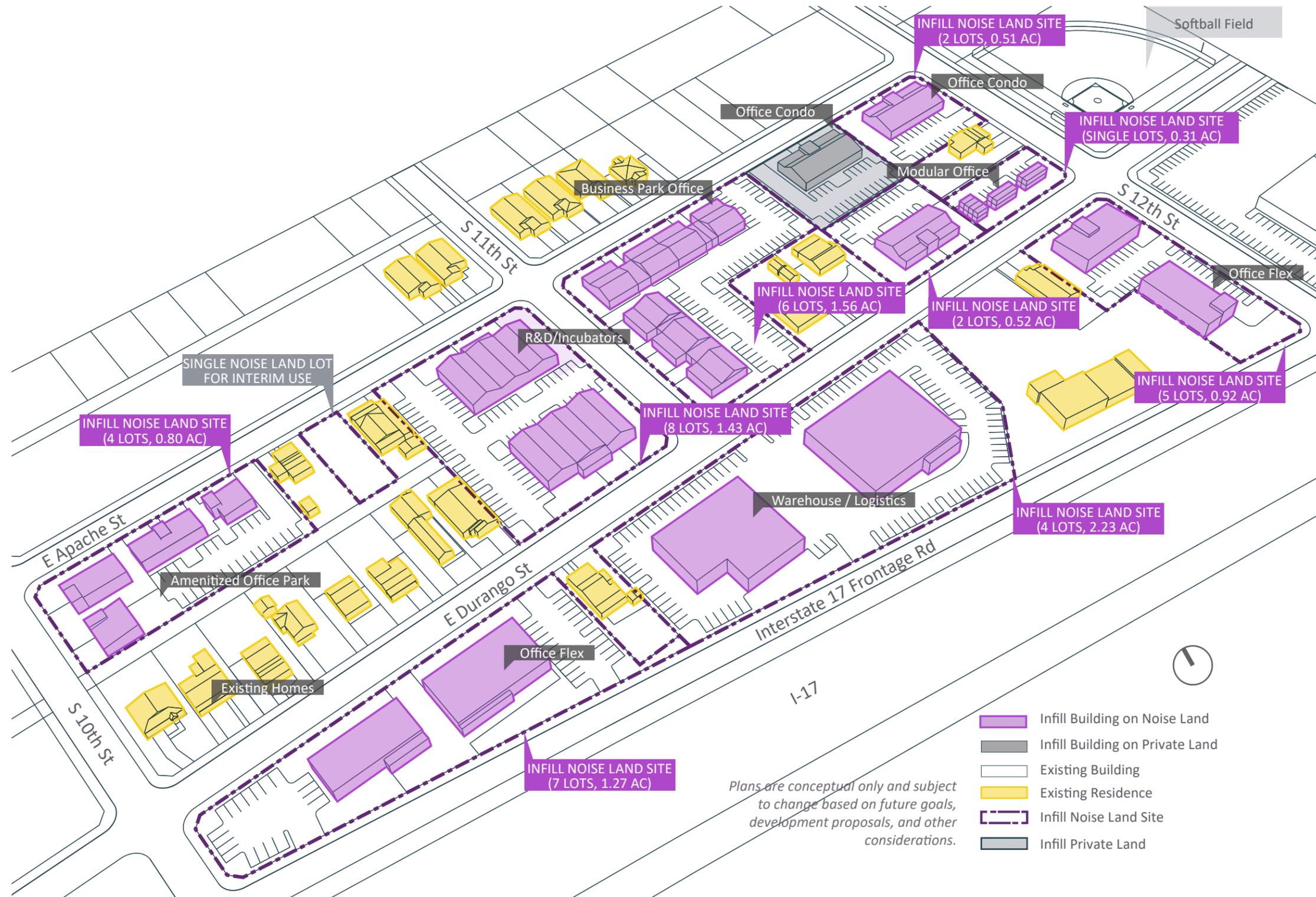


KEY MAP

The typical blocks are located south of Apache St adjacent to Spark Area 3 development site and I-17 freeway. Currently, there are approximately 20 homes/privately-owned properties located in the area adjacent to vacant noise land. Some of the property owners expressed their interests in selling the properties while the others' intentions of how to dispose their properties are still unknown. The area is designated as a Residential to Industrial transition zone in the City's General Plan. New infill development is intended to augment the area's standing along with its proximity to the freeway, it is envisioned to be a mix of small-to medium-scale flex/industrial/logistics projects that are compatible in use and scale with the adjacent neighborhood.

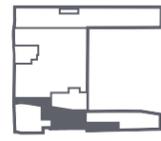
### INFILL SITE CONDITIONS

- **Site Area:** 0.3-acre to 2.2-acre +/- in size
- **Current Context:** Adjacent to single-family homes or low-intensity industrial/commercial lots
- **Current Zoning Designations:** R-3, C-3
- **2015 City of Phoenix General Plan Land Use Designation:** Residential 3.5-5 du/acre to industrial
- **LRS Community Preferred Land Reuse Framework Land Use Designation:** Industrial
- **Surrounding City streets:** Apache St, 10th St, Durango St, 12th St, Interstate 17 Frontage Rd



(FIGURE 8) CENTRAL SUB-AREA INDUSTRIAL DISTRICT BLOCK DESIGN CONCEPT

Plans are conceptual only and subject to change based on future goals, development proposals, and other considerations.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INDUSTRIAL

## BUILDING TYPE RECOMMENDATIONS

CENTRAL SUB-AREA  
INDUSTRIAL DISTRICT



KEY MAP

OTHER POTENTIAL INFILL BUILDING TYPES\*



RESEARCH AND  
DEVELOPMENT/INCUBATOR  
(MEDIUM-SCALE)



CONVENIENCE RETAIL/  
FOOD AND BEVERAGE  
ESTABLISHMENT



GENERAL RETAIL CENTER



GENERAL LIGHT INDUSTRIAL  
(MEDIUM-SCALE)



