

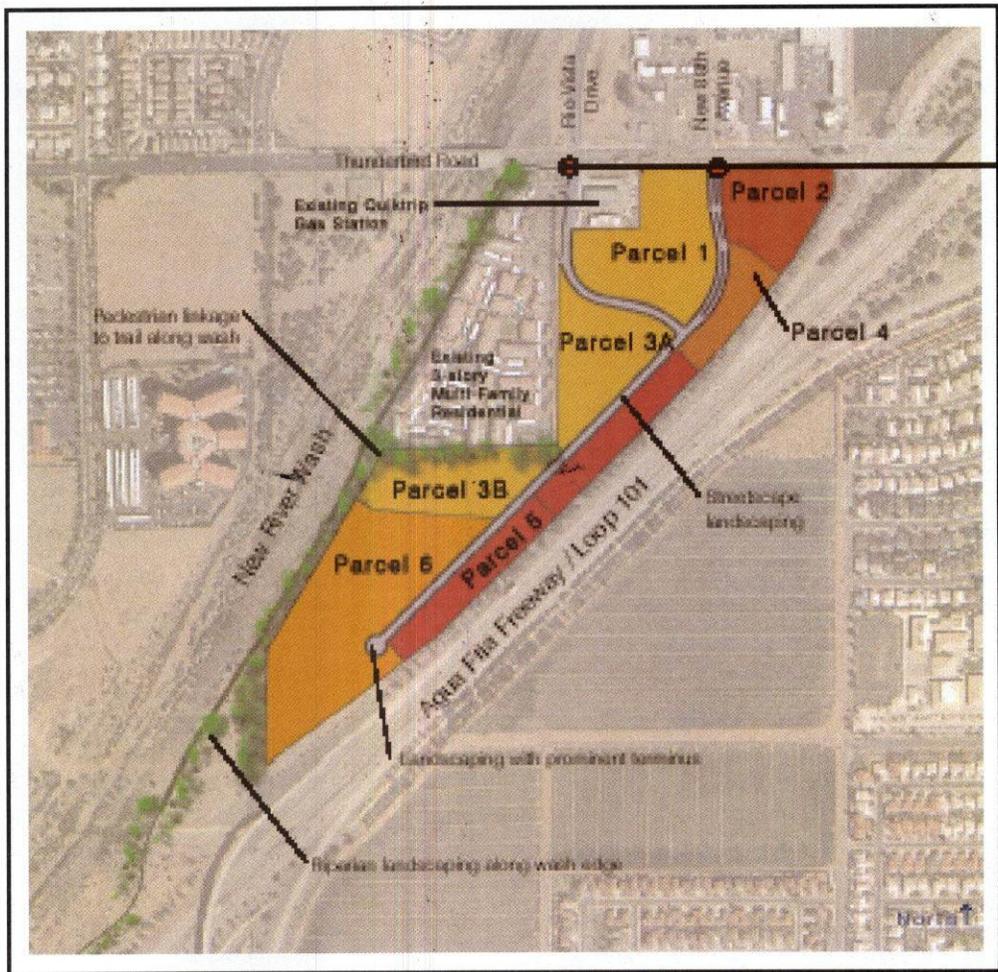
# **Triana Park**

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## **Specific Area Plan**

**City of Peoria, Arizona**

**April 2006**



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## **Introduction**

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Triana Park is a proposed mixed-use master planned development by Gray Development Group ("GDG") containing approximately 48-gross acres which will consist of several land uses generally consisting of multi-family residential apartments, retail shops, a hotel, office condominiums, single-family attached housing or senior adult housing.

Triana Park will be located on the prominent 48-acre "island" bounded on the south and east by Loop 101, on the north by Thunderbird Road, and on the west by the New River corridor and the existing Riverwalk Apartments. The PAD application for Triana Park anticipates a range of potential square footages for each use to enable the project to respond to market conditions and the evolving needs of the community. It is anticipated that Triana Park will be gradually built out over an estimated period of up to five years.

Triana Park will be a walkable, mixed-use community that integrates housing, retail, office, hotel and recreational uses in a way that sustains Peoria's quality of life while offering responsible, long-term economic development benefits.

Gray Development Group is the master developer and will develop the multi-family parcels within the Triana Master Planned Community. Gray Development Group is one of the most prominent and most successful multi-family housing companies in the Phoenix Metropolitan Area. Gray Development Group focuses exclusively on large, urban infill product in order to offer a smart alternative to urban sprawl. Gray Development Group has been nationally and regionally recognized for the high caliber of its multi-family communities, garnering awards for its outstanding design, development and management of high-quality infill residential communities.

