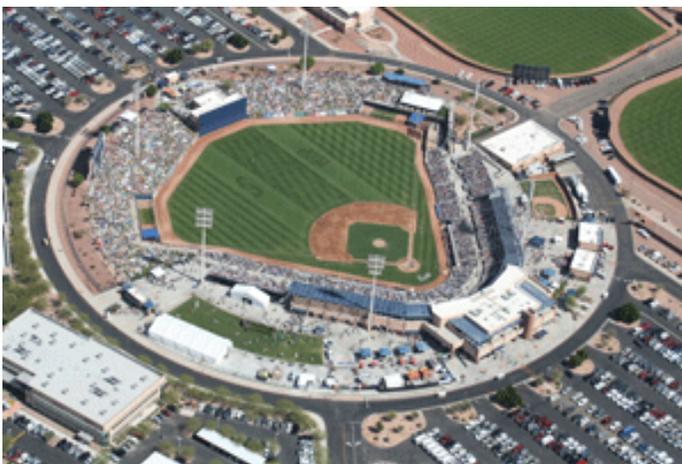


Peoria Sports Complex

Standards and Guidelines Report



PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: N/A

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Planner: Amanda Beck

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I. Introduction

This “Standards and Guidelines Report” provides the zoning standards for the Peoria Sports Complex and adjacent properties within the Planned Area Development (PAD). The Peoria Sports Complex (the Complex) is the spring training facilities for two Major League Baseball franchises and hosts numerous civic, sporting, and entertainment events throughout the year. The Complex is part of a larger 179± acre site (referred herein as the Site) and bounded by Paradise Lane on the north, Skunk Creek on the south, 77th Avenue on the east and 83rd Avenue on the west. (Refer to full-size exhibits within Exhibit Section for more information.)

The Site is located in the northwest portion of the Phoenix Metropolitan Area, ¼ mile east of the Agua Fria Freeway (AZ Loop 101), and six miles west of the intersection of Interstate 17 and Bell Road. The planned development is located to the south of North Valley Power Center and Arrowhead Towne Center (north side of Bell Road), and east of Arrowhead Fountain Center known colloquially as “Restaurant Row.”

The Complex both compliments and enriches the regional area by offering a high-quality venue for spectator sporting events and related recreational uses, and has emerged as a significant community asset. This has been accomplished in part with minor modifications to the original PAD that allow the Site to adapt to changing market conditions and technological advances while maintaining a high-level of quality of development. However, to maintain a competitive edge with similar venues, the City of Peoria commissioned the Peoria Sports Complex Area Urban Design Plan (Urban Design Plan or UDP) to identify and address the challenges and capitalize on future opportunities within the Complex and the surrounding area.

Approved in 2010, the Urban Design Plan establishes the vision for the continued enhancement and redevelopment of the Sports Complex Area. In 2011, the UDP was incorporated into the Peoria General Plan and the project area was reclassified as “Sports Complex Mixed Use.” Consequently, refinements to this Standards and Guidelines Report are necessary to update the zoning framework to allow the Site to evolve into a compact, twenty-four hour, mixed-use, walkable district as envisioned within the UDP and General Plan.



Exhibit 1 - Vicinity Map

II. Consistency With Adopted Land Use Plans

The Site was part of the North Peoria Redevelopment Area Plan. The plan, adopted on December 15, 1992 and modified on May 25, 1993, identified the property as Community Commercial (CC) and Parks/Open Space (P/OS); where, Community Commercial provided for the most intensive types of development. The existing and planned land uses within the Peoria Sports Complex and adjoining properties were consistent with the CC and P/OS land use designations.

In 2010, the City Council approved the Peoria Sports Complex Area UDP, which has become the guiding document for the continued development and redevelopment of 570 acre area anchored by the Peoria Sports Complex. One of the key directives of the study was to assess, make recommendations and incorporate implementation strategies on:

- Design solutions to enhance the pedestrian connectivity;
- Increase land utilization within the area and define future development and redevelopment opportunities; and
- Opportunities to establish and enhance the identity of the area.

Therefore any enhancement to existing development or future improvements to the Complex and surrounding area need to be compatible with the vision and goals, and established character and design quality outlined within the Urban Design Plan and Peoria General Plan. Subsequent to the UDP's adoption by Council, the North Peoria Redevelopment Plan was rescinded in 2011.

III. Site Conditions

Environmental Factors:

The site adjoins the north boundary of Skunk Creek. The Army Corps of Engineers channelized this natural wash from 75th to 83rd Avenues in the mid-1980s. The Skunk Creek floodplain is now contained within the stabilized banks of the wash. A portion of the site within Skunk Creek and the floodplain is restricted to open space and recreational uses.

Within the floodplain near the intersection of Skunk Creek and 83rd Avenue, is property designated as a Wetlands Wildlife Sanctuary by the State Department of Game and Fish. Development adjacent to this area must be sensitive to this designation to protect this small wetlands area.

Located on the property is a 185-foot tall communication tower owned by Crown Castle. This facility is covered under a multi-year lease agreement between the City of Peoria and Crown Communications.

Existing Utility Services:

Sewer service is provided to this site from an 18" sewer line in 83rd Avenue and a 12" sewer line in Paradise Lane. These lines convey sewer flows to the City's Butler Water Reclamation Facility

(WRF) for treatment. (See Exhibit 2A – Wastewater Map)

Potable water service to the site is provided by a 16” water line in 83rd Avenue and a 12” water line in Paradise Lane and a 24” waterline crossing Skunk Creek at the Tierra Buena Lane alignment. The site is location at the top of the City’s existing water pressure zone No.2, which provides approximately 65 psi of water pressure to the site. The water system in the general area is very robust and can be supplied by multiple connections in the city’s water distribution systems. Within the boundary of the property is an existing water reservoir/booster station site that provides a total of 2 million gallons of storage capacity and 3.9 million gallons per day of booster capacity. (See Exhibit 2B – Water Map)

Non-potable water service to the site is provided through an existing well/reservoir/booster station system located on the property. The non-potable water is used to supply the irrigation systems for the City’s Sports Complex.

Storm drainage from the site is conveyed at the multiple points into the adjacent Skunk Creek. There is an existing 42/36” storm drain in 83rd Avenue to convey flows from the western portion of the site. The local drainage from the central area of the site is conveyed by an existing 36/24” storm drain. An existing 96” storm drain serving properties north of the site crosses through the eastern portion of the site.

IV. Preliminary Development Plan

Prior to the UDP adoption, larger surrounding area, which included the Complex was generally divided into four districts including the Skunk Creek Open Space. They were: 1) Sports Complex, 2) Arrowhead Fountains Center, 3) North Valley Retail Center and 4) Vacant Sites. As part of the original adoption this PAD, a Preliminary Development Plan was adopted and further divided the Sports Complex district into the five parcels as shown in Exhibit 3.

As part of the UDP recommendations, the Complex and surrounding area was reclassified and characterized into ten districts in order to create smaller manageable districts to better define desired land use and character. The Sports Complex area falls within four of those districts: Sports Complex, Lifestyle & Entertainment Village, Stadium North and East End. Consequently, it has become necessary to modify the parcel configuration of the original Preliminary Development Plan to better align with these districts, and in particular the Lifestyle & Entertainment Village area.

Parcel Reconfiguration:

The spring training facilities, practice fields, and stadium remain within Parcel 1 (see Exhibit 4). Ancillary parking lots to the north and west of the stadium have been incorporated into Parcel 2 to accommodate future development contemplated within the UDP. Furthermore, the UDP contemplated that development within would vary in intensity. As a result, Parcel 2 is divided into three distinct areas and labeled Parcel 2A, 2B and 2C respectively. There is no change to configuration of Parcels 3, 4 and 5.

The land uses within Parcel 1 and 4 uses remain the same. Parcels 2A-2C, 3 and 5 are intended to provide complimentary commercial, retail, recreational, entertainment, lifestyle center, commercial uses, hotel/conference facilities and multi-family residential, as well as auxiliary uses to the baseball facility, which is discussed more in depth within the UDP. The allocation of land uses are expressed as a percentage of the site, and shown below in Table 1: Land Use Allocation.

Table 1: Land Use Allocation

Parcel	Land Use	Acres	% of Total Site
1	Baseball Facility	101.15	55%
2A	Mixed Use	19.32	11%
2B	Commercial	9.27	5%
2C	Parking	10.24	6%
3	Mixed Use	12.85	7%
4	Open Space/ Utilities	13.60	8%
5	Mixed Use	14.63	8%
Total		181.06	100%

In addition to defining parcel areas and land uses, this “Standards and Guidelines Report” provides the development framework for the Complex. More specifically, it outlines development agreements applicable to the project and development standards for individual parcels which include but not limited to setbacks, architecture, signage and land uses.