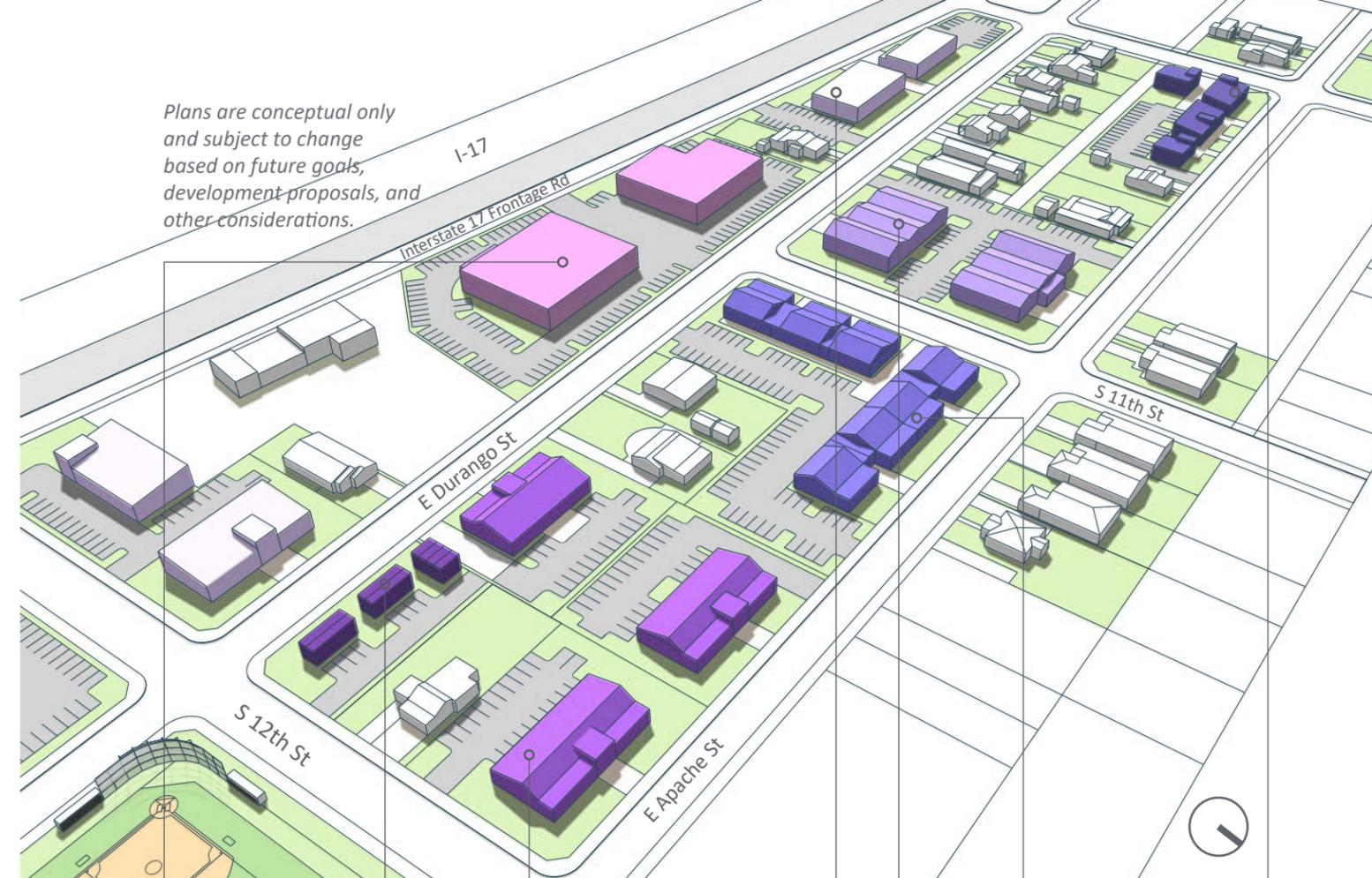
ADVANCED  
MANUFACTURING  
(MEDIUM-SCALE)



WAREHOUSE/LOGISTICS  
(MEDIUM-SCALE)

\* The matrix provides potential building types that could be accommodated on the subject block and are subject to change based on development site conditions and future studies.

Plans are conceptual only  
and subject to change  
based on future goals,  
development proposals, and  
other considerations.



MODULAR OFFICE



OFFICE/FLEX  
(SMALL-SCALE)



BUSINESS PARK OFFICE



WAREHOUSE/LOGISTICS  
(SMALL-SCALE)



SMALL-SCALE OFFICE PAD  
/ OFFICE CONDO

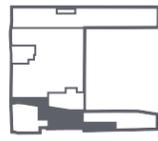


RESEARCH AND  
DEVELOPMENT/INCUBATOR  
(SMALL-SCALE)



