

ZANJERO

Planned Area Development

Northwest Corner
91st & Glendale Avenues
158-Acre Parcel

Submitted by:

Glendale and 91st Avenue LLC

Trammell Crow Company

2850 East Camelback Road
Suite 270
Phoenix, AZ 85016
Phone: (602) 222-4000

January 20, 2003

* 12.02.19

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
5/13/03

af

TABLE OF CONTENTS

	<u>Page</u>
Introduction.....	4
Site Description.....	5
General Plan.....	5
Land Use.....	8
Permitted Uses.....	11
Development Standards.....	15
Performance Standards.....	17
Landscape and Design.....	19
Circulation.....	21
Drainage and Utilities.....	24
Signage.....	26
Architectural Design.....	40
Site Design.....	40
Building Design.....	41
Building Materials.....	41
Color Palette.....	42
Prohibited Materials and Palette.....	42
Phasing.....	42

LIST OF EXHIBITS

	<u>Exhibit</u>
Vicinity Map.....	1
Legal Description.....	2
Aerial Photo.....	3
General Plan Map.....	4
Development Plan.....	5
Land Use Plan	
Representative Building Plan	
Landscape Plan.....	6
Conceptual Landscape Plan	
Landscape Enlargements	
Landscape Street Sections	
Pedestrian Node Perspective	
Circulation Plan.....	7
Vehicular Roadways, Pedestrian and Bike Pathways	
Street Cross Sections	
Lane Alignments along Glendale Avenue	
Utilities Plan.....	8
Conceptual Grading and Drainage	
Conceptual On-Site Water	
Conceptual On-Site Sewer	
Signage.....	9
Entry Perspective	
Entry Monuments	
Entry Monument Sign Locations	
Architectural Images.....	10

PLANNED AREA DEVELOPMENT NARRATIVE

INTRODUCTION

Zanjero is a Planned Area Development (PAD) consisting of 158 gross acres that includes a mixture of employment, retail and residential uses within the context of common circulation, landscape and design themes. The City of Glendale adopted Land Use Guidelines in the Western Area General Plan Update (Western Plan) to increase the population-to-jobs ratio by creating a major employment and commercial core along West Glendale Avenue. The Western Plan created a new land use classification referred to as Corporate Commerce Center (CCC) that encompasses all of the Zanjero PAD. The CCC land use designation provides for a mixture of employment, retail and residential uses. The Zanjero PAD intends to fully implement the planned CCC land use designation in the Western Plan and to help increase the population-to-jobs ratio desired by the City.

It is recognized that the primary emphasis in the CCC land use category is to encourage new employment uses. In order to provide the greatest potential for success, the Zanjero PAD incorporates the ability to facilitate a number of development scenarios from all employment to a true mixed-use concept integrating employment, retail and residential uses.

For example, Zanjero's entire acreage may be desirable to one or a number of employment users creating a single or series of corporate campus environments. To achieve this, all parcels within Zanjero are designated to allow employment uses.

As retail is often considered an integral component of employment, certain parcels within Zanjero are designed to allow retail uses, with a target of at least 30 percent of the gross acreage of Zanjero to be developed as retail.

Integral to both employment and retail uses is residential. To accomplish residential development, certain parcels within Zanjero are designated to allow residential uses, provided no more than 15 percent of the gross acreage of Zanjero is developed as residential.

This flexible land use approach is necessary to keep the Zanjero project competitive in a market place where users (namely employers with specific parcel needs) seek properties with existing development rights, rather than those properties where development rights can only be achieved through a rezoning process. To these users, rezoning can be perceived as an uncertain process and can encourage potential employment and other uses to gravitate to sites outside the City where existing development rights are in place allowing their use.

For purposes of this PAD application, the remaining narrative will address the development of Zanjero on the basis of 55 percent employment, 30 percent retail and 15 percent residential, in accordance with the desired land use mix as stated in the CCC zoning designation.

SITE DESCRIPTION

Zanjero encompasses approximately one-quarter section of land situated with Glendale Avenue to the south, 91st Avenue to the east, and 95th Avenue to the west (see Exhibit 1). A complete legal description of the property can be found in Exhibit 2. The property is relatively flat with a modest slope from north to south.

The property is bordered on the north by a USA fee-owned irrigation ditch that extends from 91st Avenue to 95th Avenue, from the midsection line of Section 4 to a line 20' south that runs parallel to the midsection line. The irrigation ditch is administered by Salt River Project on behalf of the Bureau of Reclamation, and serves as a water delivery source for the agricultural area to the west of Zanjero.

Glendale Avenue is presently developed as a four-lane arterial street with raised center medians, 91st Avenue is developed as a two-lane arterial street with a two-way center left turn lane, and 95th Avenue is not developed at this location. Both Glendale and 91st Avenues are designated in the General Plan as six-lane major arterial streets with raised landscape medians. This site is currently in general agricultural use with one existing house that is used by farm workers.

Adjacent land uses include agricultural fields to the north, agricultural fields to the west, agricultural fields across 91st Avenue to the east, Hickman's Egg Ranch across 91st Avenue to the northeast, and agricultural fields south of Glendale Avenue. The property south of Glendale Avenue is part of a Master Plan that will be the future location of WestGate containing a mixture of employment, entertainment and retail uses. Freeway Loop 101 is located less than one-half mile to the west with a grade separated urban interchange at Glendale Avenue (see Exhibit 3, Sheet 1).

GENERAL PLAN

On June 4, 2002, the City of Glendale City Council formally adopted the Western Area General Plan Update, which includes the Zanjero property. This General Plan update identifies all the property to be developed under the CCC designation, which includes a mixture of employment, office, retail, medical, entertainment and residential uses (see Exhibit 4, Sheet 1). The Western Area Plan allows the development of property in phases as long as the phases are developed under a similar design theme. The Zanjero PAD meets the following adopted City Council goals listed in the Western Area Plan:

Goal #1 "Build a strong employment base that provides a variety of high paying jobs for Glendale residents."

Zanjero potentially provides nearly 1.7 million square feet of employment uses, over 460,000 square feet of retail uses and 640 residential units⁽¹⁾. The combination of employment and retail uses translates into over 5,000 new jobs (2.5 employees per 1,000 square feet of employment uses and 1.84 employees per 1,000 square feet of retail uses).

⁽¹⁾Based on build-out of 55% employment, 30% retail and 15% residential; assumes a gross acreage to net acreage conversion factor of 10%; average FAR of .50 for employment and .25 for retail, 30 du/acre for residential.

Goal #2 “Expand major retail opportunities to serve residents in Glendale and the surrounding area.”

Zanjero proposes to allow up to 460,000 square feet of retail space. The planned retail uses result in a significant revenue gain for the City of Glendale and reduced vehicle trips for residents living in the western part of the City. The planned retail area allows for a combination of sit down restaurants, entertainment, and large retailers and other small ancillary services to provide amenities for employment. The proposed retail component will help establish this area as a major retail core for the West Valley.

Goal #3 “Provide public open space and recreational amenities that enhance the quality of life for Glendale residents.”

Open space may include, but is not limited to, lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas and watercourses. Open space excludes buildings, commercial structures, paved parking and drive areas. The Zanjero PAD incorporates a number of these open space elements, beginning with a multi-purpose pathway along Zanjero Boulevard, the major circulation route through Zanjero. The multi-purpose pathway is proposed to be ten feet in width, allowing combined use for pedestrians and bicyclists. Located along the west and north sides of Zanjero Boulevard, the pathway will be landscaped with a variety of trees, shrubs, groundcovers and annuals. Pedestrian rest areas are proposed at various locations along the multi-purpose pathway. These areas will provide trellis-covered bench seating surrounded by lush landscaping

Entry features at Zanjero Boulevard and Glendale Avenue will serve to depict the flow of water from gates to represent the importance of water management as part of the agricultural heritage of the area. Similar entry features are proposed at Zanjero Boulevard and 91st Avenue, and along 95th Avenue (exact location to be determined). Although similar in stature, these entry features will not incorporate a water element, but rather be planters landscaped with a variety of trees, shrubs, groundcovers and annuals common to Zanjero.

Additionally, employment and retail uses within the Zanjero PAD will be required to provide open courtyard areas for employees and other pedestrians. Residential uses will be required to provide open areas for residents. The design and landscape materials utilized within these areas will be consistent with common guidelines established for Zanjero. In all, the Zanjero PAD proposes to allocate 15% of gross acreage (approximately 23.6 acres) to open space.

Goal #4 "Encourage high quality development that supports new employment opportunities and enhances the character of the area."

A primary purpose of the PAD is to establish a foundation to encourage, assure and maintain high-quality development for a mixture of land uses at Zanjero. Through support of a quality-designed community, restriction of certain uses, encouragement of the construction of attractive retail, employment and residential improvements at appropriate locations and implementation of rigorous housekeeping and maintenance standards, Zanjero will establish itself as an attractive selection for employers who look for quality housing and retail amenities in close proximity to the workplace.

Goal #5 "Encourage Master Plan developments that offer a variety, distinct character and common amenities."

Zanjero is a Master Plan development that offers a mixture of employment, retail and residential uses through a variety of building styles, distinct in their individuality, but maintaining a common design theme, which serves to integrate all uses within the master plan development. Zanjero's amenities include landscaped roadways, a multipurpose pathway for pedestrians and bicyclists, landscaped pedestrian rest areas, bus shelters and open space corridors as needed to provide links to common amenities within Zanjero.

LAND USE

The Zanjero PAD provides an integrated mixed-use development plan that encompasses 158-acres on a quarter section of land. The PAD plans targets 55 percent of the gross acreage for employment uses (86.7 acres), 30 percent of the gross acreage for retail uses (47.3 acres), and a maximum of 15 percent of the gross acreage for residential uses (23.6 acres) (see Exhibit 5, Sheet 1).

The land use plan provides flexibility for future location of the employment retail and residential land uses based on demand within the marketplace.

As the specific employment, retail and residential users and locations are not known at the time of this PAD application, an additional administrative review process will be added to the normal City review process to ensure that the final land use mixture and building arrangements are implemented in a logical pattern that reflects the quality and character intended by the Zanjero PAD submittal, and ensures compliance with the CCC zoning designation. This additional process will include the following:

- Submittal of a Development Master Plan shall occur when either a Design Review or Conditional Use Permit application is filed for a specific user, building, or group of buildings within Zanjero. The area depicted within the Development Master Plan shall be limited to parcels adjacent to the subject parcel submitted for Design Review or Conditional Use Permit, to the extent those parcels are undeveloped at the time the Design Review or Conditional Use Permit application is filed. The applicant, without the filing of either a Design Review or Conditional Use Permit application, may file a Development Master Plan. If a Development Master Plan is filed without a Design Review or Conditional Use Permit application, the Plan shall be processed in the same manner as a Design Review application.
- The Development Master Plan shall include the site plan for the Design Review or Conditional Use Permit project, along with proposed land uses, representative building locations, circulation (vehicle, bicycle, pedestrian), open spaces, parking, and landscaping for the undeveloped parcels adjacent to the subject parcel submitted for the Design Review or Conditional Use Permit application.
- The Development Master Plan shall illustrate how the specific land use that is the subject to the Design Review or Conditional Use Permit application can be successfully integrated with the planned land uses, circulation, open space, and landscaping identified for the adjacent, undeveloped parcels.
- The Development Master Plan shall be reviewed and approved simultaneously with the Design Review application or prior to the Conditional Use Permit going to public hearing.

- The expansion of employment uses into a planned retail or residential parcel shall only be permitted if approved as part of a Development Master Plan, or through a Design Review or Conditional Use Permit application.
- The Development Master Plan requirement may be waived by the Planning Department if the department finds that sufficient portions of the PAD have been developed or have been approved through the Design Review or Conditional Use Permit process, thus establishing land uses and/or building patterns and negating the need for a Development Master Plan.
- A Development Master Plan may be amended as part of the review and approval of a Design Review application or Conditional Use Permit. A Development Master Plan may be amended, if requested by the applicant, without the filing of a Design Review or Conditional Use Permit application. Without a simultaneous filing of either a Design Review or Conditional Use Permit application, the Development Master Plan amendment shall be processed in the same manner as a Design Review application.

The following is a brief description of the three major land uses identified in the PAD:

Employment Uses. Zanjero provides a minimum of 86.7 gross acres or 55 percent of the PAD gross acreage for Employment uses. Based on the 55 percent allocation, the Employment area has the capacity to generate nearly 1.7 million-square feet of useable space. The Employment parcels are planned along a curving collector street (Zanjero Boulevard) that intersects with both Glendale and 91st Avenues. The location of this collector street, along with a secondary east-west local street from Zanjero Boulevard to 95th Avenue, facilitates easy access for the employment uses onto both arterials and to 95th Avenue.

The Employment parcels range in size from 2 to 20 acres. The parcel size variations provide flexibility to accommodate different types of users. The parcels can be combined to create larger parcels, or be divided to create smaller parcels. This allows flexibility to meet the needs of the employment end users, and to accommodate potential future expansions of initial employment users (see Exhibit 5, Sheets 1 & 2).

Retail Uses. Zanjero provides 47.3 gross acres or 30 percent of the PAD gross acreage for Retail uses on Parcels P through W. The Retail area is generally located in the southeast and south central portion of the PAD along Glendale Avenue and 91st Avenue frontages. Based on the 30 percent allocation, it is anticipated that this area can generate over 460,000 square feet of retail space. The Retail parcels are planned to accommodate three possible development scenarios: (1) all retail uses, (2) all employment uses subject to Development Master Plan approval (which could generate more than

900,000 square feet of employment space), or (3) an integration of retail and employment uses subject to Development Master Plan approval (see Exhibit 5, Sheets 1 & 2).

Under an all Retail scenario, Parcels P-W can accommodate a specialty retail center, a single large retail user or a community level shopping center with retail uses and smaller freestanding retail pads for services and restaurants. Under an all Employment scenario, these parcels can either accommodate employment uses as part of an expansion to adjacent employment parcels to form larger parcels for major employers, or to accommodate individual parcels for smaller employers. Under an integrated retail and employment scenario, Parcels P-W can accommodate a mix of retail and employment uses. The intent of this area is to allow flexibility in the potential land use scenarios to accommodate either employers or retail users depending on land use absorption and market demand.

Residential Uses. The Zanjero PAD provides the potential for a maximum of 23.6 gross acres or 15 percent of the PAD gross acreage for Residential uses on Parcels A, B, H, I, J and O. The Residential area is located in the central and northwest portions of the PAD along Zanjero Boulevard and 95th Avenue. It is anticipated that this area can accommodate three possible development scenarios: (1) all residential with up to 640 residential units, (2) all employment with up to 500,000 square feet of employment space subject to Development Master Plan approval, or (3) an integration of residential and employment uses subject to Development Master Plan approval (see Exhibit 5, Sheets 1 & 2).

Under an all-Residential scenario, the residential uses may be owner-occupied attached units with lots, and/or renter-occupied multi-family units. The Residential area can be divided into multiple project areas with frontage and vehicular access for projects off Zanjero Boulevard and 95th Avenue. Visual, pedestrian, and bikeway access will be integrated from the residential area through employment and retail use areas. The residential area is designed to allow integration into the adjacent employment and retail areas of Zanjero through flexibility in its location.

Under an all employment scenario, these parcels can accommodate employment uses either as part of an expansion to adjacent employment parcels to form a larger area for a major employer, or as an addition to the planned employment area for smaller employers. Under an integrated residential and employment scenario, these parcels can accommodate a mix of a residential complex and employment uses located on separate parcels, creating a more urban mixed-use environment. The residential market in the metropolitan area has historically shown demand for residential development adjacent to employment areas.

The intent of the Residential area is to allow flexibility in development scenarios and location to accommodate either residential projects and/or employment uses depending on land absorption and market demand. It is important to note that while the gross acreage of Parcels A, B, H, I, J and O in total exceed 15 percent of the gross acreage of Zanjero (the maximum residential allocation under the CCC zoning designation), no more than 15 percent, or 23.6 gross acres, within Zanjero will be developed as residential.

Parcels within the Zanjero PAD shall be developed in accordance with the following permitted use lists and development standards:

Permitted Uses - Retail Area (Parcels P, Q, R, S, T, U, V and W)

The permitted uses in the **Retail** portion of the PAD includes:

- Restaurants with outdoor dining and catering.
- Retail stores.
 - General merchandising including variety and specialty stores.
 - Food.
 - Apparel and accessories.
 - Home and office furnishings.
 - Hardware stores.
 - Home Improvement stores.
- Professional, administrative and business offices.
- Personal services.
 - Barber shops and beauty salons.
 - Small appliance repair shops.
 - Laundry, cleaning and dry-cleaning establishments for retail customers only limited to a maximum of 1,000-square feet of floor to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing and finishing work.
- Indoor recreation facilities.
- Indoor movie theatres excluding adult theatres.
- Music or dance schools.
- Childcare center.
- Medical or dental clinics.
- Medical offices.
- Business schools.
- Business support services.
- Financial institutions with drive-through facilities.
- Wholesale sales.

Permitted Uses subject to Conditions

- Seasonal sales and special events, subject to standards in Sections 7.501 and 7.503.
- Wireless communication facilities, subject to Sections 7.506 and 7.600.
 1. Building mounted antennas and rooftop mounted antennas.
 2. Alternative tower structure mounted antennas that utilize an existing light pole or electric utility pole. The related equipment shelter must be located on property

developed for non-residential use or in public right-of-way subject to approval of City Engineer.

Permitted Uses subject to Conditional Use Permit

- Any single retail use that is greater than seventy-five thousand (75,000) square-feet of gross floor area.
- Convenience uses, limited as follows:
 1. No more than five (5) convenience uses shall be allowed in each center. (For purposes of this PAD, "center" shall be defined as an area that is planned, developed and operated as a single entity, with shared access and parking and common architecture, landscaping and signage.)
 2. All uses that include retail sales of gasoline only as an ancillary component of the primary retail business shall be designed to orient the gasoline service pumps and canopies covering the pumps to the interior of the site with the building(s) adjacent to the street.
 3. All drive thru service windows shall be located on the internal side of convenience uses and shall not be visible from the streets.
- Hotels and motels.
- Live entertainment facilities that include music performed by more than one (1) musician, or dancing. Does not include adult live entertainment.
- Nightclubs.
- Wireless communication facilities – new monopole or changes to existing tower subject to development standards in Table 3-A.
- Wireless communication facilities – alternative design tower.
- Wireless communication facilities – alternative tower structure, otherwise not permitted under Section 7.506.

Permitted Uses - Employment Area (Parcels A - W)

The permitted uses in the **Employment** portion of the PAD includes:

- Professional, administrative or business offices.
- Data centers and call centers.
- Hospitals, urgent care centers.
- Business support services.
- Personal service businesses, such as beauty shops and barbershops, to be located within an employment structure.
- Financial institutions, real estate and insurance offices.
- Medical and dental offices and clinics.
- Commercial, trade, business schools, colleges, or universities.
- Medical, dental and clinical laboratories.
- Laboratories for research and product development.
- Manufacturing or assembly of finished products, as long as the primary use of the property is not basic processing and compounding of raw materials.
- Motion pictures production, radio and television broadcast studios within enclosed building, but not including transmitter towers.
- Hotels, motels and residential time-share units.
- Conference centers.
- Golf course and associated golf course improvements.
- Accessory retail uses within an employment building not to exceed five thousand (5,000) square feet of floor space (i.e.: gift shop, delicatessen).
- Health clubs.
- Full service restaurants, to be located within an employment structure, except for those seating areas included as part of an outdoor patio area.
- Child care center.
- Laundry, cleaning, and dyeing establishments, limited to:
 1. Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work.
 2. Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted.
- Fast food restaurants without drive-in or drive-thru facilities.

Uses subject to Conditional Use Permit

- Public and semi-public utility buildings and facilities.
- Distribution of finished goods.

Permitted Uses - Residential Area (Parcels A, B, H, I, J and O)

The permitted uses in the **Residential** portion of the PAD include:

- Attached patio homes.
- Townhouses.
- Condominiums.
- Parks and playgrounds.
- Multiple-residence dwellings (including apartments).
- Boardinghouse.

Uses subject to Conditions

- Public utility facilities provided there are no offices, maintenance facilities, outdoor storage, or full time employees related to the site (no aunts uncles or cousins).
- Group Homes and Supervisory Care Facilities subject to administrative review per Sections 7.501 and 7.502.

Uses subject to Conditional Use Permit

- Childcare center.
- Home Occupations (Class I) see Section 7.304.
- Accessory uses that are incidental to the principle use of the property such as fences, walls, garages, swimming pools, and satellite earth stations.
- Nursing homes.
- Congregate care facilities.

Development Standards (Shall Apply to Each Individual Parcel within the PAD)

Parcels	A - W	P, Q, R, S, T, U V and W	A, B, H, I, J, and O
Description	Employment Area	Retail Area	Residential Area
Min Developable Site Area	N/A	1 Acre for Retail	2,000sf** 43,560sf for Multi-Res
Min Width	N/A	N/A	30*** N/A for Multi-Res
Min Depth	N/A	N/A	60*** N/A for Multi-Res
Min Density/AC Max Density/AC	N/A	N/A	8 du/ac 30 du/ac
Max FAR	.50 to 1.0	.50	See % coverage for Res
Min Open Space %	15%	15%	15% for Res with Lots** 30% for Multi-Res
Min Landscape Setback	50' on Glendale and 91 st Avenue; 40' on Zanjero and 95 th Avenue; 25' on Local; 20' along SRP canal; landscape setback measured from the property line	50' on Glendale and 91 st Avenue; 40' on Zanjero and 95 th Avenue; 25' on Local; landscape setback measured from the property line	N/A for Res with Lots** 20' for Multi-Res or .5:1 over 20' in height; 20' along SRP canal; landscape setback measured from the property line
Min Building Perimeter Setback	50' on Glendale and 91 st Avenue; 40' on Zanjero and 95 th Avenue; 25' on Local; 20' along SRP canal; building setback measured from the property line	50' on Glendale and 91 st Avenue; 40' on Zanjero; 25' on Local building setback measured from the property line	N/A for Res with Lots** 20' for Multi-Res or .5:1 over 20' in height 20' along SRP canal; building setback measured from the property line

Parcels	A - W	P, Q, R, S, T, U V and W	A, B, H, I, J, and O
Building Front Setback	50' on Glendale and 91 st ; 40' on Zanjero and 95 th Avenue; 25' on Local; building setback measured from the property line	50' on Glendale and 91 st Avenue; 40' on Zanjero; 25' on Local; building setback measured from the property line	10' to living or side load garage, 15' to front load garage w/20' to back of sidewalk for Res w/Lots** For Multi-Res see Perimeter Setbacks ***** 20' along SRP canal; building setback measured from the property line
Building Side Setback	60' to residential uses and 15' to non-residential uses; building setback measured from the property line	60' to residential uses and 15' to non-residential uses; building setback measured from the property line	0' for Res w/ Lots and see Distance Between Structures** For Multi-Res see Perimeter Setbacks
Building Street Side Setback	50' on Glendale and 91 st Avenues; 40' on Zanjero and 95 th Avenue; 25' on Local; building setback measured from the property line	50' on Glendale and 91 st Avenue; 40' on Zanjero and 95 th Avenue; 25' on Local; building setback measured from the property line	10' for Res w/Lots** For Multi-Res see Perimeter Setbacks 40' on Zanjero and 95 th Avenue; 25' on Local
Distance Between Structures	N/A	N/A	10' for Res w/Lots** 15' for Multi-Res
Building Rear Setback	60' to residential uses and 15' to non-residential uses; building setback measured from the property line	60' to residential uses and 15' to non-residential uses; building setback measured from the property line	10' for Res w/Lots** For Multi-Res see Perimeter Setbacks
% Coverage	See FAR	See FAR	50% for Res w/Lots ** 50% for Multi-Res
Building Height	96'/60**	96'/60**	96'/60**

* Reduced height within 200' of off-site residential building envelopes in accordance with the Western Plan

** For attached residential units on individual platted lots

Performance Standards

- Each parking space shall be at least nine (9) feet wide and twenty (20) feet deep for Employment and Residential uses. Employment and Residential uses shall transfer the reduced parking space width to landscape open spaces for each project according to the following methodology: one square foot of landscape open space for every one square foot of reduced parking space width. Each parking space shall be at least ten (10) feet wide and twenty (20) feet deep for Retail uses. All other off-street parking requirements shall comply with Section 7.400 of the Zoning Ordinance.
- All landscaping, buffering, and walls shall comply with Section 7.200 of the Zoning Ordinance and the West Glendale Avenue Design Plan, unless otherwise noted in this PAD.
- All accessory buildings and uses shall comply with Section 7.300 of the Zoning Ordinance.
- All outdoor sales and displays for retail properties shall comply with Section 5.758 of the Zoning Ordinance.
- All employment, retail and multi-residence uses are subject to Design Review approval as outlined in Section 3.600 of the Zoning Ordinance.
- All employment and retail uses will follow the design standards found in the City of Glendale's Commercial or Industrial Design Expectations.
- All multi-family residential uses will follow the design standards found in the City of Glendale's Multiple Residence Housing Design Guidelines.
- Site equipment such as telephone booths will be incorporated into structures and screen walls wherever possible. Where it is not possible, they will be screened from off-site views by walls and/or landscaping.
- All lighting on the site must be completely shielded high-pressure sodium fixtures. Parking lot fixtures and wall lights shall not exceed 15-feet in height within 150-feet of any residential properties. Lighting elsewhere on the site may not exceed 25-feet in height. The design of the lighting standards shall be consistent throughout the PAD per approval through Design Review.
- All lighting shall meet the City of Glendale Outdoor Light Control Ordinance.
- Residential projects must meet the appropriate design standards in the City of Glendale's Multiple Residence Housing Design Guidelines.
- All employment activities must be conducted within an enclosed building. Exceptions include patios, courtyards and other appropriate amenities that are incidental to the primary use of the building.
- In retail areas all carts shall be stored under a canopy and screened from view.
- Any residential project with lots shall comply with the City of Glendale's Subdivision and Minor Land Division Ordinance.