V. Development Agreements

There are two development agreements that govern development on the Complex. The first is between the City of Peoria and The Westcor Company II Limited Partnership, Midcor Associates and their successors (currently Macerich), which establishes restrictions on allowed uses within portions of Parcels 1, 2B, 2C and 5. The restricted use areas as delineated with shade pattern on the Development Agreement Area Map, Exhibit 5. The long range uses within the agreement area are being established within this PAD for when the agreements expire.

In January 2011, PSP (formerly Osage West, LLC) was the only respondent to a City issued Request for Proposal soliciting a detailed proposal for the redevelopment of an approximate seventeen and one-half acre lease area encompassing Parcels 2A, south of Sports Complex. Subsequently, the City and PSP entered into a Development Agreement, and other related agreements for the construction and management of uses within the lease area. As a result, development standards within Parcel 2A were modified, in anticipation of future development of the lease area.

VI. Development Standards

The following sections identify the minimum development standards for each parcel within the development. Standards not identified shall be established by the applicable City Ordinances and Codes. Pursuant to Zoning Code, the City may modify the permitted uses and development standards applicable to planned area developments. The purpose of the modifications is to establish zoning standards promoting a high-quality development that will benefit the city more than compliance with the standard zoning code provisions. This document contains the zoning modifications that will apply to the entire Site.

A. PERMITTED USES

Permitted Uses	Parcel						
	1*	2A*	2B*	2C	3	4	5*
Commercial Sporting Complexes and related facilities and use	X						
Concerts, Paid Admissions Attractions and Public Events	X	X					
Public Recreational Uses and Facilities	X	X	X	X	X	X	X
Outdoor Sales or Display Events such as swap meets, trade shows, car and boat shows	X	X		X			
Public, Quasi-Public and Non-Profit Buildings and Uses	X	X	X	X	X	X	X
Auxiliary Uses related to Commercial Sporting Complexes	X	X	X	X	X	X	X
Health and Exercise Center	X	X	X	X	X	X	X
Tavern, Bar or Lounge	X	X	X	X	X	X	X
Restaurants, excluding drive-through facilities	X	X	X	X	X	X	X
Hotel Facilities	X	X	X	X	X		X
Exhibition and Convention Facilities		X	X	X	X		
Gift Shop		X	X	X	X		X
Jewelry Shop		X	X	X	X		X
Leather Goods and Luggage Store		X	X	X	X		X
Travel Agency		X	X	X	X		X
Apparel and Accessory Store	X	X	X	X	X		X
Sporting and Athletic Goods Store	X	X	X	X	X		X
Art Gallery	X	X	X	X	X		X
Professional, Administrative or Business Office	X	X	X	X	X		X
Banks and Financial Institutions		X	X	X			
Preschool or Day Care Center, subject to the issuance of a Conditional Use Permit		X	X	X	X		X
Off-Site Identification and Directional Signage for commercial sporting complexes	X	X	X	X	X		X
Specialty Store	X	X	X	X	X		X
Candy and Ice Cream Shop	X	X	X	X	X		X
Curio Shop	X	X	X	X	X		X

Antique Store	X	X	X	X	X		X
Florist Shop		X	X	X	X		X
Racquet Club		X	X	X	X		X
Accessory Uses customarily incidental to primary uses	X	X	X	X	X	X	X
Multi-Family Residential		X	X	X	X		X
Theaters, Indoor		X	X	X	X		X
Medical Offices			X		X		
Food Vender Cart / Retail Cart	X	X	X	X			
Outdoor Dining & Drinking Areas	X	X	X	X			
Multimedia and Interactive Entertainment Productions (Accessory)	X	X	X	X			

Permitted Uses (cont'd)	Parcel						
	1*	2A*	2B*	2C	3	4	5*
Traditional, Multimedia and Interactive Seasonal/Holiday Decorations (Accessory)	X	X	X	X			
Indoor/Outdoor Recreation Facility	X	X	X	X			
Retail Store, new merchandise	X	X	X	X	X		X
Temporary Broadcast and Performance Stage	X	X	X	X			
Informational Kiosks	X	X	X	X			
Farmer's Markets and Community Festivals	X	X	X	X			
Outdoor Storage, screened (As an Accessory Use)							X

* Note: Uses within Parcels 1, 2B, 2C and 5 are restricted by development agreement with Westcor Company II Limited Partnership and Midcor Associated and their successors (currently Macerich) as indicated in Exhibit 5 of this report.

B. MINIMUM BUILDING SETBACKS

Street	Parcel						
	1	2A	2B	2C	3	4	5
83 rd Avenue	10-feet	0-feet	10-feet	-	10-feet	-	-
Paradise Lane	10-feet	-	10-feet	10-feet	10-feet	-	30-feet
Skunk Creek	20-feet	-	-	-	-	20-feet	20-feet
77 th Avenue	-	-	-	-	-	-	0-feet
Greenway Road	-	-	-	-	-	-	-
Interior Lot Line	0-feet	10-feet	10-feet	10-feet	10-feet	10-feet	25-feet
Mariner's Way*	30-feet	0-feet	-	-	-	-	-
Stadium Way*	30-feet	0-feet	0-feet	-	30-feet	-	-

*Note: Measured from centerline of road

C. REQUIRED PERIMETER LANDSCAPE

Landscape areas shall be provided on-site adjoining the street right-of-way lines at a minimum depth equal to the dimension indicated.

	Parcel						
	1	2A	2B	2C	3	4	5
83rd Avenue	10-feet	10-feet	10-feet		10-feet	-	-
Paradise Lane	10-feet		10-feet	10-feet	-	-	15-feet
Skunk Creek	20-feet	-	-	-	20-feet	20-feet	20-feet
77th Avenue	-	-	-	-	-	-	0-feet
Greenway Road	-	-	-	-	10-feet	-	-
Interior Lot Line	0-feet	0-feet	0-feet	0-feet	5-feet	5-feet	5-feet

D. PARCEL 1 - ADDITIONAL DEVELOPMENT STANDARDS

1. **Maximum Building Height:** 56 feet
2. **Exterior Lighting:**
 - a. Exterior light standards for the Peoria Sports complex and auxiliary fields shall not exceed 130 feet above grade.
 - b. Exterior light standards within the parking areas provided on Parcel 1 shall not exceed 35 feet in height above the finished surface of the parking area.
3. **Signage:**

Due to the unique nature and operational characteristics of commercial sporting complexes, special sign standards have been developed for Parcel 1. Additional signage may be added as provided for on subsequent approved phases of development by the City.
4. **Landscape:**

On-site landscape areas shall be provided as indicated on the approved construction documents for the Peoria Spring Training Facility and subsequent approved phases of the development on Parcel 1. Landscape areas within the public right-of-way along 83rd Avenue and Paradise Lane will be enhanced as part of the City funded P83 Entertainment District-wide improvements.
5. **Fences and Screen Walls:**

Due to the unique nature of the proposed development on Parcel 1, fence and screen wall heights and locations will be provided as indicated on the approved construction documents for the Peoria Spring Training Facility and subsequent approved phases of the development on Parcel 1.
6. **Architectural Style and Materials:**

Building materials and architectural style shall conform to the elevation drawings depicted in the approved construction documents for the Peoria Spring Training Facility and subsequent approved phases of the development on Parcel 1.

E. PARCLES 2A – ADDITIONAL DEVELOPMENT STANDARDS

1. Maximum Building Height:

- a. Anchor Location: The City recognizes the northeast corner of 83rd Avenue and Mariner's Way as a gateway into the Complex and thus an anchor site. The maximum building height for the anchor location is ten (10) stories or 120 feet, whichever is less.
- b. Anchor Uses: Maximum building height for anchor uses, such as but not limited to Hotel/Conference Center, Major Entertainment Venues or Residential Condos is ten (10) stories or 120 feet, whichever is less.
- c. Parking Garage(s): Seventy-two (72) feet.
- d. All other uses on site: Seventy-five (75) feet.

2. Maximum Residential Density:

Multi-family residential development shall not exceed 40 du/ac.

3. Exterior Lighting:

The lease area is intended to be developed as a pedestrian-focused design that creates a dynamic daytime and nightlife scene. Proposed lighting should blend seamlessly with the architectural character of the project and compliment the larger P83 Entertainment District. The design should activate and enrich the pedestrian experience, while simultaneously minimizing glare, light trespass, energy conservation. Full cut-off fixtures, pole mounting heights, and shielding should be utilized to effectively control glare and light trespass. Lighting designers are also encouraged to utilize automatic controls systems to eliminate excessive light during non-active hours of site and building operation.