LOW-RISE AMENITIZED  
OFFICE PARK

(FIGURE 9) CENTRAL SUB-AREA INDUSTRIAL DISTRICT INFILL BUILDING TYPE CONCEPT



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INDUSTRIAL

## TYPICAL BLOCK DESIGN CONCEPT SUMMARY

### SOUTH SUB-AREA INDUSTRIAL DISTRICT

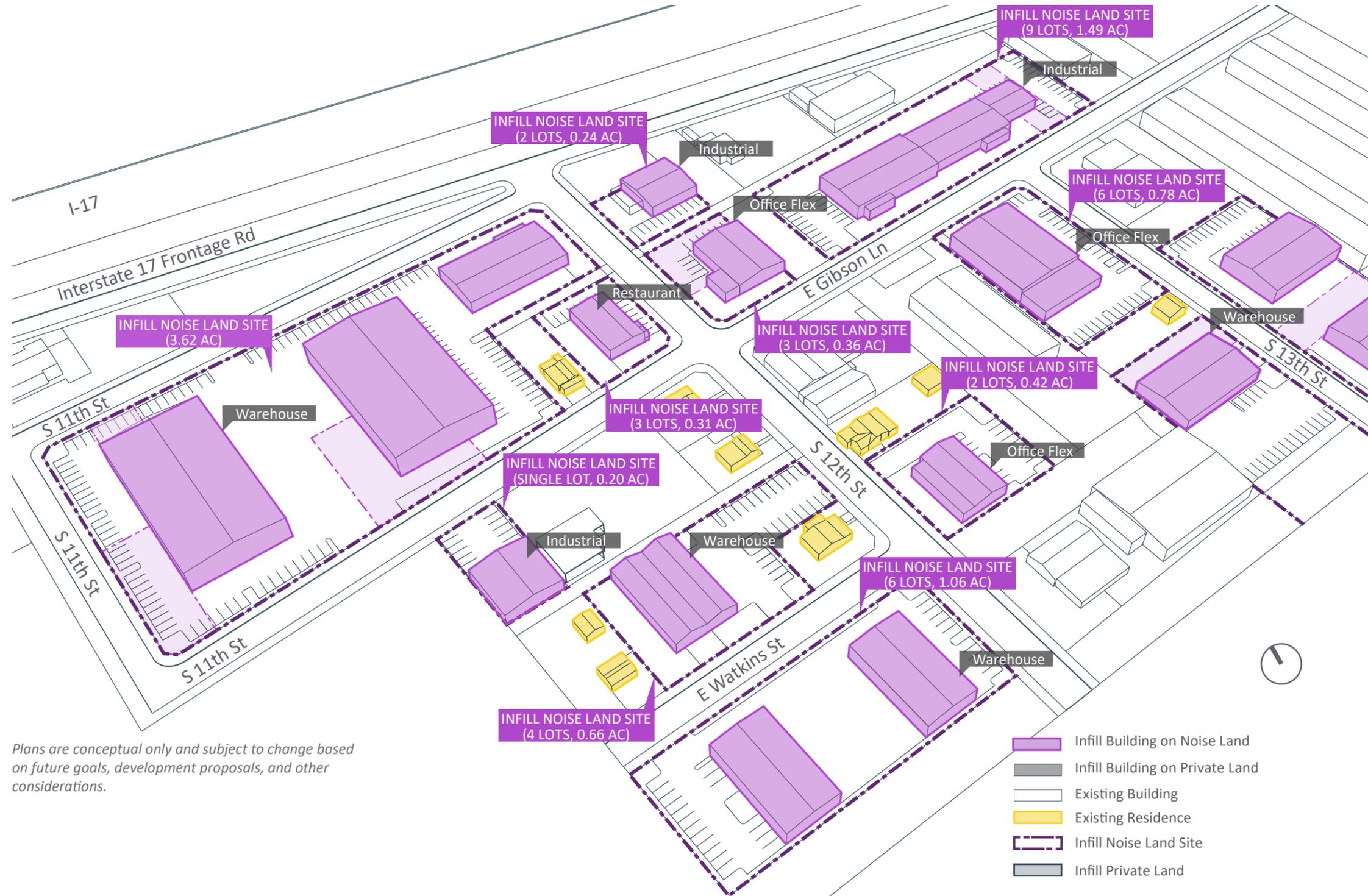


KEY MAP

The typical blocks are located south of I-17 freeway near the Prologis development site along 12th St. Currently, there are only a few single-family homes left within an industrial-dominant context. Most of these homes are in poor condition. The buildings adjacent to these homes are small- to medium- scale industrial plants and warehouses. The area is designated as a Residential to Industrial transition zone in the City's General Plan. New infill development envisioned in this area could be a mix of small-to large-scaled flex/ industrial/logistics projects to support the surrounding business/commerce park context.

#### INFILL SITE CONDITIONS

- **Site Area:** 0.2-acre to 3.6-acre +/- in size
- **Current Context:** Adjacent to single-family homes or low-intensity industrial/commercial lots
- **Current Zoning Designations:** A-2, R-3
- **2015 City of Phoenix General Plan Land Use Designation:** Residential 3.5-5 du/acre to industrial; Commerce/Business park
- **LRS Community Preferred Land Reuse Framework Land Use Designation:** Industrial
- **Surrounding City Streets:** 11th St, 12th St, 13th St, Watkins St, Gibson Ln



*Plans are conceptual only and subject to change based on future goals, development proposals, and other considerations.*

(FIGURE 10) SOUTH SUBAREA INDUSTRIAL DISTRICT BLOCK DESIGN CONCEPT



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INDUSTRIAL

## BUILDING TYPE RECOMMENDATIONS

SOUTH SUB-AREA  
INDUSTRIAL DISTRICT



KEY MAP

### OTHER POTENTIAL INFILL BUILDING TYPES\*



BUSINESS PARK OFFICE



GENERAL RETAIL CENTER



OFFICE/FLEX  
(MEDIUM-SCALE)

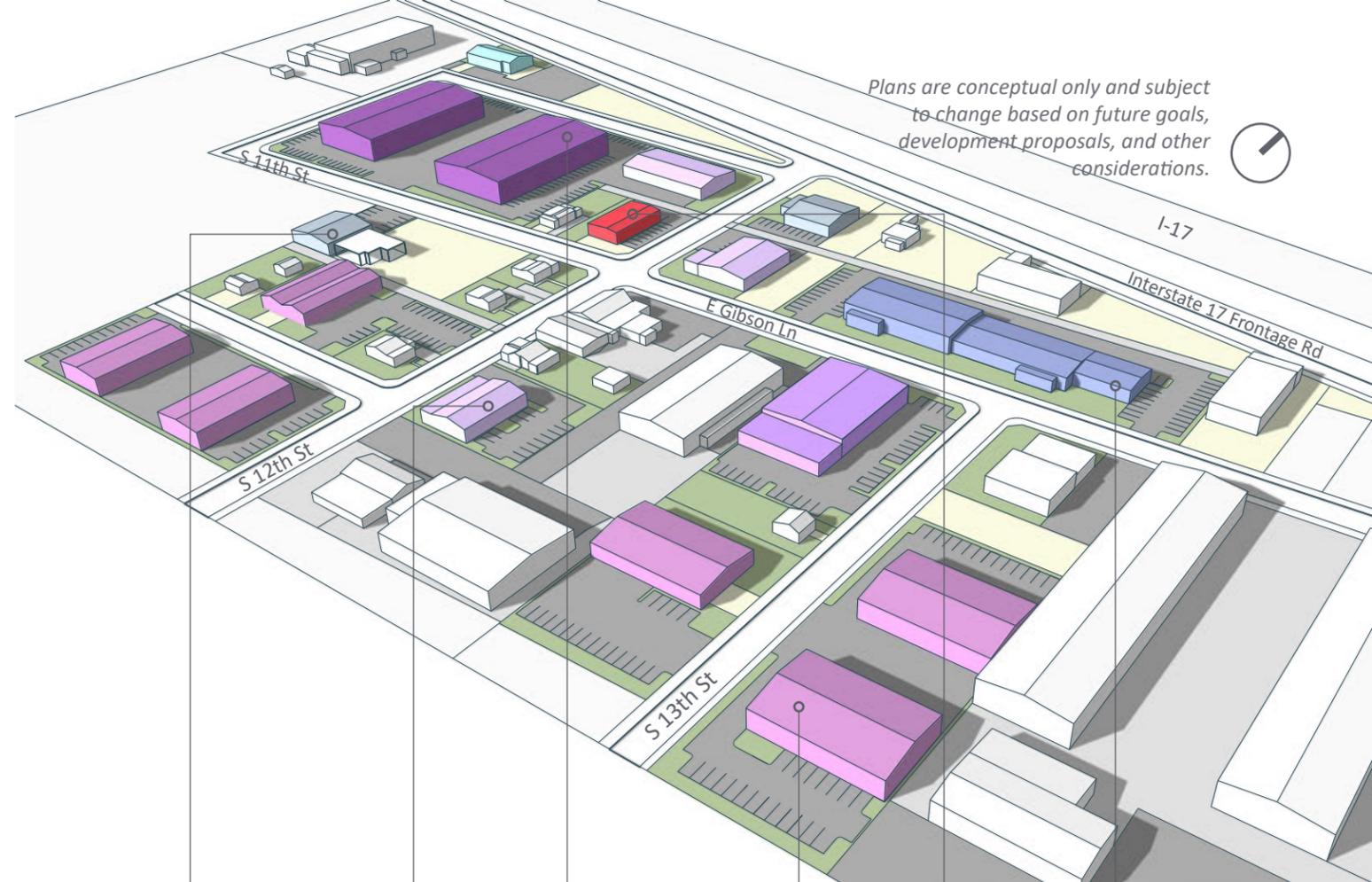


ADVANCED  
MANUFACTURING  
(MEDIUM- TO LARGE-SCALE)



WAREHOUSE/LOGISTICS  
(LARGE-SCALE)

\* The matrix provides potential building types that could be accommodated on the subject block and are subject to change based on development site conditions and future studies.