## **Property Description**

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The Property is generally located at the southwest corner of Thunderbird Road and the Loop 101 Freeway in Peoria, Arizona. The existing contextual area of the Property includes Thunderbird Road to the north with limited access at the Rio Vista Boulevard and 88<sup>th</sup> Avenue alignments, along with the Riverwalk Apartments and the New River corridor to the west, and the Loop 101 Freeway to the east and south. The New River corridor cuts-off access to/from the site from the south and west. The nearest single-family neighborhood, Desert Harbor, is at least 988 linear feet away from the nearest property line and separated by the intense Thunderbird Road.

The site is relatively flat and vacant with a portion of the site being used for agricultural purposes. Triana Park consists of a long, narrow, and irregular shaped parcel of land containing approximately 48-gross acres (the "Property"). The irregularly shaped boundary of the Property consists of approximately 2,450 feet of frontage along Thunderbird Road to the north, approximately 890 ft. of

frontage along New River and the Riverwalk Apartments to the west, and a combined length of approximately 3,850 feet of frontage along the Loop 101 to the eastern and southern boundaries of the Property. At the approximate midpoint of the Property, The Property's narrowest dimension is approximately 230 feet near the midpoint of the north-south axis due to the curvature of the Loop 101 freeway and the existing Riverwalk Apartments.

This irregularly shaped boundary presents substantial challenges to the successful implementation of many fundamental planning objectives including vehicular and pedestrian circulation, fire access, compatibility and proximity of adjacent land uses resulting in long and narrow irregularly shaped interior planning parcels. Because access to the Property is limited to Thunderbird Road via the realigned Rio Vista Boulevard and 88<sup>th</sup> Avenue alignment, this site will only support a finite combination of land uses and corresponding densities. More specifically, the proposed land uses and aggregate density that can be developed on the property are limited by specific trip generation figures that equal less than 1000-trips per day considering the combination of AM and PM Peak Hour Inbound and AM and PM Peak Hour Outbound traffic.

The site is considered an infill site "that takes advantage of existing municipal services, utilities, transportation facilities, schools and shopping areas." And with more than 3,800 feet of continuous highway frontage (almost 3/4th of a mile), this site is Peoria's premier opportunity to create a strong civic identity that establishes both the quality of the community and the economic opportunities for businesses and employers.

## **Project Overview**

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The market demand for a high-quality mixed-use community that integrates housing, retail, office, hotel and recreational opportunities for infill locations results from the recent change in the development trends that is the basis for this Specific Area Plan. This plan is intended to allow the development of a unique Mixed-Use Master-Planned Community which includes such land uses as multi-family residential, retail, office, and hotel to address the changing development trends in today's residential market demand.

The City's General Plan acknowledges the need for a diversified housing mix, a goal that this master-planned community would clearly promote with its walkable, mixed-use community and enhanced internal tree-lined streets. This master-planned community will also feature:

### **NEIGHBORHOOD – SERVING RETAIL**

Residents in and near Triana Park will be able to shop at neighborhood-serving stores and business such as pharmacies, banks, bookstores, a dry cleaner, cafes or a specialty food stores. Triana Park is expected to yield up to approximately 40,000 square feet of retail space on Parcel 2.

### LOW-RISE OFFICES

Triana Park is an ideal location for the headquarters of a moderate sized high-tech company, service provider or upscale office employer. At full build-out, Triana Park is expected to range from 60,000 to 90,000 square feet of office space on Parcel 5.

### LIMITED-SERVICE HOTEL

Peoria Sports Complex is the home of Major League Baseball's Seattle Mariners and the San Diego Padres. Considering this and the new Arizona Cardinals Stadium adjacent to the Glendale Arena, the growing demand for hotels in this area will only increase as the already large number of out-of-state visitors continues to increase. Currently, Peoria lacks a sufficient number of hotel rooms to support this demand, thereby losing significant revenue to Phoenix and Glendale. Triana Park will provide an opportunity for a limited service, 106-room hotel to meet the needs of business or sporting event visitors on Parcel 4.