An outdoor lighting plan shall be provided at the time of the lease area's development. If the project is phased, the plan shall be updated and submitted at the time each phase develops. Additionally, the following standards shall apply:

- a. Pole mounted lighting shall not exceed twenty-five (25) feet.
- b. Pole mounted lighting on the top level of parking garage(s) shall not exceed sixteen (16) feet in height and be located near the center of the structure.
- c. Any lighting used to illuminate wall or ground mounted signs around the perimeter of the project shall be directed down and shielded in a manner so that the illumination sources shall not be visible from any adjacent property.

4. Signage:

A sign package showing the proposed design and location of all permanent and

temporary signs shall be submitted for review and approval according to the site plan review procedures outline in Article 14-39 Administrative Procedures.

5. Landscape:

Landscape areas within the public right-of-way along 83rd Avenue and Paradise Lane will be enhanced as part of the City funded P83 Entertainment District-wide improvements. On-site landscaping shall be provided in accordance with the requirements of the Zoning Ordinance.

6. Screening:

- a. Service areas and refuse containers shall be screened by architecturally integrated and consistent walls and gates.
- b. Gates shall remain closed at all times except at times when service vehicles are accessing the service areas/refuse containers.
- c. Service areas shall be sighted to minimize visibility from 83rd Avenue, the stadium and pedestrian promenade.
- d. Mechanical equipment: All roof and ground-mounted mechanical equipment shall be fully screened from public view.
- e. All utility cabinets shall be screened in a manner consistent with Section IV of the City of Peoria Design Review Manual.

7. Architectural Style and Materials:

The lease area is anticipated to be a distinct mixed-use open-air, pedestrian-focused design. Building materials and colors should be selected, and structures situated on the property to promote a vibrant, walkable experience. The developer shall submit a Site Plan showing the proposed location of buildings, phasing (if any), and pedestrian amenities in accordance with the site plan review procedures outline in Article 14-39 Administrative Procedures. The site plan shall cover the entire lease area, and if the project is phased, the proposed architectural character established in the first phase shall set the tone and style for subsequent phases. As a part of the submittal, the applicant shall:

- Provide elevations and detailed plans that establish the overall range of proposed building materials, textural treatments and colors for the project. Development should stand the test of time through the use of upscale, quality materials.
- Select building materials and architectural style shall compliment, and incorporate similar architectural vernacular from the Peoria Spring Training Facility and adjacent P83 Entertainment District right-of-way improvements.
- Layout buildings in a manner that contributes a positive sense of place within the inclusion of unique and pedestrian-oriented urban design and architecture. Corporate architecture is permitted but should be tempered and integrated into the larger thematic design of the buildings.
- Give all facades shall receive an equal, high level of design and materials (360-degree architecture). A component of this includes fenestration (windows or doors)

on all facades which are visible from public rights-of-way. The intent is to allow for visibility into tenant spaces and create inviting pedestrian spaces.

- Design parking garages so they are consistent in design with the adjoining mixed-use development and designed to minimize their appearance as a parking structure to the greatest extent feasible.
- Consider building design that visually divides the structures into small top-middle-bottom and horizontal components including, but not limited to, material changes, offsets, columns, projections, and complimentary distinct cornices and window treatments.
- Provide distinctive and varied rooflines, styles, materials are encouraged to promote architectural and visual diversity.

F. PARCEL 2B, 2C, 3, 4, AND 5 – ADDITIONAL DEVELOPMENT STANDARDS

1. Maximum Building Height: 48 feet

2. Exterior Lighting:

Exterior light standards within parking areas shall not exceed 25 feet in height above the finished surface of the parking lot.

3. Signage:

- a. Signage shall be in accordance with the sign requirements of Peoria City Code except that freestanding monument signs shall not be subject to any distance requirement from other freestanding signs.
- b. Off-site directional and identification signage for the commercial sporting complex on Parcel 1 is allowed on these parcels.
- c. An off-site multi-tenant directional sign is allowed at the southeast corner of 83rd and Paradise Drive and is subject to the following requirements.
 1. Maximum Height: 8-ft;
 2. Maximum Area: 30-sq ft, maximum of 10 sq ft per tenant panel;
 3. Setback: 1-ft from the right-of-way line;
 4. Sign may be internally illuminated or externally illuminated via shielded down-facing fixtures;
 5. Sign must be located outside of visibility triangles;
 6. Tenant panels may include logos and/or the business name and an directional arrow;
 7. Sign utilization is limited to businesses located on Parcel 5.
 8. Sign may also include the district identity logo at either the top or bottom of the sign.
 9. Sign must be composed of high quality, durable materials and include a

masonry base.

d. Building mounted wall signs for the commercial offices located on parcel 2B north of stadium way are subject to the following requirements:

1. Building mounted wall signs shall be restricted to the top spandrel of each building
2. Such Signs shall be allowed on the facades which are visible to 83rd Avenue and Paradise Lane as shown on Figure 1.
3. Such signs shall be available to any tenant, regardless of their location or size within the building.
4. Signs shall not exceed 25-feet x 2-ft, 3-in.



Figure 1

4. Landscaping:

On-site landscaping areas shall be provided in accordance with the landscape requirements of Peoria Zoning Ordinance.

5. Fences and Screen Walls:

- a. All parking areas shall be screened as required by City Code.
- b. All refuse collection areas and ground mounted mechanical equipment shall be visually screened in an architecturally compatible manner with the principal building. Roof mounted mechanical equipment shall be visually screened by a wall or parapet architecturally integrated with the principal building.

6. Outdoor Storage

- a. Within Parcel 5, outdoor storage of goods and materials is permitted as an accessory use that shall be appropriately screened.
- b. Materials shall compliment and incorporate similar architectural vernacular from the principal building, or adjacent P83 Entertainment District right-of-way improvements to ensure the screen wall reflects the architectural character of the surrounding area.
- c. Screen walls for outdoor storage should be designed to aid in visually dividing the principal building for horizontal and vertical articulation.
- d. Screen walls shall be a minimum of six (6) feet in height.

- e. To maintain a pedestrian-focused design, a continuous wall length greater than one-hundred (100) feet shall use one of the following design elements every fifty (50) feet to add visual variety:
 - Inlays, materials, or color accents;
 - Decorative capping;
 - Decorative pilasters;
 - Accenting material, or P83-themed gabion basket with blue glass;
 - Planters containing hostile vegetation; or
 - Other features as approved through the Peoria Design Review process.
- f. All wall lengths greater than one-hundred (100) feet shall have a one (1) foot undulation depth from the property line at minimum intervals of fifty (50) feet.

7. Architectural Style and Materials:

Building materials and architectural style shall conform to the styles and materials identified in Appendix B.

8. Pedestrian and Bicycle Circulation:

- a. The Peoria General Plan designates bicycle and pedestrian paths adjacent to the site. Based on the changes which have occurred in the area since the adoption of this plan, the location and design of the bike and pedestrian paths will be reevaluated during the Site Plan and Design Review Process.
- b. A Class 1 (Separated R.O.W.) bike path shall be provided along the west side of 77th Avenue on parcel 5 and along the north side of Skunk Creek on Parcels 3, 4, and 5.

9. Maximum Residential Density:

Multi-family residential development on Parcel 5 shall not exceed 22 du/ac.

10. Access:

Development on Parcel 5 shall accommodate a 20' road and easement for maintenance access to the baseball facility, if required by the Community Services Department.

G. PEDESTRIAN AND BICYCLE CIRCULATION:

1. All Parcels:

- a. The Peoria Parks Recreation Open Space and Trails (PROST) Master Plan designates bicycle and pedestrian paths adjacent to the site. Based on the changes which have occurred in the area since the adoption of this plan, the location and design of the bike and pedestrian paths will be reevaluated during the Site Plan & Design Review Process. The location of all bike and pedestrian amenities will be in conformance with the City's PROST Master Plan, and amendments and replacements thereto.
- b. Bicycle racks shall be incorporated into the site design and located throughout the development.

2. Additional Requirements For Parcel 2A:

- a. The mixed use project shall incorporate pedestrian amenities which utilize high-quality materials and finishes. The amenities shall enhance the pedestrian experience and provide attractive areas for public interaction, events, play, seating and other functions.
- b. Pedestrian amenities may include covered walkways, themed landscaped areas, gazing pools, pop-jet fountains, interactive water features, decorative pavers & paver patterns, decorative lighting, pedestrian lighting, lighted/decorative bollards, seat walls, clock towers, and other features which create inviting pedestrian spaces.
- c. Pedestrian walkways, passageways, and congregation areas shall be consciously designed as safe, visible portions of the site and appear as remnant spaces without definable functions.