OFFICE/FLEX  
(SMALL-SCALE)



WAREHOUSE/LOGISTICS  
(SMALL-SCALE)



GENERAL LIGHT INDUSTRIAL  
(MEDIUM-SCALE)



GENERAL LIGHT INDUSTRIAL  
(SMALL-SCALE)



WAREHOUSE/LOGISTICS  
(MEDIUM-SCALE)



CONVENIENCE RETAIL/  
FOOD AND BEVERAGE  
ESTABLISHMENT

(FIGURE 11) SOUTH SUB-AREA INDUSTRIAL DISTRICT INFILL BUILDING TYPE CONCEPT



# BLOCK PLANNING: INTERIM USE

*SHORT-TERM USES/ACTIVITIES ACTIVATE VACANT AIRPORT-OWNED NOISE LAND UNTIL THE BLOCK/PARCEL IS READY FOR LONG-TERM DEVELOPMENT.*

# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INTERIM USES

## GENERAL DEVELOPMENT AND DESIGN GUIDELINES

### PURPOSE

Interim uses shall mean either a land use or the use of a structure on a subject block or a subject Airport-owned noise land for a limited period of time within the LRS planning area.

The purpose of the Block Planning Interim Use General Development and Design Guidelines is to guide the development of limited duration uses in the block planning area. The purpose of these uses is to help contribute to the stability of the planning area by attracting investments that may result in job creation and economic activity. For conceptual lot activation ideas, please refer to the [Quick Hits Implementation Handbook](#).

*Proposers should engage the appropriate City department(s) for guidance on how to integrate streetscape amenities and improvements.*



**1** Activate vacant Airport-owned noise land and improve community perception



**3** Strengthen community pride and promote social cohesion



**5** Advance communities' cultural and social capital

### OBJECTIVES

The Guidelines are intended to achieve the following objectives:

- (1) Activate vacant Airport-owned noise land and improve community perception;
- (2) Beautify neighborhoods and enhance community character;
- (3) Strengthen community pride and promote social cohesion;
- (4) Foster local economic vitality and support entrepreneurship and start-ups;
- (5) Advance communities' cultural and social capital; and
- (6) Improve quality of life and neighborhood safety.



**2** Beautify neighborhoods and enhance community character



**4** Foster local economic vitality and support entrepreneurship and start-ups



**6** Improve quality of life and neighborhood safety

### APPLICABILITY

The Block Planning Interim Use General Development and Design Guidelines are applicable to all temporary uses, structures and/or actions located within the LRS block planning area.

New interim use applications or construction shall comply with [the City of Phoenix Zoning Ordinance Section 708](#) as well as other City and County standards, unless otherwise specified herein.

Provisions not specifically regulated by these standards and guidelines are governed by the City of Phoenix Zoning Ordinance, as adopted and amended. These standards are intended to modify zoning ordinance provisions to fit the infill character of the block planning area to activate the vacant, underutilized Airport-owned noise land and reflect the unique needs of the community in the near-term; and do not modify other City Codes or requirements.

Temporary structures that are to be constructed adjacent to designated or eligible historic properties should be designed in accordance with the Phoenix Zoning Ordinance Chapter 8, Historic Preservation and the [City of Phoenix General Design Guidelines for Historic Properties](#) as well as local concerns. Construction of such structures should be removed within a reasonable time frame set forth by the City of Phoenix and the area restored to its general appearance prior to the construction of the temporary structure. Proponents of temporary uses that may involve ground disturbance shall comply with Phoenix construction permit stipulations, especially Phoenix Zoning Ordinance Chapter 8, Historic Preservation and other applicable laws and regulations regarding archaeological resources prior to ground disturbance. Requirements for each project or relevant event may include, but are not limited to, submittal of an Archaeology Assessment Request to the City of Phoenix Parks and Recreation Department's Archaeology Section; possible completion of archaeological investigations; and submittal, review and approval of related reports by the City Archaeologist.

### GENERAL GUIDELINES

- **COMPATIBILITY:** Temporary structures or uses on a subject block or an Airport-owned noise land should be compatible with surrounding neighborhoods, nearby historic properties, local historic contexts, and airport operations; and should not jeopardize public health, safety and general welfare of the participants, the neighbors and nearby community.

- **TEMPORARY USE PERMITS:** Two types of permits may be issued to authorize a temporary placement of activities/structures on a subject block/parcel for a specific time period as listed below. However, other city permits or licenses may also be necessary as specified hereafter.

(1) **Administrative Temporary Use Permits (ATUPs):** An ATUP may be issued upon submission of an application to the Planning and Development Department. Staff will provide a decision within 7 days of receiving an application.

(2) **Temporary Use Permits (TUPs):** A TUP allows for an interim use that does not meet the requirements of an ATUP; or a non-residential use in a residential district (except for yard sale or mobile vendor use). Approval of a TUP requires a public hearing, pursuant to the Zoning Ordinance [Section 307](#). A Zoning Administrative (ZA) hearing is held approximately within 4-6 weeks of filing a ZA application.

- **PERMIT APPLICATION:** Any application of permits shall be in compliance with the regulations and the administrative procedures per City Ordinances. A site plan shall be required with each permit application.