### MULTI-FAMILY RESIDENTIAL

Triana Park will provide a broad range of multi-family housing options for current and future Peoria residents. For example, luxury apartments for individuals who no longer want a large detached house will be available. Similarly, Triana Park will also provide "starter home" apartments for busy professionals and young people just starting out. When complete, Triana Park is expected to provide approximately 731 dwelling units. Triana Park will provide Peoria with a unique mixed-use project with a high-density housing component that is generally only seen in non-suburban settings. This will be Peoria's first true urban development.

<i>Parcel</i>	<i>Anticipated</i>			<i>Low*</i>		<i>High*</i>	
	<i>Gross SF (acres)</i>	<i>Net SF</i>	<i>Percent</i>	<i>Net SF</i>	<i>Percent</i>	<i>Net SF</i>	<i>Percent</i>
<i>1</i>	<i>366,775 (+/- 8.42 ac)</i>	<i>301,435</i>	<i>18%</i>	<i>241,148</i>	<i>13%</i>	<i>361,772</i>	<i>20%</i>
<i>2</i>	<i>221,285 (+/- 5.08 ac)</i>	<i>175,547</i>	<i>11%</i>	<i>140,437</i>	<i>8%</i>	<i>210,656</i>	<i>12%</i>
<i>3a</i>	<i>256,568 (+/- 5.89 ac)</i>	<i>220,414</i>	<i>12%</i>	<i>176,331</i>	<i>10%</i>	<i>264,496</i>	<i>15%</i>
<i>3b</i>	<i>236,095 (+/- 5.42 ac)</i>	<i>225,641</i>	<i>12%</i>	<i>180,513</i>	<i>10%</i>	<i>270,769</i>	<i>15%</i>
<i>4</i>	<i>110,642 (+/- 2.54 ac)</i>	<i>94,961</i>	<i>5%</i>	<i>75,969</i>	<i>4%</i>	<i>113,953</i>	<i>6%</i>
<i>5</i>	<i>309,712 (+/- 7.11 ac)</i>	<i>262,667</i>	<i>15%</i>	<i>210,133</i>	<i>12%</i>	<i>315,200</i>	<i>17%</i>
<i>6</i>	<i>560,617 (+/- 12.87 ac)</i>	<i>533,610</i>	<i>27%</i>	<i>426,888</i>	<i>24%</i>	<i>640,332</i>	<i>35%</i>
	<i>2,061,694 (+/- 47.33 ac)</i>	<i>1,814,275</i>					

\* Low and High square footages based upon 20% discretionary decrease or increase to individual parcel sizes

Since there is no one specific land use designation that really describes the uniqueness of this master-planned community, this plan accounts for the unique character and land use mix of this mixed-use master planned community. (see Exhibit A)

## **Land Use Categories**

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As mentioned above, this plan will consist of several key land uses that define a mixed-use development. (see Exhibit B) These uses will be of proper scale and intensity so as to blend appropriately with the surrounding land uses and transportation infrastructure. The proposed land use designations are described as follows:

### **NEIGHBORHOOD COMMERCIAL / OFFICE / HOSPITALITY**

**Parcels:** 2, 4

Uses within this category will be consistent with the uses permitted within the City's Community Commercial and Neighborhood Commercial designations as currently described in the General Plan. Although the Community Commercial designation is considered more intense than the Neighborhood Commercial designation, it is important to keep in mind the proximity of this site in relation to the Loop 101 and the potential for a wide variety of users. The current General Plan does not specify hotels as a permitted use in any one land use designation, therefore, based on assumed intensity and anticipated activity, it is appropriate to include this use with the Neighborhood Commercial / Office designation. Several physical and imposed constraints such as parcel size, permitted access and trip generation will provide a built-in control that will ultimately dictate the intensity of future users.

### **COMMERCE PARK**

**Parcel:** 5

Uses within the Commerce Park will be uses generally described in the Office land use category with other uses referred to below. This district will provide an environment conducive to the Triana Park Master Planned Community. This will be the employment-based portion of the project. Actual permitted uses will be under Article 14-9 of the Zoning Ordinance for O-1 Office Commercial District. The intent of this district is to allow major employment centers such as professional offices, medical, and legal services, and other similar uses within wholly enclosed, multi-story buildings. Uses like Business Park Industrial (BPI), Light Industrial (I-1), will not be permitted. The Planned Area Development Standards and Guidelines for the Triana Park Master Planned Community concur with this permitted use designation.