H. PARKING:

1. Parking Calculations

A. Sports Complex Spring Training Facility and Stadium

- 1) As of 2014, the seating capacity of the Peoria Sports Complex is 11,033 seats and may be increased in the future.
- 2) The number of parking spaces for the stadium will be calculated based on the ration one (1) parking stall per four (4) seats of seating capacity of the Complex.
- 3) Additional parking capacity will be provided as the seating capacity of the Peoria Sports Complex is increased. Parking areas may be on improved or unimproved surfaces, and the amount of design of the expanded parking areas shall be as approved by the City.
- 4) Unimproved parking areas shall comply with Maricopa County Air Pollution Control requirements concerning dust control. Structured parking is the preferred method for accommodating future Complex parking needs.

B. Parcel 2B, 2C, 3, and 4

Parking shall be provided in accordance with the parking requirements of Peoria Zoning Ordinance.

C. Parcel 5

The required parking for multi-family development shall be:

One-bedroom Dwellings	1.5 spaces/unit
Two-bedroom Dwellings	2.0 spaces/unit
Three or more bedroom Dwellings	2.2 spaces/unit
Handicap Parking	Per City Code
Compact Parking	Per City Code

D. Future Development on Parcel 2A

PSP is the anticipated master developer of the lease area, as known as Parcel 2A.

The developer provided a P83 Parking Study, and a preliminary shared parking analysis prepared by CivTech as part of the documentation reviewed during the financial analysis and market impact study conducted by City to determine viability of future development on Parcel 2A. Originally called the “Peorian at the Sports Complex”, the Lease Area is now rebranded as “Avenue Shoppes at P83”. For purposes of parking discussion within the PAD, references to “Parcel 2A”, the “Lease Area”, “Peoria at the Sports Complex”, and “Avenue Shoppes at P83” all refer to the same area.

As of August 2014, there are 3,173 parking spaces located on Parcels 1 – 5 of the Complex. More specifically, there are 1,850 spaces currently provided within the Parcel 2A Lease Area, as shown on the Figure 3: Parking Count Areas (See Appendix C). Future development within Parcel 2A shall retain the minimum 1,850 parking spaces associated with the Stadium and provide at least the minimum number of spaces required to satisfy the parking demands of the new development.

Proposed uses for Parcel 2A include restaurant, retail, office, entertainment, residential, hotel and conference room. Several of these uses have a distinct peak parking times that differ according to the use. Further, the UDP recognizes the benefit of a shared parking approach to the Complex and larger P83 area. Specifically, the UDP states “the key purpose of providing shared parking is to find adequate balance of parking to support development while minimizing the negative aspects of excessive land uses or resources that are devoted to parking”. Consequently, future development of Parcel 2A shall incorporate a shared parking approach.

PSP has completed a preliminary shared parking analysis, which is provided within the Appendix for reference only. The ultimate mix of uses constructed will be made through a cooperative effort between applicable property owners and/or lease owners, and the City of Peoria. The ultimate tenant mix will be based on market demands and land use capacity of the Site. The numbers are for illustration purposes only, and subject to change.

At the time of Site Plan submittal, the developer will provide an updated shared parking analysis identifying the hourly parking demand of the anticipated land uses, combined with the Sports Complex Spring Training Facility and Stadium. Individual property owners (or master developer in the case of Parcel 2A will refine the shared parking analysis as individual buildings continue through the development process or tenants become known and tenant improvements are required. However, in no instance shall new development reduce available, required parking for the Peoria Sports Complex Stadium.

The following rates shall be utilized within the shared parking analysis, similar to

as shown in Appendix C:

- Restaurant – 60% of the gross floor area, 1 space / 50 square feet
- Retail – 90% of the gross floor area, 1 space / 300 square feet
- Office – 90% of the gross floor area, 1 space / 200 square feet
- Entertainment – 60% of the gross floor area, 1 space / 200 square feet
- Residential – 1.5 spaces per dwelling unit
- Hotel – 1 space per room
- Conference Room – 1 space / 125 square feet

2. **Parking Lot Design**

a. Parcel 1:

Parking islands shall be provided, one seven-foot wide landscaped parking island per every ten parking spaces.

b. Parcel 2A:

Parking spaces, landscape islands dimensions, median landscaping and parking lot design shall be in conformance with the Peoria Zoning Ordinance.

c. Parcel 2B:

- 1) Parking spaces, landscape islands and parking lot design shall be in conformance with the Peoria Zoning Ordinance.
- 2) One (1) parking lot island shall be provided for every twelve (12) parking spaces. Each landscape island shall be a minimum width of eight (8) feet, measured from back of curb to back of curb and equal the length of parking stall(s).

d. All other parcels:

Parking spaces, landscape islands dimensions, median landscaping and parking lot design shall be in conformance with the Peoria Zoning Ordinance.

VII. *Open Space*

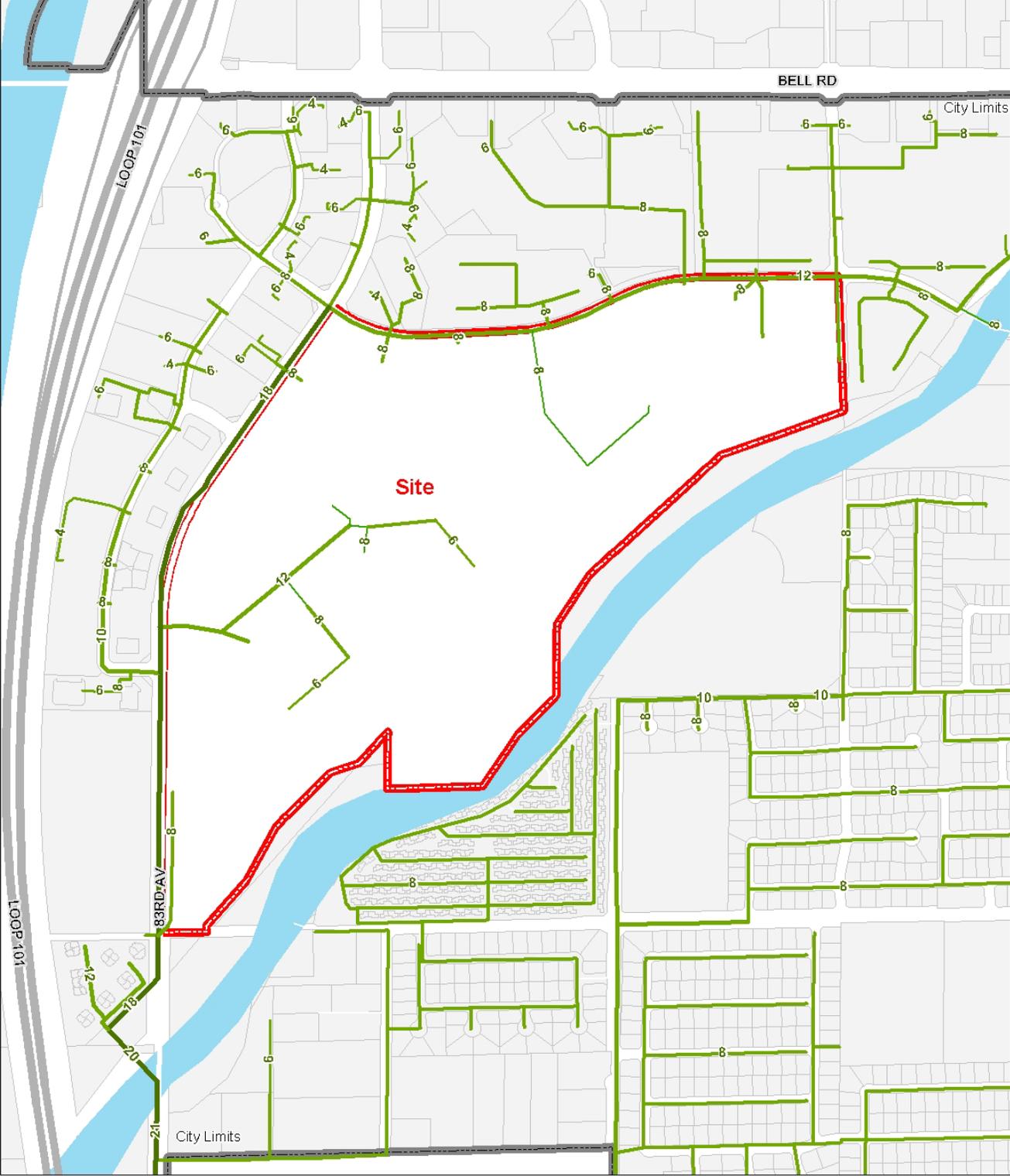
The Planned Area Development district requires a minimum of 7% of the total PAD area be aside for useable open space and/or recreational use. Due to the fact that over one-quarter of the site is developed as a recreational use, this requirement will be met with the development of the baseball facility. Additional open spaces and recreational use will be incorporated into the balance of the PAD to compliment the overall development.

