



PLANNING AND ZONING COMMISSION REPORT

Meeting May 12, 2022

Date:

Agenda Item: 9R

Case Name: Stadium Point: Major Planned Area Development
Amendment (Z93-16A.16)

General Application Information

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Parcel Map

Exhibit 4 - Project Narrative

Exhibit 5 - PAD Standards and Guidelines Report

Exhibit 6 - Citizen Outreach Report

Exhibit 7 - Letter of Opposition



PLANNING AND ZONING COMMISSION STAFF REPORT

Date **May 12, 2022**

To **Planning and Zoning Commission**

From **Lorie Dever**
Planning Manager

Subject **Stadium Point: Major Planned Area Development Amendment**
Southeast corner of 83rd Avenue and Stadium Way

PROPOSAL

The applicant is seeking to amend specific development standards for a 19.3 acre parcel, known as Parcel 2A within the Peoria Sports Complex Planned Area Development (PAD). These modifications would facilitate the development of a master planned mixed-use project known as Stadium Point.

APPLICATION INFORMATION

Case Numbers Major Planned Area Development Amendment (Case Z93-16A.16)

Applicant Wendy Riddell of Berry Riddell LLC of Steinhauer Properties

Request(s) Major Planned Area Development Amendment: Amend development standards for the 19.3 acre parcel known as Parcel 2A within the Peoria Sports Complex Planned Area Development (PAD).

LOCATION AND CONTEXT

SUBJECT SITE

The subject site, referred to herein as Stadium Point, is comprised of approximately 19.3 acres and located at the southeast corner of 83rd Avenue and Stadium Way, as depicted in **Exhibit 2**.

CONTEXT

Stadium Point is a part of the larger Peoria Sports Complex (the Complex), which is the spring training facility for two Major League Baseball franchises and hosts numerous civic, sporting, and entertainment events throughout the year. Overall, the Complex is 179 acres and bounded by Paradise Lane on the north, Skunk Creek on the south, 77th Avenue on the east and 83rd Avenue on the west.

As part of the original adoption of the Peoria Sports Complex Planned Area Development (PAD) and through its subsequent refinements, a Preliminary Development Plan was established and

further divided the Complex into the five parcels as shown in **Exhibit 3**. The subject site of this request, identified as Parcel 2A within the PAD, is irregular in shape and currently utilized as parking for the Stadium, adjacent clubhouse and ballfields.

From a larger contextual perspective, the site is within the P83 District (or District), which is generally bounded by Loop 101, Bell Road, Skunk Creek and the eastern city-limits at 73rd Avenue. It has been envisioned as an area of rising intensity with a synergistic, walkable, and multi-faceted mix of uses including employment, entertainment, residential, and commercial uses, anchored by the Peoria Sports Complex. The District is proximate to the Arrowhead Mall and large-format retail and commercial uses along Bell Road. Over time, the vision for the District and more specifically for the Peoria Sports Complex continues to evolve with the intent to recognize and capitalize on future opportunities in order to maintain a competitive edge over similar venues. This evolution of strategy and vision for this area is discussed in detail within the Staff Analysis section.

APPLICANT’S PROPOSAL

In October 2019, the Peoria City Council issued a Request for Proposal (RFP) for an experienced master developer to design and construct a new transformative vertical mixed-use project within the Peoria Sports Complex that would not only complement and enhance the Complex, but also advance the overall Peoria P83 District. Specifically, the City sought a catalyst project that would bring new growth and the next level of quality to the District.

Steinhauer Properties was selected by the City of Peoria to design and construct this vision for the future. Known as Stadium Point, the project is planned as a multi-phased Master Plan that would consist primarily of a mix of Class A office, hotel, multi-family residential, retail, dining / entertainment, and structured parking uses. As noted within the applicant’s Project Narrative, the design for Stadium Point is based on three overarching goals: Diversity, Authenticity, and Heart. Using this design inspiration, the applicant states the intent is to create “a true mixed-use walkable environment complete with rich public open space and amenities that would appeal to people from all walks of life”.

While the existing zoning anticipates and accommodates the proposed uses and intensities, Steinhauer Properties is taking the next steps in the City process to realize the vision by requesting to modify the development standard for building height and to establish an enhanced sign package for the project. Each of these requests are discussed in context with the applicant’s justification more in depth within the Staff Analysis section of this report.

DEVELOPMENT INFORMATION

<u>Existing Use:</u>	Surface parking lot for the Peoria Sports Complex
<u>Proposed Use:</u>	Mixed-use development containing office, hotel, multifamily residential, retail, dining and entertainment uses, and structured parking

<u>Property Size:</u>	19.3 acres of the 179 acres of Peoria Sports Complex PAD
<u>Maximum Building Height:</u>	<i>Anchor Uses:</i> 10 stories or 120 feet, whichever is less <i>Parking garages:</i> Seventy-two (72) feet <i>All other uses:</i> Seventy-five (75) feet
<u>Proposed Building Height:</u>	Twelve (12) stories or 195 feet, whichever is less

STAFF ANALYSIS

LAND USE AND ZONING HISTORY

With the channelization of Skunk Creek and the establishment of the Peoria Sports Complex and Arrowhead Towne Center in the 1990's, this area saw the introduction of hospitality, entertainment, and office uses coupled with the rapid commercialization of large-format retail on Bell Road. Additionally, the completion of the Loop 101 freeway firmly cemented this locale as a regional focal point. During this time, the area along 83rd Avenue near the Sports Complex continued to develop with single-use pad restaurant and retail establishments. Although successful, the area remained auto-oriented, lacked a cohesive identity, and struggled at times with uneven peak times.

Sports Complex Urban Design Plan (2010)

Under the guidance of the City Council, the City sought to capitalize on the assets in the area and move to create a district with its own identity and character apart from Arrowhead Towne Center in Glendale. Moreover, the City sought to transform the area into a striking, pedestrian-oriented, mixed-use hub with a synergistic palette of uses. Successful mixed-use areas typically include a mix of complementary uses such as employment, commercial, entertainment, and residential to provide that year-round activation. Arguably, there are few areas in the Valley that provide this type of experience and lifestyle choice.

Approved in 2010, the Sports Complex Urban Design Plan (UDP) became the guiding document establishing the vision for the continued enhancement and redevelopment of the P83, and specifically the Sports Complex area. In 2011, the UDP was incorporated into the Peoria General Plan and the project area was reclassified as "Sports Complex Mixed Use." Subsequent to that effort, the City of Peoria comprehensively updated the General Plan, including the goals and policies within the document to reflect its desired and transformative vision for the next time horizon, 2040. Accordingly, the zoning framework for the Sports Complex area has also continued to be refined in a manner suitable to deliver on the dynamic, twenty-four hour, mixed-use, walkable district was envisioned within the UDP and General Plan.

PROPOSED PAD STANDARDS ANALYSIS

In September 1993, the City Council approved a staff initiated zoning case to establish the zoning standards for the Peoria Sports Complex and the adjoining parcels. Included within the

Peoria Sports Complex PAD Standards and Guidelines Report was a Preliminary Development Plan, which delineated five (5) separate parcels, while establishing long range land uses within the project to complement the sports complex. Over time, various regulatory provisions within the PAD, including the parcel designations themselves, have been refined through various minor and major amendments. These changes were sought in order for the Complex and its associated uses to be able to adapt with changing market conditions and technological advances. That same intent is stated as the impetus for the applicant's specific requested changes to maximum building height and sign standards for Parcel 2A as described below:

Maximum Building Height

Existing Standard:

Currently the maximum building height within Parcel 2A is dependent on the type of use. More specifically, a defined anchor uses would be allowed up to ten (10) stories or 120 feet, whichever is less. Heights for other types of uses would be limited seventy-five (75) feet and parking garages limited to seventy-two feet.

Applicant's Proposal:

Maximum building height for all uses is twelve (12) stories or 195 feet, whichever is less.

Staff Analysis:

A mix of uses have been contemplated within and around the stadium for some time. In particular, the 2010 Urban Design Plan provided greater definition to the character of the site by establishing Parcel 2A as an anchor within its "Lifestyle & Entertainment Village" area. Given its high visibility and prominence at the corner, a proposed ten (10) story maximum building height was suggested. This maximum height was subsequently reflected into the standards of the PAD, albeit in a measured approach due to the horizontal integration of uses contemplated at the time. The City's desire, and the applicant's approach to the design execution is one of a more integrated and vertical blending of uses. Because of this, the existing methodology to regulate building height (by use) is problematic and directly conflicts with the intent and vision of the parcel, as such, staff concurs that a uniform standard across the parcel is more appropriate.

With regard to the specific requested increase for "12 stories or 195 feet, which is less", the applicant cites three reasons for the change:

- *The current zoning has a mismatch between the stories allowed and corresponding height. Evenly divided, it would only allow for less than 12 feet per floor allowing for mechanical height. Modern Class A office standards often exceed 12 feet floor to floor, with even greater heights expected at entry and lobby floors. Thus, additional height would be needed to allow for the base 10 stories to meet space standards attractive to top tenants.*
- *In order to provide our target leasable areas for each office building without exceeding optimum floor plate sizes we need two more stories and corresponding height for those stories. This allows us to provide a product that is comparable to the best office product found in the greater Phoenix area.*

- *Most importantly, additional height allows the ability to move some of the gross area of the development up and open up the ground plane to allow for generous public amenities at the street level. The offices have been designed to lift the main lobby areas up to the second level, allowing the street level to be activated with public uses such as restaurants and retail. This requires extra height which is essential to creating pedestrian friendly place making that the concept of this mixed-use is based on.*

Because the City is specifically seeking Class A office within Parcel 2A, there is an elevated expectation for the applicant to deliver a substantial amount of office space with the quality of finishes and associated amenities that correspond and attract that desired level of tenant. In this regard, the additional floor plate height is consistent with those expectations. Additionally, the voter approved General Plan places greater emphasis on theming and programmatic elements within development project that go beyond traditional placemaking efforts in order to create “destination” locations.

Permitting the additional height would allow the proposed building footprints to be reduced, and in its place installation of a centralized, highly desirable, programmatic public plaza that can be accomplished without sacrificing the desired mixed-use character and sought-after intensity. More specifically, the public plaza will be able to host a multitude of events throughout the space and throughout the year, which creates a natural synergy and extension between this project and the existing stadium.

Given these factors, staff believes the additional height request is appropriate and necessary in order to realize the City’s desire for a new transformative vertical mixed-use project within the Peoria Sports Complex area, and one that elevates the larger P83 District to the next level.

Sign Standards

Existing Standard:

Currently all signs would need to be in conformance with Section 21-825 Sign Code within the Peoria Zoning Ordinance.

Applicant’s Proposal:

Establishment of an enhanced comprehensive sign package and regulations for sign types such as, but not limited to, pylon signs, building signage, digital displays, projecting signs for businesses, and wayfinding, etc.

Staff Analysis:

While modifications made as part of the most recent comprehensive sign code update allowed some additional sign types for this project, which would be consistent with other mixed-use centers, it did not go so far as recognize and provide for some of the more unique needs of this type of urban mixed-use project. With regard to the specific changes, the applicant cites the following reasons for the request:

- *Latest technology signage is needed to communicate on a civic scale. It will be used to inform neighbors and visitors alike of different events and exhibits*

- *We want to create a master sign program that unifies the development while specifically acknowledging its place in the P83 Entertainment district.*
- *Large office tenants often require corporate branding on their buildings as part of lease negotiations.*
- *In addition, to create a unique city center, the project requires signage that can create a regional presence. The goal is to be able to extend community outreach to promote the activities and opportunities that are available in the new development.*

Staff concurs with the applicant's justification and desire to have a cohesive sign program that is consistent with the level and type of project anticipated at this location. With that said, given the conceptual stage in the development process, it is difficult to define the final extent of signage needed for a multi-phased project such as this, especially given the type of tenants expected and the constantly evolving technology changes within the sign industry. As such, the proposed PAD standards are intended to provide a more of a framework for establishing the types and maximum quantities expected within the project. At the same time, the PAD regulations provide for allowances by city staff to more closely evaluate the signage package during the subsequent site plan or design review applications, when more defined planning of each development phase occurs. Consequently, staff finds the establishment of a comprehensive sign program, the proposed range of sign types and the associated standards are consistent with the transformative and vibrant nature of this project.