### **AGE-RESTRICTED HOUSING / ATTACHED SINGLE-FAMILY**

**Parcel:** 6

These parcels are located toward the southern end of the property. Considering the nature of the uses, neither is reliant on high visibility from Thunderbird Road

to remain viable uses within this project. This parcel has been designed to allow either 860 age-restricted housing units at up to 67 dwelling units per acre or an attached single-family residential development on the same parcel. The attached single-family residential component will be limited to 10 du/ac. The goal of any mixed-use development is to address as many needs as possible within a single project. Considering the proximity of this project to Sun City and the variety of uses already proposed within the project, either alternative is an appropriate use within Triana Park.

## **MULTI-FAMILY RESIDENTIAL**

**Parcels:** 1, 3A, 3B

The multi-family development is key to the success of Triana Park, or any mixed-use development for that manner. Currently, the General Plan's highest density residential designation only allows 18 du/ac and the Zoning Ordinance can allow an additional 7 du/ac assuming additional amenities are provided. The multifamily component for Triana Park may yield up to 50 du/ac.

Overall, Triana Park conforms to the General Plan's definition of Mixed Use development as cited below. However, due to the complexity of this project and the specificity required for each proposed land use, the Triana Park Specific Area Plan was created to avoid the need for future interpretation or speculation as individual parcels develop.

*Mixed Use: Denotes areas where developments combining a mix of land use types (residential, commercial, employment and business park) integrated with both active and passive open spaces may take place. Its purpose is to increase the types of spaces available for living and working and to encourage a mix of compatible uses in certain areas and to encourage the upgrading of certain areas with buildings designed to provide a high-quality pedestrian-oriented street environment. Use of the mixed-use designation is intended to minimize the impacts traditionally associated with growth by providing housing, shopping and employment opportunities together in the same area. Mixed-use projects shall be designed to provide maximum compatibility with surrounding land uses.*

## **Transportation**

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This project shall obtain all ROW and construct all improvements necessary for access at Rio Vista and Thunderbird intersection. The developer will provide street and utility improvements when the site is developed as required by the City.

Originally proposed, Gray Development Group approached the City of Peoria and the Arizona Department of Transportation (ADOT) with the intent of adding another access point (or series thereof) via a freeway access road along the site's eastern boundary. This request was denied due to an existing "fly-over" for access from the Loop 101 to Cactus Road / Grand Avenue.

Access is now limited to two points on Thunderbird Road. The existing Rio Vista Drive that currently provides sole access to Rio Vista Park north of Thunderbird Road and access to the Riverwalk Apartments and QT south of Thunderbird Road will be realigned and modified for safe and efficient access for Triana Park.

Primary access to Triana Park will be via Triana Parkway, a new road (one lane each way, with a median) along the 88<sup>th</sup> Avenue alignment. Triana Parkway will terminate in a large cul-de-sac at the southernmost portion of the site. This will be a tree-lined boulevard that provides a consistent theme through the development.

Gray Development Group has been working closely with the City of Peoria and URS, the City's engineering consultant, to ensure that Triana Park is in-sync with the current improvement project for Thunderbird Road adjacent to the subject site. Lane widths, access points and right-of-way dedications have been discussed and agreed upon early in the development process to ensure a seamless delivery of Triana Park.

Residents of Triana Park will benefit from the amenities within the site, however, if they desire to venture beyond this development, a large variety of amenities are readily available within just a few miles with easy access using Thunderbird Road, Loop 101, 91<sup>st</sup> Avenue and 83<sup>rd</sup> Avenue. Loop 101 provides easy access to Downtown Phoenix via I-10 or a more direct route is available by taking the Loop 101 to Grand Avenue.

On a more regional level, Peoria does not benefit greatly from the ValleyMetro bus service; however as the City grows, it is likely that Thunderbird Road will serve as a transit corridor. The City does offer two park-and-ride lots in its Old Town. Busses run from these lots to Downtown Phoenix daily.

Lastly, Triana Park is sure to benefit from the evolving path and trail network that is currently under construction in and along New River. Currently, this network runs uninterrupted from Grand Avenue north to approximately Union Hills Drive. There are countless miles of wash corridor and several networking possibilities that, given the financial resources, will be yet another regional transportation option available to Triana Park residents.