Exhibits

Exhibit 1 – Vicinity Map



Exhibit 2A – Wastewater Map

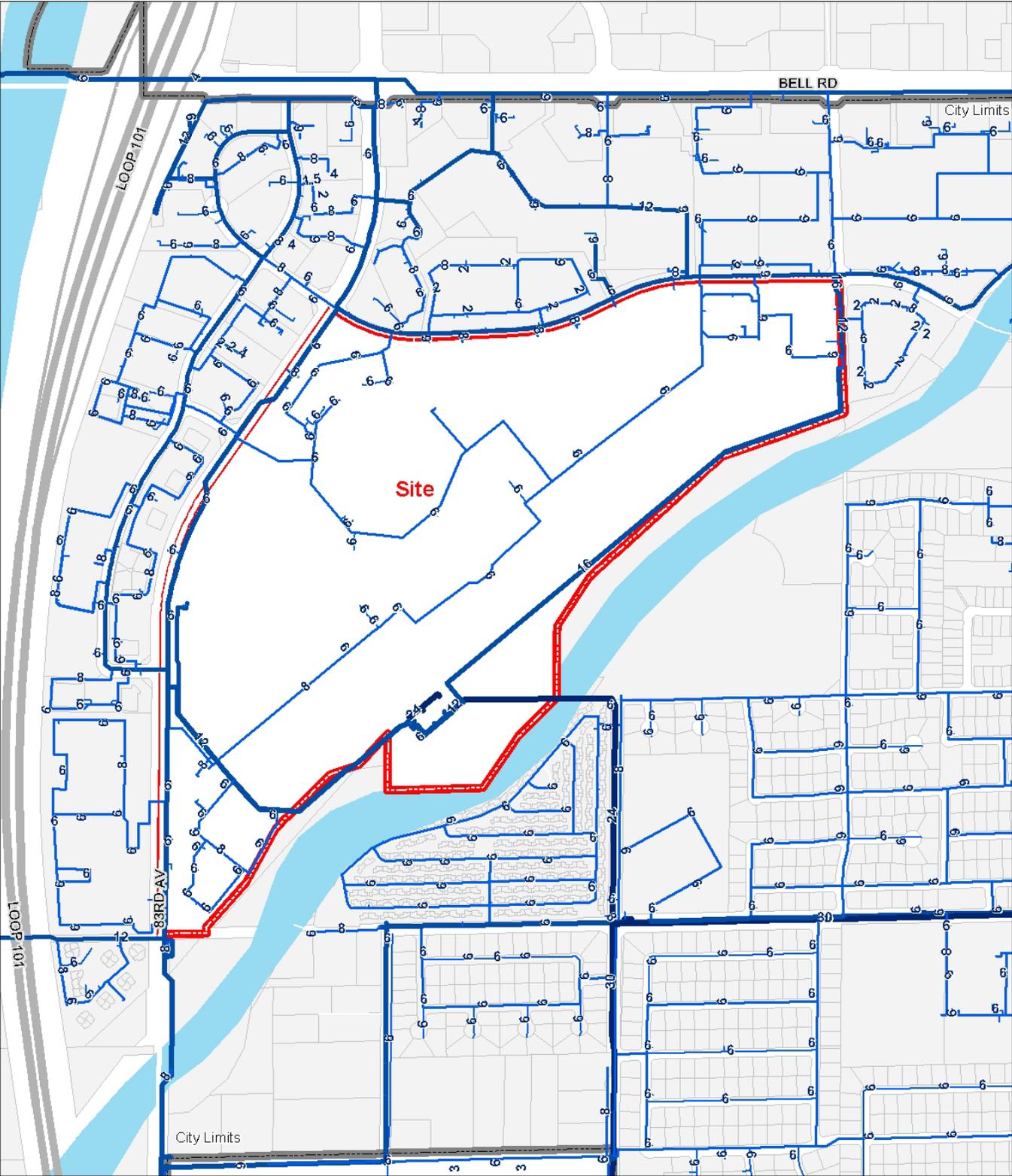


Legend

- Typ — 8" — 15" — 20" — 27" — 36"
- 4" — 10" — 16" — 21" — 30" — 42"
- 6" — 12" — 18" — 24" — 33"



Exhibit 2B – Water Map

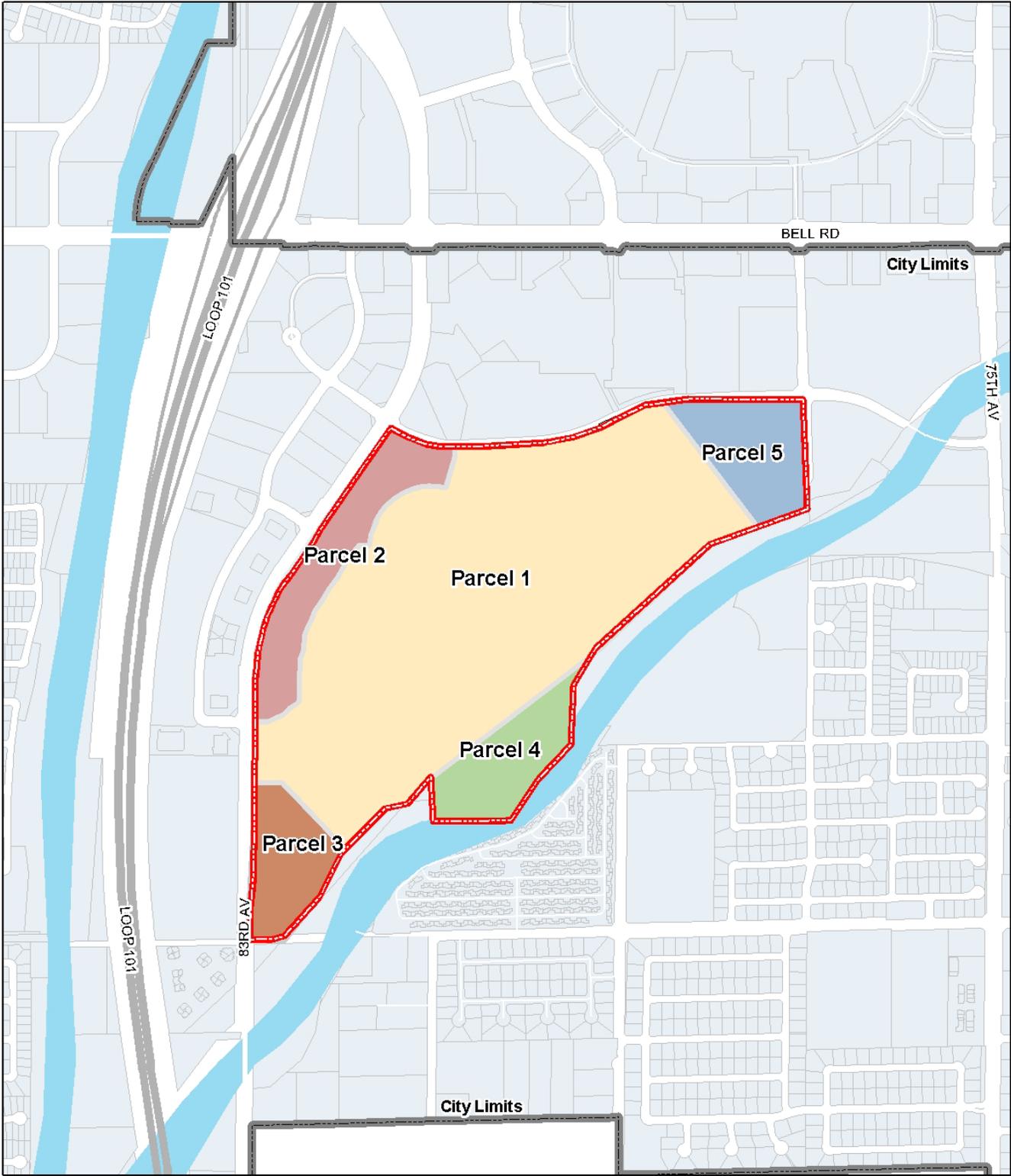


Legend

- 6" 10" 16" 30"
- 8" 12" 24"