TRAFFIC ANALYSIS / PARKING DEMAND

Traffic Analysis

A traffic impact analysis (TIA) specifically contemplating a high intensity mixed-use project on Parcel 2A had been prepared and reviewed as part of a previous amendment to the Peoria Sports Complex PAD. For this rezoning application, the TIA was updated to reflect specific uses and improvements associated with the Stadium Point project, and was subsequently submitted for review by the City's Traffic Division. Based on their analysis, the Traffic Division concluded there is adequate access to and from the site based on the surrounding street network, and proposed improvements thereof. Due to the conceptual nature of the project and it being multi-phased, a final TIA will be reviewed and approved with the first site plan submittal, and may be updated as needed during subsequent phases of the project as agreed to by the City and the applicant.

Parking Study

The type of land uses and intensities proposed as part of Stadium Point are consistent with the existing zoning. Because the specific uses (offices, hotels, residential, etc) have distinct parking times, both the Urban Design Plan and the existing Peoria Sports Complex PAD contemplated recognized the benefit of a shared parking approach for the Complex, and for the larger P83 District area as well. Thus, a shared parking analysis is to be submitted and reviewed as part of the first site plan application, and will be periodically updated at defined intervals as agreed to by the City and the applicant.

WATER / SEWER

Water and sewer facilities exist adjacent to the site and have available capacity to serve the property.

PUBLIC SAFETY

There are no anticipated impacts to public safety due to this proposal.

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1320 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Outreach Efforts

As a requirement of the rezoning application process, the applicant conducted public outreach for the project, and provided a Citizen Participation Report detailing the results of those efforts. **(Exhibit 6)**

The applicant notified all property owners within a 1320-foot radius of the Peoria Sports Complex boundary, all registered Homeowners' Associations within one (1) mile, along with community members and business owners as noted in their report.

Prior to holding any neighborhood meetings for the project, the applicant's team reached out to neighboring owners, HOA's, and community members by telephone, one-on-one meetings and small group meetings beginning in March 2022 to get their feedback. In total, 210 residential neighbors were contacted and from those efforts, 42 letters of support were obtained and included within this report. Subsequent to those efforts, the applicant's team also held two neighborhood meetings as noted below.

An in-person neighborhood meeting was held on April 25 at 6:00pm at the Hampton Inn Peoria conference Room. Attendance primarily consisted of representatives from the development team, City staff, along with six (6) members of the public.

A second neighborhood meeting was held on April 26 at 5:30pm virtually via the Zoom meeting platform. Seventeen (17) participants were logged in to the meeting. Attendance primarily consisted of representatives from the development team, City staff, along with a few members of the public.

At each meeting, the development team presented the details of the project and answered the questions from members of the public. One topic of concern expressed at the in-person meeting centered around ownership structure of the proposed multifamily units. However, it is not within the purview of the City to regulate or require a particular ownership structure of a proposed development. Thus, the land use analysis provided herein must evaluate the proposal based on

the form, fit, and conformance to established policies and standards. The City's evaluation of a project cannot distinguish between a multi-family building with a single ownership interest (apartment) versus a multi-family building with individual ownership for each unit (condo). Two comment cards were also provided inquiring about a bridge from the Greenway bike path to provide access across Skunk Creek allowing pedestrian crossing to the project. This was forwarded to the Development and Engineering Department for their review. Currently the City is undertaking the effort to design and construct improvements to the trail system along Skunk Creek; however, a pedestrian bridge crossing is not contemplated as part of those improvements.

Support / Opposition

At the time of this writing, Staff received one (1) letter in opposition, along with 42 letters of support. **(Exhibits 6 and 7)** The main topic of concerns in the letter of opposition was the originally proposed maximum building height of fifteen (15) stories. Subsequent to the initial submittal of the application, the applicant reduced the requested height from 15 to the twelve(12) stories referenced within the staff report and noted with the PAD Standards and Guidelines Report attached herein.

KEY FINDINGS

1. The proposed development and zoning conforms to and advances the vision, goals, and objectives identified in the Peoria General Plan and the foundational Sports Complex Urban Design Plan; and
2. This rezoning request and specific design standards will result in a development that acts as a context appropriate urban-scaled development that is envisioned within the General Plan.

SCHOOL DISTRICT INFORMATION

This property is within the Peoria Unified School District (PUSD) boundary. PUSD has participated in the review of this project and has been in communication with the applicant regarding the proposal and school facilities in the area.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

- 1) **Recommend APPROVAL of Rezoning Case Z93-16A.16 to the City Council, subject to the attached Conditions of Approval in Exhibit 1.**

STAFF CONTACT

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Z93-16A.16: Stadium Point

Southeast corner of 83rd Avenue and Mariners Way



The amendment to the zoning district(s) for the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The development shall substantially conform to the Peoria Sports Complex Standards and Guidelines Report contained within the May 12, 2022 Planning and Zoning Commission staff report, except as modified herein.
2. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal.

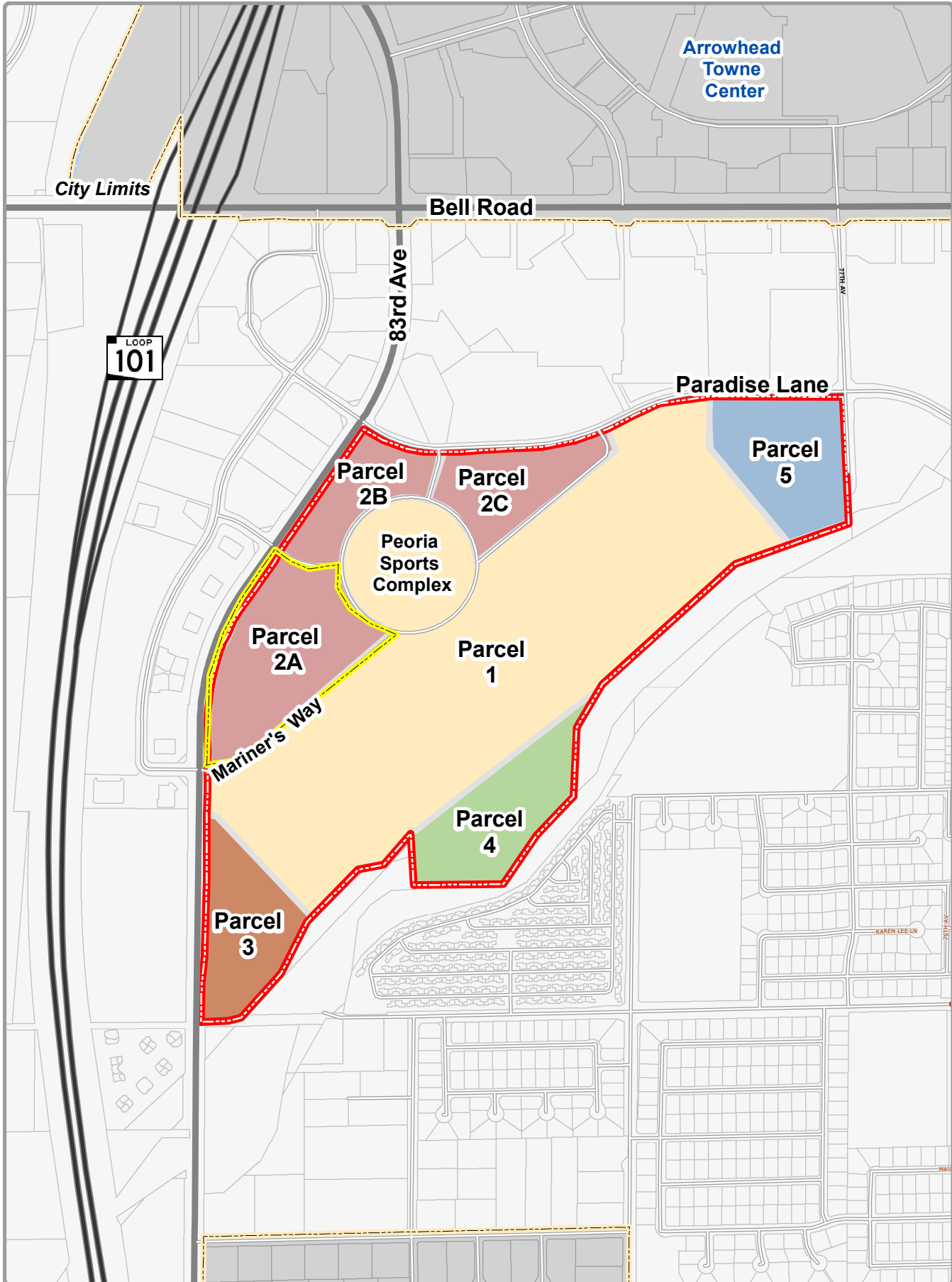
Z93-16A.16: Stadium Point

Southeast corner of 83rd Avenue and Mariners Way



Z93-16A.16: Stadium Point

Southeast corner of 83rd Avenue and Mariners Way



Stadium Point

SEC 83rd Avenue and Stadium Way

Narrative Statement / Project Justification

April 7, 2022

Prepared by:

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Prepared for:

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Introduction

Steinhauer Properties Proposal to re-imagine P83 was selected by the City of Peoria and approved by the City Council through a competitive RFP process. The vision presented was embraced as way to begin transforming the P83 Entertainment district into a true mixed-use walkable environment complete with rich public open space and amenities that would appeal to people from all walks of life. The proposed development will transform 17 acres of existing parking lot into a thriving neighborhood that will have at its heart a mix of uses that will bring new vibrancy to the City of Peoria. In addition to creating homes for residents, major corporations, and small businesses, it will seamlessly integrate with the existing stadium and play fields to create a unique entertainment venue for the residents of Peoria and draw visitors from the greater Phoenix area as a destination to come and explore, dine, and play.

Design Inspiration

The design of this project is driven by three overarching ideas: Diversity, Authenticity, and Heart

Diversity- The design integrates a wide range of experiences that provide something for every demographic. Designed as an extension of the existing stadium and playfields, the proposed open public spaces provide the City of Peoria a new venue that can host a multitude of events. There will be an event lawn that can support small concerts, surrounded by streets designed to allow for farmer's markets, art fairs, and other special events like car shows to be easily staged. Assembled together with the hotel's conference facilities and food hall event space, the venue can be scaled to accommodate complex events. When the area is not being used for events, the public areas convert to recreational areas. In addition to the artisanal options offered at the food hall, there will be several chef-driven restaurants interspersed with boutique retail.

Authenticity- The design creates a unique sense of place that is specific to Peoria and the P83 District. Landscaping will celebrate local nature with a Botanical Walk curated with plantings that illustrate various local and regional desert biomes. It will strive to integrate local artists and perhaps artifacts from Peoria's past, as well as integrate with the current Mariner's and Padres' franchises. While acknowledging Peoria's history, the project also firmly looks to the future by incorporating the latest technology and integrated media throughout, allowing the project to quickly provide information about what happening in its venues and topics that are important to the community.