- Any residential development within the PAD shall comply with the City of Glendale Zoning Ordinance Section 3.812.
- Development of parcels along the USA fee-owned irrigation ditch shall be coordinated with Salt River Project to determine requirements for upgrading or tiling the irrigation ditch.
- All landscaping shall comply with the City of Glendale Landscape Ordinance.
- The City of Glendale's Adequate School Facilities requirement has been met with the September 24, 2002 execution of a Developer Assistance Agreement with the Peoria Unified School District.

LANDSCAPE AND DESIGN

To recognize the rich agricultural culture and history that is prevalent throughout this area of Glendale and the surrounding community, the landscape theme for Zanjero will be lush and green. Landscaping will be significant, with extensive planting throughout the site. The use of date palms, turf, annuals, evergreens / deciduous leafy trees, flowering shrubs and other plant material will be encouraged to maintain the lush and green theme year round (see Exhibit 6, Sheet 1). The goal of the Zanjero landscape design is to:

- Create a green and lush distinctive landscape that enhances the historic agricultural theme of the area.
- Design hardscape features that integrate into the architecture in a meaningful and proportional manner.
- Design common open space areas adjacent to employment buildings as focal points and for use by pedestrians.
- Create landscapes that complement and reinforce the strength and style of the architecture.
- Establish a landscape image that relates to adjacent developments and promotes a cohesive integrated street frontage along Glendale Avenue.

The following three landscape themes are established for the Zanjero development:

Glendale Avenue. Use large amounts of turf with Evergreen Elm Trees as the street theme tree supplemented with Heritage Live Oaks and Sissoo Trees (see Exhibit 6, Sheets 2-5).

Glendale Avenue Entry Water Features. Following the theme of the name of the project, the water features have their roots in the historic use of irrigation and delivery of irrigation water to the area. The water features represent and mimic the "Flumes", devices used historically to deliver water to area farms. The water wall portrays delivery of the water to the field. The structure of the entry monuments illustrates the pump house, or field house, that may have been in the area. The water features (as well as all landscape irrigation) will use potable water (see Exhibit 6, Sheet 2).

91st Avenue and 95th Avenue Entry Features. Following the design of the entry water features along Glendale Avenue, entry monuments will be placed at major entrances to Zanjero along 91st Avenue (at the point it intersects with Zanjero Boulevard) and along 95th Avenue (at the point it intersects with the secondary east-west local street). These entry monuments will be constructed of the same materials, filled with and surrounded by various trees, flowering shrubs, annuals and groundcovers.

Zanjero Boulevard. Heritage Live Oak trees, which will provide shade along the multi-use path and sidewalks, will be planted formally in the 7-foot wide landscape tract located between the sidewalk and the curb on both sides of the street, creating a tree-lined canopy along the length of the boulevard (see Exhibit 6, Sheets 2-5).

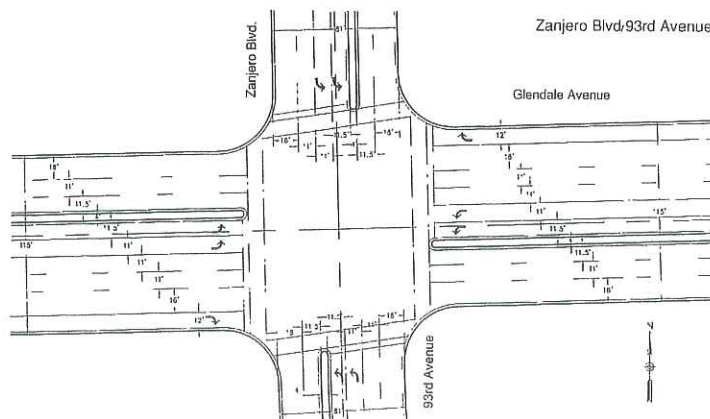
Pedestrian Nodes. These areas have been designed to provide resting places for pedestrians, bicyclists, joggers, etc. Located adjacent to the multi-purpose pathway along Zanjero Boulevard, the pedestrian nodes will provide trellis-covered seating areas nestled within a cluster of shade trees, flowering shrubs, annuals and groundcovers, will provide bike racks, and will be complemented by a semi-circle design of decorative concrete at their base (see Exhibit 6, Sheets 4 and 6).

CIRCULATION

The vehicular circulation for Zanjero incorporates direct access from Glendale, 91st and 95th Avenues. The main entrance is off Glendale Avenue at Zanjero Boulevard. Freeway Loop 101 at the Glendale Avenue interchange provides regional access to the site. Zanjero's major internal roadway network consists of Zanjero Boulevard, 95th Avenue, and an east/west local street located north of Glendale Avenue between Zanjero Boulevard and 95th Avenue (see Exhibit 7, Sheet 1).

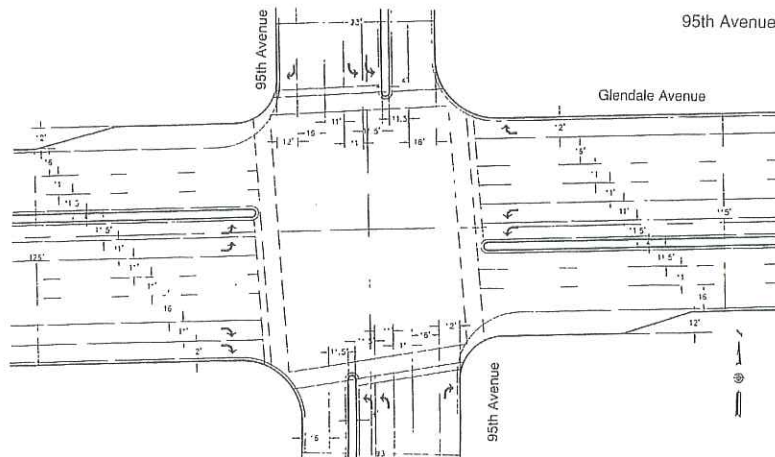
Zanjero Boulevard provides the main internal street access within the development. It will be a publicly-dedicated, curvilinear collector street that consists of two through lanes in each direction separated by a two-way center left-turn lane. Zanjero Boulevard is envisioned as an attractive, tree-lined boulevard with a 7-foot wide landscape area between the backs-of-curbs and detached sidewalks to enhance the sense of community within the business park. The roadway has been designed to create a pedestrian-friendly, "livable" street environment. Multiple-lane entries along Glendale Avenue and 91st Avenue gradually narrow to dual-lane through traffic separated by a two-way left turn lane. This narrowed street design was chosen as an effective means of calming traffic through the site by controlling traffic speed and volume, and also to allow for more efficient driveway access points for any given development within the PAD

At its intersection with Glendale Avenue, Zanjero Boulevard will consist of dual southbound left-turn lanes, one dedicated southbound through lane and one southbound through lane with a shared right-turn lane. The following graphic depicts the proposed alignment of lanes between Zanjero Boulevard to the north and 93rd Avenue to the south at their intersection with Glendale Avenue (see also Exhibit 7, Sheet 6).



Zanjero Boulevard will be curvilinear and intersect 91st Avenue approximately 1980 feet north of Glendale Avenue. A raised, landscaped center median will be incorporated into Zanjero Boulevard at its intersections with 91st Avenue and Glendale Avenue (see Exhibit 7, Sheets 2-5 for illustrations of street cross sections). Zanjero Boulevard's eastbound lanes at its intersection with 91st Avenue will consist of one dedicated left-turn lane, one through lane, and one right-turn lane.

The western side of the project is bordered by 95th Avenue, which will consist of two lanes in each direction and a two-way center left-turn lane. At its intersection with Glendale Avenue, 95th Avenue will flare to provide a raised center median, dual southbound left-turn lanes, two dedicated southbound through lanes and a separate right-turn lane. The western half of 95th Avenue will be the responsibility of the adjoining property to the west. The following graphic depicts the proposed alignment of lanes for 95th Avenue to the north and south at its intersection with Glendale Avenue (see also Exhibit 7, Sheet 7).



The Zanjero master plan incorporates an east/west internal local street planned to extend from Zanjero Boulevard to 95th Avenue. This internal road is planned to be a local consisting of one travel-lane in each direction, plus provisions for left-turn lanes at Zanjero Boulevard and 95th Avenue intersections. The exact location of this east/west local street will be determined as land area is developed. An approximate location has been depicted on Exhibit 7, Sheet 1.

The eastern edge of the project is bordered by 91st Avenue, which will consist of three through travel lanes in each direction separated by a raised median. Dual left-turn lanes and separate right turn lanes will be necessary at the intersection with Glendale Avenue. A full median break will be provided at the intersection of 91st Avenue and Zanjero Boulevard to allow full turning movements.

The Zanjero PAD envisions additional minor access (driveways) off Glendale and 91st Avenues. It is anticipated that right-turn deceleration lanes and, at some locations, appropriate left-turn lanes will be constructed to serve these site access points.

Traffic signals are expected to be required at the following intersections:

- Zanjero Boulevard/Glendale Avenue
- 95th Avenue/Glendale Avenue
- Zanjero Boulevard/91st Avenue
- 91st Avenue/Glendale Avenue

Median breaks along Glendale Avenue will be in accordance with the West Glendale Avenue Design Plan. Minimum median break spacing along 91st Avenue will be 1/8 mile to provide access to

adjacent commercial parcels. Specific median break configurations will be reviewed to evaluate the left turn storage requirements and to consider the advisability of controlling specific turn movements at individual median break locations to minimize conflicts and delay.

Zanjero also provides pedestrian and bicycle pathways throughout the PAD to ensure easy non-vehicular access between buildings and between land uses. A 10-foot wide detached multi-use pathway provides a spine for pedestrians and bicycles along the north and west sides of Zanjero Boulevard through the middle of the PAD. A series of smaller 5-foot wide pathways through common areas and detached sidewalks along interior streets and private drives interconnect with the Zanjero Boulevard multi-use pathway to provide pathway connections between all buildings and land uses. The array of pathways provides connections in all directions allowing full pedestrian and bicycle access throughout the PAD. The pathways are also designed to provide connections to pedestrian and bicycle pathways to adjacent offsite projects to the north, east, south and west (see Exhibit 7, Sheets 1 and 5).

Bus stops have been included at three locations—two along Glendale Avenue and one along 91st Avenue. Bus stops will include bus shelters, designed in accordance with the West Glendale Avenue Design Plan. Additionally sidewalks will be designed to attach to the curb at bus bay/pullout locations, as well as to the back of all handicap ramps. Additional right-of-way requirements for bus bays and bus shelter pads will be determined during design review.

DRAINAGE AND UTILITIES

Grading and Drainage. The Zanjero PAD is located on existing agricultural fields from which the runoff sheet flows in the southerly and westerly directions. Offsite flow comes toward the site from the northeast. The site will be designed such that offsite flows will be conveyed in channels adjacent to the right-of-way for 91st Avenue and Glendale Avenue. Along the west side of 91st Avenue, the drainage channel will be constructed to convey approximately 265 cfs. Along the north side of Glendale Avenue, the drainage channel will be constructed to convey approximately 430 cfs.

Under proposed conditions, the site will be graded to direct the storm water runoff to retention areas located in the landscaped and parking areas. Onsite runoff from the 100-year 2-hour storm event will be retained within the development. For events greater than the 100-year 2-hour storm, the runoff will flow to the historic natural outfall location at the southwest corner of the site and will continue to flow west and south as it has historically. The runoff from the 100-year 2-hour storm for the adjacent half streets (Glendale Avenue, 91st Avenue and 95th Avenue) will be retained as required by City of Glendale requirements. Finished floors for the buildings will be set above adjacent ground elevations and above the ultimate outfall elevation so that they will be safe from the 100-year 2 hour storm (see Exhibit 8, Sheet 1).

Water Off-Site. At this time, there are several potable waterlines along the project's south and eastern boundaries. Existing 4-, 12-, and 18-inch waterlines run along Glendale Avenue and a 12-inch waterline runs along 91st Avenue. The 4-inch waterline will be abandoned in the future.

Based on high flow fire hydrant tests performed for the WestGate project, which is located to the south, the existing off-site waterlines should be able to support the fire flow and peak hour water demand scenarios for the proposed development.

Water On-Site. The conceptual on-site water system will tie into existing waterlines four times along Glendale Avenue and in five locations along 91st Avenue. The sizes of the piping within the development will range from 8 to 12 inches in diameter. Twelve-inch waterlines will be required along 95th Avenue, Zanjero Boulevard and the north boundary of the site (see Exhibit 8, Sheet 2). The remainder of the on-site waterlines will consist of 8- and 10-inch lines. All of the waterlines illustrated on the conceptual on-site water exhibit should be capable of providing 20 psi fire flows of 1,500 gpm and 3,500 gpm in the residential and commercial portions of the development, respectively.

Since the proposed development may contain multi-story buildings, these buildings will require their own booster facilities to meet the minimum pressure demands during fire flow and peak hour scenarios. Each development will provide water service and fire protection in accordance with applicable municipal codes. Additionally, water lines will be placed in either right of way or 20' waterline easements. The lines will be public and back flow preventers will be designed where needed to meet City of Glendale requirements and other applicable codes. Specific easement and back flow preventer locations will be established during the Design Review process.

Wastewater Off-Site. An existing 15-inch sewer line along Glendale Avenue should convey the wastewater generated by the proposed development off-site. The existing sewer flows west to the City's wastewater treatment plant and is located at depths between 10 and 13.5 feet in front of the site.

Wastewater On-site. The conceptual on-site sewer system for the proposed development will include sewer lines ranging in size from 8 to 12 inches in diameter (see Exhibit 8, Sheet 3). These pipes may be installed at depths ranging from 5.9 to 13.0 feet below grade. The proposed sewer system will typically flow to the west or south with the existing topography of the site in order to avoid excessive depths. The ultimate outfalls of the site are located along Glendale Avenue, where they will flow into the existing 15-inch sewer line. The on-site sewer system will be public.

Sewer and water line sizes referenced above for 95th Avenue (and as shown on applicable exhibits) reflect the minimum line sizes needed for onsite flows. Water and wastewater system calculations of the area will be completed prior to completion of construction documents for development within Zanjero. At that time, the proposed land uses or approved zoning for areas that are upstream of the 95th Avenue water and sewer lines will be taken into account to determine the appropriate sizes of the lines.

SIGNAGE

The size of Zanjero at 158 gross acres creates the need for utilizing the PAD application process to develop a Comprehensive Signage Program (CSP) that will provide flexibility for signage by allowing alternative sign standards than that of the current ordinance. Our request for this overall comprehensive sign program is due to the current sign code that does not take into consideration this size and type of development for adequate signage.

Per the current ordinance, Zanjero would be allowed only three signs for identification for the entire site – one per street and a 110 square foot area for sites over 20 acres. In addition, anything over 800 lineal feet of frontage is allowed another sign – thus allowing six total. Zanjero is more than 10 times in overall size with frontages of over 2400 lineal feet along 91st and 95th Avenues, and more than 2500 along Glendale Avenue. By creating a development of this kind, as a master planned, mixed-use development with a single name for the whole acreage, any additional signage to identify individual projects and/or tenants within the entire site is prohibited, and would require variance for any ground signs.

To meet the requested FAR and intensity desired by the City for this site, many of the buildings would need to be multiple stories. Under the current code, signage is basically only allowed on the first floor (15' maximum height). The maximum sign area is 48 square feet. To attract large employers for campus type tenants, *Corporate Identification* would inevitably be requested at the tops of buildings for major identification.

The current sign code responds mainly to single story retail / office buildings that are exterior loaded and every tenant allowed a sign over the entrance. It does not respond to the needs of the types of tenants the City envisions for the area to facilitate the creation of large employment bases.

The Zanjero CSP has been developed by addressing each of the zoning district sections proposed in this PAD – Retail, Employment and Residential. Starting with the current sign code outline and language as the base, each section was addressed by specific types of uses within the mixed-use project as a *whole*, not just a group of adjacent parcels with different uses. By applying additional restrictions to each of these sections, along with wayfinding and creativity guidelines, a cohesive, viable sign plan was developed.

This CSP will improve identification of all zoning districts of Zanjero by allowing for identification of all tenants and by encouraging superior design. Signs shall be simple and understated, designed to integrate with the site entry and building architecture, and utilizing, where appropriate, the same materials as used in the building(s). This will be achieved through the control of quantity and size, a heightened level of **quality** through the use of project palette materials; unique project and tenant identity guidelines; and individual wayfinding systems that address the whole project as well as individual sites (see Exhibit 9, Sheets 1-4).

Properly adhered to, this CSP will ensure that tenant identification is consistent in quality and compatible with the overall architectural and landscape design character that has been developed for the site. However, it is intended that each project within the Zanjero development provide a unique signage solution appropriate to its own site's materials, colors and design style.

Zanjero Permitted Permanent Signs

Project Identification Design Theme. The design theme is taken from the past: the use of water within agriculture; how irrigation played an important role of life in the valley; and, particularly, the importance of the Zanjeros who regulated the water distribution. The monuments set the tone for the project through interpretive artistic design. The water source is the "pump house". Its delivery source is the flume. The power of the water provides public enjoyment through the sound and visuals of the water cascading down the rocks.

The lettering is reminiscent of Spanish/Old World letter styles, but based on a contemporary font. The letters and the orientation of the water features allow for appropriate visibility for each direction of vehicular traffic by placement on a 45° angled wall to the traffic, thus allowing the design of the feature to be oriented to both interior and perimeter roadways around the project.

Although the theme is from the past, the materials are as contemporary today as they were in all the past centuries they've been use. These materials will be found throughout all the various projects either singularly or in multiple combinations, and in various architectural design styles.

It is the intent of the PAD to create an attractive, high quality, mixed-use development that will incorporate a variety of architectural styles. These styles may and should vary while maintaining some common threads that will create compatibility between building and land uses. This should also be applied to the signage program of that individual project. As individual projects are developed within Zanjero, depending on the market demand, signage programs will be designed specifically for each site as part of the architectural review submittal, as it is done currently.

Materials for the signage will vary per building/project within Zanjero, and fit within the context of the corporate identity and the building design specifically for each individual site. It will also maintain the common thread for Zanjero through the approved material and color palettes established for Zanjero for overall architecture and landscape design palettes. (Refer to the approved architectural materials and color palettes.)

Project Monument Signs. The project monument signs for the entire 158 gross acres are located at the main entrances to the project along the perimeters. Primary monuments will be located at the Glendale Avenue and Zanjero Boulevard alignment. Secondary monuments will be located at 91st Avenue and 95th Avenue.

- Primary Monuments

Single faced sign walls integrated into the fountain portion of the monument, consisting of mirror image water feature monuments on each side of the entrance.

Lettering shall consist of reverse pan channel letters flush mounted to background wall surface of high quality materials and finishes.

Lighting shall be indirect provided by landscape uplight fixtures approved by the City of Glendale.

Such signs shall not include any interior tenant names or "advertising" copy.

- **Secondary Monuments**

Single faced sign walls integrated into the landscape/planter portion of the monument, consisting of mirror image landscape/planter monuments on each side of the entrance.

Lettering shall consist of reverse pan channel letters flush mounted to background wall surface of high quality materials and finishes.

Lighting shall be indirect provided by landscape uplight fixtures approved by the City of Glendale.

Such signs shall not include any interior tenant names or "advertising" copy.

Secondary signs do not have a water element.

Zanjero Pedestrian Directional System

- **Pedestrian Directional Signs**

Directional signs for pedestrians indicating the type of projects/businesses along the interior pathway system are allowed subject to approval of a master directional sign plan. The master plan will address items such as the general design, location, and size of signs. Such signs shall not include "advertising" copy, but may include the Zanjero logo.

These signs shall be located along the interior pedestrian/bike pathways and will be designed at a pedestrian scale.

The specific design, location, and size of each sign will be determined through the design review process outlined in Section 3.600 based on the approved master directory sign plan.

Location of signs shall be determined through the individual project reviews as the site develops.

- **Map Directory Signs**

Map directory signs intended to show pedestrians the overall location of businesses, public buildings, adjacent recreational/entertainment facilities, and other features in and around Zanjero are allowed, subject to approval of a master directory sign plan by the Development Services staff and Design Review. The master plan will address items such as the general design, and size of signs. Such signs shall not include "advertising" copy, but may include the Zanjero logo.

These signs shall show a map of the area and the location of individual businesses and be designed at a pedestrian scale.

The maximum sign area shall be twenty-four (24) square feet.

Location of signs shall be determined through the individual project reviews as the site develops.

Residential Districts

- Identification Signs:

Multiple residence development and subdivision entrance signs: a maximum of two (2) wall mounted or landscape wall type signs with a total of thirty-two (32) square feet (16 SF per side) shall be permitted at each main entrance. The sign may include only the name of the development and the street address (if needed).

Address numerals shall not be counted as part of the 32 SF area.

Freestanding monument signs shall not exceed a height of five (5) feet, and 32 SF sign area.

The base of any freestanding sign shall have an aggregate width of at least fifty (50) percent of the width of the sign. Bases shall not be counted as part of the sign area.

- Directional signs, when required to assist the flow of traffic, are not to exceed six (6) square feet in area or a height of three (3) feet. Such signs may include identification wording or symbols on up to twenty-five (25) percent of the sign area.
- Directory signs when required for multiple residence developments or other permitted facilities containing multiple tenants or building groups as follows:
 - Each directory shall be illuminated with a maximum area of eighteen (18) square feet and a maximum height of six (6) feet.
 - The number and location of the signs must comply with fire department requirements.
- Temporary signs shall be in accordance with Section 7.105 of the Glendale Sign Code.