- **PERMIT REVOCATION:** The Planning and Development Director may cancel a temporary use permit if any stipulations are not met per the City's criteria.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INTERIM USES

## GENERAL DEVELOPMENT AND DESIGN GUIDELINES

### ADMINISTRATIVE TEMPORARY USE PERMITS (ATUPs)

• **APPLICABLE USE TYPES:** An Administrative Temporary Use Permit (ATUP) is required to allow the following interim uses or structures including, but not limited to:

(1) **Community or other special events** (e.g., carnival/festival, community fair, civic event, live entertainment, historic reenactments or celebrations, etc.);

(2) **Temporary promotional events/uses** (e.g., farmers market/seasonal market, outdoor sale of plants or horticulture items, etc.);

(3) **Interim surface parking** (temporary parking for adjacent or nearby commercial activities);

(4) **Temporary event parking** (a parking area designated for attendees of an event);

(5) **Temporary module offices or accessory structures** (e.g., module offices/studios/showrooms, etc.);

(6) **Mobile retail/food/business vending uses/units** (e.g., pop-up shops/restaurants, food truck pods, mobile workshops/business support center, etc.);

(7) **Yard/garage sale** or similar use;

(8) **Pop-up pocket space/use** (e.g., side-yard beautification, pop-up recreation, pop-up art installation, tool shed, little free library, etc.);

(9) **Temporary generators or other utility facilities** for supporting interim uses/activities.

• **APPLICATION PROCESS:** Applicants shall submit the application packet to the Planning and Development Department per City Ordinance. Please refer to [the Zoning Temporary Use Guide](#) for more information regarding the process.

• **LOCATIONS, OPERATIONS AND DURATIONS:** Time durations, frequency, allowed locations and restrictions for each ATUP authorized use type are summarized in the following tables based on the size and intensity of the uses.

#### DATE, TIMES AND DURATION ALLOWANCES

##### Level A

Use Type	<ul style="list-style-type: none"> <li>Community or other special events</li> <li>Temporary event parking</li> </ul>
Max # of Days	5
Max # per Year	5
Max # per Month	2

##### Level B

Use Type	<ul style="list-style-type: none"> <li>Temporary promotional events/uses</li> <li>Mobile retail/food/business vending uses/units</li> <li>Yard/garage sale or similar use</li> </ul>
Max # of Days	5
Max # per Year	12
Max # per Month	2

##### Level C\*

Use Type	<ul style="list-style-type: none"> <li>Interim surface parking</li> <li>Temporary module office or accessory structures</li> <li>Pop-up pocket space/use</li> <li>Temporary utility facilities</li> </ul>
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\* (1) The temporary uses can be approved for up to 12 months (one-year); (2) A time extension may be granted only through an additional use permit hearing for an additional time period that may be up till the subject block/parcel is ready for development.

#### ALLOWED ZONING DISTRICTS AND RESTRICTIONS\*

##### Community or Other Special Events/Uses

**Allowed Districts:** TOD mixed-use districts, Commercial districts, and A-1 Light Industrial district

##### Carnival/Festival (Large-scale, > 50 attendees)

- Shall not be located within 200 feet of a residentially zoned property line or an existing residential property line

##### Community Fair (Large-scale, > 50 attendees)

- Shall not be located within 100 feet of a residentially zoned property line or an existing residential property line

##### Civic Event (Large-scale, > 50 attendees)

- Shall not be located within 50 feet of a residentially zoned property line or an existing residential property line

##### Live Concert/Outdoor Movie (Large-scale, > 50 attendees)

- Shall not be located within 200 feet of a residentially zoned property line or an existing residential property line

##### Live Concert/Outdoor Movie (Small-scale, ≤ 50 attendees)

- Shall not be located within 50 feet of a residentially zoned property line or an existing residential property line

##### Temporary Event Parking

**Allowed Districts:** TOD mixed-use districts, Commercial districts, and A-1 Light Industrial district

- Shall comply with City Ordinance [Section 702 F.3](#) Temporary Parking for civic events.

##### Temporary Promotional Events/Uses

**Allowed Districts:** TOD mixed-use districts, Commercial districts, and A-1 Light Industrial district

- Shall not be located within 25 feet of a residentially zoned property line or an existing residential property line.

##### Interim Surface Parking

**Allowed Districts:** TOD mixed-use districts, Commercial districts, and Industrial districts

- All parking and maneuvering spaces must comply with the City Ordinance.

##### Temporary Module Offices or Accessory Structures

**Allowed Districts:** TOD mixed-use districts, Commercial districts, and A-1 Light Industrial district

- Property must have active building permits for the primary structure.
- The ATUP shall become invalid if the building permit for the primary structure becomes invalid or expires.

#### ALLOWED ZONING DISTRICTS AND RESTRICTIONS\* (CONTINUED)

##### Mobile Retail/Food/Business Vending Uses/Units

**Allowed Districts:** TOD mixed-use districts, Commercial districts, and A-1 Light Industrial district

- Shall only be located within the property line or on the public streets or sidewalks.
- The activity/use shall not be conducted past 10 p.m.
- Shall comply with Phoenix City Code Article II. Street and Sidewalk Vending and the Zoning Ordinance.

##### Pop-up Pocket Space/Use

**Allowed Districts:** TOD mixed-use districts, Commercial districts, and A-1 Light Industrial district

- Property must have active building permits for the primary structure.
- The ATUP shall become invalid if the building permit for the primary structure becomes invalid or expires.
- Any pop-up activity shall not be conducted past 10 p.m.

##### Yard/Garage Sale or Similar Use

**Allowed Districts:** TOD mixed-use districts, Commercial districts, and A-1 Light Industrial district

- Shall only be located on a subject parcel adjacent an established residential use. Use of the public right-of-way is prohibited.
- Shall only be operated between 6 a.m. and 10 p.m.

##### Temporary Generators or Other Utility Facilities

**Allowed Districts:** All districts

- Shall comply with City Ordinance [Section 708](#) as well as other City's and County's requirements.

\* A Temporary Use Permit (TUP) is required through a public hearing process if any non-residential use/activity (except mobile vending and yard/garage sale) is located on a subject block/parcel adjacent to a residential zone or an existing residential use.