Heart- The design will give Peoria a fresh identity. The design of the project will celebrate Peoria and will establish a new neighborhood that allows the opportunity to live, work, and play in the heart of Peoria. Attracts businesses that will set the path for the future tone and flavor of the district. Creates a walkable neighborhood to establish a new mode of development. Builds on the solid foundation of P83 district. The mix of uses and destination retail will augment the Stadium and Spring Training experience. It is a unique

regional destination that will draw people from throughout the region. It creates a civic center for Peoria.

Zoning Requests

The existing zoning anticipates and accommodates the proposed development. However, we need minor modifications to two specific items to allow this project to be fully developed as envisioned: Height and Signage.

Height- The current zoning allows for ten (10) stories or 120 feet of height for Anchor uses. We are requesting an increase to twelve (12) stories or 195 feet of height whichever is less. This change is necessary for the following reasons:

- The current zoning has a mismatch between the stories allowed and corresponding height. Evenly divided, it would only allow for less than 12 feet per floor allowing for mechanical height. Modern Class A office standards often exceed 12 feet floor to floor, with even greater heights expected at entry and lobby floors. Thus, additional height would be needed to allow for even the base 10 stories to meet space standards attractive to top tenants.
- In order to provide our target leasable areas for each office building without exceeding optimum floor plate sizes we need two more stories and corresponding height for those stories. This allows us to provide a product that is comparable to the best office product found in the greater Phoenix area.
- Most importantly, additional height allows the ability to move some of the gross area of the development up and open up the ground plane to allow for generous public amenities at the street level. The offices have been designed to lift the main lobby areas up to the second level, allowing the street level to be activated with public uses such as restaurants and retail. This requires extra height is essential to creating pedestrian friendly place making that the concept of this mixed-use is based on.

Signage- The current zoning references City Coder Chapter 21-827, otherwise known as the Sign Code. This code does not anticipate some of the needs of a complex urban mixed-use development on the scale proposed, thus we are proposing sign standards that would promote the following:

- Latest technology signage is needed to communicate on a civic scale. It will be used to inform neighbors and visitors alike of different events and exhibits
- We want to create a master sign program that unifies the development while specifically acknowledging its place in the P83 Entertainment district.
- Large office tenants often require corporate branding on their buildings as part of lease negotiations.
- In addition, to create a unique city center, the project requires signage that can create a regional presence. The goal is to be able to extend community outreach to promote the activities and opportunities that are available in the new development.

1. *What type of development and uses are proposed for the rezoning request?*

The proposed Stadium Point project will be a mixed-use development centered around a public activity plaza and complementary to the existing Peoria stadium and surrounding Peoria Sports Complex. The primary uses consist of a mix of Class A office, hotel, multifamily residential, retail, dining and entertainment, along with structured parking to support these uses. Altogether, Stadium Point will create an identity for the area characterized by high-quality urban development that creates a new pedestrian-oriented center for the neighborhood.

The Class A office is anticipated to occupy two towers and will total a minimum of 200,000 square feet. The hotel will have a minimum of 150 rooms and will offer amenities including meeting space, a restaurant, and rooftop bar facility. The multifamily will provide 350 units and offer top of class amenities including pool deck, roof terraces, and club room. The multifamily will have its own integrated structured parking that will provide dedicated residential parking. The remaining uses will be supported by independent parking structures. Retail uses will be woven in the ground level of each of the buildings ensuring an active perimeter around the central open space and key entry points into the development.

2. *State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives of the Peoria General Plan.*

The 2040 Peoria General Plan was established as a method for maintaining a synchronous vision of the City's future, integrating the aspirations of the City's residents, and guiding the future development of the City. This proposal promotes the achievement of many of the goals and policies outlined in the General Plan, as outlined below.

Land Use Goal 1. Balance Land Uses: Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.

Response: The General Plan envisions the area surrounding the Complex "to be intensified and enhanced as a vibrant, mixed-use employment, entertainment and retail area." Stadium Point precisely achieves these goals by offering lifestyle and work options that expand what is available in Peoria. Business, residential, hospitality, and entertainment elements have been integrated into a single development; where each use activates the others to promote a vibrant live-work-play lifestyle. It seeks to attract the highest caliber tenants by creating workplaces where office workers can interact with the outside community and have every convenience right at their doorstep. Homes and retail will balance the office component and ensure that the area is always active including evenings and weekends. In addition, the large public spaces within the project will be programmed to support activities that will engage visitors from the larger Peoria community.

Land Use Goal 2. Focused Growth: Strategically focus new growth into areas of Peoria that enable the achievement of City goals for economic growth, fiscal sustainability, and environmental stewardship, and support the development of new, attractive neighborhoods.

Response: This site is underutilized and is currently used only for parking. This proposal serves to expand the existing commercial center within P83 with a range of uses that are currently underrepresented in this area. By developing this Site as a mixed-use project comprised of office, multifamily residential, hotel and commercial uses, this commercial core will be enhanced. The project will utilize best sustainable practices and create a more walkable district and help set the tone and set the bar for future developments, improving the economic condition of the City.

Land Use Goal 8. Placemaking: Foster distinctive destinations and gathering spaces that promote health, happiness, and the well-being of residents, employees and visitors.

Response: The design of this new development will form a new centerpiece in the City of Peoria, creating a multi-functional environment catering to the needs of a diverse audience. The central theme to the development is to create central public spaces that serve the uses around them, as well as attract visitors of every age and lifestyle. The main active plaza will be designed as an open green field for play, but which can also be used as an outdoor amphitheater. This amphitheater is configured to support both intimate events, and very large events by incorporating a variety of surrounding spaces. At the other end of the open space, a long boulevard will be configured with water features and various shading devices to create a pleasant walk connecting the two ends of the development. This same walk can be transformed into an open-air market with kiosks on either side. We are exploring options for family friendly splash pads and kids play areas. Surrounding retail and restaurants will spill onto these areas and provide outdoor seating. All these amenities will create a rich “front porch” for the existing stadium and create a unique place in the city that will support a multiplicity of activities.

Economic Prosperity Policy 24. Develop a long-range strategy for P83 to foster new urban development patterns that are conducive to walkable, active, live-work-play lifestyles, including mixed-use development, and pedestrian amenities.

Response: The development sets a new more urban pattern of development for the P83 district. The density of the project has been increased with multi-storied buildings and structured parking to allow for the formation of significant ground related public spaces. As per the item above, these spaces foster placemaking and create recreation spaces for the community. These spaces are then connected to larger P83 context. In fact, the design began with an analysis of how the entire P83 district was likely to redevelop in the future and identified strategies for creating a more connected and walkable pedestrian spine to connect future development. The proposed configuration attaches to this spine by incorporating the stadium entry and apron into the plaza design. It further provides new multi-modal connections to its surroundings. A new intersection along 83rd Avenue will allow people to cross easier from businesses and restaurants to the west. The existing intersection at Stadium Way will be augmented to create a new gateway with direct

pedestrian access to the central plaza. The same plaza is linked to the spring training ball fields and future Skunk Creek Trail extension to make regional bike connections. A ride-sharing drop-off area is incorporated into the site design to allow easier access especially during high occupancy events. The project was designed with the pedestrian in mind, providing options for closing internal roadways to create larger pedestrian environments when events create the need. Where possible, entrances to structured parking have been kept to the perimeter access streets to keep the center clear of car traffic. The clear aim of this development is to be the catalyst for a future P83 district that is more urban and walkable and provide a rich diversity of amenities for both work and play.

Community Wellness Policy 12. *Ensure recreational opportunities are offered within comfortable walking distances of homes, schools, and businesses in order to encourage more physically and socially active lifestyles*

Response: This Site has the advantage of already being surrounded by recreational opportunities within walking distance. It is in center of the Peoria Sports Complex, which is in turn surrounded by the amenities of the P83 district which has dining, theatres, and shopping. To the north is the Arrowhead Towne Center, and to the south an ice rink and the Rio Vista Recreation center. This development will add new opportunities for recreation for both its residents and the greater Peoria community. The residential apartments will have dedicated recreational amenities including a gym and pool deck. In addition to retail and restaurants, the main public amenities will be two new outdoor venues. The first is an outdoor amphitheater that can support community gatherings and concerts. When not in this use, the amphitheater can be a play lawn and have kid play areas. The second is an outdoor boulevard that can transform into an outdoor market. This area could be utilized for a farmer's market or events like car shows or flea markets.

3. Discuss your proposal's compatibility with the surrounding land uses and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.

The entire surrounding area is zoned PAD. As shown in the graphic below, the Site is surrounded by the following uses.

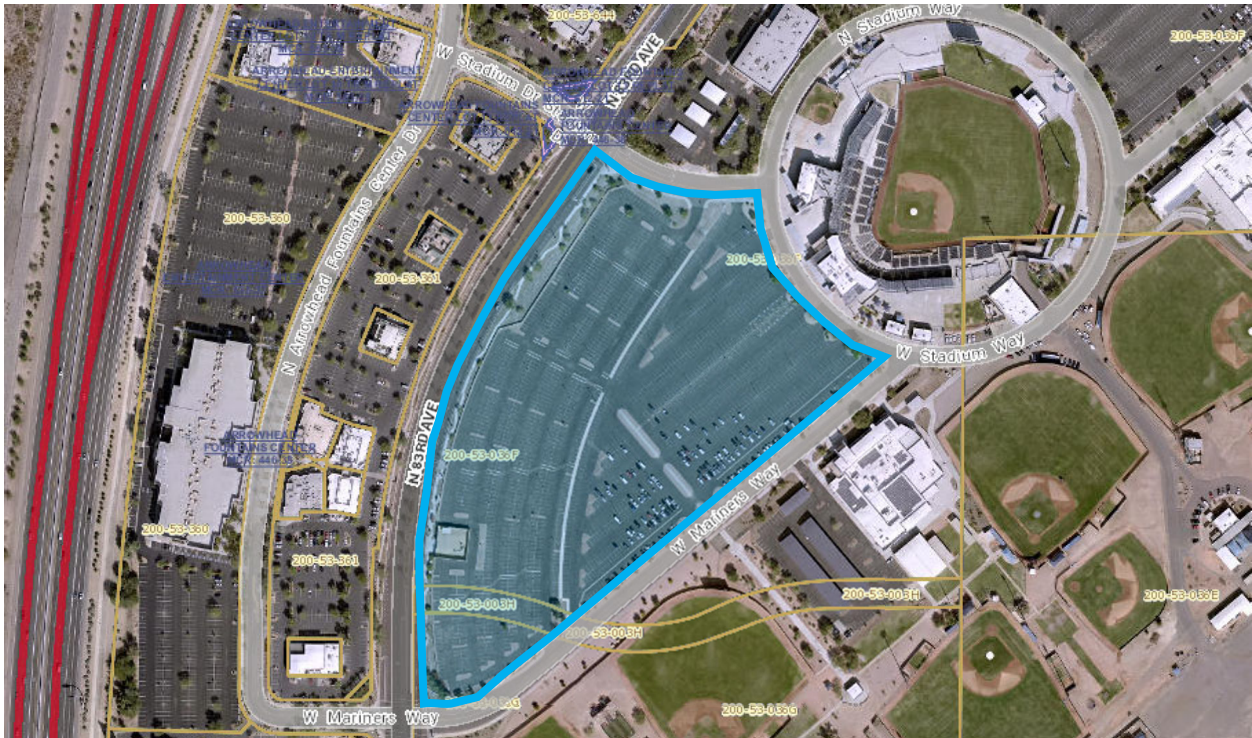
North: Peoria Sports Complex, Offices, Restaurants; PAD Zoning.