Employment Districts

Wall, Fascia and Parapet Identification Signs

- Single tenant buildings: The maximum sign area permitted shall be two hundred square feet (200 SF) per elevation, or one square foot (1 SF) of signage per lineal building frontage per street elevation, whichever is less.
 - Such sign may identify individual businesses, building complex, or center, by name. The sign may show the name of the business and up to three (3) principal services when the name alone does not identify the general nature of the business.
 - Such sign shall not include "advertising" copy.
- Multi-tenant buildings/complexes: The building/complex identification shall not exceed two hundred square feet (200 SF) per elevation, or per street frontage per building.
 - Individual tenants within a multi-tenant building shall be allowed a minimum of fifty square feet (50 SF) of wall signage or one square foot (1 SF) per lineal front of leased space within

the building, whichever is more, but shall not exceed a maximum of two hundred square feet (200 SF).

Location of tenant signs shall be determined by review of the individual building sign packages, and can be located either by placement over the Tenant's leased frontage or can be proposed on a continuous sign band, designated by the architectural design of the building, to accommodate a specified number of tenants within a controlled design parameter.

- Height of wall signage locations shall be limited by the building height of the project.

Freestanding Building Signs

- **Single Tenant Building –**

One (1) freestanding building sign per office building/campus shall be permitted per street frontage and should be located at the primary entrance(s) to the project.

The sign shall not exceed five (5) feet in height.

Copy shall identify the individual business and up to three (3) principal services when the name alone does not identify the general nature of the business.

Such sign shall not include "advertising" copy.

Project address shall be included on the sign, but shall not count in the square footage of the sign.

The base shall be architecturally integrated into the design of the sign through materials, forms, and shapes.

- **Multi-tenant building complexes:**

A minimum of one (1) freestanding building sign will be allowed per office building/campus per street frontage and should be located at the primary entrance(s) to the project.

The sign shall include the name of the building or complex and the name of up to three (3) businesses within the building or complex. However, when a business name is included in the name of the complex, only four (4) additional businesses may be identified.

Such sign shall not include any "advertising" copy.

Project address shall be included on the sign, but shall not count in the square footage of the sign.

The base shall be architecturally integrated into the design of the sign through materials, forms, and shapes.

- **Vehicular directional signs as required to assist the flow of traffic are allowed as follows:**

Standard sizes should not exceed three (3) feet in height and six (6) square feet in area, unless shown to be "inadequate" for proper visibility/readability based on the content required.

Such signs may include the project/complex logo/identity on up to twenty-five (25) percent of the sign area.

Design of directional signs shall be architecturally integrated with the project.

Total quantity of directionals shall be approved through Design Review.

Directory Signs:

- **Freestanding:**

Directory signs as required to identify the location of various buildings or tenant offices within a complex will be allowed.

Each directory may be internally illuminated, as required.

Maximum height shall not exceed seven (7) feet and thirty-six (36) square feet in sign area.

Bases and design shall be architecturally integrated with the project.

The number and location shall be subject to Design Review and, if required, shall comply with Fire Department requirements per zone.

- **Wall Mounted** - Direct pedestrians to businesses within a building or complex which do not have an exterior wall elevation along a street or alley frontage; or to direct pedestrians to multiple businesses that use a single entrance.

The directory sign shall have a maximum area of four (4) square feet.

The directory sign shall be located at the entrance to the building or complex.

Temporary signs are allowed in accordance with Section 7.105 of the Standard Sign Code.

Retail Districts

Wall, Fascia, or Parapet Identification Signs

- Wall, fascia, or parapet signs are allowed only on the exterior elevation of the space occupied by the business.
- The sign area for each business shall not exceed one (1) square foot for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.
- The maximum aggregate wall sign area is two hundred square feet (200 SF) per business, a minimum of twenty four square feet (24 SF),
- Such signs may identify the individual businesses. The sign may show the name of the business and up to three (3) principal services when the name alone does not identify the general nature of the business.

Freestanding Identification Signs

- The sign must include the number of the street address. The minimum height of the numerals shall be six (6) inches and the maximum height shall be twelve (12) inches. The area of these numerals shall not be included in calculating the allowed sign area.
- The base shall have an aggregate width of at least fifty (50) percent of the width of the sign, or shall be architecturally integrated to match the site's architectural theme and design.
- One primary freestanding sign will be permitted per each three hundred (300) lineal feet of street frontage, with a minimum of one per project per street.

Height shall not exceed twenty (20) feet and one hundred and fifty (150) feet of sign area when located along Glendale Avenue, 91st Avenue, or 95th Avenue.

Height shall not exceed fifteen (15) feet and one hundred and ten (110) square feet of sign area when located on Zanjero Boulevard.

- Secondary signs shall be allowed per each one hundred and fifty (150) feet of street frontage less any permitted primary signs as outlined above.

Signs shall not exceed a height of fifteen (15) feet and one hundred and ten (110) square feet of sign area when located along Glendale Avenue, 91st Avenue or 95th Avenue.

Height shall not exceed ten (10) feet and eighty (80) square feet of sign area when located along Zanjero Boulevard.

- If appropriate to the site for proper identification of tenants, signs should be located adjacent to project entry driveways.
- Quantity of tenants and project ID shall be limited to a total of ten (10) per sign.
- If illuminated, freestanding signs should be internally backlit elements with opaque backgrounds. Design Review shall approve design for architectural integration.
- Signs shall not contain any "advertising" copy.
- A fast food establishment within a convenience store must meet the following criteria to be considered a business for identification purposes:

The fast food establishment must have an outdoor service window, a drive-thru window, or inside service counter which is dedicated exclusively to that franchise.

The fast food establishment must have at least one (1) full-time employee.

The building floor area devoted exclusively to the fast food establishment shall not be less than one hundred (100) square feet.

Reader Panel Signs

- Gasoline service stations

Stations may use up to one-half (1/2) of the allowed freestanding sign area for a reader panel only to identify the current price of fuel being sold. The maximum sign area used for the reader panel shall be twenty-four (24) square feet.

An automobile fueling station located in a shopping center project shall be permitted one (1) freestanding fuel reader panel sign, with the following exception for multiple street frontages.

One (1) sign may be permitted for each street if the frontage adjacent to the site is at least three hundred and thirty (330) feet.

Each fuel price reader panel sign shall have a maximum of sixteen (16) square feet of sign area.

The reader panel sign area shall include a maximum of one-third (1/3) devoted to fuel grade or type and two-thirds (2/3) to fuel prices. This shall not include brand or business identification.

The sign shall not exceed a height of eight (8) feet.

The base shall be architecturally integrated with project materials and design.

- Theaters

One (1) wall, fascia, mansard, or parapet sign may contain a reader panel.

The area of the reader panel shall not exceed seventy-five (75) square feet or the maximum wall sign area otherwise allowed, whichever is less.

The reader panel shall be used exclusively for the purpose of identifying entertainment, motion pictures, or special events, which occur on the premises.

- Menu Boards for Drive-Thru Restaurants

One (1) preview menu board and one (1) ordering menu board are allowed per business. Such signs may be freestanding or wall mounted.

The maximum height and aggregate area for a preview menu board and an ordering board per business shall be reviewed by the Design Review Board.

- Directional signs when required to assist the flow of vehicular or pedestrian traffic.

- Directory signs when required to identify the location of the various buildings or to direct pedestrians to businesses within a building or complex which has a long or complex frontage are permitted when the following conditions are met:

To direct pedestrians to multiple businesses that use a single entrance.

The directory sign shall be designed to fit within the center's architecture and provide adequate information.

The directory sign's location and quantity shall be approved by Design Review.

Each directory may be illuminated with a maximum area of eighteen (18) square feet and a maximum height of six (6) feet.

The number and location of the signs must comply with Fire Department requirements.

Projecting Tenant Identification Signs

- A projecting sign is not permitted if any wall, fascia, mansard, or parapet sign is used to identify the business.
- A projecting sign is allowed only on the exterior elevation of the space occupied by the business.
- No more than one (1) projecting sign per business is permitted on each street or alley frontage.
- The sign area for each business shall be as follows:

The sign area for each ground floor business on a street shall not exceed one (1) square foot for each linear foot of the business wall elevation along the street frontage on which the sign is displayed. If the business occupies the ground floor and an upper floor, the sign area shall be the same as for a ground floor only business.

The sign area for each business on an alley shall not exceed one-half (1/2) square foot for each linear foot of the business wall elevation along the alley frontage on which the sign is

displayed, up to a maximum of six (6) square feet. If the business occupies the ground floor and an upper floor, the sign area shall be the same as for a ground floor only business.

- The minimum separation between the sign and the face of the building shall be three (3) inches.
- The maximum sign projection from the face of the building shall be five (5) feet. No sign shall project beyond the bracket on which it is hung.
- On a one-story building, the top of the projecting sign and its supporting framework shall not be higher than the top of the cornice line. On a multiple story building, the top of the projecting sign and its supporting framework shall not be higher than the top of the second-story window sills of the building from which the sign projects.
- The sign shall be perpendicular to the building and attached to the bracket on which it is hung so that it will not swing.
- The minimum clearance between the bottom of the sign and the nearest grade or sidewalk shall be seven (7) feet six (6) inches.

Window Signs

- These signs may be used for business identification and advertising of any service, product, person, business, place, or activity on the premises. Such signs may include, but are not limited to, the business name, street address, phone number, business hours, meeting times, individual or specific products, services, or merchandise and related price information,
- The area covered by window signs shall not exceed fifty (50) percent of the exterior window area.
- Window signs on required exit doors shall not exceed twenty-five (25) percent of the glass area of the door.
- Window signs are not counted toward the aggregate square footage allowed for tenant signage.

Awning Identification Signs

- A maximum of fifty (50) percent of the valance area of the awning may be used for signage.
- The sign area shall be measured according to Section 7.102 of City of Glendale signage ordinance unless a distinctive background is provided.

Shingle Signs

- One (1) shingle sign which is designed and oriented for the aid of pedestrians is allowed per business. A shingle sign must be located immediately adjacent to the business it identifies.
- The maximum area of a shingle sign shall be six (6) square feet.
- The minimum clearance between the bottom of the sign and the nearest grade or sidewalk shall be seven (7) feet six (6) inches.

Directory Signs - Wall Mounted

- A directory sign is permitted when used to:

Direct pedestrians to businesses within a building or complex which do not have an exterior wall elevation along a street or alley frontage; or

To direct pedestrians to multiple businesses that use a single entrance.

The directory sign shall have a maximum area of four (4) square feet.

The directory sign shall be located at the entrance to the building or complex.

Prohibited Signs

The following signs listed below are strictly prohibited within Zanjero:

- Roof signs.
- Flashing, moving or audible signs, unless approved by the CSP. This shall not apply to drive-up menu boards provided for in the sign code.
- Awning mounted signs, unless integrated into the architectural design of a freestanding type structure, mechanically attached to the building wall, or applied directly on the face of a typical fabric type of the awning.
- Signs mounted, attached, or applied on trailers, boats, or motor vehicles when parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.
- Inflatable signs or graphic devices, pennants, banners, balloons, flags, and similar displays except as provided in Section 7.105.
- Temporary signs which advertise a business, commodity, service, entertainment, product, or attraction, except as permitted in the sign code.
- Reader panel signs, except as specifically authorized in this CSP or in the sign code.
- Portable signs except as provided in the sign code.
- Signs which extend below the bottom edge of a fascia which are lower than 7'-6".
- Acrylic, Plexiglas or plastic-faced panels with surface or second surface applied or painted graphics, internally backlit in a typical box/cabinet construction.
- Paper, cardboard, or Styrofoam® signs.

General Provisions

The regulations, requirements, and provisions set forth in this CSP shall apply to all signs erected, placed, or constructed in Zanjero in addition to the General Provision set forth in the current sign code. Where there is a conflict in the regulations, this CSP shall take precedence over the sign code.

- All signs shall comply with the unobstructed view easement requirements of the City of Glendale, Design Guidelines for Site Development and Infrastructure Construction, unless changed by the following stipulations.
- All signs shall be structurally designed, constructed, erected, and maintained in accordance with the City of Glendale's building codes.
- Signs shall not be located in a manner which interferes with pedestrian or vehicular travel or poses a hazard to either.

- All signs and sign structures shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create a visual blight.
- Signs may be illuminated or non-illuminated, unless otherwise restricted in this comprehensive signage plan. The source of the sign's illumination shall not be visible from any street, sidewalk, or adjacent property. This shall not preclude the use of neon sign elements.
- Sign area shall be measured as follows:

Sign copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy shall be measured as that area contained within the sum of the smallest rectangles that will enclose both the sign copy and the background.

Bases of freestanding signs shall not be counted as part of the sign area.

Single-face signs shall be measured as follows:

Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy shall be measured as a sum of the smallest rectangles that will enclose each word and each graphic in the total sign.

Multi-face signs shall be measured as follows:

If the interior angle between the two panels of a double faced sign is greater than sixty (60) degrees, the sign area will be the sum of the areas of the two (2) faces, the second face counted as one-half (1/2) of the square footage area of the original.

Three (3) or more face signs: the sign area will be fifty (50) percent of the sum of the areas of all faces.

Spherical, free-form, sculptural, or other non-planar sign area shall be fifty (50) percent of the sum of the sides of the smallest four (4) sided polyhedron that will encompass the sign structure.

- Sign heights shall be measured as follows:

Freestanding sign: Height shall be the vertical distance from the top of the curb or crown of the roadway; where no curb exists, to the highest element of the sign and/or sign structure.

Wall, fascia, and parapet mounted signs: Height shall be the vertical distance to the top of the sign from the finished floor level (excluding any basements) on which the sign is located.

Typical Quality of Design & Construction

General. All signage shall conform to specifications established in this Comprehensive Sign Program and approved by the City of Glendale and the Developer/Landlord. Specifications include size, placement, and methods of illumination, colors and materials to be utilized in the construction and installation of signage

- Maximum size of all permitted wall signs for any tenant shall be determined within the various districts of Zanjero as outlined in this CSP.
- Maximum length of any individual tenant sign should not exceed 80% of the Tenant's building elevation upon which the sign(s) is/are displayed.
- Logos shall be permitted subject to City of Glendale and Developer/Landlord approval.
- All employment and retail tenants should have signs fabricated from individual reverse pan channel, pan channel letters and logos or "custom" identification signs.

Individual letters and logos shall be individual pan channel letters and logos constructed from minimum .080 aluminum sheet metal returns. No "Channelume," "Letteredge," or similar material will be allowed.

Individual letters and logos shall be 3" deep minimum, 12" maximum, 1/8" Plexiglas face. Retainers shall match letter face color for pan channels.

Internal /backlit/illumination shall be consistent in color, hue and intensity per project.

No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Sets of individual letters shall have one label on one end letter only. These shall be installed in an inconspicuous location.

- All penetrations of a building structure required for sign installation shall be neatly sealed in a watertight condition.
- Tenant's sign contractor shall repair any damage to the property caused by his work.
- Tenant shall be fully responsible for the operations of Tenant's sign contractor.
- All electrical signs and their installation must comply with all local building and electrical codes.
- No exposed conduit or raceways shall be permitted.
- All conductors and other equipment shall be concealed in accordance to UL 48 specifications.
- The City of Glendale requires sign permits for all signs and electrical permits for any sign that is illuminated. It shall be the Tenant's sole responsibility to secure these and any other permits that may be required.

Application Procedures and Requirements

All individual CSP applications shall be submitted and processed pursuant to the requirements and procedures in section 3.800 of the City of Glendale ordinance. An application shall also include a narrative report which addresses the design approach and proposed signage enhancements for the development and shall include a scaled site plan which will include the following information:

- Legal description of the individual parcel.
- Legal description of the boundaries of the proposed comprehensive development.
- Vehicular and pedestrian circulation system for the site including driveways.
- Height of all structures.
- Building setbacks to any street and to other buildings on the site.

- Existing and proposed landscape concepts that would impact sign location and visibility.
- Location, height, area, materials, and colors for existing and proposed signage.
- Elevations of all proposed signs.
- Elevations of all buildings on the site when wall signs are requested.

Signage Definitions

The following definitions are used in the Zanjero CSP.

- **AGGREGATE SIGN AREA:** The total area of all permitted signs pertaining to any one tenant, which includes street front signage and storefront signage.
- **BUILDING FRONTAGE:** The linear frontage of the occupancy space, including all elevations.
- **CABINET SIGNS (TYPICAL):** Acrylic, Plexiglas or plastic-faced panels with surface or second surface applied or painted graphics, internally backlit in a box construction, prohibited in the Zanjero CSP.
- **CUSTOM ID SIGNS:** Custom ID signs shall be designed and fabricated with a minimum of three (3) signage/graphic planes, each a minimum of 1" deep.

Face planes should be opaque and contrasting color, texture or material from one another to create depth and dimension.

The main identification lettering (primary name) shall be dimensional pan channel or reverse pan channel with a minimum 1" thick dimension.

Secondary copy, which is less than 5" in height and/or background graphics, may be routed from the face with either backup or push through acrylic. This does not count as a layer since the depth does not meet the 1" minimum depth. The planes should include architectural fenestrations or other details, and should generally not be rectangular in shape.

Exposed neon raised off the face of the sign can be considered a different plane.

- **GRAPHICS:** Lettering, symbols and logos used for name identification, product and services (modifiers) provided by a tenant.
- **SHINGLE SIGN:** Signage installed perpendicular to the building frontage used as the tenant's main identification for vehicular traffic, and/or perpendicular to the storefront in retail buildings for visibility to pedestrians along the pedestrian walkway areas. Typically non-illuminated, suspended on a single bracket, with a sign face that is wider than it is tall.
- **SIGN AREA:** Sign area shall be calculated as the area that encloses all elements of the sign copy and logos usually designated as the sign envelope, as outlined above.
- **SIGN ENVELOPE:** The overall location and dimension of a designated tenant wall sign placement on a building elevation.
- **WALL SIGN:** Signage installed parallel with the building fascia, oriented and designed for identification visibility.

- **WINDOW GRAPHICS:** Transparent portion of storefront used for merchandise display and graphics, which includes, but is not limited to, suite identification and hours of operation that is oriented to pedestrian visibility.
- **PROJECTING SIGNS:** Signage installed perpendicular to the building frontage used as the Tenant's main identification sign. Typically a unique shape and design, structurally mounted to the building façade with multiple connection point, fabricated of "substantial" materials, with the height larger than the width. These signs are typically internally or externally illuminated.

ARCHITECTURAL DESIGN

The Zanjero PAD intends to create an attractive, high quality, mixed-use development that incorporates a variety, yet harmonious, collection of architectural styles linked together with a consistent landscaping theme. Each building design will be reviewed and approved with respect to the general composition of massing, form, scale, visual strength and integrity, particularly as viewed from the streets and neighboring properties. These designs may, and should, vary, but should maintain common design threads that create compatibility between buildings and land uses, and are in keeping with the context of the project's overall development. Representative images have been provided with the intent to communicate a general level of quality and design vocabulary. These images are for illustrative purposes only, and do not represent any specific building or buildings within Zanjero (see Exhibit 10, Sheets 1 and 2).

Site Design

The site has been designed around Zanjero Boulevard, the focal point for pedestrian and vehicular movement throughout the PAD. Each parcel within Zanjero will be developed to ensure that building, parking, pedestrian/open space, entrances and retention areas are compatible with adjacent development. General guidelines for site design include:

- Maintaining appropriate distances between structures to minimize the impact of parking.
- Incorporate pedestrian circulation and open spaces, with benches, outdoor eating areas and courtyards, enhanced through the utilization of a variety of materials, landscaping, signage, and lighting.
- Bicycle pathways shall be provided as part of the multi-purpose pathway along the west and north sides of Zanjero Boulevard.
- Site lighting shall consist of streetlights (located in street rights-of-way), parking lot lights, landscape lighting, sidewalk lighting, bollards and other building entrance and pedestrian way lighting. Lighting shall be designed in accordance with common light standards for the PAD and located so as to minimize dispersion of light onto any residential properties, yet be adequate for safety and visibility of directional signage. The height of parking lot lighting shall be consistent with adjacent developments.
- Screening ancillary structures and equipment (such as dumpsters, mechanical equipment, electrical equipment, etc.) from public view. These screens shall be designed and utilize appropriate materials and colors maintaining compatibility with the respective buildings.
- Building structures and parking shall be contained by a continuous landscape perimeter, interrupted only by access drives. The landscape perimeter shall be compatible to the landscape theme of adjacent thoroughfares to reinforce the landscape design of that street.

- Parking for each development within Zanjero will be provided via onsite surface parking lots or parking structures, with controlled points of access from adjoining thoroughfares. Locations of parking structures and buildings shall be determined during review of a Development Master Plan. Parking areas shall include landscape treatments to break up the monotony of a large paved area and provide shade and defined access points, with parking aisles oriented to facilitate pedestrian movement to the building(s) served as well as to adjacent pedestrian paths of movement. Parking canopies or parking structures shall be architecturally linked to the primary structure.

Building Design

Buildings within the Zanjero PAD shall be sensitive to the southwestern climate, and be designed in a manner that takes advantage of appropriate cooling requirements and landscaping.

Rooflines, relative building heights, orientation of entrances and other major architectural elements of the buildings shall be designed within the context of the overall PAD. Building design shall complement the surrounding area, with contrast encouraged where appropriate or beneficial to the overall development. Buildings shall include articulated wall planes, projections and recesses to provide shadow and depth, and will combine multi-story forms with stepped, stacked or sloped facades.

Service entries, site-mounted equipment, trash containers and other ancillary structures shall be screened from view, both from adjacent properties and surrounding streets.

Building Materials

Employment, Retail, and Residential buildings within the Zanjero PAD will use the following approved materials:

- Common clay brick.
- Architectural metal panels, as a minimal accent feature only.
- Poured in place, tilt-up or precast concrete provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process). Tilt-up concrete walls shall use reveal joints to break up massing of the walls.
- Stucco or EIFS (exterior insulated finish systems) type systems provided that finishes must be smooth or sand finish.
- Integrally colored concrete block, smooth face and/or split-face block units.
- Granite, marble or other natural stone.
- Ceramic tile.
- Sloped roofs may be a combination of flat concrete tile and architectural metal, but not only metal.
- Any roof access ladders shall be located inside the building.
- All roof drainage shall be interior roof drains.

Color Palette

Colors and materials should be used to create visual harmony within Zanjero. The approved colors are as follows:

- Desert hues and other “earth tones”.
- Muted shades of blues, greens and reds found in the natural desert color vocabulary.
- Colors appearing in natural stone utilized in buildings.

Prohibited Design Materials and Color Palette

There are some design materials and colors that should not be used in the Zanjero PAD. Those include:

- Wood, in the Employment and Retail/Employment parcels, except for limited amounts of trim.
- Corrugated metal and pre-engineered metal-sided buildings.
- Bright colors such as orange, red, blue, green, yellow, purple and similar colors, accept for limited accent purposes.
- Spanish or mission-type barrel roof tile.
- Polished metal sun protection, striped awnings, fabric shade structures, except for awnings or shade structures that may be utilized in outdoor patio or eating areas and courtyards.
- Large expanses of reflective glass, blank walls or concrete panels.