## **Parks / Open Space**

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Active open space amenities will include an internal pathway, augmented with shade structures, which will connect to the adjacent New River multi-use trail system at the New River levee. Lush landscaped retention areas, ramadas with barbecue facilities, and a clubhouse, which will provide a fitness center, business center, and a resort-style pool/spa facility will be among the on-site amenities within Triana Park. Additional active open space amenities will include a putting green, open lawn area for lawn games such as bocce ball, lawn badminton or croquet as examples and enhanced barbecue / picnic areas.

Triana Park is within a short walking distance to the City of Peoria's Rio Vista Community Park. This park provides a wide range of amenities ranging from baseball fields and picnic cabanas to a skate park and sand volleyball courts. Rio Vista Community Park is a jewel in the area and is safely accessed via a pathway that links it to Triana Park without crossing Thunderbird Road.

## **Schools**

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Single-family homes create more than 3 times the demand for classrooms as multi-family housing does on a per-unit basis. Nationwide, single-family home development averages 65 children for every 100 units, compared with only 21 children for every 100 units of garden apartments and 19 children for every 100 units of mid- to high-rise apartments. In Gray Development Group's upscale Phoenix-area communities, there are even fewer students per unit than these national statistics for all multi-family communities. Triana Park will generate more than \$18.2 million for schools over the next ten years. Although Triana Park will generate only a modest demand for school services, it will fund a disproportionate amount of school services that will benefit the entire community.

Triana Park is within the Peoria Unified School District ("PUSD"). PUSD uses a multiplier of .2 elementary students per multi-family unit and .08 high school students per unit. This type of development traditionally has attracted empty nesters and young professionals rather than traditional families with children. Consequently, the number of school aged children has been minimal, as has been the impact on neighboring schools. A Developer's Assistance Agreement has been signed by Gray Development Group and PUSD to donate money to the school district on a per-unit basis.

## **Utilities / Services**

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There are existing water and sewer lines available to the site. All utilities and services are provided as follows:

Sewer .....	City of Peoria
Water.....	City of Peoria
Electricity .....	Salt River Project
Telephone .....	Qwest Communications
Gas.....	Southwest Gas Company
Refuse.....	City of Peoria
Fire and Emergency .....	City of Peoria
Police.....	City of Peoria

## Supporting General Plan Goals, Objectives and Policies

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The proposed Specific Area Plan and companion PAD zoning request meet the intent of the General Plan and will allow this unique type of development which includes such land uses as multi-family residential, retail, office and hotel. This request implements the following General Plan goals, objectives and policies:

**Objective 2.1.A:** Manage and control development to facilitate orderly growth and efficient urban form.

***“The proposed PAD will develop multi-family, retail, and office condominium uses adjacent to the Loop 101 as an infill between the new river corridor and the freeway”***

**Policy 2.1.A.1:** The City shall promote planned developments where resources and facilities are in place to facilitate a high quality, attractive and efficient urban development pattern.

***“This proposal is in close proximity to several community resources such as the Loop 101, retail opportunities and a community park. The City of Peoria has begun redesigning Thunderbird Road for a widening project. This proposal will contribute to this project. This area will become one of Peoria’s most urban environments.”***

**Policy 2.1.A.3:** The City shall encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be adequate.

***“Triana Park is a master planned community with a mix of high and medium density residential and commercial land uses. This proposal is located less than five miles from City Hall and adjacent to the Loop 101 Freeway and Thunderbird Road. All infrastructure is already in place for this project.”***

**Objective 2.1.B:** Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

***“The PAD will allow the development of an infill parcel for high-density residential developments***

*adjacent to an arterial street between the New River wash and the loop 101. The PAD proposes a mix of multi-family residential, including a senior living housing component, and a neighborhood retail and office condominiums uses niche. The subject site will also take advantage of the City's trail system and the nearby recently developed Rio Vista Community Park."*

**Policy 2.1.C.1:**

The City shall require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

*"This project is approximately one-half mile from the nearest single-family residential neighborhood (Desert Harbor). Thunderbird Road, Loop 101 and the Aqua Fria wash bound this property. A similar high-density residential development (Broadstone Apartments) is adjacent to a portion of this site's western boundary. This proposal is compatible with this use and the adjacent gas station along Thunderbird Road"*

**Policy 2.1.C.2:**

The City shall ensure that high-density residential developments have direct access to arterial streets without traversing existing or proposed lower density residential areas.

*"Triana Park is accessed directly from two points along Thunderbird Road. There are no lower-density neighborhoods in the area that would be impacted by this proposal."*

**Policy 2.1.C.3:**

The City shall locate housing developments in areas that can be adequately served by police, fire and ambulance services.