East: Peoria Sports Complex; PAD Zoning.

South: Peoria Sports Complex, PAD Zoning.

Southwest: Restaurant, Office, Apartments; PAD Zoning.

West: Restaurants; PAD Zoning.



As previously mentioned, the Site lies within P83 and is ideally situated for the type of mixed-use project envisioned for the area. The area currently lacks the level of density and intensity desired to create an urban environment, and this proposal aims to fulfill that goal. The Site is located at a key intersection within P83 and will serve to provide a concentration of necessary commercial goods and services to reduce trip generation and associated emissions.

The Stadium Point PAD emphasizes an interconnected design and incorporates pedestrian connections and open space to activate the pedestrian realm. A centralized activity plaza anchors the project, and pedestrian pathways are provided throughout to connect the various uses within the project.

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning and factors which have changed since the current zoning was established. The existing zoning for Parcel 2A already anticipates and promotes the uses that are being proposed as well as supporting the increased urban density. As outlined in the introduction, the request for additional height is to allow for the creation of major open space that will be used as a community amenity and create unique placemaking. In addition, the height also allows for the creation of an efficient office prototype that will meet basic requirements of Class A tenants and be competitive with other office developments in the greater Phoenix area. The location of this site is ideally situated far away from residential neighborhoods that would be affected and this incremental increase should not significantly affect views or solar exposure of those properties.

This proposal simplifies the height requirements by proposing a single maximum height across the parcel. The previous language created three different categories “Anchor Uses”, “Parking

Garages”, and “All other Uses”. As the proposed mixed-use proposal stacks or combines many of these uses into a single building, the previous format created ambiguity on how to interpret and enforce the separate height requirements. Other than the parking structures, all of the proposed uses fall into the “Anchor Use” category, and thus would have been allowed the maximum height.

The General Plan envisions P83 as a thriving destination with a range of land uses that encourage a live-work-play lifestyle. An important goal is to attract new jobs with the creation of Class A office space. In the post-covid world, top tenants are searching for options that include both an efficient building, and amenities that include a sense of place. The two proposed office towers have optimal floor plates but require additional height to accommodate floor to floor heights required by tech tenants. In addition, the additional height allows for the programmed uses to be stacked in order to carve out the public space which is at the heart of creating a unique sense of place and integrating with the existing stadium.

The underlying Peoria Sign Code did not anticipate the needs of a more urban development scheme. The requested sign code amendments address these needs. Large office tenants often require corporate branding on their buildings as part of lease negotiations. In addition, to create a unique city center, the project requires signage that can create a regional presence. The goal is to be able to extend community outreach to promote the activities and opportunities that are available in the new development. **The proposed changes will allow for a unified master sign program that unifies the development while specifically acknowledging its place in the P83 Entertainment district.**

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

As part of this request, American Life is proposing to help construct an upgraded interface between the activity plaza and the Stadium Entrance, this will allow the stadium to become the “fourth wall” of the community space and create opportunity to create pedestrian connections to feed future development in the north parking lot and beyond. Careful consideration is also being given to the connection with the playfields to the east and the connection to the future Skunk Creek trail connection. The project is very cognizant of the importance of MLB and Spring training, and project phasing is being carefully planned to prevent conflicts. The orientation and sizing of public spaces and pedestrian paths all anticipate event traffic loads and are designed to be symbiotically operated to enhance existing programs.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

The approximately 17-acre site is currently occupied by the south parking lot of the Peoria Stadium and is designated as Parcel 2A in the Peoria Sports Complex Standards and Guidelines Report. Many opportunities exist to integrate with the fabric of the surrounding P83 district and support the surrounding sports facilities, especially providing venues to support visitors attracted by spring training. One constraint is the existing well located at the proposed new intersection. Pursuant to the Development and Disposition Agreement (Recording No. 2021-0524268), the City will remove the well's above-ground facilities, and American Life will design, construct, and install a connection to the existing raw water line. In addition, there are some existing utilities that cross the site which will need to be relocated into surrounding streets to allow for new construction.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal?

Site plan approval followed by typical building permits for each phase of construction will be required to accomplish this proposal. All signs will need to be reviewed and require individual sign permits.

Peoria Sports Complex

Standards and Guidelines Report





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EXHIBITS

- 1 – Vicinity Map
- 2 – Preliminary Development Plan

APPENDIX

- A. Stadium Point Project Signage Standards

I. Introduction

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

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

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

Approved in 2010, the Urban Design Plan establishes the vision for the continued enhancement and redevelopment of the Sports Complex Area. In 2011, the UDP was incorporated into the Peoria General Plan and the project area was reclassified as “Sports Complex Mixed Use.” Subsequent to that effort, the City of Peoria comprehensively updated the General Plan, including the goals and policies within the document to reflect its desired vision for the next time horizon, 2040. Adopted by the voters in 2020, further refinements to this Standards and Guidelines Report are necessary to update the zoning framework to allow the Site to evolve into the dynamic, twenty-four hour, mixed-use, walkable district as envisioned within the UDP and General Plan.

Exhibit 1 - Vicinity Map



II. Consistency With Adopted Land Use Plans

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

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

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

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

III. Site Conditions

Environmental Factors:

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

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

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

Existing Utility Services:

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

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

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

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

IV. Preliminary Development Plan

Prior to the UDP adoption, larger surrounding area, which included the Complex was generally divided into four districts including the Skunk Creek Open Space. They were: 1) Sports Complex, 2) Arrowhead Fountains Center, 3) North Valley Retail Center and 4) Vacant Sites. As part of the UDP recommendations, the Complex and surrounding area was reclassified and characterized into ten districts in order to create smaller manageable districts to better define desired land use and character. The Sports Complex area falls within four of those districts: Sports Complex, Lifestyle & Entertainment Village, Stadium North and East End.

As part of the original adoption of this PAD and its subsequent refinements, the Preliminary Development Plan further divides the Sports Complex district into the five parcels as shown in Exhibit 2. The parcel configuration may continue to be refined in the Preliminary Development Plan from time to time to better align with the Lifestyle & Entertainment Village area aspirations, as well as goals and policies reflected in the City's General Plan. However, the overall land uses within Parcel 1 and 4 uses have generally remained the same.

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

Exhibit 2 – Preliminary Development Plan

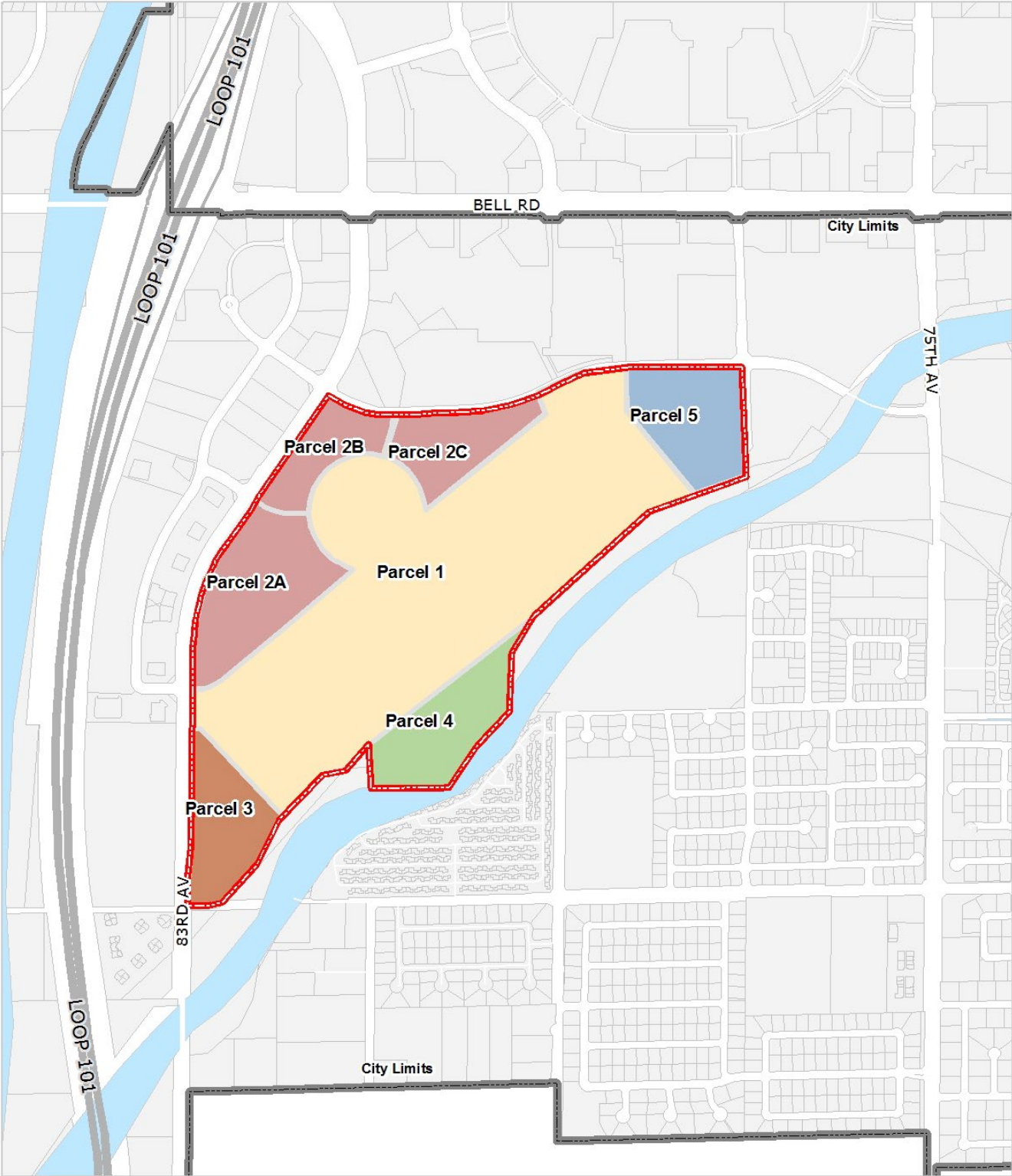


Table 1: Land Use Allocation

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

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

V. *Development Agreements*

Over time, there have been various development agreements or leases associated with the Peoria Sports Complex that are intended to further define development and operational expectations. For example, in January 2011, PSP (formerly Osage West, LLC) was the only respondent to a City issued Request for Proposal soliciting a detailed proposal for the redevelopment of an approximate seventeen and one-half acre lease area encompassing Parcels 2A, south of Sports Complex. Subsequently, the City and PSP entered into a Development Agreement, and other related agreements for the construction and management of uses within the lease area. As a result, development standards within Parcel 2A were modified, in anticipation of future development of the lease area.

Subsequent to those modifications, the City issued another Request for Proposal, and Stadium Point at P83, LLC, was selected from a field of respondents to be the master developer of the lease area, known as Parcel 2A. Originally called the “Peoria at the Sports Complex”, the Lease Area is now rebranded as “Stadium Point at P83”. For purposes of the PAD, references to “Parcel 2A”, the “Lease Area”, “Peoria at the Sports Complex”, and “Stadium Point at P83” all refer to the same area. Additionally, the City and Stadium Point at P83, LLC entered into a Development Agreement, with the goal to activate an important revenue generating area of the city and create high wage jobs. To accommodate the expanded scope and vision for this mixed-use project, the development standards PSP started were modified further.

All current agreements and leases are maintained on file by the City of Peoria.