PHASING

Zanjero will be constructed on a parcel-by-parcel basis depending on market demand. The phasing of improvements will be determined by a traffic analysis for each project to be constructed within the PAD. The traffic analysis will determine the location and type of street and street related improvements (such as landscaping, sidewalks, and streetlights) required for each project. Projects within the PAD shall either pay proportionate impact fees or provide proportionate in-lieu traffic signal improvements based on the proportionate trip generation of the project in relation to approved build out traffic projections by the City. All needed off-site and on-site improvements will be constructed at the time each parcel is developed with a specific user. When a parcel is developed it will include needed water and sewer connections into the City system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel. Primary entry features into Zanjero will be constructed when the development of a parcel requires the appropriate portions of Zanjero Boulevard to be connected to 91st and Glendale Avenues.

LEGAL DESCRIPTION OF PROPERTY

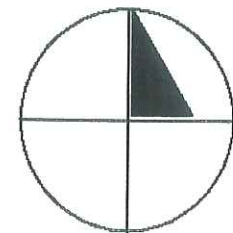
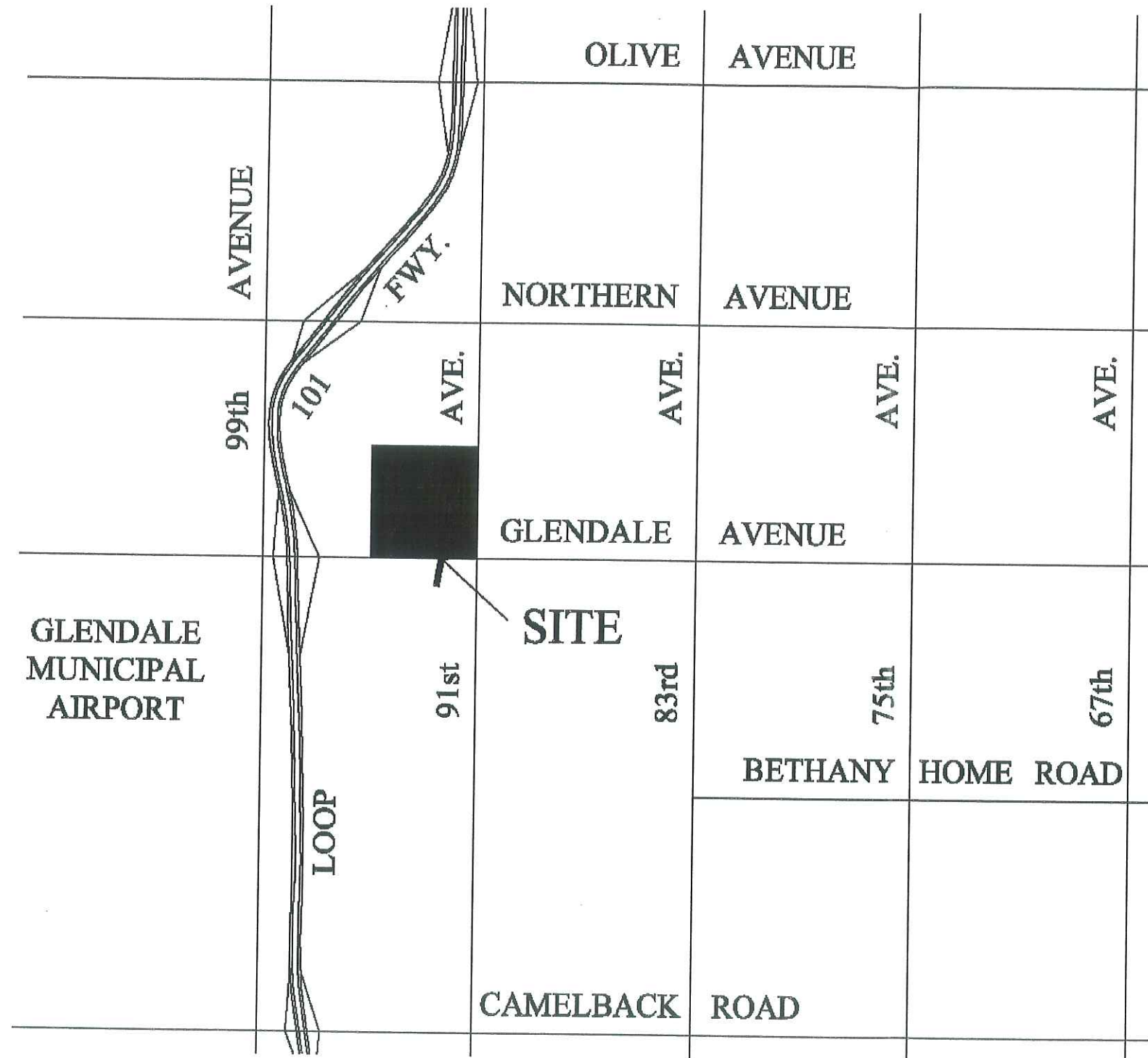
The southeast quarter of Section 4, Township 2 North Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the West 7 feet of the East 40 feet, and

EXCEPT the North 22 feet of the South 55 feet and the West 12 feet of the East 40 feet of the South 108 feet of the East 108 feet of the Southeast quarter of Section 4, and

EXCEPT that portion of Section 4 described as follows:

BEGINNING at a point North 55 feet and West 45 feet from the Southeast corner of said Section 4;
Thence 40 feet parallel with the East line of said Section 4;
Thence Southwest to a point 55 feet North of the South line and 85 feet West of the East line of said Section 4;
Thence 40 feet to the place of BEGINNING.



NORTH

VICINITY MAP

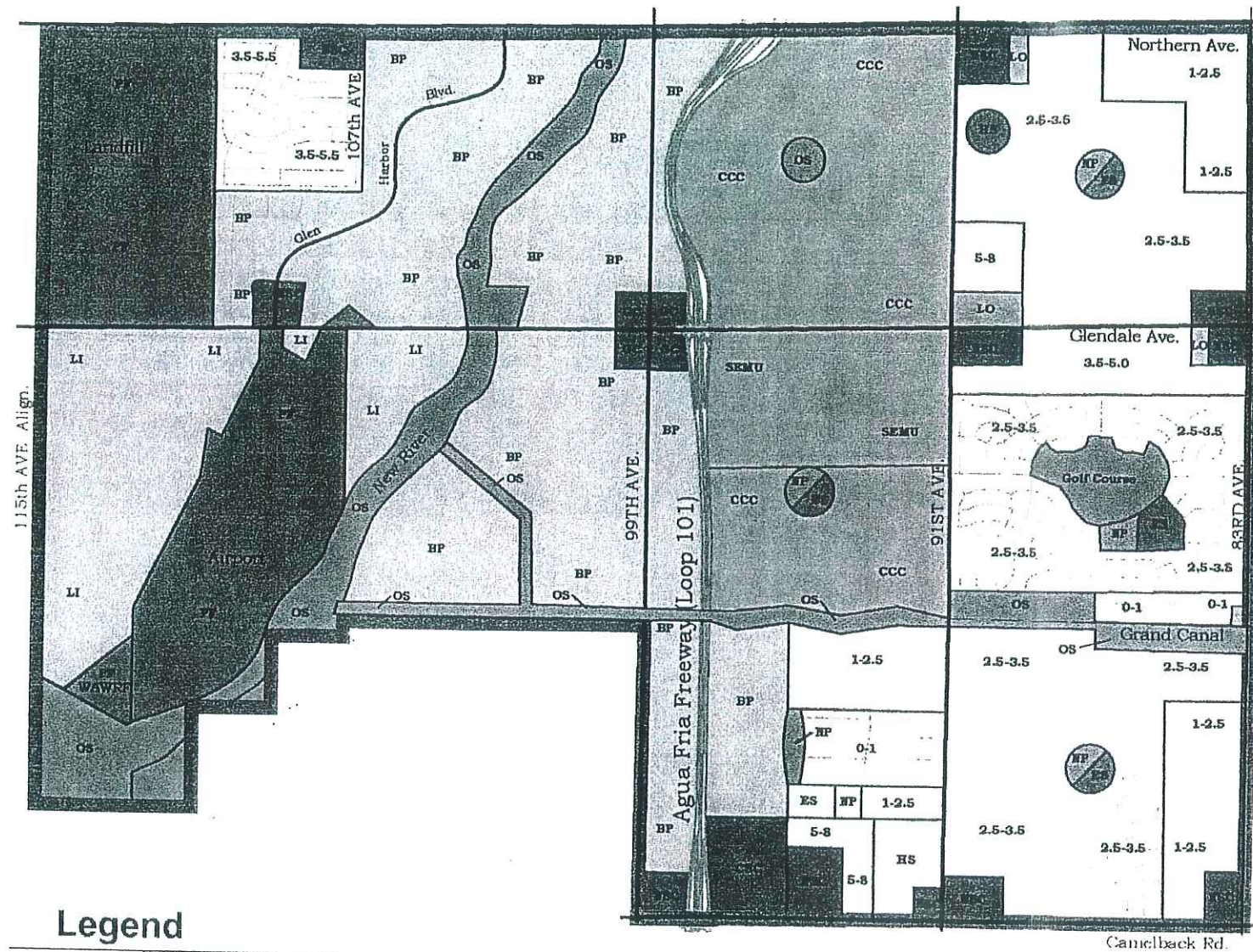
ZANJERO



AERIAL MAP

ZANJERO

WESTERN AREA GENERAL PLAN UPDATE



Legend

2.5-3.5	Residential Units Per Gross Acres
CCC/LO	Community Shopping Center/General Commercial/ Neighborhood Shopping Center
LO/CCC/SEMU	Limited Office/Corporate Commerce Center/Sports/Entertainment Mixed Use
BP/LI	Business Park/Light Industry
PF	Public Facility
HP/ES/HS	Neighborhood Park/Elementary School/ High School
OS	Open Space/Trails

Note: Northwest corner of Camelback and 95th Avenue reflects existing Development Agreement



City Of Glendale
Western Area General Plan Update

Future Land Use

Adopted 06/04/02

Map obtained from document entitled "Western Area Plan" adopted by Resolution No. 3580 on June 4, 2002 by the City of Glendale City Council.

ZANJERO



ALL MEDIAN IMPROVEMENTS IN PUBLIC R.O.W. SHOWN FOR INFORMATION ONLY AND ARE NOT A PART OF THIS PROJECT.

SITE DATA LAND USE PLAN

Parcel #	Land Use	Gross AC
A	Residential/Employment	14.5
B	Residential/Employment	9.1
C	Employment	2.3
D	Employment	2.3
E	Employment	8.0
F	Employment	4.6
G	Employment	7.2
H	Residential/Employment	6.1
I	Residential/Employment	6.9
J	Residential/Employment	8.2
K	Employment	4.7
L	Employment	7.7
M	Employment	8.0
N	Employment	3.7
O	Residential/Employment	17.0
P	Retail/Employment	11.8
Q	Retail/Employment	16.2
R	Retail/Employment	2.9
S	Retail/Employment	3.4
T	Retail/Employment	3.0
U	Retail/Employment	2.2
V	Retail/Employment	2.5
W	Retail/Employment	5.3
TOTAL		157.6

In accordance with the Corporate Commerce Center ("CCC") zoning designation, the target land use mix represented by this plan is 55% employment, 30% retail and no more than 15% residential. Individual parcel acreages are estimates only.

ZANJERO

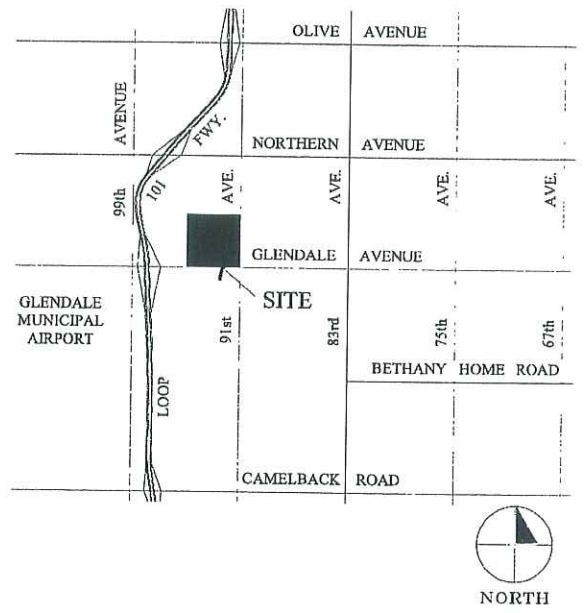


ALL MEDIAN IMPROVEMENTS IN PUBLIC R.O.W. SHOWN FOR INFORMATION ONLY AND ARE NOT A PART OF THIS PROJECT.

SITE DATA REPRESENTATIVE BUILDING PLAN

Total Site Area	157.6 Gross Ac
Employment	86.7 Gross Ac (55%)
Retail	47.3 Gross Ac (30%)
Residential	23.6 Gross Ac (15%)

VICINITY MAP

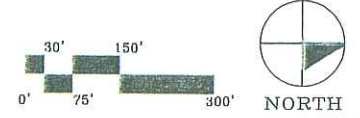


With the exception of Zanjero Boulevard, the buildings and circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of the Zanjero project.

ZANJERO



CONCEPTUAL LANDSCAPE PLAN



SITE DATA

CONCEPTUAL PLANT LIST

TREES		SHRUBS	
A minimum of 50% of all trees to be 24" box or larger, 18 gallon minimum tree size.		5 Gallon	
Phoenix Dactylifera	20' T.F. Matching	Muhlenbergia capillaris	
Date Palms	Diamond cut	'Regal Mist'	
Quercus virginiana	24" box	Nerium oleander 'Petite Pink'	
Heritage Live Oak		Petite Pink Oleander	
Dalbergia Sissoo	24" box	Leucophyllum frutescens 'Green Cloud'	
Sissoo Tree		Green Cloud Texas Sage	
Ulmus Parvifolia	24" box	Dasyliroon wheeleri	
Chinese Elm	Matching	Desert Spoon	
Olea europaea 'Swan Hill'	36" box	Cassia phyllodinia	
Swan Hill Olive	Standard	Silver Leaf Cassia	
Prosopis velutina	66" box	Hesperaloe parviflora	
Native Mesquite	multi	Red Yucca	
Pinus Eldarica	24" box	Calliandra Californica	
Mondel pine		Baja Fairy Duster	
		Leucophyllum langmaniae 'Rio Bravo'	
		'Rio Bravo' Texas Sage	

GROUNDCOVERS

Ruellia brittoniana dwarf	1 Gallon	Ruellia brittoniana	
'Little Katie'	18" O.C.	Ruellia	
Lantana montevidensis	1 Gallon	Agave Sp.	
Gold Mound Lantana	36" o.c.	Agave	
Acacia Redolens 'Desert carpet'	1 Gallon	Yucca Sp.	
Dwarf Trailing Acacia		Spanish bayonet	
Decomposed Granite 1/2" select 'Express Rose'		Dodonaea viscosa	
2" Minimum Thickness All Landscape Areas		Purple Hop Bush	

- Turf - midiron sod
- Annuals - 4" pots, 6" o.c.
- Header - 6" X 6" conc header
- Granite rip rap 6" to 12" color to match D.G.
- Surface select boulders 3'x3' 2000 lbs. min.

CONCEPTUAL LANDSCAPE NOTES

The entire site will be maintained in accordance with the City of Glendale Landscape Ordinance. 50% of all trees will be 24" box or larger. An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas. All turf irrigation shall be connected to potable water.

1/2" select 'Express Rose', 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas.

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

Rip-Rap 6" to 12" color to match d.g. Place at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)

All final landscape plans to meet the City of Glendale Landscape Ordinance and the Zanjero PAD.

With the exception of Zanjero Blvd, the buildings and circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of Zanjero.



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1112 S. Park Ave.
Suite 202
Phoenix, Arizona 85018
P (602) 840-3771
F (602) 840-4921
www.laskinpa.com

ZANJERO

SITE DATA

CONCEPTUAL PLANT LIST

TREES A minimum of 50% of all trees to be 24" box or larger, 15 gallon minimum tree size.

- All trees are to meet or exceed ANA specifications.
- Phoenix Dactylopera 20' T.F. Matching
 - Dale Palms Diamond cut
 - Quercus virginiana 24" box
 - Heritage Live Oak
 - Dalbergia Sissoo 24" box
 - Sissoo Tree
 - Ulmus Parvifolia 24" box
 - Chineses Elm Matching
 - Olea europaea 'Swan Hill' 36" box
 - Swan Hill Olive Standard
 - Prosopis velutina 66" box
 - Native Mesquite null
 - Pinus Eldarica 24" box
 - Mondel pine

SHRUBS 5 Gallon

- Muhlenbergia capillaris 'Regal Mist'
- Nerium oleander 'Petite Pink'
- Petite Pink Oleander
- Leucophyllum frutescens 'Green Cloud'
- Green Cloud Texas Sage
- Dasyliion wheeleri
- Desert Spoon
- Cassia phyllodinia
- Silver Leaf Cassia
- Hesperaloe parviflora
- Red Yucca
- Calliandra Californica
- Baja Fairy Duster
- Leucophyllum langmaniae 'Rio Bravo'
- 'Rio Bravo' Texas Sage
- Ruellia brittoniana
- Ruellia
- Agave Sp.
- Agave
- Yucca Sp.
- Spanish bayonet
- Dodonaea viscosa
- Purple Hop Bush

GROUNDCOVERS

- Ruellia brittoniana dwarf 1 Gallon
- 'Lilie Katie' 18" O.C.
- Lantana montevidensis 1 Gallon
- Gold Mound Lantana 36" o.c.
- Acacia Redolens 'Desert carpet' 1 Gallon
- Dwarf Trailing Acacia
- Decomposed Granite 1/2" select 'Express Rose'
- 2" Minimum Thickness All Landscape Areas

- Turf - midiron sod
- Annuals - 4" pots, 8" o.c.
- Header - 6" X 6" conc header
- Granite rip rap 6" to 12" color to match D.G.
- Surface select boulders 3x3' 2000 lbs. min.

CONCEPTUAL LANDSCAPE NOTES

The entire site will be maintained in accordance with the City of Glendale Landscape Ordinance.

50% of all trees will be 24" Box or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas. All turf irrigation shall be connected to potable water.

1/2" select 'Express Rose', 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas.

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

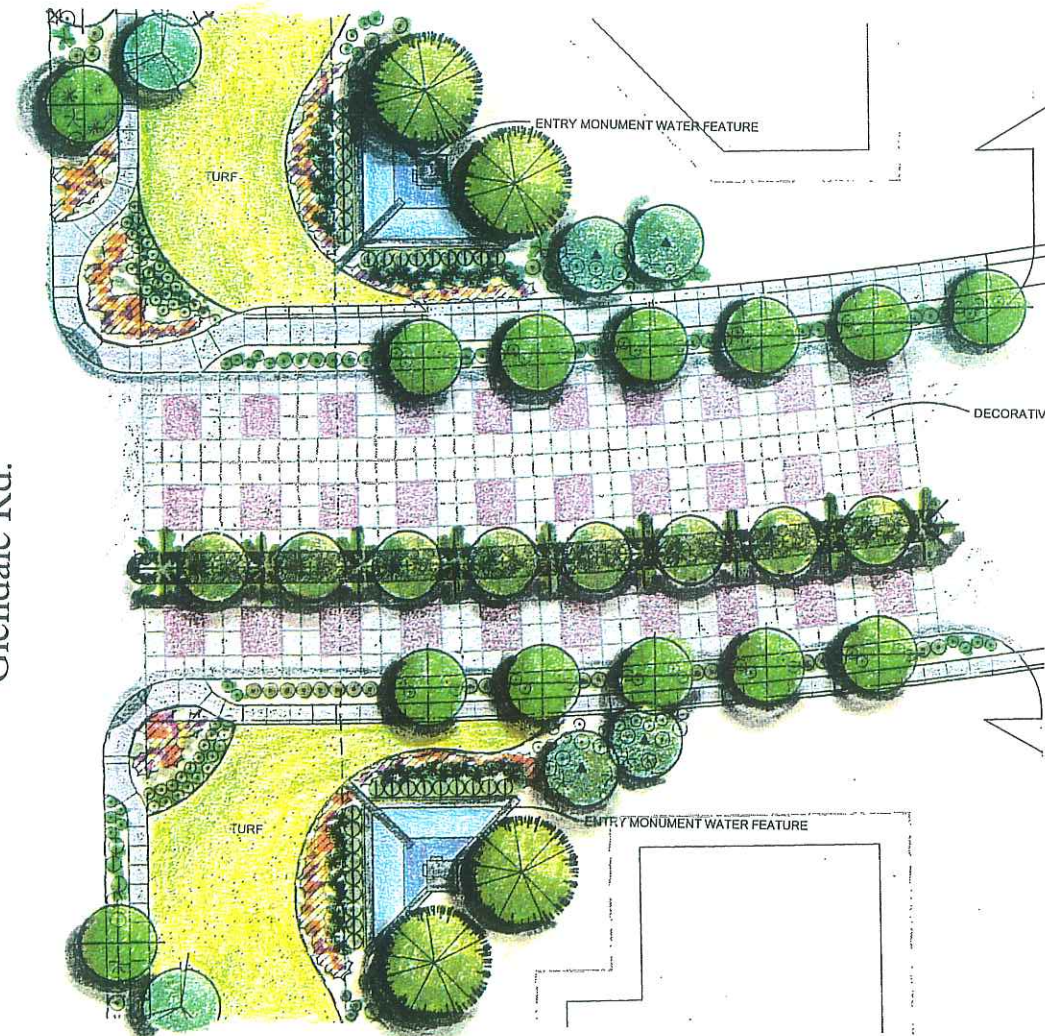
Rip-Rap 6" to 12" color to match d.g. - Place at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)

All final landscape plans to meet the City of Glendale Landscape Ordinance and the Zanjero PAD.

With the exception of Zanjero Blvd, the buildings and circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of Zanjero.

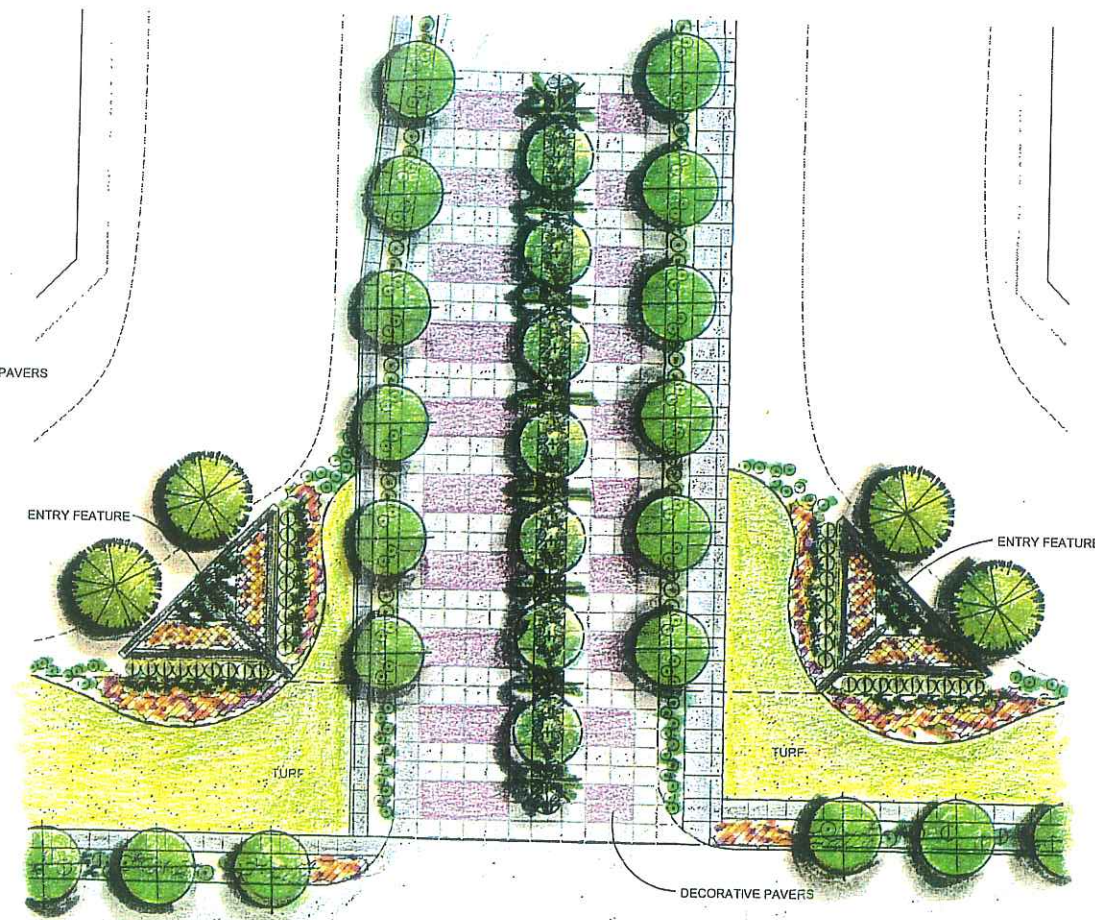


Glendale Rd.