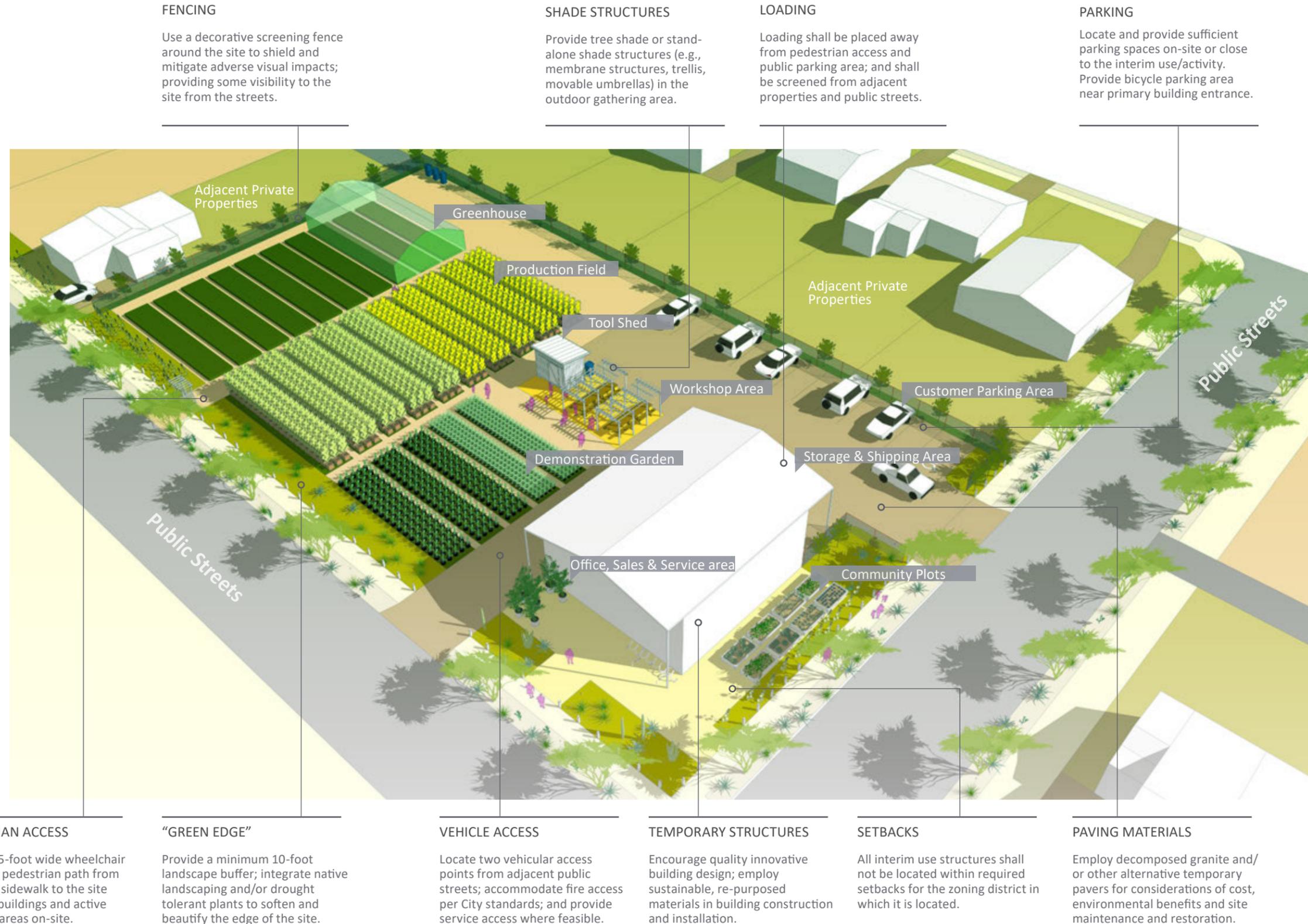
# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INTERIM USES

## GENERAL DEVELOPMENT AND DESIGN GUIDELINES

### TEMPORARY USE PERMITS (TUPs)

- **APPLICABLE USE TYPES:** A Temporary Use Permit (TUP) is required to allow the following uses including but not limited to:
  - (1) Community garden;
  - (2) Temporary street tree nursery;
  - (3) Temporary cooperative farm/nursery;
  - (4) Temporary religious venue/health services/social services facility;
  - (5) Non-residential interim uses located within residential districts or adjacent to residential zones/uses (except mobile vending and yard/garage sale).
- **APPLICATION PROCESS:** Applicants shall refer to City Ordinance Section 307 to request an approval of a TUP through a public hearing process.
- **TIME DURATIONS:** The Zoning Administrator may grant a TUP for up to sixty (60) months (a five-year period). A time extension may be granted only through an additional use permit hearing for an additional time period that may be up until the subject block/parcel is ready for development.

*Diagrams are conceptual only and subject to change based on future goals, development proposals, and other considerations.*



#### FENCING

Use a decorative screening fence around the site to shield and mitigate adverse visual impacts; providing some visibility to the site from the streets.

#### SHADE STRUCTURES

Provide tree shade or stand-alone shade structures (e.g., membrane structures, trellis, movable umbrellas) in the outdoor gathering area.

#### LOADING

Loading shall be placed away from pedestrian access and public parking area; and shall be screened from adjacent properties and public streets.

#### PARKING

Locate and provide sufficient parking spaces on-site or close to the interim use/activity. Provide bicycle parking area near primary building entrance.

#### PEDESTRIAN ACCESS

Provide a 5-foot wide wheelchair accessible pedestrian path from the public sidewalk to the site and to all buildings and active gathering areas on-site.

#### "GREEN EDGE"

Provide a minimum 10-foot landscape buffer; integrate native landscaping and/or drought tolerant plants to soften and beautify the edge of the site.

#### VEHICLE ACCESS

Locate two vehicular access points from adjacent public streets; accommodate fire access per City standards; and provide service access where feasible.

#### TEMPORARY STRUCTURES

Encourage quality innovative building design; employ sustainable, re-purposed materials in building construction and installation.

#### SETBACKS

All interim use structures shall not be located within required setbacks for the zoning district in which it is located.

#### PAVING MATERIALS

Employ decomposed granite and/or other alternative temporary pavers for considerations of cost, environmental benefits and site maintenance and restoration.

**(FIGURE 12) BLOCK PLANNING INTERIM USE: COOPERATIVE NURSERY DESIGN CONCEPT**

# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INTERIM USES

## GENERAL DEVELOPMENT AND DESIGN GUIDELINES

### SITE LAYOUT, ACCESS, AND PARKING

- SETBACKS:** An interim use structure shall not be located within the required setbacks for the specific zoning district in which it is located, as specified in the table on the right and in *City Ordinance Section 701.D.3*; and shall provide for a clear vision area at each intersection or driveway. In addition,

(1) For temporary events/activities, the required setbacks from the residential property line are specified herein under *“Allowed Zoning Districts and Restrictions-Community or Other Special Events/Uses”* on p.67.

(2) For community garden/cooperative urban farm/nursery, the required setbacks for planting and composting area are specified herein under *“COMPOSTING AND PLANTING”* on p.74.

- CIRCULATION AND PEDESTRIAN ACCESS:** For large sites (> 1 acre in size), provide at least two (2) unobstructed vehicular access points from public streets to the site, each a minimum of twenty (20) feet wide. Provide barrier-free access from adjacent sidewalks to the site and to all buildings and active outdoor spaces. Accommodate fire access per City standards. Convenient access for service vehicles should also be considered and accommodated on site where feasible.