VI. Development Standards

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

A. LAND USE MATRIX

Category	Parcel						
	1*	2A*	2B*	2C	3	4	5*
Commercial, Retail and Personal Improvement Services							
Apparel and Accessory Store	P	P	P	P	P		P
General Retail Sales and Services	P	P	P	P	P		P
Mobile Merchandise Vendor	A	A	A	A	A		A
Personal Improvement Services (*Limited – See below)		P	P	P	P		P
Travel Agency		P	P	P	P		P
Outdoor Storage, Screened	A	A	A	A	A	A	A
Eating and Beverage Establishments							
Brew Pub or Wine Bar	P	P	P	P	P		P
Distillery		P	P	P	P		P
Mobile Food Vendor	A	A	A	A	A		A
Restaurants, excluding drive-through facilities	P	P	P	P	P		P
Outdoor Patio	P	P	P	P	P		P
Tavern, Bar or Lounge	P	P	P	P	P		P
Indoor Live Events	A	A	A	A	A		A
Entertainment and Recreation							
Sports Complex and related sports facilities/uses	P						
Concessions and auxiliary uses related to the Sports Complex	P	P	P	P	P		P
Concerts, Paid Admissions Attractions and Public Events	P	P		P	P	P	P
Entertainment Venue (e.g. Comedy Club, etc)		P	P	P	P		P
Exhibition and Convention Facilities		P	P	P	P		
Health or Fitness Center (Not Stand-Alone)		P	P	P	P		P
Indoor Recreation Facility (Not Stand-Alone)		P	P	P	P		P
Outdoor Recreation Facility	P			P		P	
Theaters, Indoor		P	P	P	P		P

Category	Parcel						
	1*	2A*	2B*	2C	3	4	5*
Government and Civic Facilities							
Art Gallery or Cultural Installation	P	P	P	P	P		P
Park or Civic Space	P	P	P	P	P	P	P
Public and Quasi-Public Uses	P	P	P	P	P	P	P
Education and Care Facilities							
Higher Education Facilities (College and University)		C	C	C	C		C
Preschool or Day Care Center (Not Stand-Alone)		A	A				
Office and Professional Services							
Automatic Teller Machine (Walk-up Installation Only)	P	P	P	P	P		P
Bank or Financial Institutions without Drive-through, Excludes Non-Chartered Facilities)		P	P	P	P		P
Professional, Medical or Administrative Office, excluding urgent care and laboratories unless ancillary to office		P	P	P	P		P
Residential and Lodging							
Hotel		P	P	P	P		P
Multi-Family Residential	P	P	P	P	P		P
Temporary Uses							
Farmer’s Markets and Community Festivals	P	P	P	P			
Outdoor Sales or Display	A	A	A	A	A		A
Temporary Outdoor Events (Such as swap meets, trade shows, car and boat shows, etc)	P	P	P	P	P		P
Temporary Art or Cultural Installation, and Performance Stage	P	P	P	P			
Transportation							
Parking Lots or Garages	P	P	P	P	P		P
Passenger Drop-Off Services	P	P	P	P	P		P
Prohibited Uses							
The following uses are prohibited: Adult uses, agricultural uses, automotive or vehicle-related Uses, donation centers and associated donation collections services, marijuana dispensary and cultivation uses, pawn shops, tattoo parlors, non-chartered financial facilities, and industrial uses such as manufacturing and production types of uses.							

B. MINIMUM BUILDING SETBACKS

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

*Note: Measured from centerline of road

C. REQUIRED PERIMETER LANDSCAPE

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

	Parcel						
	1	2A	2B	2C	3	4	5
83rd Avenue (Average)	10-feet*	10-feet*	10-feet*		10-feet*	-	-
Paradise Lane	10-feet	-	10-feet	10-feet*	-	-	10-feet
Skunk Creek	20-feet	-	-	-	20-feet	20-feet	20-feet
77th Avenue	-	-	-	-	-	-	0-feet
Interior Lot Line	0-feet	0-feet	0-feet	0-feet	0-feet	0-feet	0-feet

*Note: The Peoria Sports Complex Area UDP recommended building placement be allowed immediately adjacent to 83rd Avenue right-of-way and Paradise Lane to encourage a vibrant and active streetscape. As such, buildings may encroach into the landscape buffer along 83rd Avenue and Paradise Lane as noted, so long as the average width meets or exceeds the 10 feet noted above. Additionally given utility locations and existing public infrastructure improvements, the intent of the landscape buffer may be achieved through a combination of manmade shade and plant material along the 83rd Avenue and Paradise Lane street frontage.

D. PARCEL 1 - ADDITIONAL DEVELOPMENT STANDARDS

1. Maximum Building Height: 56 feet

2. Exterior Lighting:

- a. Exterior light standards for the Peoria Sports complex and auxiliary fields shall not exceed 130 feet above grade.
- b. Exterior light standards within the parking areas provided on Parcel 1 shall not exceed 35 feet in height above the finished surface of the parking area.

3. Signage:

Due to the unique nature and operational characteristics of the Peoria Sports Complex as both a commercial sporting complex and as a year-round national/regional event facility,

special sign standards have been developed. Primarily this type of signage is necessitated by the underlying function of the Complex, which is to attract and direct patrons to sponsored events. Thus, the locations of principal signage for the Complex extend beyond Parcel 1. For example, there is an event marquee sign located on the corner of Paradise Lane and 83rd Avenue within Parcel 2B. Additional signage may be added as provided for on subsequent approved phases of development by the City.

4. Landscape:

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

5. Fences and Screen Walls:

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

6. Architectural Style and Materials:

Building materials and architectural style shall conform to the elevation drawings depicted in the approved construction documents for the Peoria Spring Training Facility and subsequent approved phases of the development on Parcel 1. Additions or expansions to the sports facilities shall utilize an appropriate architectural vernacular that is consistent with the vision of a premier recreation destination.

E. PARCEL 2A – ADDITIONAL DEVELOPMENT STANDARDS

1. Maximum Building Height:

The City recognizes the northeast corner of 83rd Avenue and Mariner's Way as a gateway into the Complex and thus a primary anchor site. Thus, the maximum building height for this parcel is twelve (12) stories or 195 feet, whichever is less.

2. Maximum Residential Density:

Multi-family residential development shall not exceed 40 du/ac gross residential density when averaged across Parcel 2A.

3. Exterior Lighting:

The lease area is intended to be developed as a pedestrian-focused design that creates a dynamic daytime and nightlife scene. Proposed lighting should blend seamlessly with the architectural character of the project and compliment the larger P83 Entertainment District. The design should activate and enrich the pedestrian experience, while simultaneously minimizing glare, light trespass, energy conservation. Full cut-off fixtures,

pole mounting heights, and shielding should be utilized to effectively control glare and light trespass. Lighting designers are also encouraged to utilize automatic controls systems to eliminate excessive light during non-active hours of site and building operation.

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

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

4. Signage:

A sign package showing the proposed design and location of all permanent signs shall be submitted for review and approval at the time of site plan review or design review, as approved by the Zoning Administrator, or designee. All signs shall comply with the criteria as outlined in Appendix A: Stadium Point Project Signage Standards.

5. Landscape:

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

- a. 21-818.A.3 - No internal landscape buffers shall be required between lots created within the boundaries of Parcel 2A to promote an integrated mixed-use environment.
- b. 21-818.A.4c - No landscape buffers shall be required around multi-story parking structures to promote alternative activation of streetscape.
- c. 21-818.A.7 - No foundation planters shall be required to promote more urban building to sidewalk relationships; however, they are encouraged in appropriate areas to create a balanced and defined active pedestrian walkway experience.
- d. 21-818.B.2 -No limitation on Turf in Activity Plaza to allow for the development of a public space environment.

6. Screening:

- a. Service areas and refuse containers shall be screened by architecturally integrated and consistent walls and gates.
- b. Gates shall remain closed at all times except at times when service vehicles are accessing the service areas/refuse containers.
- c. Service areas shall be sighted to minimize visibility from 83rd Avenue, the stadium

- and pedestrian promenade.
- d. Mechanical equipment: All roof and ground-mounted mechanical equipment shall be fully screened from public view.
 - e. All utility cabinets shall be screened in a manner consistent with the City of Peoria Design Review Manual and in coordination with appropriate utility provider requirements.

7. Architectural Style and Materials:

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

- Provide elevations and detailed plans that establish the overall range of proposed building materials, textural treatments and colors for the project. Development should stand the test of time through the use of upscale, quality materials.
- Select building materials and architectural style that compliments the architectural vernacular from the Peoria Spring Training Facility and adjacent P83 Entertainment District right-of-way improvements.
- Configure buildings in a manner that contributes a positive sense of place within the inclusion of unique and pedestrian-oriented urban design and architecture. Corporate architecture is permitted but should be tempered and integrated into the larger thematic design of the buildings.
- All facades shall receive an equal, high level of design and materials (360-degree architecture). A component of this includes fenestration (windows or doors) on all facades which are visible from public rights-of-way. The intent is to allow for visibility into tenant spaces and create inviting pedestrian spaces.
- Design parking garages so they are consistent in design with the adjoining mixed-use development and designed to minimize their appearance as a parking structure to the greatest extent feasible.
- Consider building design that visually divides the structures into top-middle-bottom and horizontal components including, but not limited to, material changes, offsets, and projections.
- Develop buildings that emphasize and support the pedestrian ground level experience
- Distinctive and varied rooflines, styles, materials are encouraged to promote architectural and visual diversity.

F. PARCEL 2B, 2C, 3, 4, AND 5 – ADDITIONAL DEVELOPMENT STANDARDS**1. Maximum Building Height:** 48 feet**2. Exterior Lighting:**

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

3. Signage:

- a. Signage shall be in accordance with the sign requirements of All signs shall comply with Section 21-825 Sign Code within the Zoning Ordinance, unless otherwise approved herein.
- b. Freestanding monument signs shall not be subject to any distance requirement from other freestanding signs, except for safety considerations.
- c. Event Marque and related venue signage for the sporting complex is permitted within any of these parcels, subject to the provisions of VII.E.4.
- d. A secondary monument sign is allowed at the southeast corner of 83rd and Paradise Drive and is subject to the following requirements.
 1. Maximum Height: 8-ft;
 2. Maximum Area: 32-sq ft;
 3. Setback: 1-ft from the right-of-way line;
 4. Sign may be internally illuminated or externally illuminated via shielded down-facing fixtures;
 5. Sign must be located outside of visibility triangles;
 6. Sign must be composed of high quality, durable materials and include a masonry base.
- d. Building mounted wall signs for the commercial offices located on parcel 2B north of stadium way are subject to the following requirements:

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

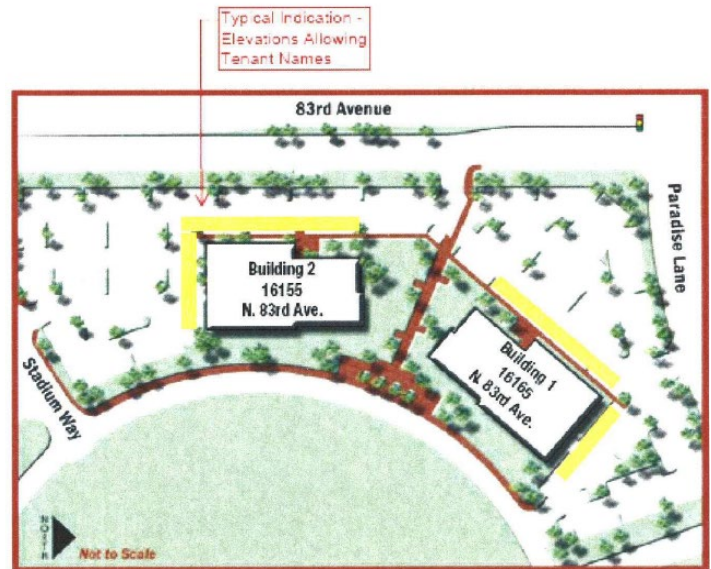


Figure 1

4. Landscaping:

On-site landscaping areas shall be provided in accordance with the landscape requirements of Peoria Zoning Ordinance unless otherwise modified by this PAD.