Enlargement 'A'
Glendale Rd. entry monument and drive

91st Ave.



Enlargement 'B'
91st Ave. entry monument and drive

CONCEPTUAL LANDSCAPE ENLARGEMENTS



ZANJERO

SITE DATA

CONCEPTUAL PLANT LIST

TREES A minimum of 50% of all trees to be 24" box or larger, 15 gallon minimum tree size

All trees are to meet or exceed ANA specifications.

Phoenix Dactylifera	20' T.F. Matching Diamond cut
Quercus virginiana Heritage Live Oak	24" box
Dalbergia Sissoo Sissoo Tree	24" box
Ulmus Parvifolia 'Chineses Elm'	24" box Matching
Olea europaea 'Swan Hill' Swan Hill Olive	36" box Standard
Prosopis velutina Native Mesquite	66" box multi
Pinus Eldarica Mondel pine	24" box

SHRUBS 5 Gallon

Muhlenbergia capillaris 'Regal Mist'
Nerium oleander 'Pelle Pink' Pelle Pink Oleander
Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage
Dasyliiron wheeleri Desert Spoon
Cassia phyllodinia Silver Leaf Cassia
Hesperaloe parviflora Red Yucca
Calliandra Californica Baja Fairy Duster
Leucophyllum langmaniae 'Rio Bravo' 'Rio Bravo' Texas Sage
Ruellia brittoniana Ruellia
Agave Sp. Agave
Yucca Sp. Spanish bayonet
Dodonaea viscosa Purple Hop Bush

GROUNDCOVERS

Ruellia brittoniana dwarf	1 Gallon
'Little Katie'	18" O.C.
Lantana montevidensis	1 Gallon
Gold Mound Lantana	36" o.c.
Acacia Redolens 'Desert carpet' Dwarf Trailing Acacia	1 Gallon

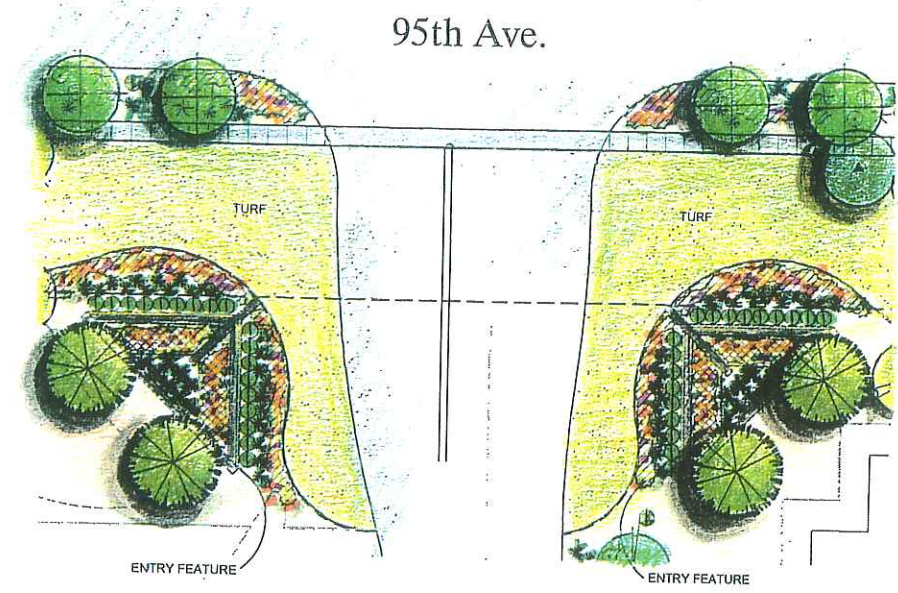
Decomposed Granite 1/2" select 'Express Rose' 2" Minimum Thickness All Landscape Areas

- Turf - midiron sod
- Annuals - 4" pots, 8" o.c.
- Header - 6" X 6" conc header
- Granite rip rap 6" to 12" color to match D.G.
- Surface select boulders 3'x3' 2000 lbs. min.

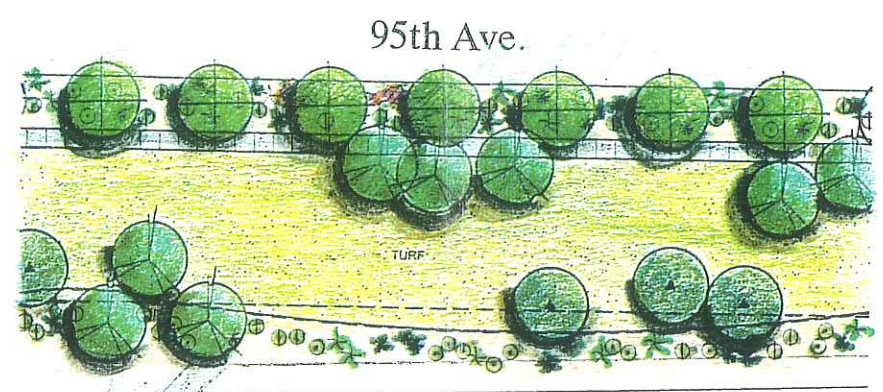
CONCEPTUAL LANDSCAPE NOTES

The entire site will be maintained in accordance with the City of Glendale Landscape Ordinance. 50% of all trees will be 24" Box or larger. An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas. All turf irrigation shall be connected to potable water. 1/2" select 'Express Rose', 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas. All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage. Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'. Rip-Rap 6" to 12" color to match d.g. . Place at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.) All final landscape plans to meet the City of Glendale Landscape Ordinance and the Zanjero PAD.

With the exception of Zanjero Blvd, the buildings and circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of Zanjero.

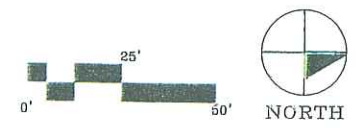


Enlargement 'A'
95th Ave. entry monument and drive

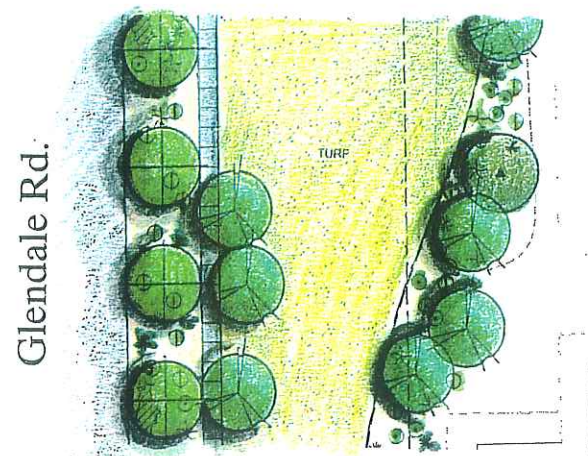


Enlargement 'B'
95th Ave. typical street frontage

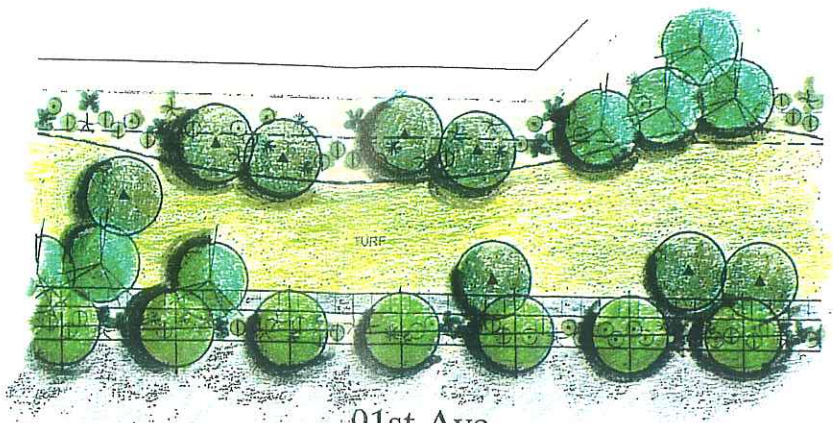
CONCEPTUAL LANDSCAPE ENLARGEMENTS



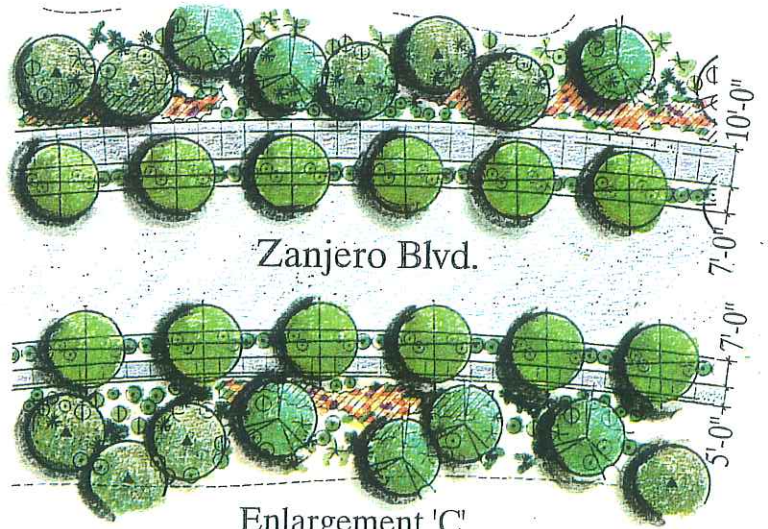
ZANJERO



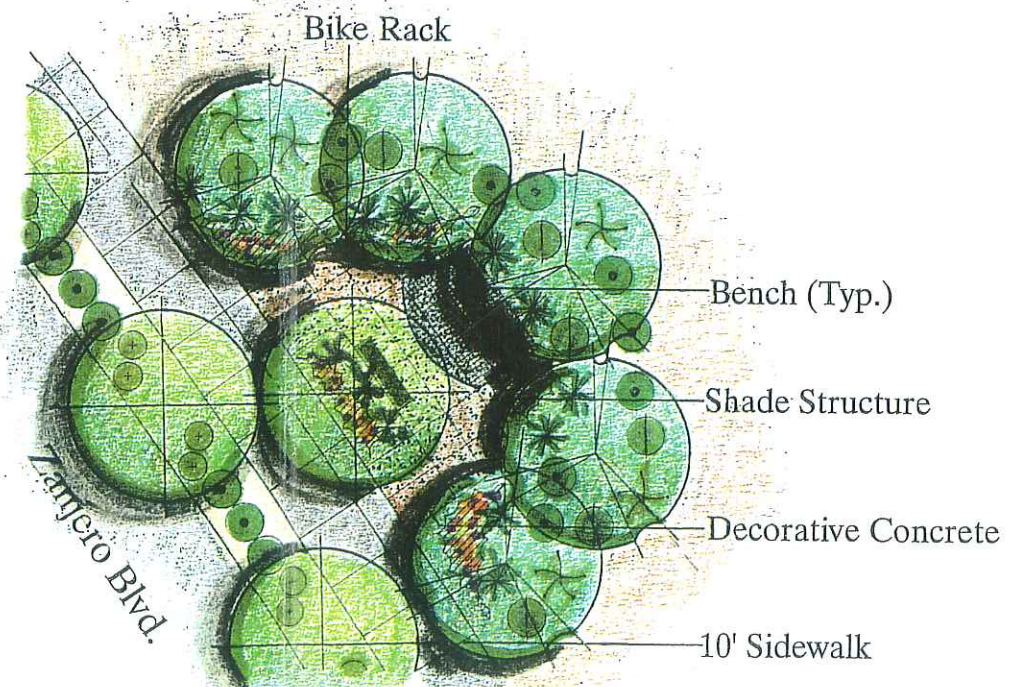
Glendale Rd.
Enlargement 'A'
 Glendale Rd. typical street frontage
 Scale: 1"=50'



91st Ave.
Enlargement 'B'
 91st Ave. typical street frontage
 Scale: 1"=50'



Zanjero Blvd.
Enlargement 'C'
 Typical tree lined drive
 Scale: 1"=40'



Zanjero Blvd.
Enlargement 'D'
 Pedestrian Node
 Scale: 1"=20'

CONCEPTUAL LANDSCAPE ENLARGEMENTS



SITE DATA

CONCEPTUAL PLANT LIST

TREES A minimum of 50% of all trees to be 24" box or larger, 15 gallon minimum tree size.		SHRUBS 5 Gallon
All trees are to meet or exceed ANA specifications.		
Phoenix Dactylifera	20' T.F. Matching	Muhlenbergia capillaris 'Regal Mist'
Date Palms	Diamond cut	Nerium oleander 'Petite Pink'
Quercus virginiana	24" box	Petite Pink Oleander
Heritage Live Oak		Leucophyllum frutescens 'Green Cloud'
Dalbergia Sissoo	24" box	Green Cloud Texas Sage
Sissoo Tree		Dasylium wheeleri
Ulmus Parvifolia	24" box	Desert Spoon
Chinese Elm	Matching	Cassia phyllodinia
Olea europaea 'Swan Hill'	36" box	Silver Leaf Cassia
Swan Hill Olive	Standard	Hesperaloe parviflora
Prosopis velutina	66" box	Red Yucca
Native Mesquite	multi	Calliandra Californica
Pinus Eldarica	24" box	Baja Fairy Duster
Mondel pine		Leucophyllum langmaniae 'Rio Bravo'
		'Rio Bravo' Texas Sage
GROUNDCOVERS		
Ruellia brittoniana dwarf	1 Gallon	Ruellia brittoniana
'Little Katie'	18" O.C.	Ruellia
Lantana montevidensis	1 Gallon	Agave Sp.
Gold Mound Lantana	36" o.c.	Agave
Acacia Redolens 'Desert carpet'	1 Gallon	Yucca Sp.
Dwarf Trailing Acacia		Spanish bayonet
Decomposed Granite 1/2" select 'Express Rose'		Dodonaea viscosa
2" Minimum Thickness All Landscape Areas		Purple Hop Bush
Turf - midiron sod		
Annuals - 4" pots, 8" o.c.		
Header - 6" X 6" conc header		
Granite rip rap 6" to 12" color to match D.G.		
Surface select boulders 3'x3' 2000 lbs. min.		

CONCEPTUAL LANDSCAPE NOTES

The entire site will be maintained in accordance with the City of Glendale Landscape Ordinance. 50% of all trees will be 24" Box or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas. All turf irrigation shall be connected to potable water.

1/2" select 'Express Rose', 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas.

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

Rip-Rap 6" to 12" color to match d.g. . Place at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)

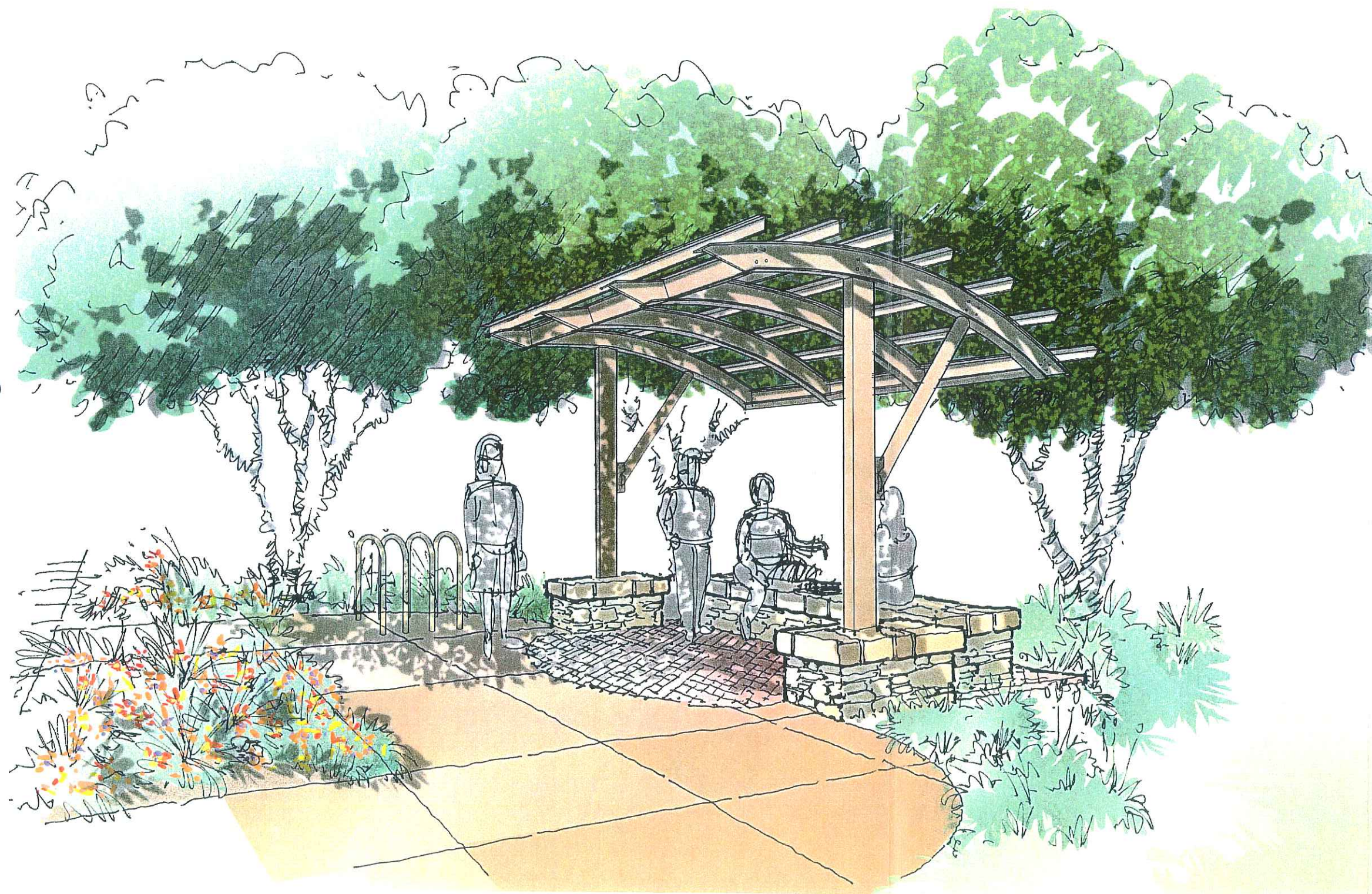
All final landscape plans to meet the City of Glendale Landscape Ordinance and the Zanjero PAD.

With the exception of Zanjero Blvd, the buildings and circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of Zanjero.

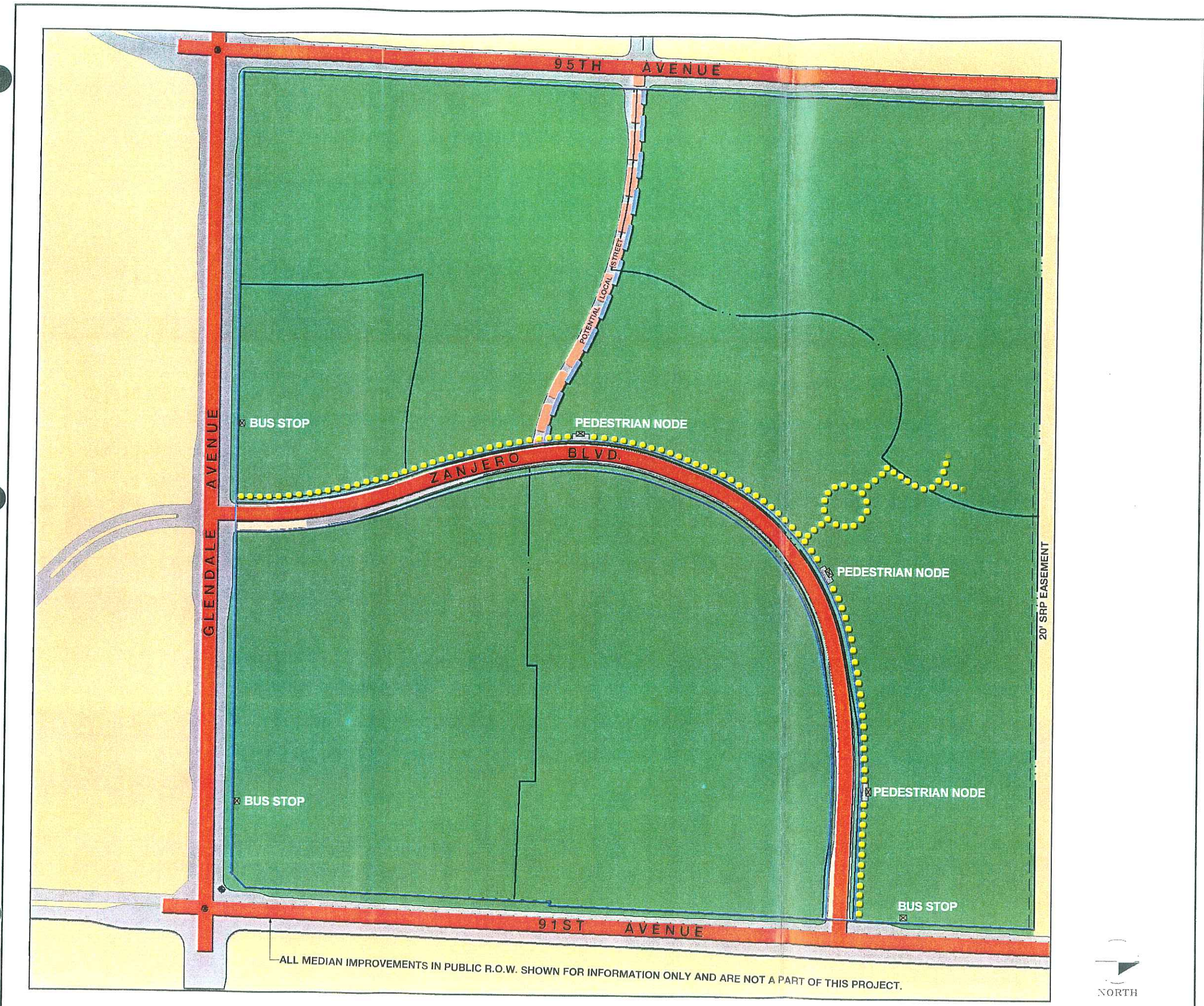


ZANJERO






**Pedestrian
Node
Perspective**



ZANJERO



SITE DATA CIRCULATION PLAN

-  PRIMARY ROADWAYS
-  SECONDARY ROADWAYS
-  PEDESTRIAN PATHWAYS
-  FUTURE PEDESTRIAN PATHWAYS
-  BIKE PATHWAYS

VICINITY MAP

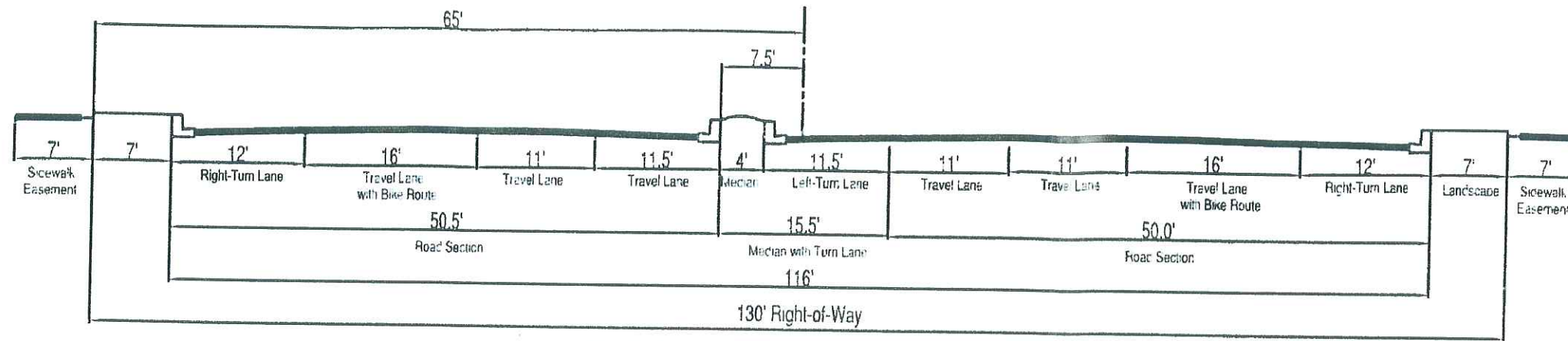


With the exception of Zanjero Boulevard, the circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of the Zanjero project.