- VEHICULAR PARKING:** Identify on-site or approved off-site parking area associated with the interim use/activity. On-site surface parking should be placed to the side or the rear of the subject site. Provide sufficient parking spaces per City Ordinance *Section 702*.

- BICYCLE PARKING:** Locate on-site bicycle parking areas near primary structure entrances. Consider providing bicycle valet stations adjacent/close to temporary events/activities during event operation hours.

- LOADING:** If a loading area is needed on-site (i.e., community garden/cooperative farm/urban nursery), the loading facilities should be located to the rear or the side

of the subject site/building. Separate loading areas from pedestrian access and public parking areas where feasible.

- HISTORIC PRESERVATION:** Avoid any direct or indirect adverse impacts (e.g. visual impact, shadow, smog, vibration, heat, glare, etc.) to adjacent designated or eligible historic properties (HP) or districts.

#### SETBACK REQUIREMENTS

##### Structures in TOD Mixed-use districts

Primary Frontage	5- foot minimum and 12 foot maximum
Secondary Frontage	5- foot minimum and 10 foot maximum
Side Lot Line <sup>(1)</sup>	5-foot minimum
Rear Lot Line <sup>(1)</sup>	5-foot minimum

##### Structures in Commercial, Industrial districts

Primary Frontage <sup>(2)</sup>	25-foot minimum
Secondary Frontage <sup>(2)</sup>	20-foot minimum
Side Lot Line <sup>(1)</sup>	20-foot minimum from the lot line if on a street; 5-foot if not on a street
Rear Lot Line <sup>(1)</sup>	20-foot minimum from the lot line if on a street; 5-foot if not on a street

<sup>(1)</sup> A minimum 10-foot landscape buffer is required from the lot line if the use/structure is adjacent to single-family residential or designated or eligible historic preservation (HP) properties or districts. When the height of temporary structure is 48-foot or greater, a minimum 25-foot setback from the property line is required.

<sup>(2)</sup> A minimum of 5-foot-wide landscape strip shall be located between the front property line and the parking area, exclusive of driveways and walkways where any parking space is established between the front property line and the main building or structure.

### BUILDINGS/STRUCTURES

- STRUCTURE TYPES:** Temporary built structures on subject blocks/parcels may include module building units, membrane structures, bleachers/platforms/stages, showmobiles, and/or mobile vending units, etc.

- PLACEMENT:** Site structures in locations where they are easily accessible by the public and visible from major public streets and pedestrian paths. Provide access for fire apparatus between the structures.

- SCALE AND HEIGHT:** The scale and size of the structure should be compatible with adjacent and nearby neighborhoods or historic properties. The maximum height of the structure shall not exceed fifty-six (56) feet; up to sixty-five (65) feet is allowable with a use permit unless specified otherwise hereafter. The structure height shall not affect nearby airport operations as per the Phoenix Airport Height Zoning Article, Ordinance G-5179.

- ARCHITECTURAL DESIGN:** Encourage innovative architectural treatments in building/structure design to provide three-dimensional quality and eye-level details in keeping with local historical context and heritage values to the extent practical. Avoid monotonous or repetitive elevations.

- FOUNDATION:** Temporary structures shall not have a permanent foundation. All built structures shall be towed when uses/activities on a subject site is terminated.

- ACCESSIBLE DESIGN:** All publicly accessible temporary structures shall comply with Phoenix Building Construction Code (PBCC) for barrier-free access and means of egress.

- COLORS AND MATERIALS:** Avoid the use of light, bright or reflective colors. Employ a desert palette of colors that blends with the nearby environmental and historical context and is appropriate to the climate and region. Employ sustainable and reusable materials, including re-purposed and low-impact materials such as scrap wood and cork for environmental benefits.

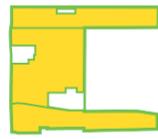
- MAINTENANCE:** Temporary structures used for display or sale of items or outdoor events/activities shall not be used for human shelter overnight.



Above: Placement and design of temporary structures shall comply with height, setback requirements and City building codes.



Above: A temporary structure built from scaffolding and white plastic sheeting was used as a creative lab for new ideas.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INTERIM USES

## GENERAL DEVELOPMENT AND DESIGN GUIDELINES

### OPEN SPACE AND LANDSCAPE DESIGN

- **COMMON OUTDOOR ROOM:** If a courtyard/ gathering area is provided on site, the public space should accommodate a variety of outdoor activities for social gathering and recreation and should be designed to accommodate accessibility requirements.
- **SHADE STRUCTURE:** Provide tree shade or stand-alone shade structures (e.g., membrane structures, trellis, movable umbrellas) in the areas where clusters of people can gather.
- **MOVABLE AMENITIES:** Place movable furniture (e.g., movable tables and chairs, benches, picnic tables, shipping pallets, milk crates, etc.) in gathering areas for dining and relaxing. Recycled pallets and crates are easily movable and stackable; and could be used to create gateway elements, public space barriers and plant containers.
- **LANDSCAPE BUFFER (“GREEN EDGE”):** Provide a minimum 3-foot wide landscape buffer to adjacent properties and a minimum 5-foot wide landscape strip along public sidewalks. Integrate drought tolerant and/ or native planting and portable landscape elements (e.g., boxed trees, polymer plastic/wood/steal planters) to beautify the edge of the site.
- **FENCING:** Provide a screening fence around the site for visual appeal and security. The fence should be semi-transparent with visibility to the surroundings. Use decorative fences with a combination of landscaping elements (hedges, vines and/ or shrubs) to shield and mitigate potential visual impacts.
- **PAVING MATERIALS:** Select decomposed granite (DGs) and/ or other alternative paving materials (e.g., gravel, flagstones, brick pavers) for considerations of aesthetics, cost, environmental benefits, as well as site maintenance and restoration. Astro turf and sod could also be used to fill buffer area, add greenery and/ or create a natural, soft green surface for activity areas.



Above: Use wood shipping pallets to build movable public furniture.



Above: Use movable furniture and portable planters for placemaking.



Above: Astro turf could be a solution to creating a comfortable and visible green surface.



Above: Use multiple landscape elements to beautify the edge of the site.