5. Fences and Screen Walls:

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

6. Outdoor Storage

- a. Outdoor storage of goods and materials is permitted as an accessory use that shall be appropriately screened.
- b. Materials shall compliment and incorporate similar architectural vernacular from the principal building, or adjacent P83 Entertainment District right-of-way improvements to ensure the screen wall reflects the architectural character of the surrounding area.
- c. Screen walls for outdoor storage should be designed to aid in visually dividing the principal building for horizontal and vertical articulation.
- d. Screen walls shall be a minimum of six (6) feet in height.
- e. To maintain a pedestrian-focused design, a continuous wall length greater than one-hundred (100) feet shall use one of the following design elements every fifty (50) feet to add visual variety:

- Inlays, materials, or color accents;
 - Decorative capping;
 - Decorative pilasters;
 - Accenting material, or P83-themed gabion basket with blue glass;
 - Planters containing hostile vegetation; or
 - Other features as approved through the Peoria Design Review process.
- f. All wall lengths greater than one-hundred (100) feet shall have a one (1) foot undulation depth from the property line at minimum intervals of fifty (50) feet.

7. Architectural Style and Materials:

Complementary architectural vernacular with adjacent developments will be encouraged to create unity and visual interest. Thus, similar to Parcel 2A, the following design principles are applicable:

- Development should stand the test of time through the use of upscale, quality materials.
- Select building materials and architectural style that compliment the architectural vernacular from the Peoria Spring Training Facility and adjacent P83 Entertainment District right-of-way improvements.
- Configure buildings in a manner that contributes a positive sense of place within the inclusion of unique and pedestrian-oriented urban design and architecture.
- Corporate architecture is permitted, but should be tempered and integrated into the larger thematic design of the buildings.
- All facades shall receive an equal, high level of design and materials (360-degree architecture). The intent is to allow for visibility into tenant spaces and create inviting pedestrian spaces.
- Design parking garages so they are consistent in design with the adjoining mixed-use development and designed to minimize their appearance as a parking structure to the greatest extent feasible.
- Distinctive and varied focal elements or materials are encouraged to promote architectural and visual diversity.

8. Pedestrian and Bicycle Circulation:

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

9. Maximum Residential Density:

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

10. Access:

Development on Parcel 5 shall accommodate all necessary roadway easements and dedications to allow for maintenance access to the baseball facility, if required by the City.

G. PEDESTRIAN AND BICYCLE CIRCULATION:**1. All Parcels:**

- a. The location of all bike and pedestrian amenities will be in conformance with the City's master plans, and amendments and replacements thereto.
- b. Bicycle racks shall be incorporated into the site design and located throughout the development.

2. Additional Requirements For Parcel 2A:

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

H. PARKING:**1. Parking Calculations****a. Parcel 1: Sports Complex Spring Training Facility and Stadium**

- 1) As of 2022, the seating capacity of the Peoria Sports Complex is calculated based on the following:
 - a. There are approximately 11,033 physical seats, of which 3,000 of those seats are allocated within the lawn area.
 - b. There are approximately 1,485 standing room only tickets that may be available for purchase for designated events, and each of those tickets shall be considered an additional "seat" for purposes of calculating parking demand.

It should be noted that the seating capacity may be adjusted time to time as additional refinements to the stadium may be contemplated in the future.

- 2) The number of parking spaces required for the stadium is calculated based on the ratio one (1) parking stall per four (4) seats of seating capacity of the Complex, unless otherwise approved as part of a parking demand study by the City Traffic Engineer based on using parking generation studies from the Institute for Transportation Engineers (ITE), Urban Land Institute (ULI) or other professionally recognized, and/or accredited sources.
- 3) Additional parking capacity may need to be provided as the seating capacity of the Peoria Sports Complex is increased, unless otherwise mitigated through shared parking strategies or other methods acceptable to the City's Traffic Engineer.
- 4) Parking areas may be on improved or unimproved surfaces, and the amount of design of the expanded parking areas shall be as approved by the City.
- 5) Unimproved parking areas shall comply with Maricopa County Air Pollution Control requirements concerning dust control. Structured parking is the preferred method for accommodating future Complex parking needs.

b. Parcel 2A

The developer provided a P83 Parking Study, and a preliminary shared parking analysis prepared by CivTech as part of the documentation reviewed during the negotiation of the development agreement with the city. As of August 2014, there are 1,850 parking spaces located on Parcels 1 – 5 of the Complex.

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

Stadium Point at P83, LLC, previously completed a preliminary shared parking analysis, which is believed to be the most appropriate methodology to provide an appropriate balance of parking for the proposed uses, and the management thereof. The ultimate mix of uses constructed will be made through a cooperative effort between applicable property owners and/or lease owners, and the City of Peoria. The ultimate tenant mix will be based on market demands and land use capacity of the Site. Thus, the gross square footages, number of units, etc. illustrated herein and during the initial stages of site planning are for conceptual purposes only, and subject to refinement.

Based on review of type and quantity of land uses within the project, projected activity patterns, and physical relationships between uses, it may be appropriate for the parking demand study and subsequent parking management plan (collectively known as the “Shared Parking Analysis”) to recognize and incorporate appropriate adjustments such as, but not limited to modal splits (TNC), captive market adjustments and / or monthly adjustment factors. Review of the Shared Parking Analysis and any adjustments to the base rates included within it, shall be reviewed and approved by the City’s Traffic Engineer at the intervals noted below, or as otherwise agreed to by the City and the Master Developer.

Methodology: Parking analysis and requirements will be based upon rates and methodology published in Urban Land Institute (ULI) Shared Parking 3rd Edition, unless otherwise agreed to by the Master Developer and the City.

Based on the types of uses and tenant mix for this project, the largest parking demand for Stadium Point would occur with daytime office parking during the weekday. As such, the following weekday daytime base parking ratios shall be applicable, unless otherwise agreed to by the Master Developer and the City:

- Professional Office: 3.4 spaces per 1,000 square feet of Gross Lease Area
- Retail: 3.6 spaces per 1,000 square feet of Gross Lease Area inclusive of employees and visitors
- Hotel: 1.0 space per key for visitors and 0.15 space per key for employees
- Meeting & Banquet: 20.0 spaces per 1,000 square feet for meeting banquet space and 1.5 spaces per 1000 square feet for employees
- Fine / Casual Dining: 15.5 per 1,000 square feet of Gross Lease Area inclusive of employees and patrons
- Family Restaurant: 17.4 per 1,000 square feet of Gross Lease Area inclusive of employees and patrons
- Fast Casual / Fast Food: 14.4 per 1,000 square feet of Gross Lease Area inclusive of employees and patrons
- Bar / Lounge / Nightclub: 16.5 per 1,000 square feet of Gross Lease Area inclusive of employees and patrons
- Residential: 1.75 per unit

Initial Approval and Subsequent Updates: The master developer of Parcel 2A will submit and receive approval of the shared parking analysis at the time of the Site Plan application for the first phase of the project.

After Phase 1, the City Traffic Engineer may require an update to the Shared Parking Analysis to ensure the study remains relevant and reflective of the existing and projected tenant mix over the life of the project. At a minimum, an update to the Analysis will be required at the time each subsequent phase is submitted for building plan review, or as tenant improvements occur which have a greater parking requirement than previously contemplated, unless otherwise approved by the City Traffic Engineer.

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

Parking shall be provided in accordance with the parking requirements of Peoria Zoning Ordinance unless otherwise approved as part of a parking demand study by the City Traffic Engineer based on using parking generation studies from the Institute for Transportation Engineers (ITE), Urban Land Institute (ULI) or other professionally recognized, and/or accredited sources.

d. Parcel 5

The required parking for multi-family development shall be:

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

2. Parking Lot and Garage Design

Parking spaces, landscape islands dimensions, median landscaping and parking lot design shall be in conformance with the Peoria Zoning Ordinance unless otherwise modified within this PAD.

a. General Requirements and Design Considerations

1. Projects providing parking in excess of the minimum required number of spaces may utilize any combination of compact and standard spaces for excess parking areas.
2. Compact parking shall have a minimum dimension of 8’0” wide by 16’ length.
3. If rideshare or a shared vehicle program is provided, parking spaces shall be within desirable locations on-site, as appropriate.
4. Electric or Alternate-Fueled vehicles shall be outfitted with a standard electric vehicle charging station, unless otherwise approved by the City. Parking spaces shall be signed in a clear and conspicuous manner.

b. Surface Parking:

1. Compact spaces shall not exceed fifteen (15) percent of the total surface parking spaces provided.
2. Parking islands shall be a minimum of seven-foot wide, measured from back of curb to back of curb, and at a minimum be provided along the end caps of parking rows.
3. For non-event designated parking areas, one (1) parking lot island shall be provided for every twelve (12) parking spaces.

c. Garages and Structured Parking:

Within structured parking garages the following shall apply:

1. Compact parking shall not exceed thirty five (35) percent of the total parking spaces provided within a parking garage.
2. Where two-way drive aisles occur, the minimum width shall be twenty (20) feet.

3. Off-Street Loading Requirements

Off-street loading requirements shall be in conformance with the Peoria Zoning Ordinance except as follows for Parcels 2A, 2B and 2C:

a. General Provisions

1. Off-street loading facilities are required for all structures and/or developments containing non-residential uses and shall be constructed, maintained, and operated in accordance with the specifications described in this Section.
2. The required off-street loading spaces shall be provided on the same lot as the use they are intended to serve. In no case will required loading spaces be part of the area used to satisfy the parking requirement.
3. When off-street loading areas abut residentially zoned areas, truck usage is limited between the hours of 6:00am to 9:00pm.
4. Off-street loading spaces and associated appurtenances, such as but not limited to trash enclosures, compactors, and storage shall be buffered and screened by utilizing internal site plan design, structures, or screen fences/walls to ensure residential uses and pedestrian connectivity is not unreasonably disturbed by the movement of vehicles or noise of the activities either during the day or at night.
5. No regular repair work or servicing of vehicles shall be conducted in a loading area.
6. Off-street loading areas may require design with one-way entrances and exits to minimize traffic congestion.

b. Location

1. Central loading facilities may be substituted for loading areas on individual lots or on adjoining lots so long as they are within the same Parcel with the use (or uses)

for which the berths are required, unless otherwise approved by the Zoning Administrator.