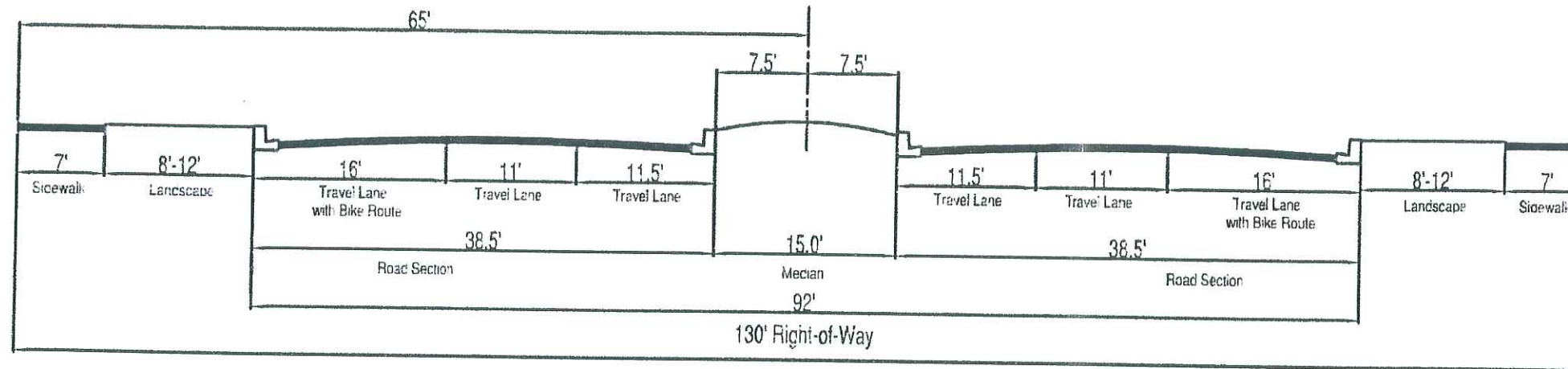
ZANJERO

STREET CROSS SECTIONS

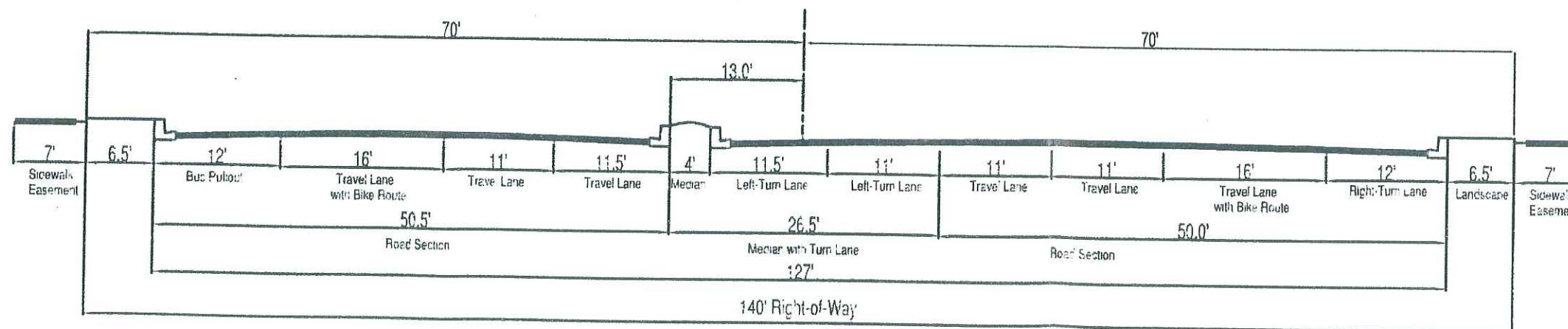
91st Avenue



91st Avenue (Single LT Lane)
(Looking North @ Intersection w/ Zanjero Blvd.)



91st Avenue (Midblock)

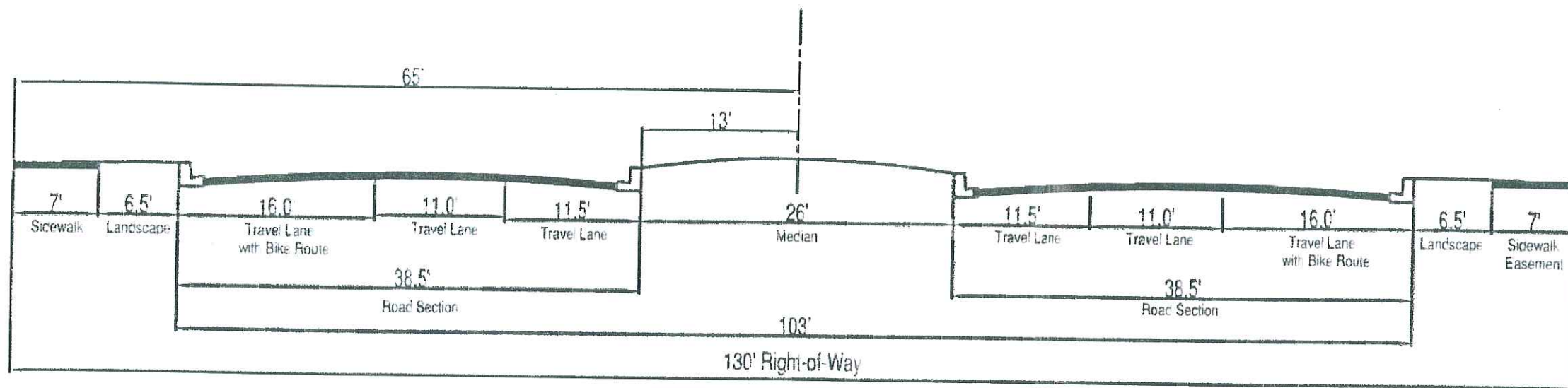


Glendale Avenue/91st Avenue (Dual LT Lanes)
(Looking South)

ZANJERO

STREET CROSS SECTIONS

Glendale Avenue

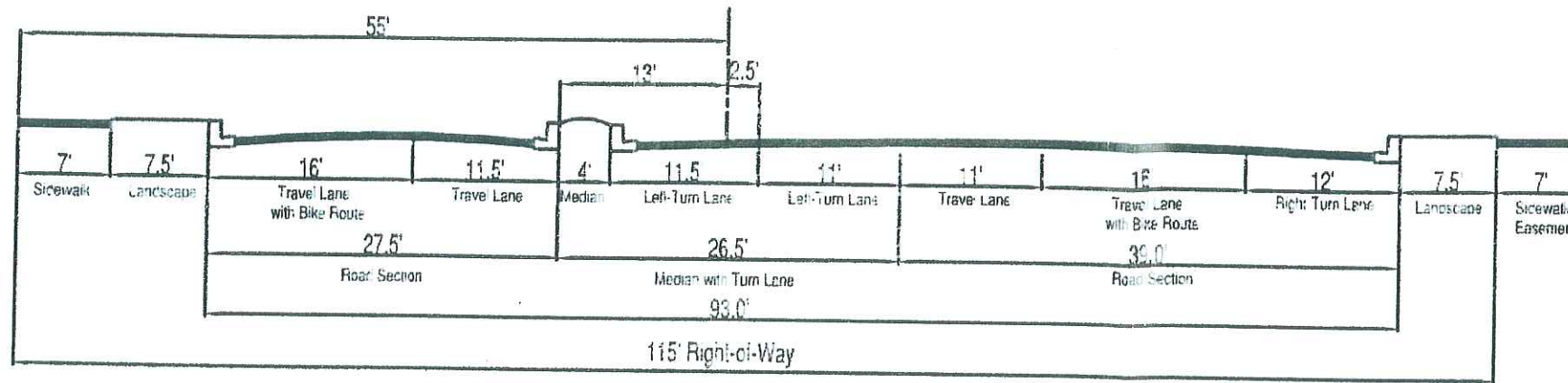


Glendale Avenue (Midblock)

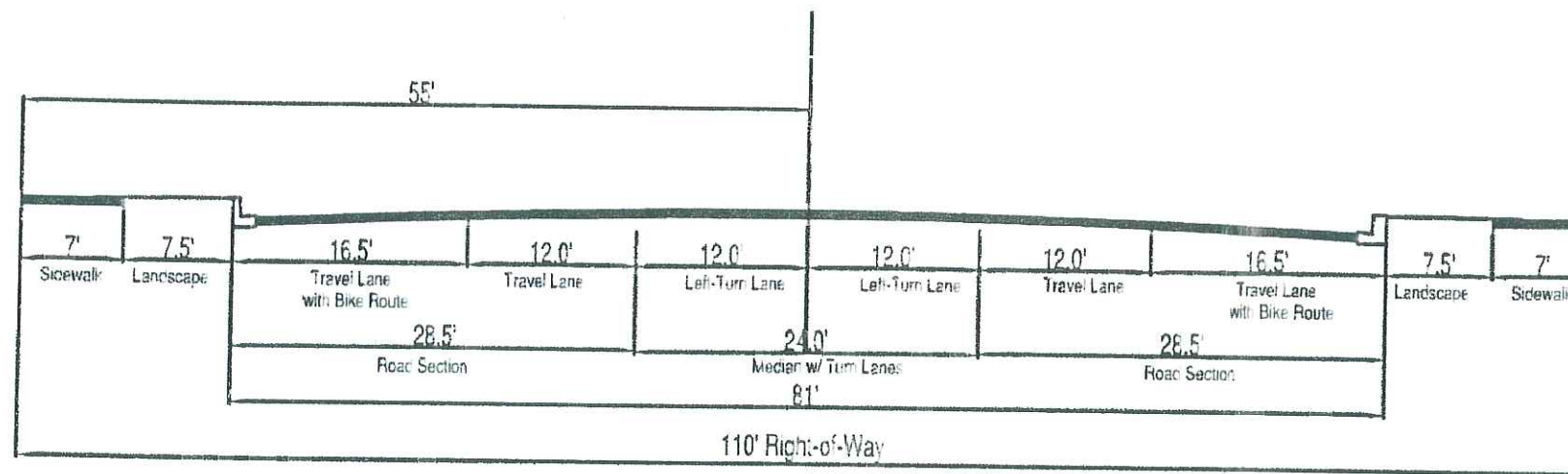
ZANJERO

STREET CROSS SECTIONS

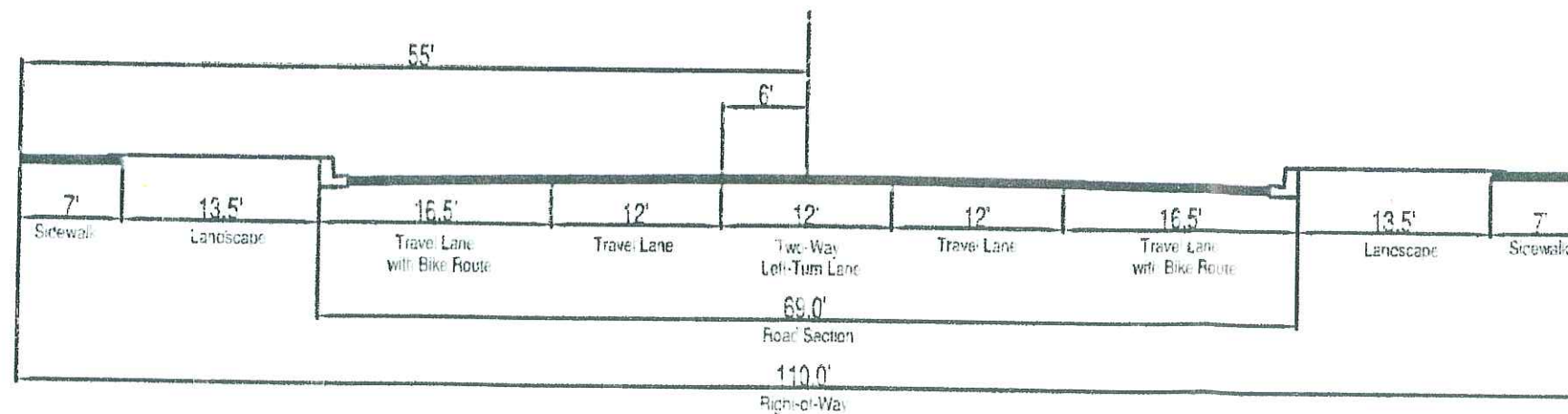
95th Avenue



95th Avenue (Dual LT Lanes)



95th Avenue (Midblock Dual Left Turn Lanes)

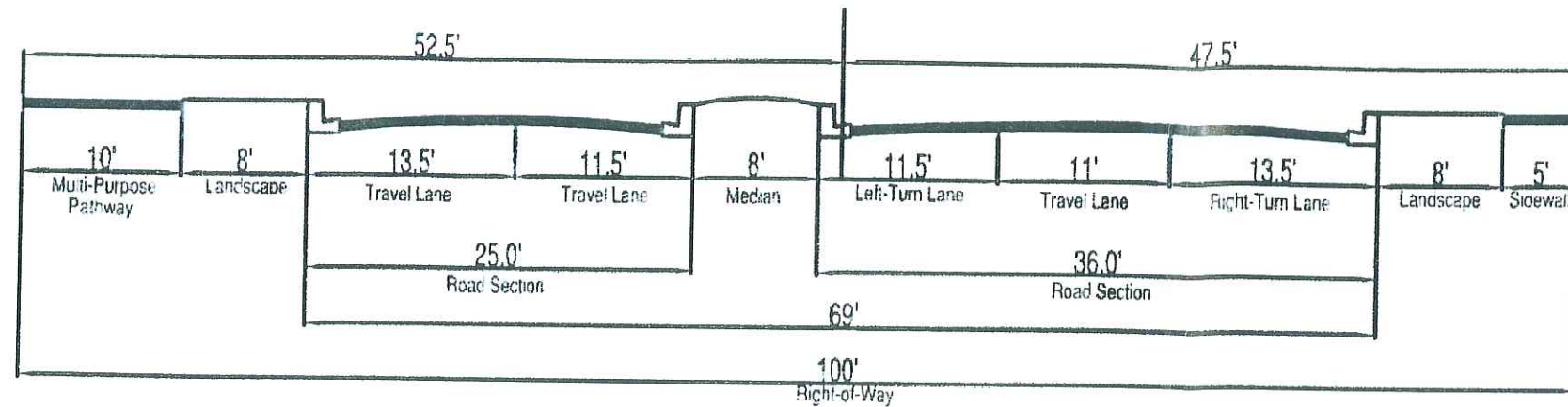


95th Avenue (Midblock)

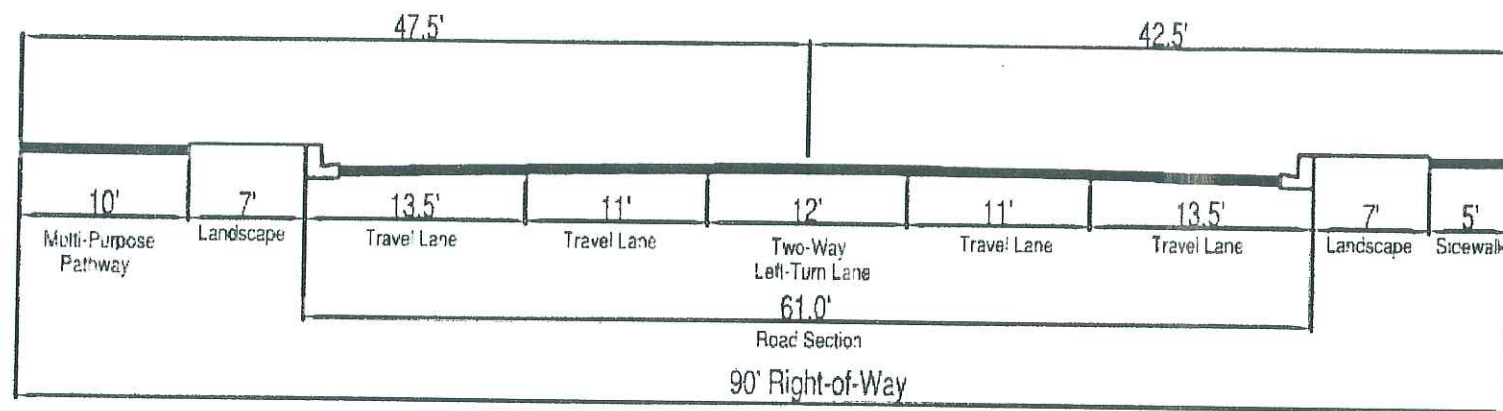
ZANJERO

STREET CROSS SECTIONS

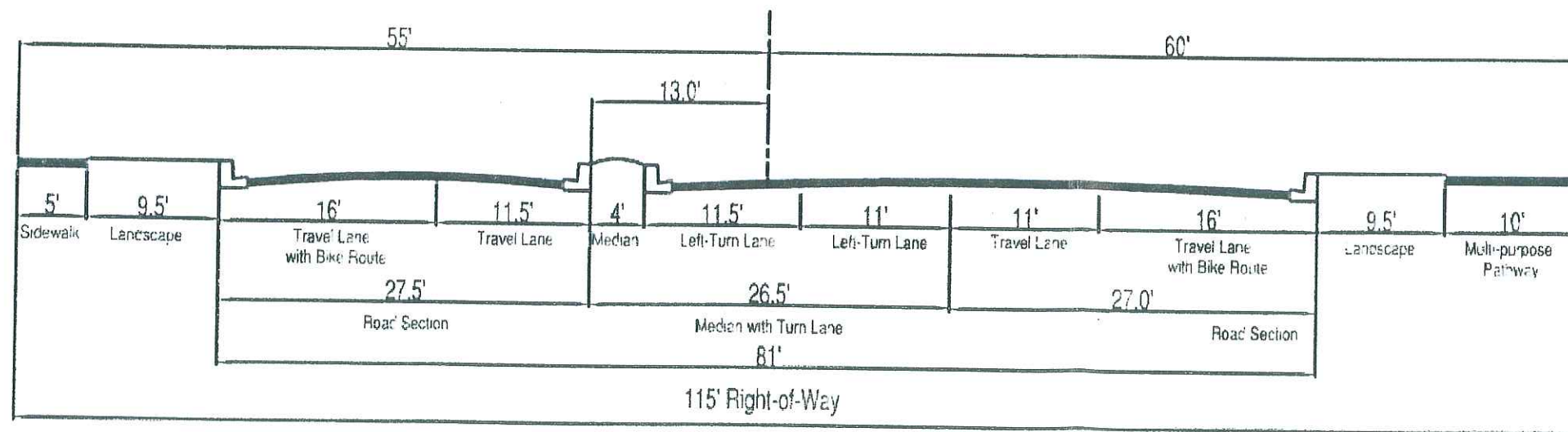
Zanjero Boulevard



Zanjero Boulevard at 91st Avenue
(Looking East)

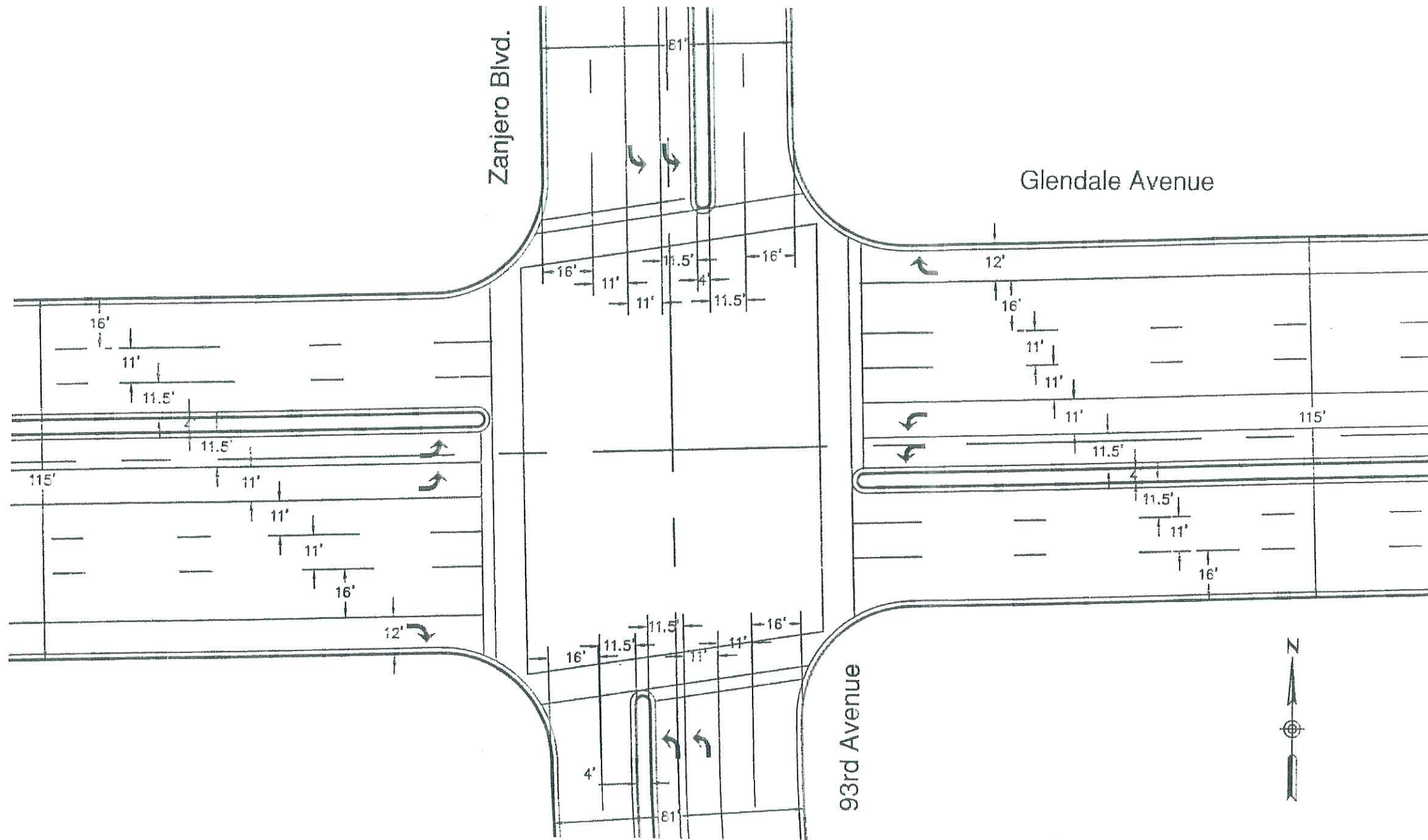


Zanjero Boulevard (Midblock)
(Looking North/East)