Exhibit 3 – Previous Preliminary Development Plan

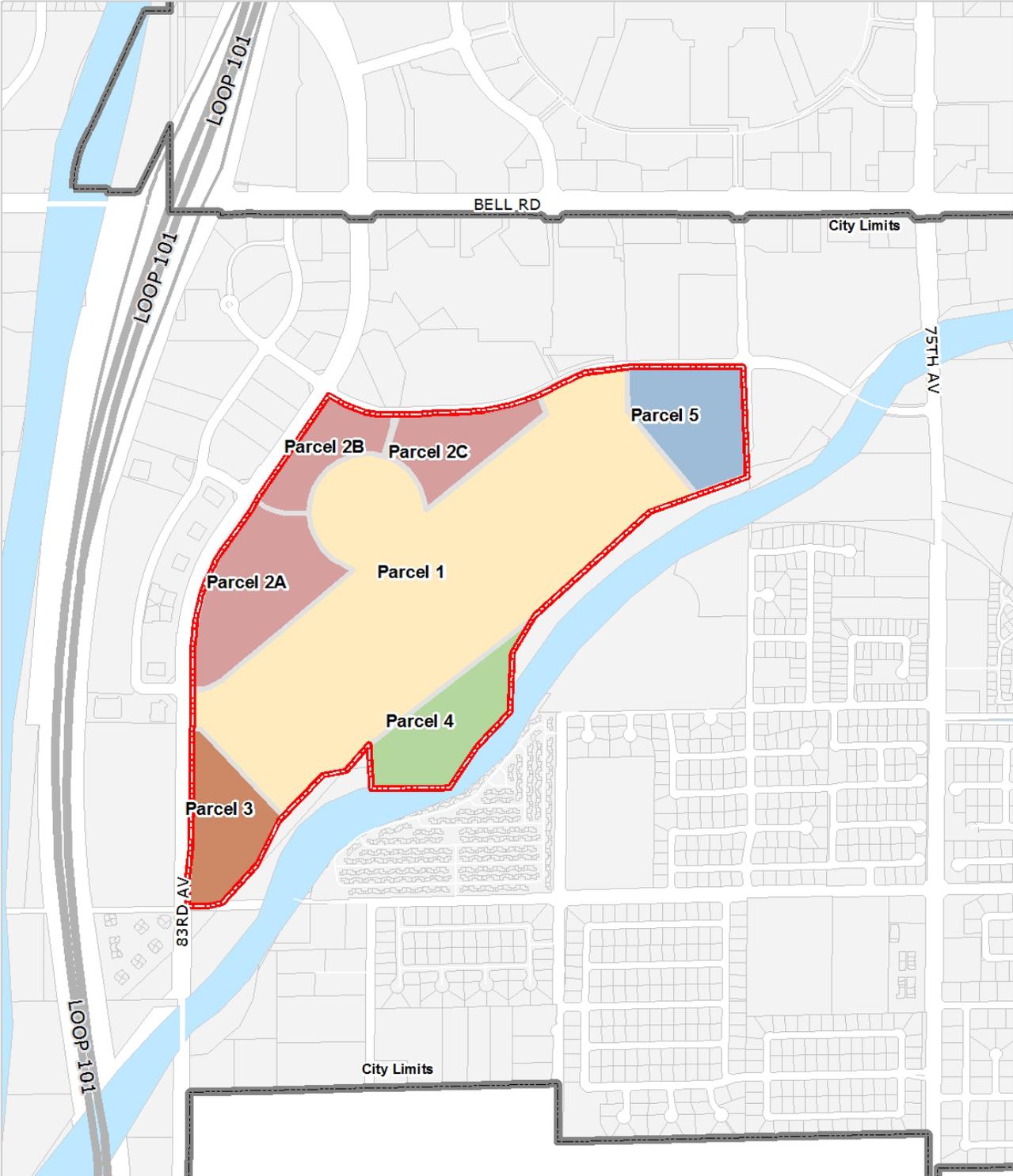


Land Use Summary

Parcel	Use	Gross Acreage	% Of Site
1	Baseball Facility	120.50	67%
2	Commercial	19.48	11%
3	Commercial	12.40	7%
4	Commercial	13.60	8%
5	Commercial/ Multi-family	15.80	8%


 N
 Total Acreage: 181.06

Exhibit 4 – Preliminary Development Plan



Land Use Summary

Parcel	Use	Gross Acreage	% Of Site				
1	Baseball Facility	101.15	55%	3	Mixed Use	12.85	7%
2A	Mixed Use	19.32	11%	4	Open Space/ Utilities	13.60	8%
2B	Commercial	9.27	5%				
2C	Parking	10.24	6%	5	Mixed-Use	14.63	8%


 Total Acreage: 181.06

Exhibit 5 – Development Agreement Area

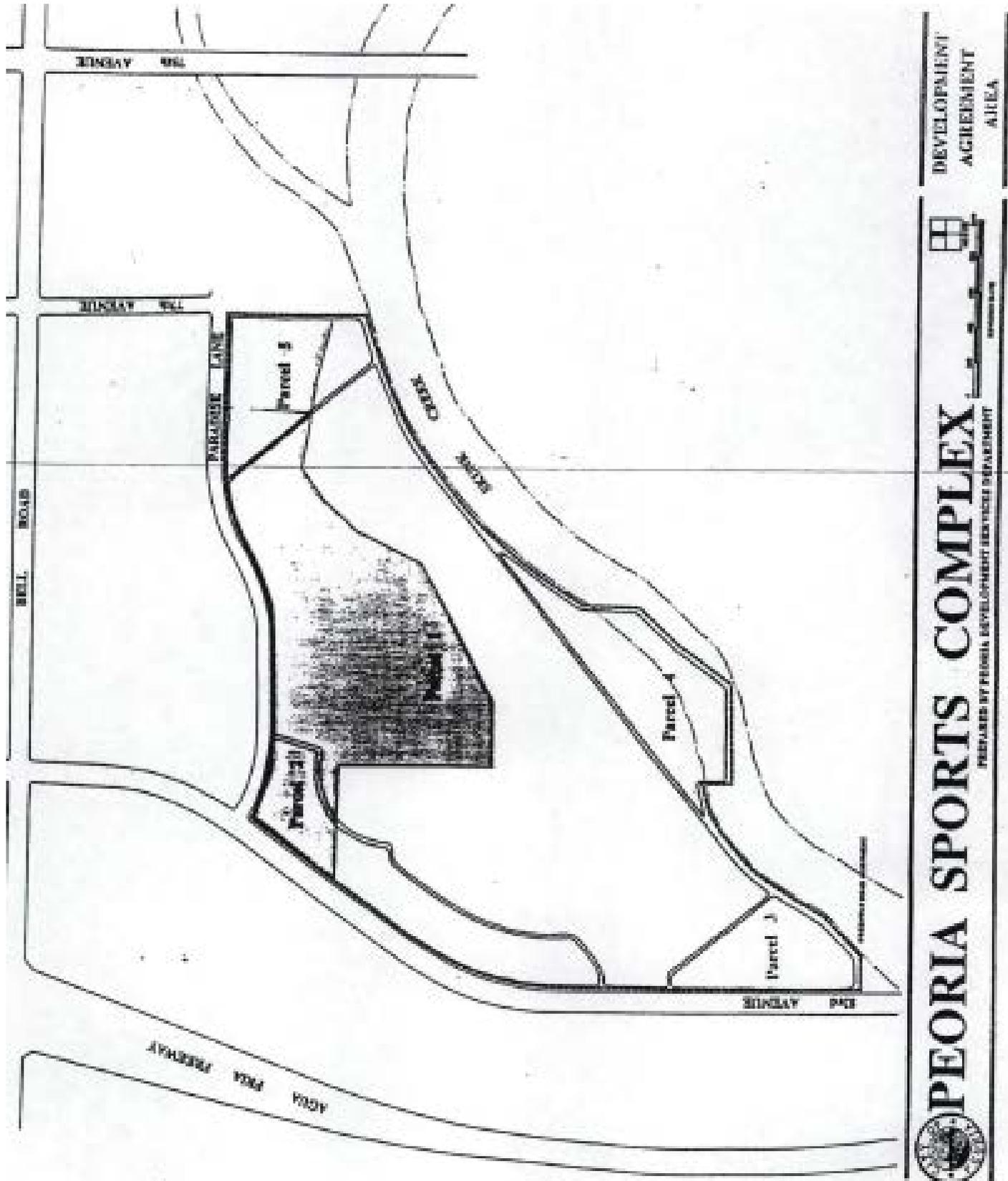
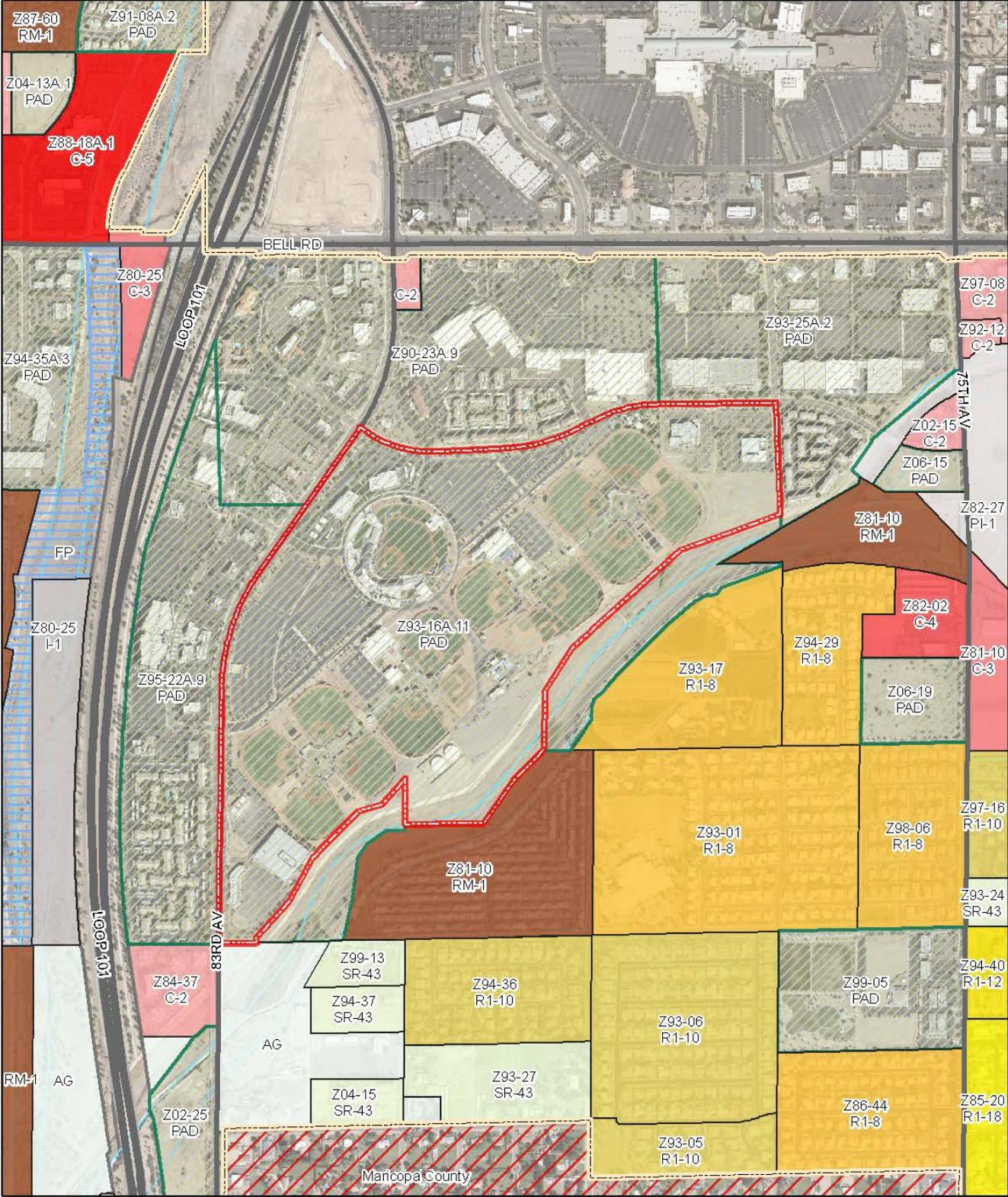