2. Required off-street loading spaces shall not be permitted in any front or corner side yard.
3. Off-street loading spaces for semi-truck trailers that are located within fifty (50) feet to any residential use or zoning district shall be screened by a masonry wall a minimum of ten (10) feet in height.
4. Off-street loading spaces located in side yards shall not be visible from a public street.

c. Design and Layout

1. Off-street “short” loading spaces, excluding maneuvering areas, must be at least 10 feet in width and 25 feet in length unless off-street loading will involve the use of semi-tractor trailer combinations or other vehicles in excess of 25 feet in length. In which case, “long” loading spaces must be provided which are at least 12 feet in width and 65 feet in length, exclusive of aisle and maneuvering space.
2. All loading areas shall have a minimum vertical clearance of 14 feet.
3. Each loading berth shall be accessible from a street, alley or from an aisle or drive connecting with a street or alley.
4. Maneuvering aprons of appropriate width and orientation will be provided and shall be subject to the approval by the City Engineer.
5. The loading area, aisles, and access drives shall be paved to provide a durable dust-proof surface, and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets or alleys.
6. Bumper rails shall be provided at locations where needed for safety or to protect property.
7. Loading areas shall be situated as to minimize conflicts with pedestrian, bicycle, and traffic movement or encroachment into a pedestrian walkway, bicycle lane, public right-of-way, and fire lane.
8. Where a loading berth or the loading area is illuminated, the light source shall be shielded so that the light source is not visible from any abutting residential property or abutting private or public street.
9. Landscaping and screening of all loading berths shall be comply with the requirements of the Peoria Design Review Manual.

d. Spaces Required

1. All off street loading facilities for new developments, or for expansion of an existing development shall be provided at the rate specified for a particular use, or if multiple uses, at the rate of the uses combined, in Table 2: Off Street Loading Requirements.

2. Regardless of the combination of uses, all buildings with a net floor area of combined uses over 50,000 square feet shall have a minimum of one (1) short berth, unless otherwise approved by the Zoning Administrator. This requirement is not applicable to the square footage utilized for parking in a garage.
3. Based upon provided data and / or projected demand of the use (or combination of uses), the Zoning Administrator may allow an equivalent amount of loading zone or dock space to fulfill the off-street loading requirements.

Table 2: OFF STREET LOADING REQUIREMENTS		
Use	Gross Floor Area (Square Feet)	Number and Size of Berths
Hotels	50,000 – 100,000	1 short
	100,000+	2 short
Office / Commercial	1 - 50,000	1 short
	50,001 +	2 short
Retail	1 - 50,000	1 short
	50,001 – 100,000	1 long
	Each additional 100,000	1 long
Multifamily Residential	Number of Dwelling Units	Number and Size of Berths
	40 - 150	1 short
	151-300	2 short
	Each additional 200 units above 300	1 short

VII. Open Space

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

Appendix A.

Stadium Point Project Signage Standards

April 26, 2022



Stadium Point will be a gathering place for visitors and locals alike.

Whether one is visiting to see a game, enjoy the food, stroll the gardens, take a vacation, engage in the playscapes, come to work, or simply return home, Stadium Point will rely on its rich experiential offerings to engage people of all ages. The signing, branding and visual cues within the site will be designed to convey the quality, energy and stories of this site and region. The following sign standards are aimed toward supporting the storytelling, branding and communication needs of such a site, within the context of its surroundings.

General Signage Notes

As Stadium Point joins the P83 District and expresses its own brand identity, it recognizes that it is a subset of the larger P83 District. To that end, existing P83 elements will be integrated within the overall theming of the Stadium Point project. Also, the sports team will be recognized wherever there is opportunity in applicable sign assets. In particular for elements at the intersection of 83rd Avenue / Mariners Way and 83rd Avenue / Stadium Way.

Definitions

OWNER shall be the declarant pursuant to the conditions, covenants and restrictions of the association as their successor

Primary Tenant shall be the owner or sole occupant of a building **or** the tenant occupying the most square footage within a multi-tenant building

Secondary Tenant shall be any tenant within a multi-tenant building that is not the **Primary Tenant**

A. Project Signage

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan

General Provisions:

- (1) Sign will not be located within required parking spaces or drive aisles. Any landscape materials displaced by signage will be relocated in the general vicinity of the sign.
- (2) Sign may be illuminated by external indirect or internal illumination.
- (3) Sign will not be located within natural or man-made watercourses.
- (4) Signs will be located a minimum of 60 linear feet from any other ground mounted site signage.

i) Project Pylon Signs (A.100)

Standards:

- (a) Maximum Quantity/Location: One (1) sign is permitted on N 83rd Ave
- (b) Maximum area per side: 300 sf
- (c) Maximum Height: Limited to the lesser of 60' + 3' or 50% of the maximum height of adjacent Building
- (d) The colors and finish of each sign will be thematically consistent with the development. Sign will provide an architecturally enhanced treatment for the sign base, pole cover and supports compatible with the individual businesses or the complex/center
- (e) Pole covers and sign may incorporate project or site identification, which will not be counted towards sign area
- (f) Logos and identification of tenants will be located within the sign area shown on Exhibit 1. The number of individual tenant signs will be at the discretion of OWNER, except in no case will the proposed amount of tenant identification signage exceed the maximum sign area

ii) Primary Project ID Signs (A.200)

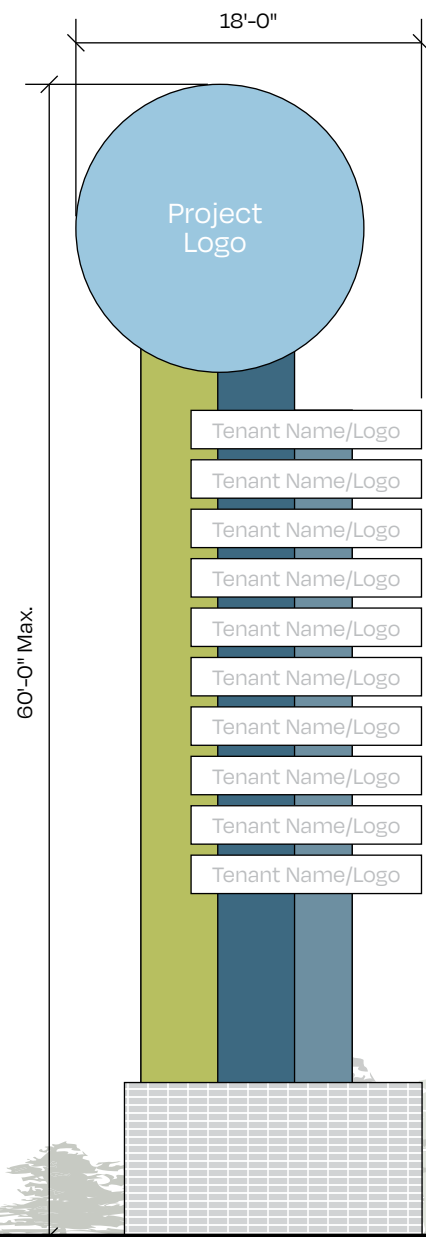
Standards:

- (a) Maximum Quantity/Location: A Total of seven (7) signs are permitted, and are to be distributed within the project as follows:
 - Three (3) on N 83rd Ave
 - Three (3) on W Mariners Way
 - One (1) on W Stadium Way
- (b) Maximum area per side: 72 sf
- (c) Maximum Height: 16'
- (d) The colors and finish of each sign will be thematically consistent with the development
- (e) The tenant panels will be opaque with either internally illuminated translucent acrylic tenant's copy or opaque tenant's copy with remote illumination
- (f) The number of individual tenant signs will be at the discretion of the OWNER. OWNER will provide the tenants maximum sign area and dimensions for tenant signs based on final sign design. Tenant must provide proof of OWNER's approval at the time they submit for a sign permit

iii) Secondary Project ID Signs (A.300)

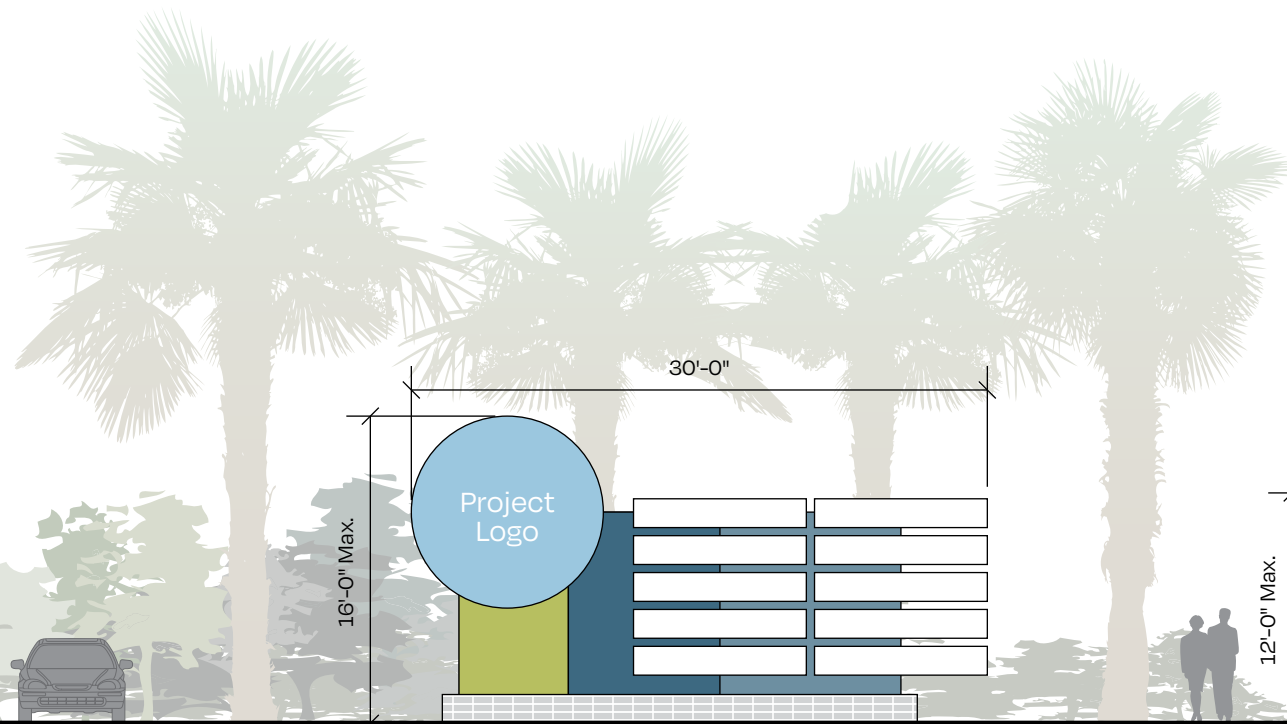
Standards:

- (a) Maximum Quantity/Location: A Total of five (5) signs are permitted, and are to be distributed within the project as follows:
 - Two (2) on N 83rd Ave
 - Two (2) on W Mariners Way
 - One (1) on W Stadium Way
- (b) Maximum area per side: 60 sf
- (c) Maximum Height: 12' for Horizontal Signs and 20' for Vertical Signs
- (d) Maximum Vertical Projection: 10' for Vertical Signs
- (e) The colors and finish will be thematically consistent with the development
- (f) The tenant panels will be opaque with either internally illuminated translucent acrylic tenant's copy or opaque tenant's copy with remote illumination
- (g) The number of individual tenant signs will be at the discretion of the OWNER. OWNER will provide the tenants maximum sign area and dimensions for tenant signs based on final sign design



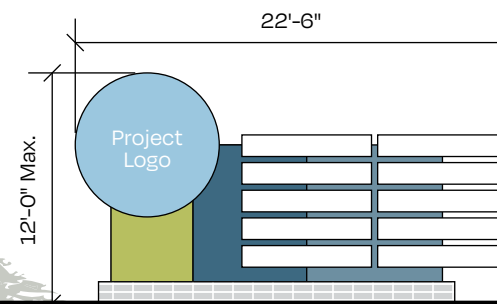
Project Pylon Sign (A.100)

Number Permitted: 1
 Max height: limited to the lesser of 60' + 3' or 50% of the maximum height of adjacent Building
 Max sign area: 300sf per side