*"City of Peoria Police and Fire Departments currently service this area. A private ambulance company is located approximately one mile west of this site along Thunderbird Road."*

**Policy 2.1.C.7:**

The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.

***“This area is currently served by municipal services such as police, fire, utilities, and schools. It will provide commercial development within its own boundaries, but is further augmented by the nearby retail establishments. This proposal is not on the periphery of the City, but rather near one of Peoria’s core urban areas.”***

**Objective 2.1.E:**

Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.

***“The PAD will allow a mix of multi-family residential including a senior living housing component, neighborhood retail, and office condominium uses between the Loop 101 and the New River wash. The property is an infill site that is adjacent to an existing apartment complex and gas station and commercial type uses along the north.”***

**Policy 2.1.E.1:**

The City shall support the development of alternative forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

***“This proposal will provide a multitude of unit sizes within the apartment housing type and attached single-family (future phases) in an area surrounded by existing and developing amenities such as Rio Vista Community Park, the future commercial/office development within the project and the various retail facilities at the intersection of 83<sup>rd</sup> Avenue and Thunderbird Road.”***

**Policy 2.1.E.2**

The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless four of the following conditions are met:

- a. The site is located adjacent to an arterial roadway and/or transit corridor.

***“This project is immediately adjacent to the Loop 101 Freeway and will have direct access from Thunderbird Road, an arterial roadway.”***

- b. The site is within one mile of community-level commercial, service, or employment centers.

***“This project is within one-half mile of the community commercial node located at the intersection of 83<sup>rd</sup> Avenue and Thunderbird Road as well as a major employment center that is under construction at 91<sup>st</sup> Avenue & Cactus Road.”***

- c. The site creates a transition between existing or approved lower residential densities and non-residential uses.

***“This development is being proposed as a master plan that will include High and Medium-High residential densities, as well as commercial uses. Each use transitions between each other. For example, the Business Park uses will buffer / transition between the residential uses and the Loop 101. Likewise, the High Density residential uses will buffer between the proposed commercial and the Medium-High density product. In a larger scope, Triana Park offers a range of densities fit between the very high density of the existing senior housing in Plaza Del Rio and the proposed Medium-High product within the project itself. Since there are existing uses of similar intensity in the area (industrial automotive based business north of Thunderbird Road; existing high density residential and convenience retail / gas station adjacent to Triana Park) and its proximity to Thunderbird Road and the Loop 101, a project such as Triana Park is a perfect fit for this area.”***

- d. Development of the site will not disrupt or negatively impact adjacent lower density land uses.

***“This development is not located near existing residential development; however it will provide for an integrated attached single-family component within its boundary.”***

**Policy 2.1.E.3:**

The City shall encourage multi-family housing units adjacent to community level parks and public open space areas.

***“Although not immediately adjacent to Rio Vista Community Park, this proposal will be directly connected to the park via an improved pathway within the Agua Fria Wash. This pathway is currently under construction by the Maricopa County Flood Control District. Properties adjacent to this community park were recently zoned for business park uses.”***

**Objective 2.1.K:**

Encourage mixed-use developments that promote residential, commercial, office, and clean industrial uses that minimize infrastructure needs and transportation demands.