Zanjero Boulevard @ Glendale Avenue
(Looking South)

ZANJERO



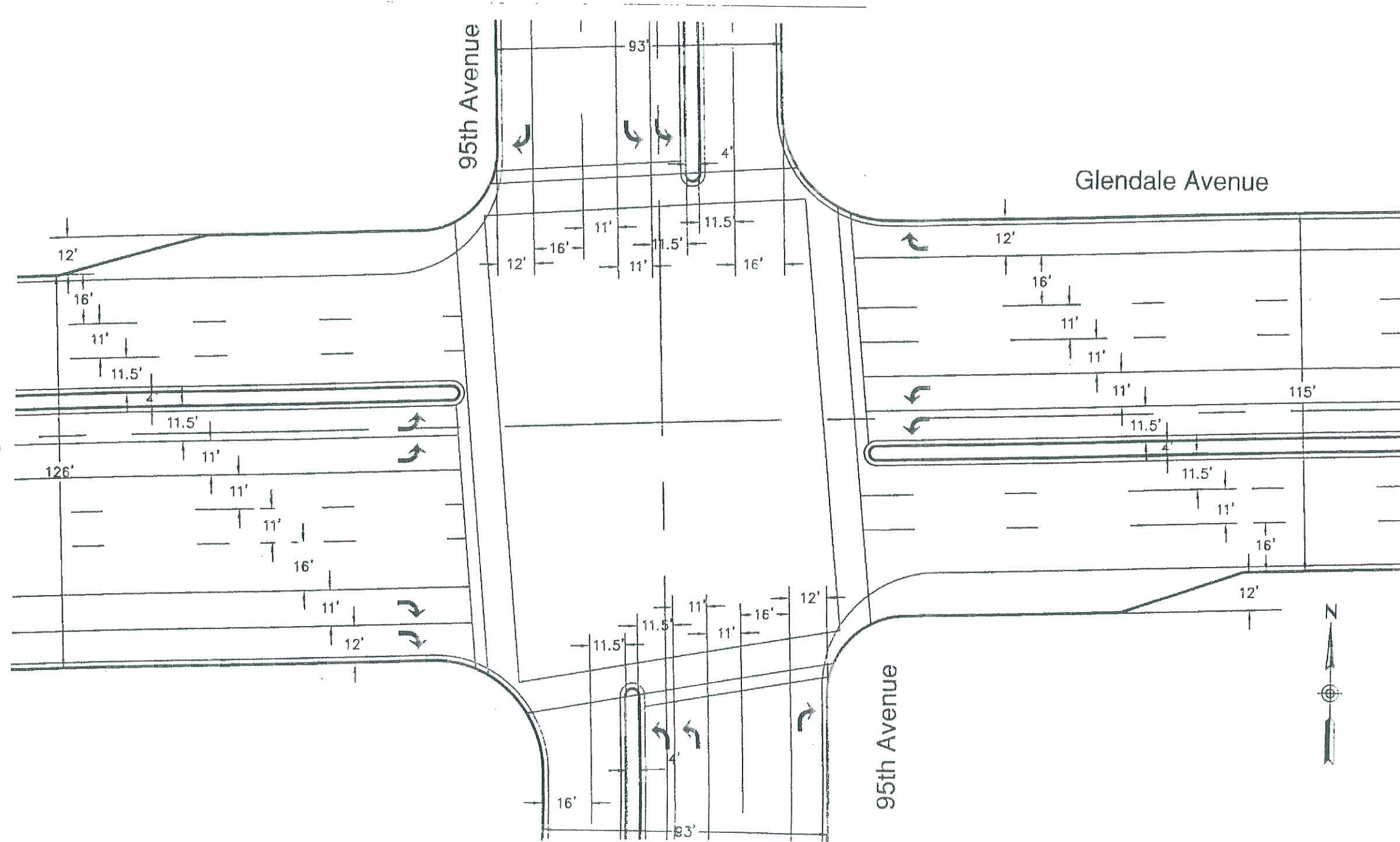
LANE ALIGNMENTS

Glendale at Zanjero Blvd / 93rd Avenue

ZANJERO

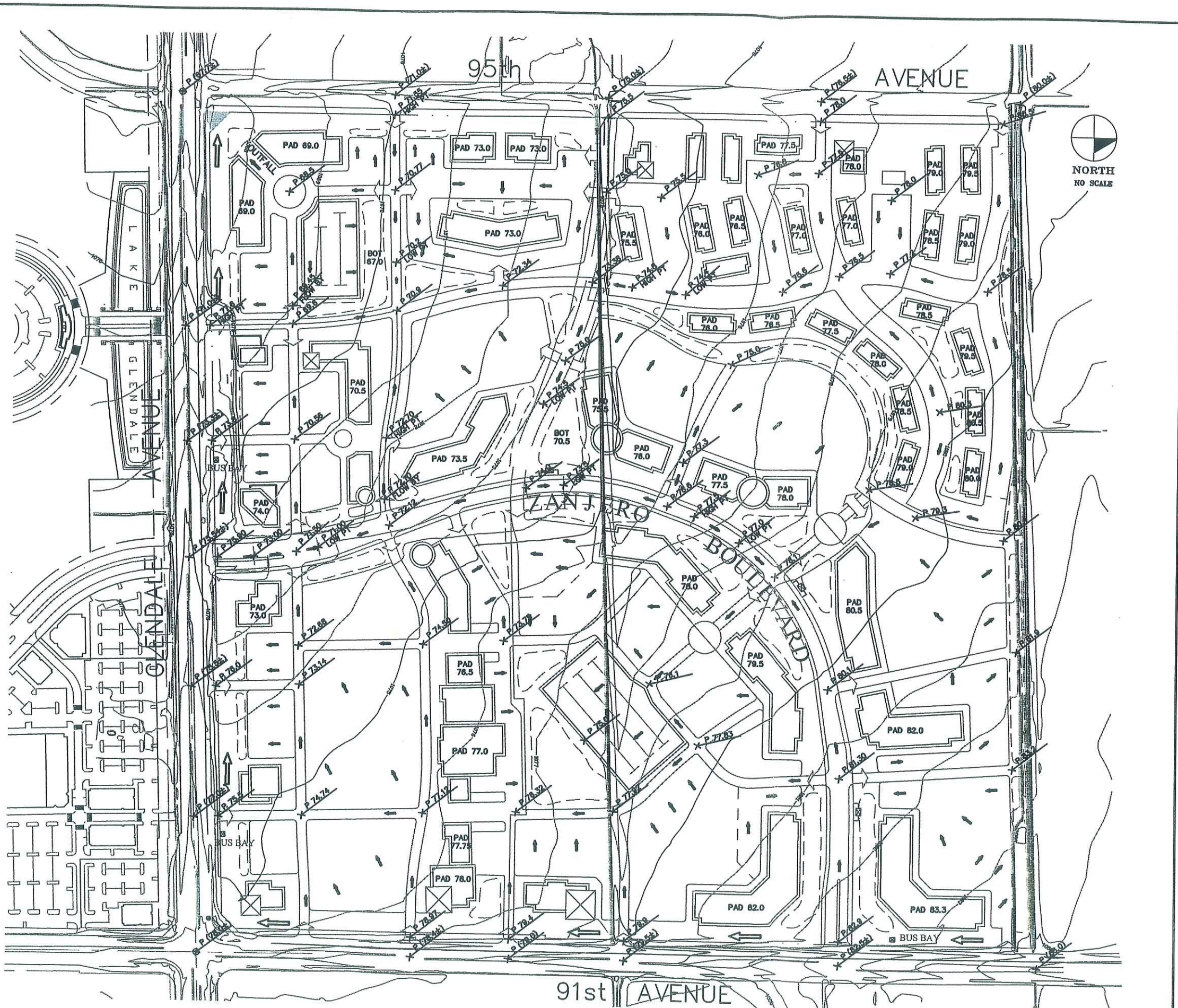
LANE ALIGNMENTS

Glendale at 95th Avenue



ZANJERO

DATE : 02/01/02 JOB NO. : TCWX0161 DWG. NAME : TC161FG01.DWG



LEGEND

- PROPOSED ELEVATION
- DRAINAGE FLOW DIRECTION
- DRAINAGE CHANNEL TO CONVEY OFFSITE FLOW

CONCEPTUAL GRADING AND DRAINAGE EXHIBIT

VICINITY MAP

			OLIVE AVENUE		
			NORTHERN AVENUE		
99th AVENUE	101st AVENUE		AVE.	AVE.	AVE.
			GLLENDALE AVENUE		
GLLENDALE MUNICIPAL AIRPORT					
			BETHANY HOME ROAD		
			CAMELBACK ROAD		

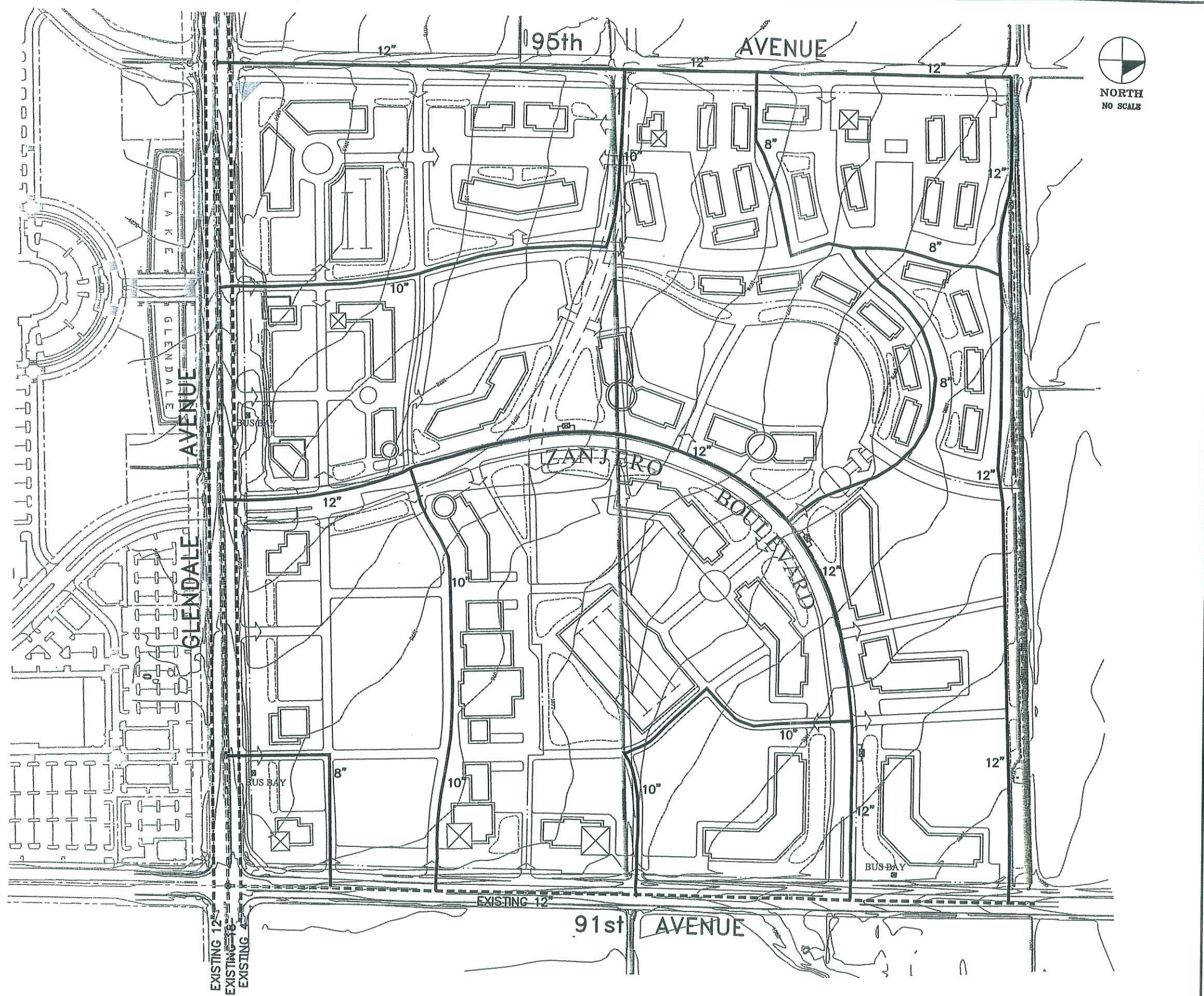
NORTH

ZANJERO

EXHIBIT 8, Sheet 1

With the exception of Zanjero Blvd, the buildings and circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of Zanjero.

DATE : 02/01/02 JOB NO. : TCWX0161 DWG. NAME : TC161WAT2.DWG



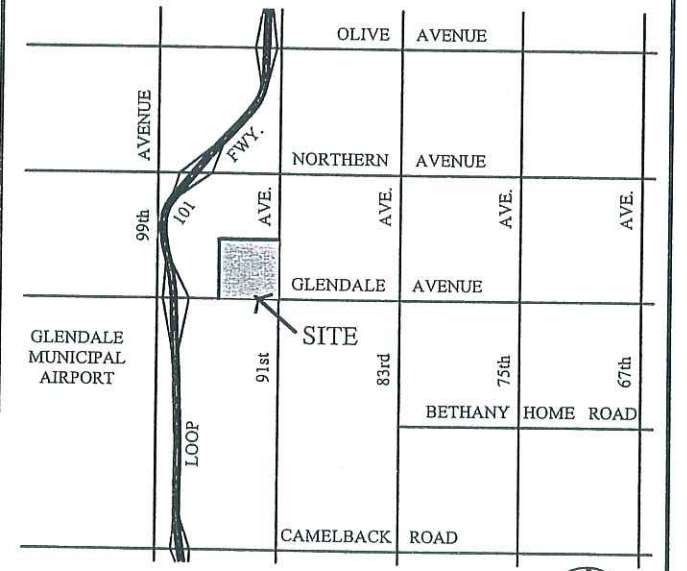
LEGEND

X" PROPOSED WATERLINE

LINE SIZES ON THE EXHIBIT REFLECT THE MINIMUM LINE SIZE NEEDED FOR ONSITE FLOWS. A FORMAL ANALYSIS THAT INCLUDES ALL CONTRIBUTING PROPERTIES UPSTREAM OF 95th AVENUE SHALL BE PERFORMED PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.

CONCEPTUAL ON-SITE WATER EXHIBIT

VICINITY MAP

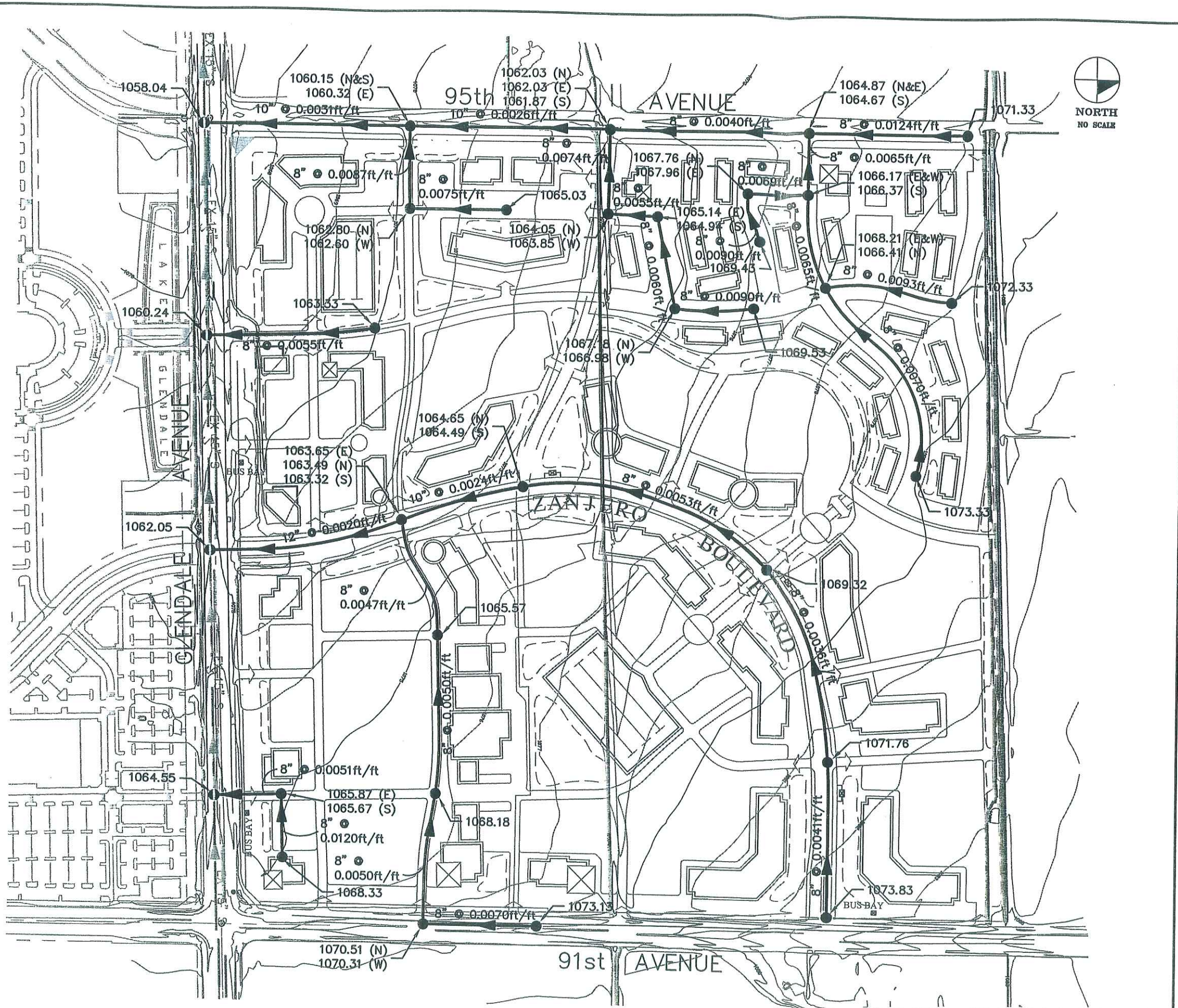


ZANJERO

EXHIBIT 8, Sheet 2

With the exception of Zanjero Blvd, the buildings and circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of Zanjero.

DATE : 02/01/02 JOB NO. : TCWX0161 DWG. NAME : TC161SS01.DWG



LEGEND

← PROPOSED SEWERLINE

● PROPOSED CONCENTRATION POINT WITH INVERT(S) AS NOTED

LINE SIZES ON THE EXHIBIT REFLECT THE MINIMUM LINE SIZE NEEDED FOR ONSITE FLOWS. A FORMAL ANALYSIS THAT INCLUDES ALL CONTRIBUTING PROPERTIES UPSTREAM OF 95th AVENUE SHALL BE PERFORMED PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.

CONCEPTUAL ON-SITE SEWER EXHIBIT

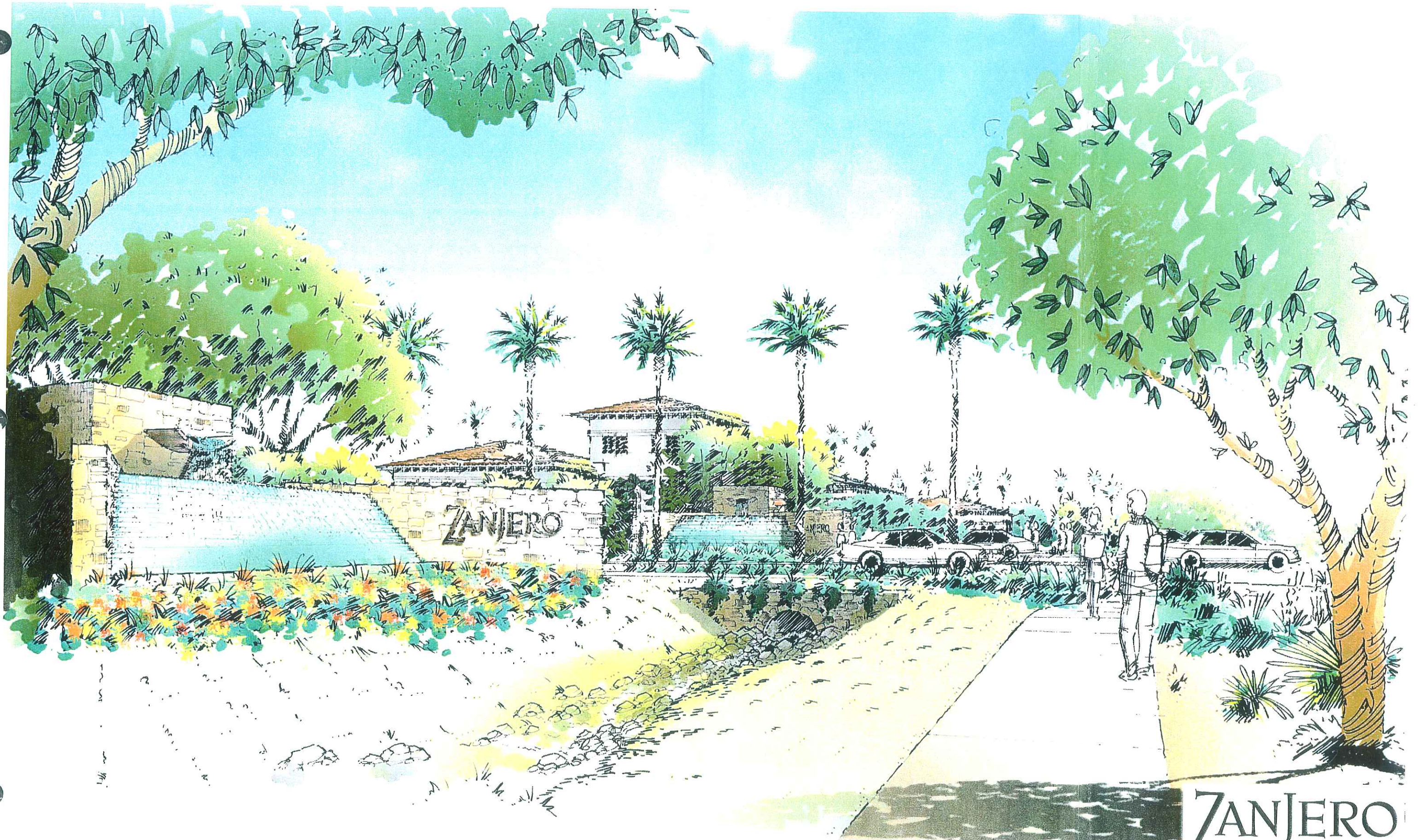
VICINITY MAP

The vicinity map shows a grid of streets including Olive Avenue, Northern Avenue, Glendale Avenue, Bethany Home Road, and Camelback Road. A shaded area labeled 'SITE' is located between 91st and 93rd Avenues. Other streets shown include 99th Avenue, 101st Avenue, 83rd Avenue, 75th Avenue, and 67th Avenue. The Glendale Municipal Airport is also indicated. A north arrow is located in the bottom right corner of the vicinity map.