### SIGNAGE, LIGHTING, AND NOISE MITIGATION

- **TEMPORARY SIGNS:** Provide temporary signs to communicate project information and to aid in pedestrian/vehicular orientation and wayfinding. The placement, size, materials, illumination and context of signs shall comply with the Zoning Ordinance.
- **LIGHTING:** Provide low illumination lighting in pedestrian and vehicular areas if the use/activity operates after dusk. All lighting features must comply with the City’s Code and Ordinance. Prohibit direct glare, light illumination greater than 1-foot candle, and light spilling onto adjacent properties and road rights-of-way.
- **ELECTRICAL:** All electrical provisions to a building/ structure on-site are subject to the City’s building code. Temporary wiring/generator must be properly sized and secured and shall not be accessible by the general public.
- **NOISE MEDIATION:** Avoid excessive noise associated with temporary use or activity broadcast beyond the boundaries of the block/lot. Any temporary use or activity-related noise shall not violate *Phoenix City Code Noise Ordinance*.



Above: Employ recycled materials in the project gateway signage.

### WASTE DISPOSAL AND SITE CLEAN-UP

- **GARBAGE COLLECTION AND DISPOSAL:** Provide movable trash cans or waste recycling bins on site. Garbage collection and ongoing trash disposal shall be provided after the event/activity on a daily basis or at least once a week for other interim use types.
- **RESTROOMS:** Locate and maintain temporary portable toilets with hand-washing stations on site. The facilities shall be permitted subject to Maricopa County regulations.
- **SITE CLEAN-UP AND RESTORATION:** When uses/ activities on a subject site are terminated, structures, merchandise, signage, waste, debris and all equipment used on site shall be removed and the site shall be appropriately restored. The City could require operators to provide a performance guarantee (e.g., a bond or cash deposit) to guarantee site restoration after use and operations as required per City Codes and Ordinances.



Above: Provide warm, low-illumination lighting after dusk.



# BLOCK PLANNING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES: INTERIM USES

## GENERAL DEVELOPMENT AND DESIGN GUIDELINES

### COMMUNITY GARDEN/ COOPERATIVE FARM/NURSERY

- **DEFINITION:** Community garden/cooperative farm/nursery is a private or public facility for the cultivation of fruits, vegetables, flowers and ornamental plants.
- **SITE SELECTION:** Locate a garden/nursery where the site has sufficient land with ample sunlight and reliable water supply. The sites should be accessible by volunteers and have access to available partnerships and infrastructure. For any garden/nursery site that is two or more acres in size, please contact the [Arizona Department of Water Resources](#) for assistance regarding specific water rights.
- **STRUCTURES:** Structures on site may include tool sheds, shade ramadas, garden stands, barns, animal housing, hoop houses, cold frames, greenhouses, planting preparation houses or other similar structures.
  - (1) All structures should be located within the buildable area and should be 6 feet apart;
  - (2) Maximum structure size: 200 square feet;
  - (3) Maximum height: 15 feet in the rear yard setback and 8 feet in the required side yard setback.
- **ACCESS AND PATHS:** Provide 20 foot wide vehicular access to the storage/tool shed/sales area for a truck or car. Design 5 foot wide on-site circulation paths for all gardeners and visitors while considering the flow of the garden. The paths could be constructed out of a compacted surface material such as stabilized decomposed granite or engineered wood fiber.
- **COMPOSTING AND PLANTING:** Compost and planting areas must be at least 3 feet from adjacent property lines. The compost areas should be no greater than 12 feet by 12 feet; and can be increased with a use permit. Shield compost bins from adjacent properties and public right-of-way. Prevent rodents, pests, odors, and leachate that impact the vicinity.
- **FENCING AND SCREENING:** The maximum height of fences within the front yard setback shall be 40 inches and is limited to 36 inches if adjacent to single-family residential or historic preservation (HP) properties or districts, or HP eligible properties.
- **SITE MAINTENANCE:** Maintain the property free of high grass, weeds, or other debris. Trash and debris should be removed at least once a week or any time necessary.
- **DRAINAGE:** Design and maintain the site to prevent potential irrigation/water run-off and/or fertilizer from draining onto adjacent properties or right-of-ways.
- **SALE OF PRODUCTS ON-SITE:** A use permit is required to allow accessory sales of products cultivated on-site per the Zoning Ordinance Section 307.
- **OTHER REFERENCES:** For more information regarding establishing and sustaining a community garden/nursery in the LRS planning area, please refer to [Community Garden Policy Guidelines](#) and [Arizona Sustainable Community Garden Resource Guide](#).



Above: Provide wheelchair accessible paths in the community garden or cooperative farm/nursery.

### EVENTS/ACTIVITIES

- **OPERATION REQUIREMENTS:** All temporary public assemblies - outdoor events and activities authorized to be conducted on a subject block/parcel are subject to City of Phoenix and Maricopa County requirements.
- **OPERATION TIME:** All activities or events must only take place between the hours of 8:00 a.m. and 10:00 p.m.
- **LIABILITY INSURANCE:** Organizers of large-scale public events (more than 50 attendees) on a subject block may be required to hold event liability insurance for the event through the City's [tenant user liability insurance program](#).
- **SAFETY AND FIRE PREVENTION:** A [Public Assembly - Outdoor Event Permit](#) from the Fire Department is required if the projected attendance of the event is 500 or more or if confining 50 or more people within barricades or fencing area.
- **OTHER PERMITS REQUIRED** if included in the event:
  - (1) **Tents or Canopies:** For tents in excess of 800 square feet or canopies in excess of 1,200 square feet, a [Tent/Canopy/Membrane Structure Permit](#) from the Fire Department is required.
  - (2) **Temporary Event Power:** If the event includes generators or temporary wiring to an existing electrical panel, a permit for the installation is required unless exempted by Phoenix Building Construction Code (PBCC) Section 105.2 depending on the facility locations and/or whether it is accessible by the general public. Please refer to the [guideline](#) for more information.
  - (3) **Bleachers, Stage or Platform:** All bleachers and any stage or platform higher than 30-inch require a [Bleacher Permit](#) from the Planning & Development Department.
  - (4) **Food Services and Portable Restrooms:** Please refer to the [Maricopa County Environmental Services website](#) on how to obtain the appropriate permits.
  - (5) **Sale or Service of Alcohol:** If dealing in liquor for the event, qualified organizations should apply for a [Special Event Liquor License](#). If extending an existing active liquor license into unlicensed areas adjacent to the premises, an [Extension of Premises](#) is required. Once the City approves the [Special Event Liquor License](#) application or the [Extension of Premises](#), the Arizona Department of Liquor Licenses & Control (DLLC) will review and make the ultimate determination on the application before alcohol may be served or sold.
  - (6) **Mobile Vending:** A [Vending License](#) may be required depending on the vending location and type of vending activity.
  - (7) **Transaction Privilege Tax:** A [Transaction Phoenix Privilege \(sales\) Tax License](#) is required when conducting taxable activity within the Phoenix City Limits.



Above: Temporary event/activities may require a number of permits depending on the event size, content and services provided.