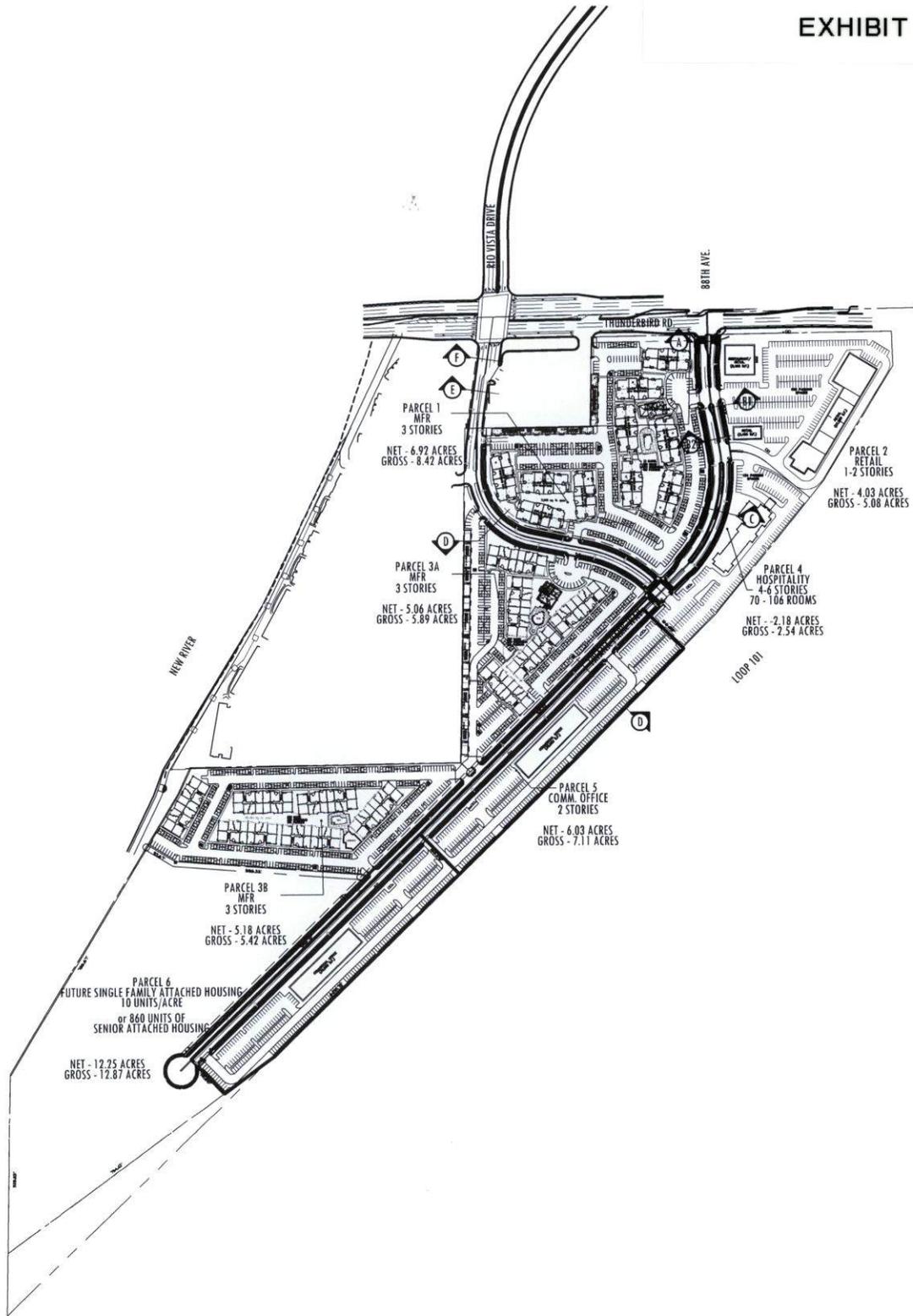
***“In addition to the 731 multi-family residential units, this proposal is expected to yield 10 du/ac of attached single-family attached units, approximately 99,000 square feet of retail and office space. This proposal will also contribute to the already planned widening of Thunderbird Road”***

**Objective 2.1.L:**

Attract mixed-use development to create new economic niches within the City.

***“The City of Peoria, as well as numerous other local cities has envisioned this blend of residential and commercial development for decades. Large-scale projects with similar intentions were proposed (Arrowhead Fountains Center), but developed with primarily commercial uses. Only within the past year to eighteen months have residential proposals become a reality. This proposal plans to begin with residential uses then draw quality commercial and office development shortly thereafter.”***

EXHIBIT A



## EXHIBIT B

### Land Use Designation Exhibit

#### Geographically Isolated

- "Island" between river corridor and freeway corridor
- Separated from established SF neighborhoods
- Buffered location for multi-family development

#### Proximity to Freeway

- Extensive Loop 101 frontage
- Opportunity to create gateway for Peoria
- Opportunity for major employment/tax revenues
- Vehicular access
- Project can provide visual/noise screening

#### Proximity to New River Corridor

- Enhanced riverfront restoration
- Augmented riparian landscaping
- New walking trails to extend Community Park network

#### Parcel Summary

- Parcel 1 - Proposed Multi-family Residential
- Parcel 2 - Proposed Retail
- Parcel 3 - Proposed Multi-family Residential
- Parcel 4 - Proposed Hotel
- Parcel 5 - Proposed Office Condominiums
- Parcel 6 - Proposed Future S.F. Attached / Senior Housing