Exhibit 7 – Zoning Map



Appendices

Appendix A





City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

August 22, 2005

Louis Privaterra
The Alter Group
2525 E. Camelback Road
Suite 285
Phoenix, AZ 85016

Dear Mr. Privaterra,

This letter is to inform you that staff has reconsidered an earlier determination that the proposed Johnson Bank would not be an allowed use in the Peoria Sports Complex Planned Area Development (PAD) in its current form (Case Z 93-16A.7). As it is understood, the proposed use, although a bank per se, does not exhibit the characteristics of a typical retail facility; the use will not have a drive-thru facility or offer personal / retail banking for the general walk-in clientele.

Therefore, staff has determined that the use is functionally and operationally closer to a professional office classification. As such, the Johnson Bank is classified as a permitted use in Parcel 2, as identified in the aforementioned PAD. No Minor PAD Amendment will be necessary at this time. However, I invite you to review the use listing in the PAD to avoid any disruptions to other leasing opportunities within the new Peoria Center at 83rd Avenue and Paradise Lane.

If you have any questions, please feel free to contact our office at (623) 773-7277.

Sincerely,

A handwritten signature in black ink, appearing to read "Debra Stark", followed by the word "FOR" in capital letters.

Debra Stark
Community Development Director

C: Tim Becker

Appendix B



Architectural Style and Materials

Architectural style of buildings within the Peoria Sports Complex and associated developments should be consistent with the regional vernacular. Common architectural styles with adjacent developments will be encouraged to create unity and visual interest.

Appropriate materials should include, but not be limited to the following:

- Brick
- Stucco or “dryvit” type systems
- Concrete Block
- Granite, marble or other natural stone
- Ceramic or clay tile
- Architectural Metal
- Concrete – precast or cast in place
- Wood
- Glass

Appropriate colors should include, but not be limited to the following:

- Desert hues and other earth tones
- Muted shades of blue, mauve and lavender
- Off-white, light grey
- Colors appearing in natural stone
- Reds and Oranges appearing in brick

Appendix C



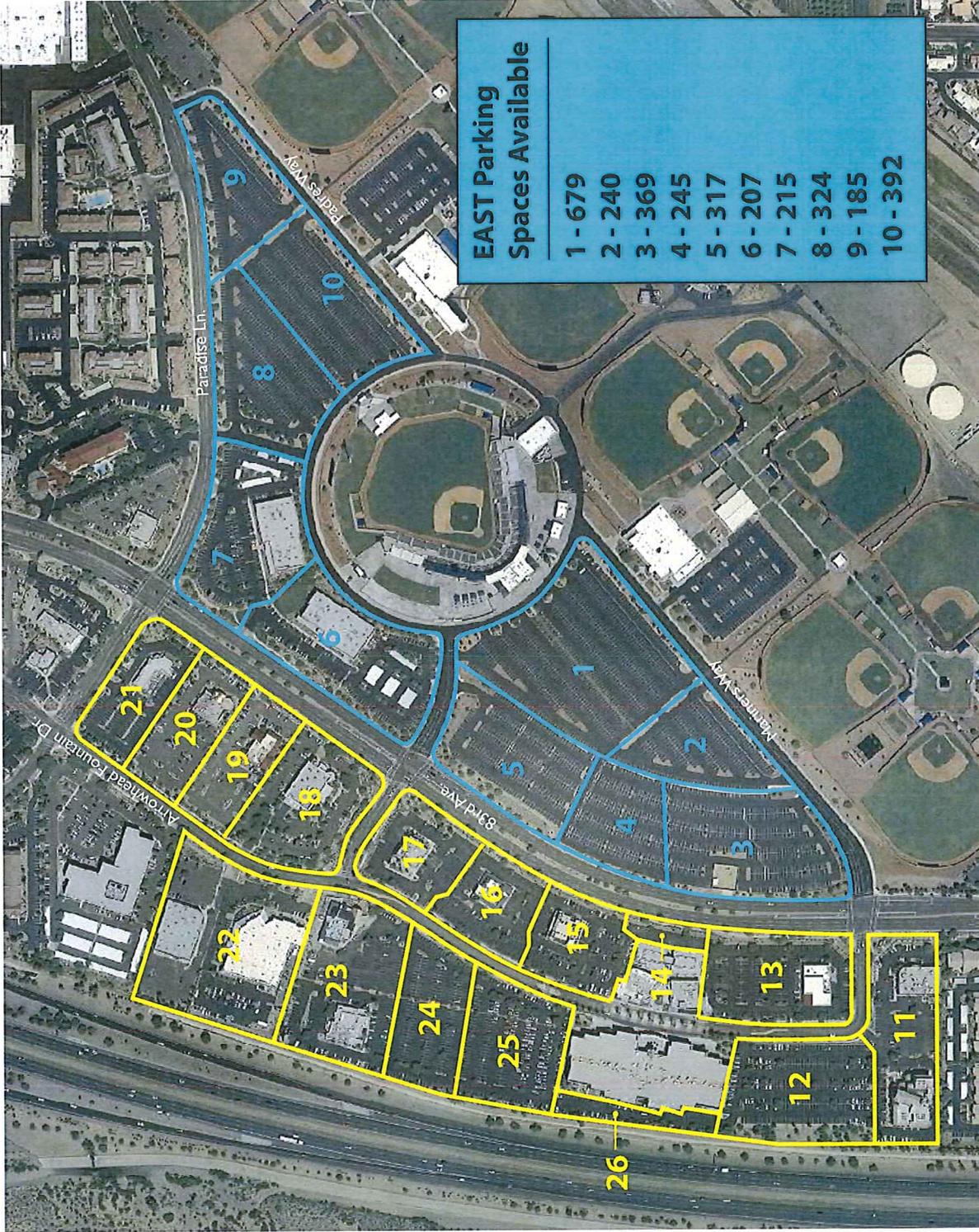


Figure 3: Parking Count Areas



MEMORANDUM

TO Mike Oliver; OceansWest, LLC
Matt Lamont, Michael Baker

RE Avenue Shoppes at P83

DATE June 12, 2013 **CIVTECH JOB NO.** 11-892

The following is a summary of the Avenue Shoppes at P83 Shared Parking Analysis. The Avenue Shoppes is a mixed-use development with several proposed land uses that have distinct peak parking times – restaurants have their highest parking demand in the evenings (after 6pm), while office have their highest parking demand during the weekday (8am-5pm). With this in mind a shared parking analysis was performed for the Avenue Shoppes at P83.