ZANJERO

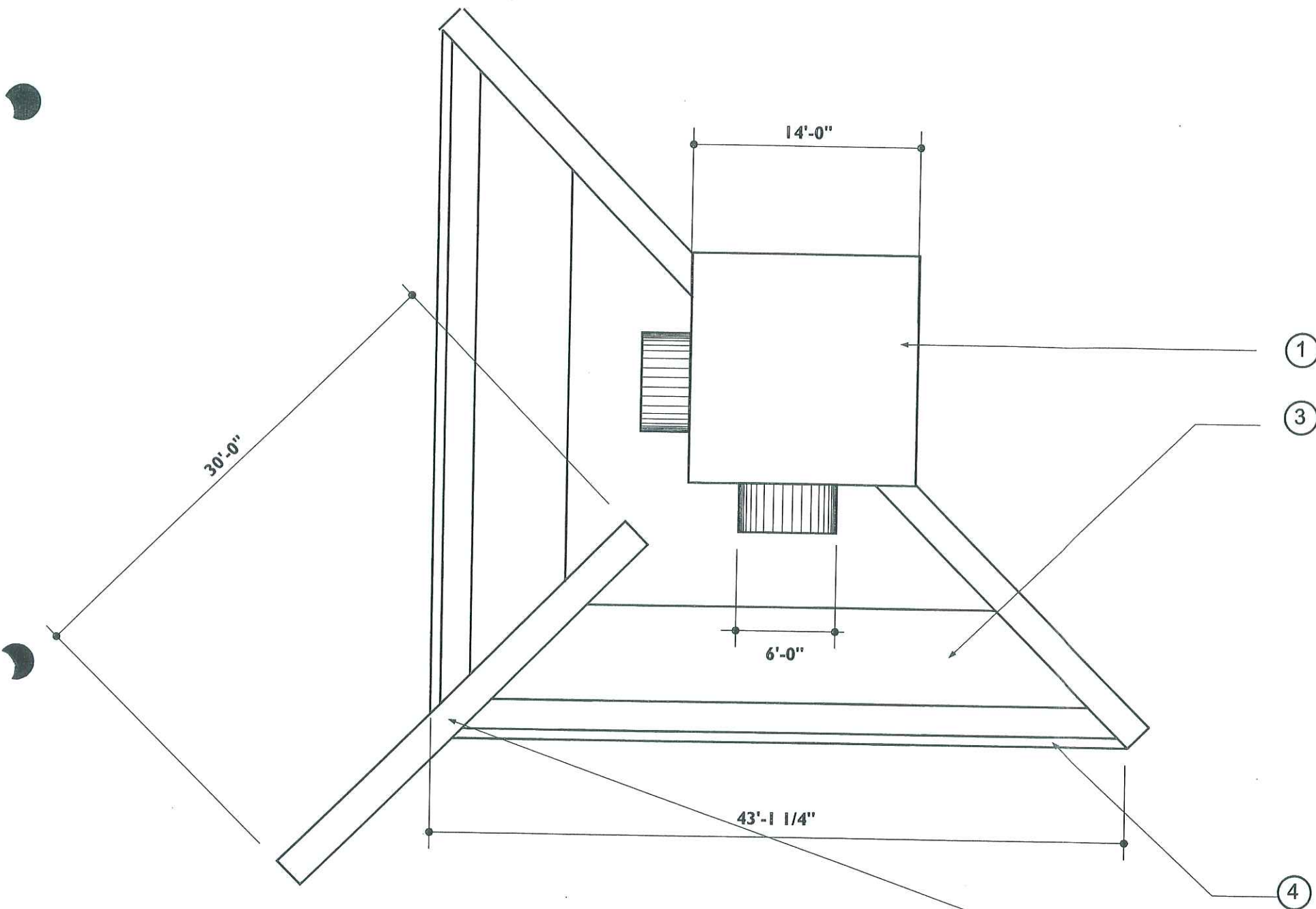
EXHIBIT 8, Sheet 3

With the exception of Zanjero Blvd, the buildings and circulation patterns contained in this drawing are for illustrative purposes only and in no way represent a projection of the final build-out of Zanjero.



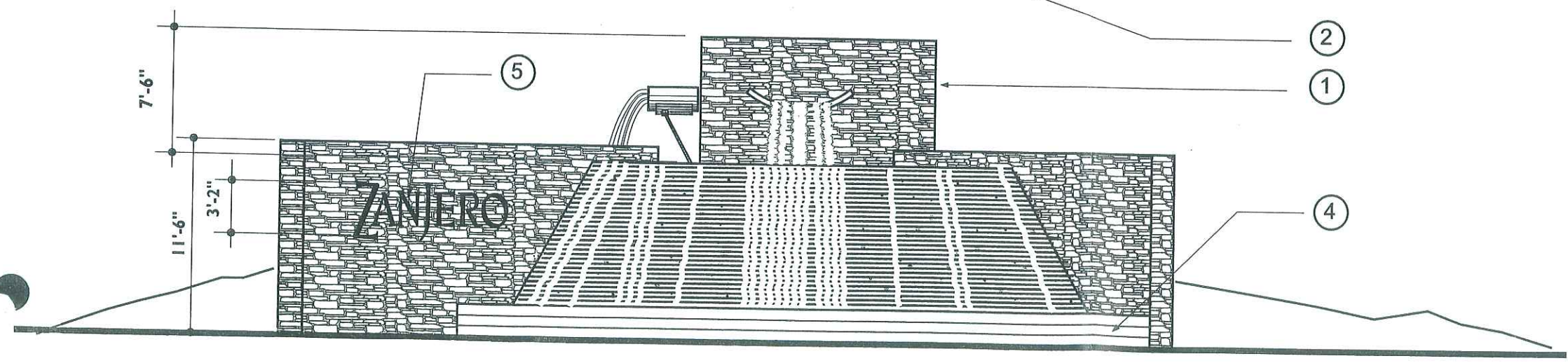
ZANJERO

EXHIBIT 9, Sheet 1

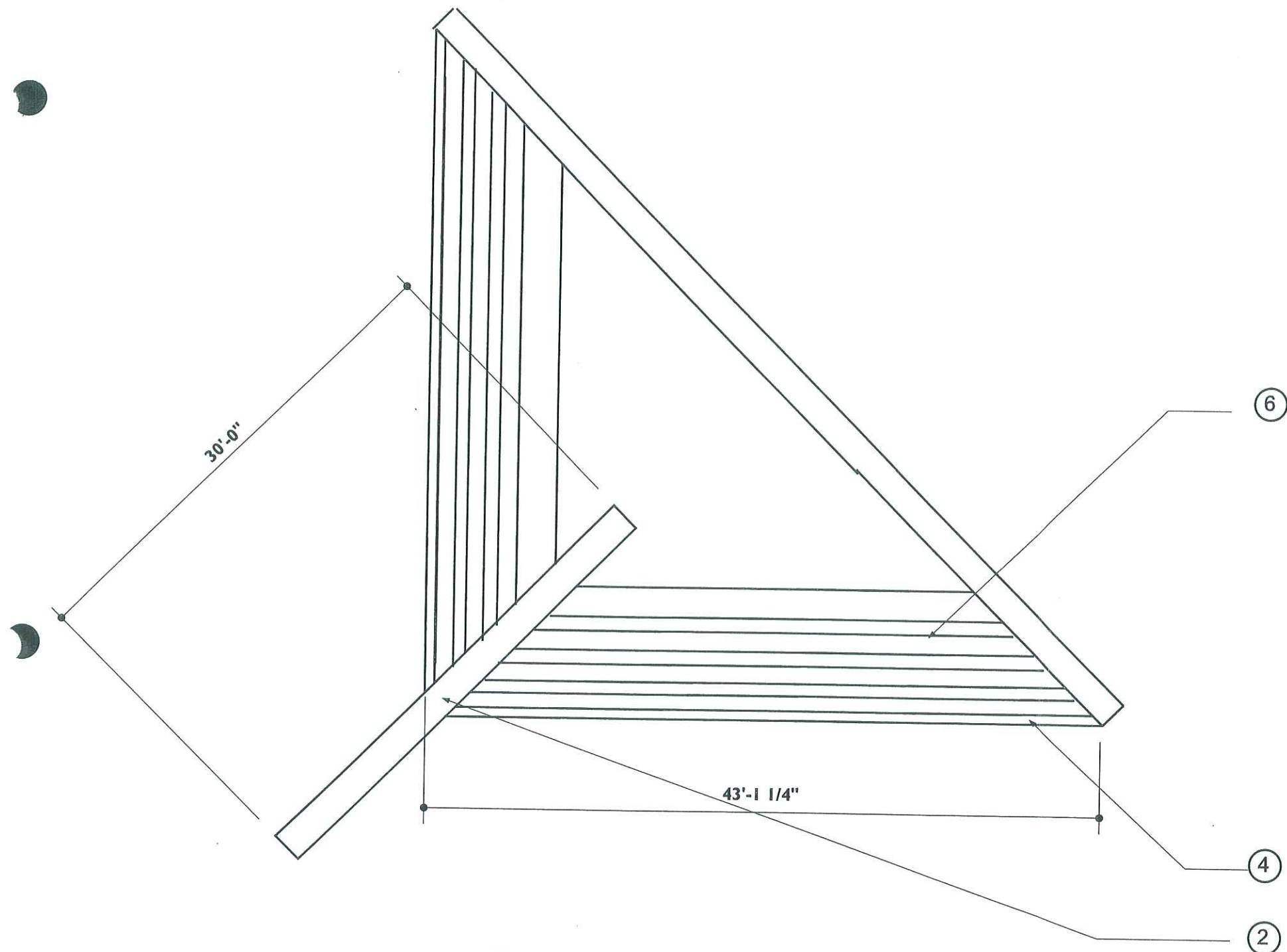


MAIN ENTRY MONUMENT

- ① STONE VENEER "PUMP" HOUSE FOR WATER FEATURE ENTRY. STEEL FLUMES ON TWO SIDES ARE SUPPORTED WITH STEEL BRACES INTO THE FOUNTAIN TOP BASIN.
- ② STONE VENEERED SIGN WALLS
- ③ EXPOSED, POURED IN PLACE EXPOSED AGGREGATE IN STEPPED LAYERS FOR ANIMATION OF WATER FALLING.
- ④ MASONRY BLOCK WALL, FOUNTAIN BASIN TO TIE INTO PROJECT SCREEN WALLS.
- ⑤ REVERSE PAN CHANNEL LETTERS - ANTIQUED IRON FINISH ON STONE WALLS.

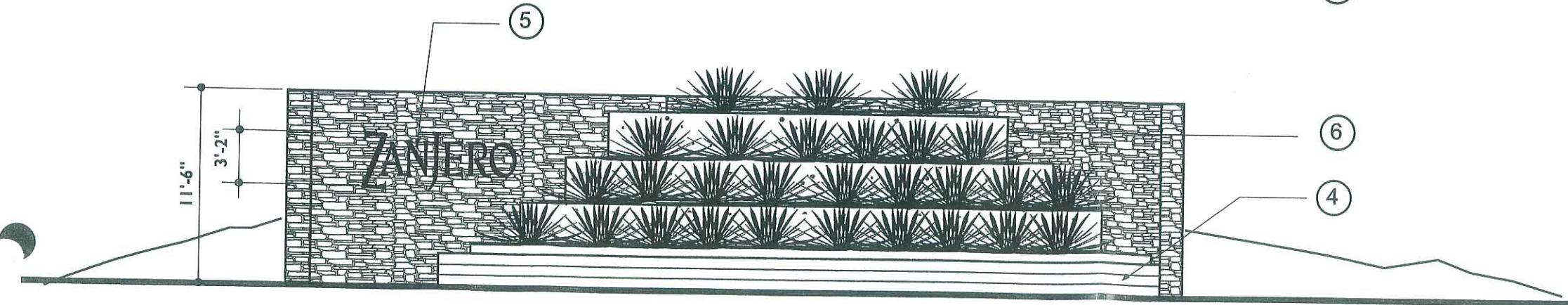


ZANJERO

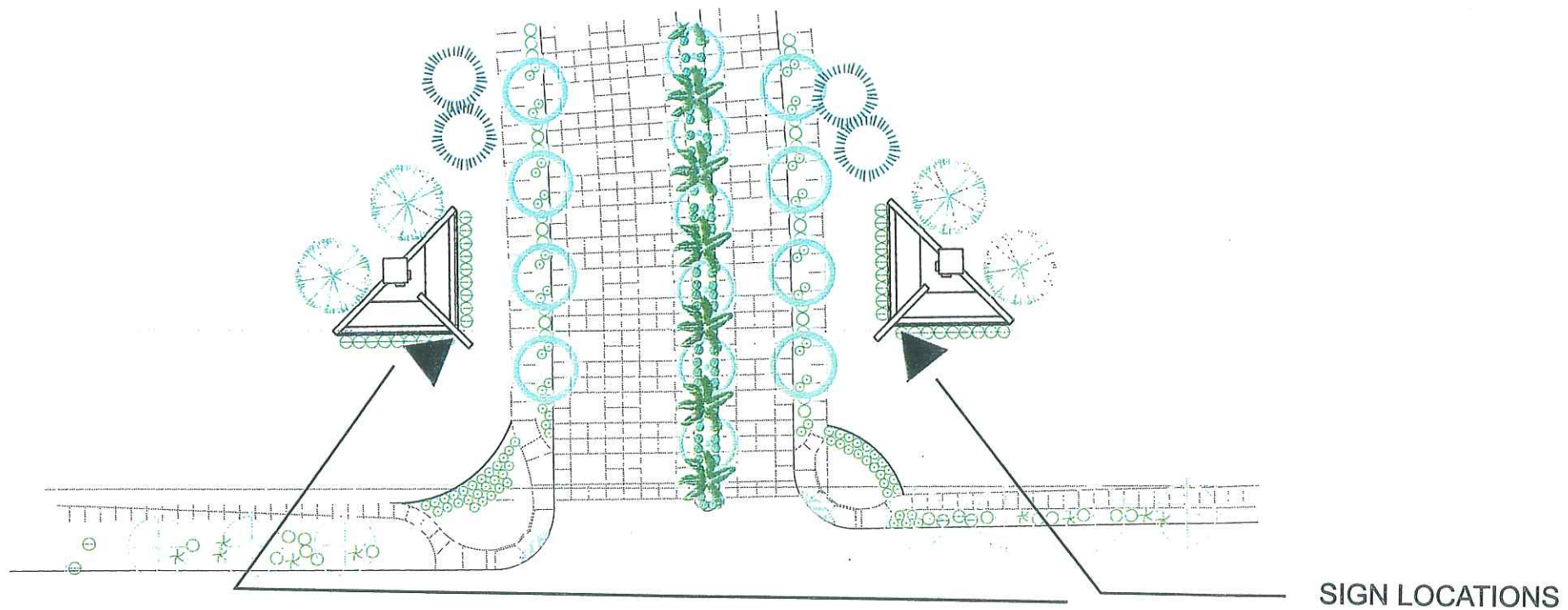


SECONDARY MONUMENTS

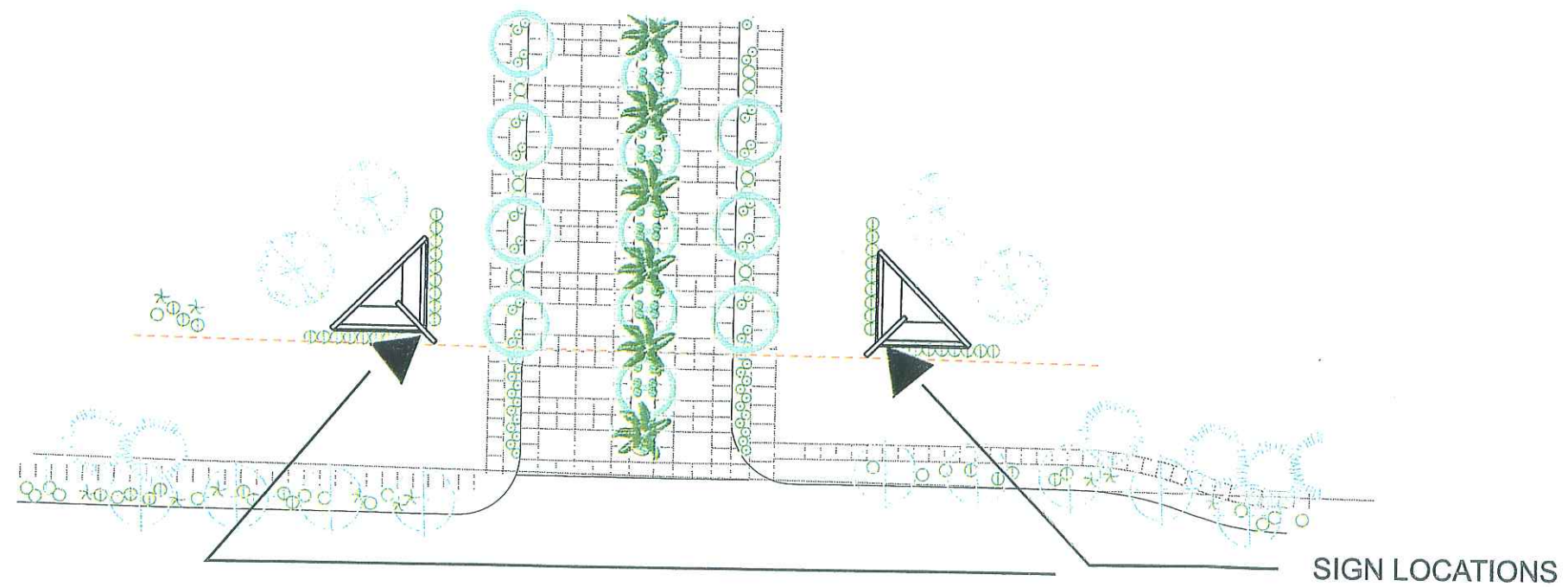
- ① STONE VENEER "PUMP" HOUSE FOR WATER FEATURE ENTRY. STEEL FLUMES ON TWO SIDES ARE SUPPORTED WITH STEEL BRACES INTO THE FOUNTAIN TOP BASIN.
- ② STONE VENEERED SIGN WALLS
- ③ EXPOSED, POURED IN PLACE EXPOSED AGGREGATE IN STEPPED LAYERS FOR ANIMATION OF WATER FALLING.
- ④ MASONRY BLOCK WALL, FOUNTAIN BASIN TO TIE INTO PROJECT SCREEN WALLS.
- ⑤ REVERSE PAN CHANNEL LETTERS - ANTIQUED IRON FINISH ON STONE WALLS.
- ⑥ TIERED RETAINING WALLS FOR PLANTING ON SECONDARY ENTRIES



ZANJERO



GLENDALE AVENUE MAIN ENTRY
 WATER/ PUMP HOUSE



91ST & 95TH AVENUE ENTRY
 PLANTER

DEVELOPMENT TEAM

Developer/Applicant/Owner:

Trammell Crow Company
2850 East Camelback Rd., #270
Phoenix, AZ 85016-4311
(602) 222-4000
Contact Name: Jim Mahoney; Cathy Thuringer

Planner/Architect:

Butler Design Group
3020 East Camelback Rd. #215
Phoenix, AZ 85016
(602) 957-1800
Contact name: Jeff Cutberth

Landscape Architect:

Laskin & Associates
5112 North 40th Street
Phoenix, Arizona 85018
(602) 840-7771
Contact Name: Hardy Laskin

Signage/Design Architect:

JRC Design
6320 East Thomas Road, #210
Scottsdale, AZ 85251
(480) 946-3028
Contact Name: Jamie Cowgill

Civil Engineer:

David Evans & Associates, Inc.
7878 North 16th St., #250
Phoenix, AZ 85020
(602) 678-5151
Contact Name: Boyce O'Brien; Joe Cable

Traffic Engineer:

Kimley-Horn & Associates, Inc.
7600 North 15th Street, #250
Phoenix, AZ 85020
(602) 906-1334
Contact Name: Chuck Wright

Attorney:

Earl Curley & Lagarde
3101 North Central Ave., #1000
Phoenix, AZ 85012
(602) 265-0094
Contact Name: Michael J. Curley; David Prescott

DEVELOPMENT TEAM

Developer/Applicant/Owner:

Trammell Crow Company
2850 East Camelback Rd., #270
Phoenix, AZ 85016-4311
(602) 222-4000
Contact Name: Jim Mahoney; Cathy Thuringer

Planner/Architect:

Butler Design Group
3020 East Camelback Rd. #215
Phoenix, AZ 85016
(602) 957-1800
Contact name: Jeff Cutberth

Landscape Architect:

Laskin & Associates
5112 North 40th Street
Phoenix, Arizona 85018
(602) 840-7771
Contact Name: Hardy Laskin

Signage/Design Architect:

JRC Design
6320 East Thomas Road, #210
Scottsdale, AZ 85251
(480) 946-3028
Contact Name: Jamie Cowgill

Civil Engineer:

David Evans & Associates, Inc.
7878 North 16th St., #250
Phoenix, AZ 85020
(602) 678-5151
Contact Name: Boyce O'Brien; Joe Cable

Traffic Engineer:

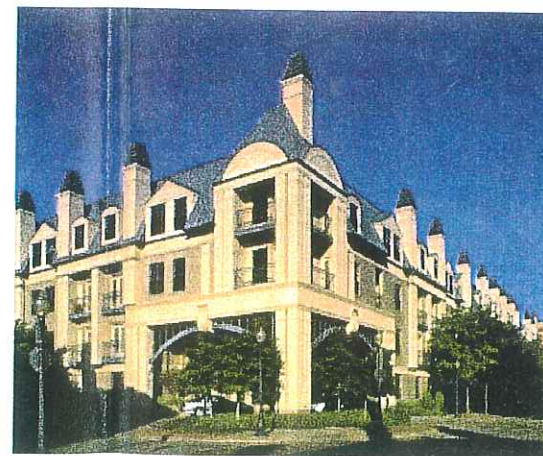
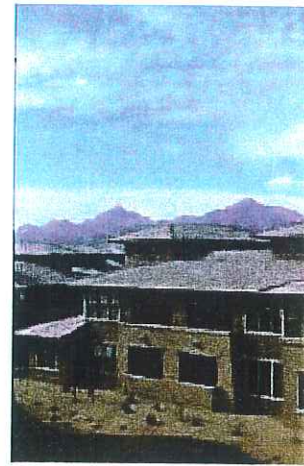
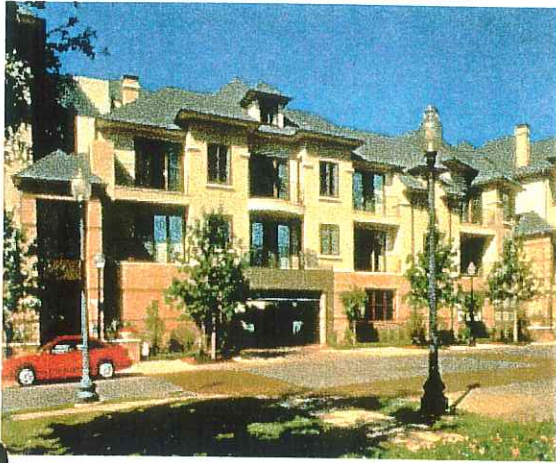
Kimley-Horn & Associates, Inc.
7600 North 15th Street, #250
Phoenix, AZ 85020
(602) 906-1334
Contact Name: Chuck Wright

Attorney:

Earl Curley & Lagarde
3101 North Central Ave., #1000
Phoenix, AZ 85012
(602) 265-0094
Contact Name: Michael J. Curley; David Prescott



ZANJERO



Representative Architectural Images - Residential

ZANJERO

EXHIBIT 10, Sheet 2