Individual Parking Demands

The calculated parking for land use is summarized as follows:

Restaurant – 42,646 sf	=> 461 parking spaces
Retail – 150,442 sf	=> 406 parking spaces
Office – 12,000 sf	=> 54 parking spaces
Entertainment – 32,772 sf	=> 88 parking spaces
Residential – 84 units	=> 126 spaces
Hotel – 183 rooms	=> 189 spaces (includes spaces for office)
Hotel Conference – 10,000 sf	=>80 spaces

Total combined parking need – 1,404 parking spaces

NOTE: 10% of the restaurant, retail and entertainment space is considered open space (walkways, escalators, public restrooms, etc and not included in the parking calculations).

Shared Parking

The concept of shared parking is different land uses utilizing the same parking space at difference times during the day. For example – a parking space utilized during the day by an office employee or guest between 8am and 5pm, could be used by a restaurant guest after 6pm. The attached spreadsheets provide the hourly parking demand during a weekday and weekend for each proposed land use for the project with the corresponding parking need for that land use. A summary by hour of the parking need is provided on the right side of each spreadsheet.

Weekday peak parking demand

As shown on the attached Weekday Shared Parking Analysis – the peak parking demand of 1,095 parking spaces occurs between 6 and 7pm.

Weekend peak parking demand

As shown on the attached Weekend Shared Parking Analysis – the peak parking demand of 1,074 parking spaces occurs between 6 and 7pm.

**PEAK USE SHARED PARKING CALCULATIONS
WEEKDAY SHARED PARKING ANALYSIS**

Land Use	Peoria Sports/Peoria Park Parking												SHARED PARKING DEMAND		
	Restaurant Customers	Retail Customers	Office Customers	Entertainment Customers	Residential	Hotel Rooms and Office	Hotel Conference	% OF PEAK		# OF SPC		% OF PEAK		# OF SPC	
Gross Size	42,646 SF	150,442 SF	12,000 SF	32,772 SF	84	189	10,000								
Parking Rate	1 / 50 SF	1 / 300 SF	1 / 200 SF	1 / 200 SF	None	None	1 / 125 SF								
Percent Adjustment	60%	90%	90%	60%	1.5	1	1								
Req-d Spaces	461	406	54	88	126	189	30								
Adjustments	10% of space not included in parking calcs due to open/public space	10% of space not included in parking calcs due to open/public space	None	10% of space not included in parking calcs due to open/public space	Reserved spaces	None	Assumes all conference attendees drive to hotel (none are staying at hotel)								
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	20%	93	0%	0	100%	126	25%	180	95%	126	25%	20	437		
7:00 AM	20%	93	50%	27	100%	126	50%	171	90%	126	50%	40	488		
8:00 AM	20%	93	100%	54	100%	126	80%	152	80%	126	100%	80	564		
9:00 AM	20%	93	100%	54	100%	126	70%	133	70%	126	100%	80	626		
10:00 AM	20%	93	100%	54	100%	126	60%	114	60%	126	100%	80	668		
11:00 AM	30%	139	100%	54	100%	126	60%	114	60%	126	100%	80	825		
12:00 PM	30%	139	100%	54	100%	126	55%	104	55%	126	100%	80	876		
1:00 PM	45%	208	100%	54	100%	126	55%	104	55%	126	100%	80	998		
2:00 PM	45%	208	100%	54	100%	126	60%	114	60%	126	100%	80	1029		
3:00 PM	45%	208	100%	54	100%	126	65%	123	65%	126	100%	80	997		
4:00 PM	60%	277	100%	54	100%	126	70%	133	70%	126	100%	80	1029		
5:00 PM	90%	415	50%	27	100%	126	75%	142	75%	126	50%	40	1095		
6:00 PM	95%	438	20%	11	100%	126	80%	152	80%	126	30%	24	1030		
7:00 PM	100%	461	10%	6	100%	126	85%	161	85%	126	30%	24	1021		
8:00 PM	100%	461	0%	0	100%	126	95%	180	95%	126	0%	0	973		
9:00 PM	40%	185	0%	0	100%	126	100%	189	100%	126	0%	0	568		
10:00 PM	20%	93	0%	0	100%	126	100%	189	100%	126	0%	0	426		
11:00 PM	0%	0	0%	0	100%	126	100%	189	100%	126	0%	0	315		
MIDNIGHT															
Number of Parking Spaces With Shared Parking												1095			
Number of Non-Shared Parking Spaces Required by Calculations												1484			

NOTES:

1. Peak parking demand of 1,095 vehicles occurs at 6pm and occurs when a conference is occurring at the hotel.
2. Without the conference the peak parking demand still occurs around 6pm and is only 1,055 vehicles.
3. If conference attendees stayed at the hotel the parking demand for the conference would be lower, thus reducing the overall parkign demand as well.
4. The highlighted blue numbers are the required parking spaces for each of the uses if they were a stand alone project.

**PEAK USE SHARED PARKING CALCULATIONS
WEEKEND SHARED PARKING ANALYSIS**

Land Use	Peoria Sports/Peoria Park Parking												SHARED PARKING DEMAND
	Restaurant Customers	Retail Customers	Office Customers	Entertainment Customers	Residential	Hotel Rooms and Office	Hotel Conference	% OF PEAK		# OF SPC		TOTAL SPACES	
Gross Size	42,646 SF	150,442 SF	12,000 SF	32,772 SF	84	189	10,000						
Parking Rate	1 / 50 SF	1 / 300 SF	1 / 200 SF	1 / 200 SF	None	None	1 / 125 SF						
Percent Adjustment	60%	90%	90%	60%	1.5	1	1						
Req-d Spaces	461	406	54	38	126	189	30						
Adjustments	10% of space not included in parking calcs due to open/public space	10% of space not included in parking calcs due to open/public space	None	10% of space not included in parking calcs due to open/public space	Reserved spaces	None	Assumes all conference attendees drive to hotel (none are staying at hotel)						
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES		
6:00 AM	20%	93	0%	0	100%	126	25%	20	437				
7:00 AM	20%	93	10%	6	100%	126	90%	171	40	467			
8:00 AM	20%	93	10%	6	100%	126	80%	152	80	516			
9:00 AM	20%	93	10%	6	100%	126	70%	133	80	578			
10:00 AM	20%	93	10%	6	100%	126	60%	114	80	620			
11:00 AM	30%	139	10%	6	100%	126	60%	114	80	777			
12:00 PM	30%	139	10%	6	100%	126	55%	104	80	828			
1:00 PM	45%	208	10%	6	100%	126	55%	104	80	950			
2:00 PM	45%	208	10%	6	100%	126	60%	114	80	981			
3:00 PM	45%	208	10%	6	100%	126	65%	123	80	949			
4:00 PM	60%	277	10%	6	100%	126	70%	133	80	981			
5:00 PM	90%	415	10%	6	100%	126	75%	142	40	1074			
6:00 PM	95%	438	10%	6	100%	126	80%	152	24	1045			
7:00 PM	100%	461	0%	0	100%	126	85%	161	24	1015			
8:00 PM	100%	461	0%	0	100%	126	95%	180	0	967			
9:00 PM	100%	461	0%	0	100%	126	100%	189	0	568			
10:00 PM	20%	93	0%	0	100%	126	100%	189	0	426			
11:00 PM	0%	0	0%	0	100%	126	100%	189	0	315			
MIDNIGHT	0%	0	0%	0	100%	126	100%	189	0	0			
Number of Parking Spaces With Shared Parking											1074		
Number of Non-Shared Parking Spaces Required by Calculations											1404		

NOTES:

1. Peak parking demand of 1,074 vehicles occurs at 6pm and occurs when a conference is occurring at the hotel.
2. Without the conference the peak parking demand still occurs around 6pm and is only 1,034 vehicles.
3. If conference attendees stayed at the hotel the parking demand for the conference would be lower, thus reducing the overall parkign demand as well.
4. The highlighted blue numbers are the required parking spaces for each of the uses if they were a stand alone project.