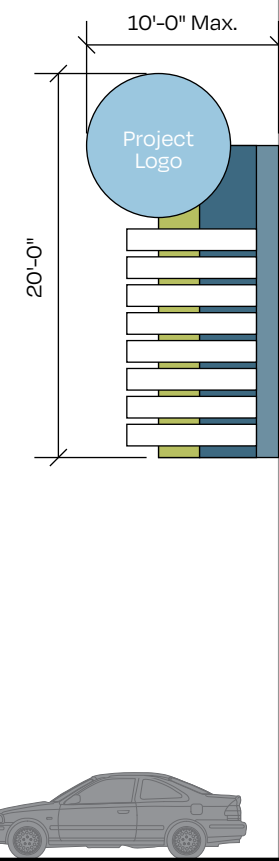
Primary Project ID (A.200)

Number Permitted: 7
 Max height: 16'
 Max sign area: 72sf per side



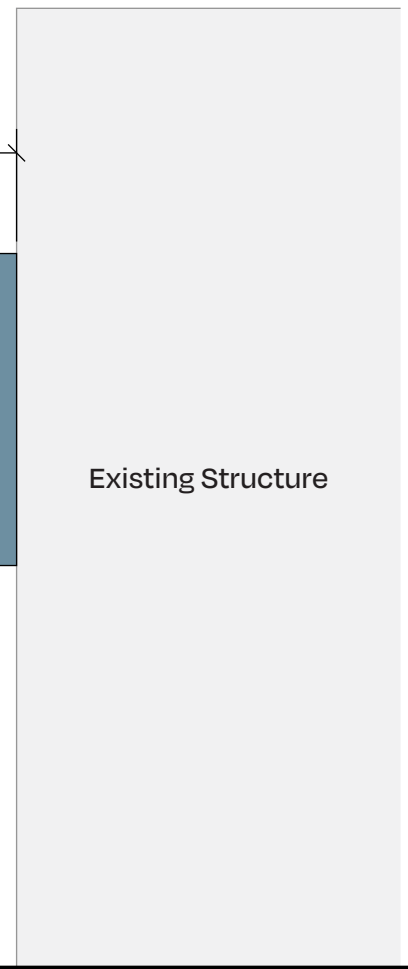
Secondary Project ID_Horizontal (A.300)

Number Permitted: 5
 Max height: 12'
 Max sign area: 60sf per side



Secondary Project ID_Vertical (A.300)

Number Permitted: 1
 Max projection: 10'
 Max height: 20'
 Max sign area: 60sf per side



Scale: 1" = 10'

Exhibit 1 - Project Signage

B. Building Signage

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan

General Provisions:

- (1) Raceways will not be exposed except for signs mounted to the dimensional wall embellishment.
- (2) Conductors, conduit and transformers will be concealed.
- (3) All penetrations of the building will be neatly sealed and kept in a watertight condition. Upon removal of any sign, the fascia will be restored to the texture, color and finish of the surrounding wall.

i) Primary Tenant ID Signs (B.100)*

Primary Tenant ID Signs are permanent signs and graphics attached to the building wall or suspended from the building fascia, providing tenant identification from the parking lot and street as shown in Exhibit 2a.

Standards:

- (a) Maximum of three (3) signs per building, and maximum one (1) sign per elevation side is allowed. Should the building have multiple angles, side shall mean the projected face of the building
- (b) Tenant must provide proof of OWNER's approval at the time they submit for a sign permit.
- (c) Maximum sign area allowed is based on Business Frontage Ratio of 2 sf per 1 lf, up to the maximum denoted below. Where tenants occupy a corner suite or span more than one building facade, linear footage shall mean the total linear footage of each side
- (d) Maximum Sign Area if Tenant Square Footage is:
 <20,000 sf = 125 sf maximum
 20,000 - 50,000 sf = 250 sf maximum
 > 50,000 sf = 400 sf maximum
- (e) All wall signs will be fabricated from individual letters and logos. Individual LED illuminated channel letters will be constructed with acrylic and aluminum returns

ii) Secondary Tenant ID Signs (B.200)*

Secondary Tenant ID Signs are for those tenants that occupy less square footage than the primary tenant, but reside in the same building. These signs are permanent signs and graphics attached to the building wall or suspended from the building fascia, providing tenant identification from the parking lot and street.

Standards:

- (a) All wall signs will be fabricated from individual letters and logos. Individual LED illuminated channel letters will be constructed with acrylic and aluminum returns
- (b) Tenant must provide proof of OWNER's approval at the time they submit for a sign permit.
- (c) **Ground Floor Tenants** - Allowable Sign Area:
 - (1) Maximum of one (1) sign per Tenant
 - (2) Ratio is 2 sf per 1 linear foot of Business Frontage
- (c) **2nd Floor + Tenants** - Allowable Sign Area:
 - (1) Maximum of one (1) sign per Tenant
 - (2) OWNER will provide the tenants maximum sign area, dimensions and available location for tenant signs based on final sign design

* Primary/Secondary Tenant ID Signs - Electronic Display Option

- (a) An option of an electronic tenant sign, which serves second floor and above tenants is allowed, subject to the following criteria:
 - (1) Maximum of two (2) signs per building, and maximum 1 per side is allowed
 - (2) Maximum Sign Area: 1800 sf per sign
 - (3) See iii. Performance Criteria in Section E. Electronic Display for more information

B. Building Signage (cont.)

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan

iii) Building Entry ID Signs (B.300)

Secondary Building ID Signs are permanent signs attached to, painted on, or otherwise assembled against the wall, fascia or canopy of a building with the exposed face of the sign parallel to the face of the wall, fascia or canopy.

Standards:

- (a) Maximum of one (1) signs per Public entry
- (b) Allowable Sign Area: 150 sf with a maximum height of 30"

iv) Address ID Signs (B.400)

Standards:

- (a) Numerals that identify the street address of a property for public safety purposes.
- (b) Permitted in compliance with Building and Fire Code requirements

v) Tenant Blade Signs (B.500)

Tenant Blade Signs are pedestrian-oriented signs that are attached to and supported by a building or other structure.

Standards:

- (a) One (1) signs per Tenant
- (b) The size and shape of each sign and mounting brackets may vary, however such signs will not exceed 7 sf in area and will maintain a minimum of 8' and maximum of 10' clearance from the sidewalk to the bottom of the sign and not to project any further than 3' from wall
- (c) Sign is to be located within the tenant's linear storefront
- (d) Prohibited materials and components for such signs include:
 - (1) Flashing lights
 - (2) Animated components
 - (3) Vacuum-formed plastic letters or sign faces
 - (4) Paper, cardboard, stickers or decals of any kind
 - (5) Exposed raceways, ballast boxes, transformers, crossovers or conduit
 - (6) Name stamps or decals of sign manufacturer will not be displayed
 - (7) Exposed hardware, unless ornamental in nature

vi) Window Signs (B.600)

Window signs are those signs which are placed on or within 3' of windows, so as to attract the attention of persons outside of the building within which the sign is placed.

Standards:

- (a) 25% of the total window area on any one side of a building
- (b) Maximum of two (2) signs may be internally illuminated, up to 2 sf per sign

BUILDING/TENANT NAME

TENANT NAME

TENANT NAME

BUILDING ENTRY

1234

Primary Tenant ID (B.100)

Number Permitted: 3, 1 per side
Max sign area: users <15,000sf - 2 sf per linear foot of lease or suite frontage
users >15,000sf - 3 sf per linear foot of lease or suite frontage

Secondary Tenant ID (B.200)

Number Permitted: 3 per side
Max sign area: users <15,000sf - 1.25 sf per linear foot of lease or suite frontage
users >15,000sf - 1.75 sf per linear foot of lease or suite frontage

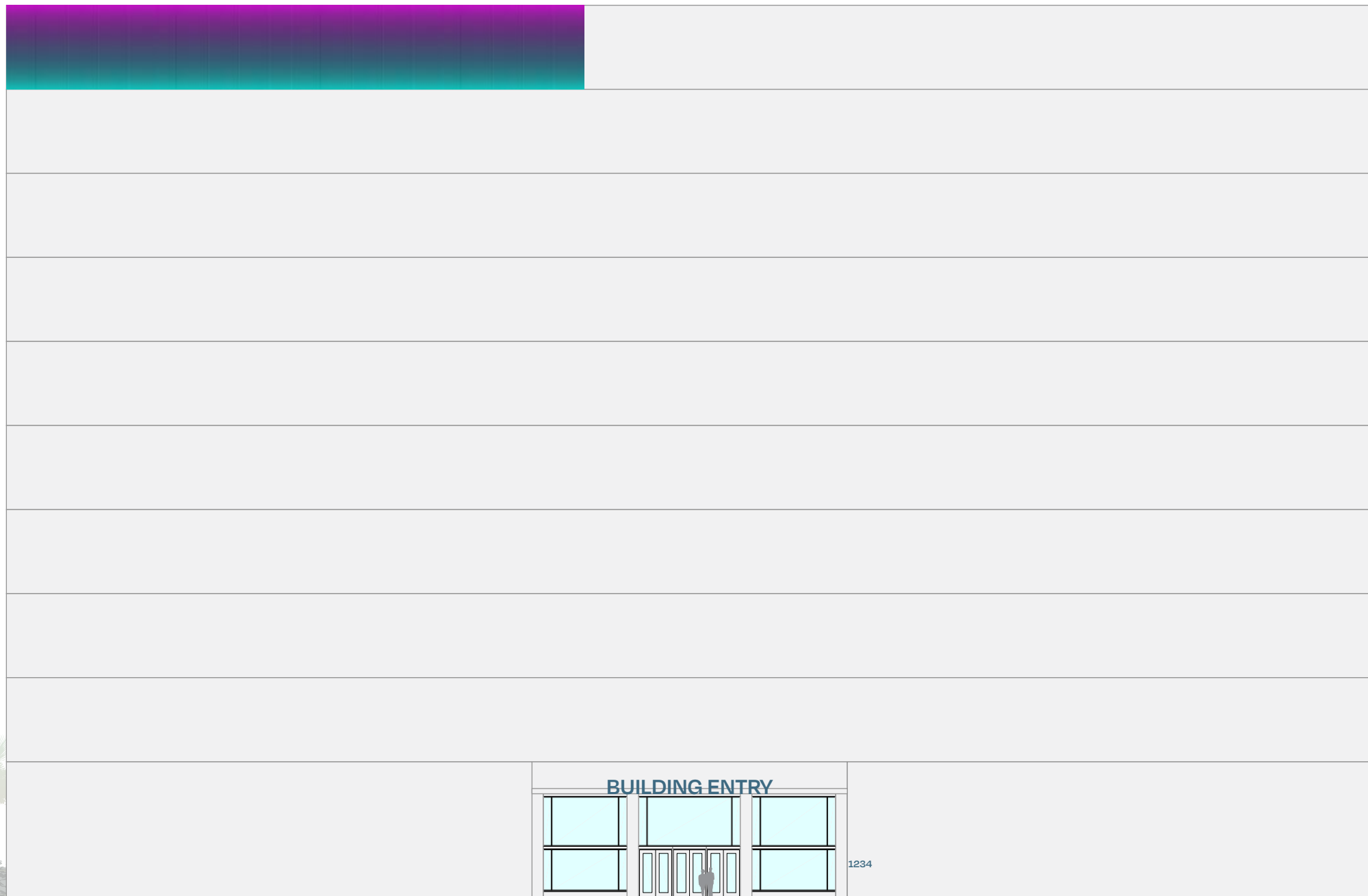
Building Entry ID (B.300)

Quantity: 1 per public entry
Max sign area: 150 sf with a maximum height of 30"

Address ID (B.400)

Quantity: 1 per public entry
Max sign area: Permitted in compliance with Building and Fire Code requirements

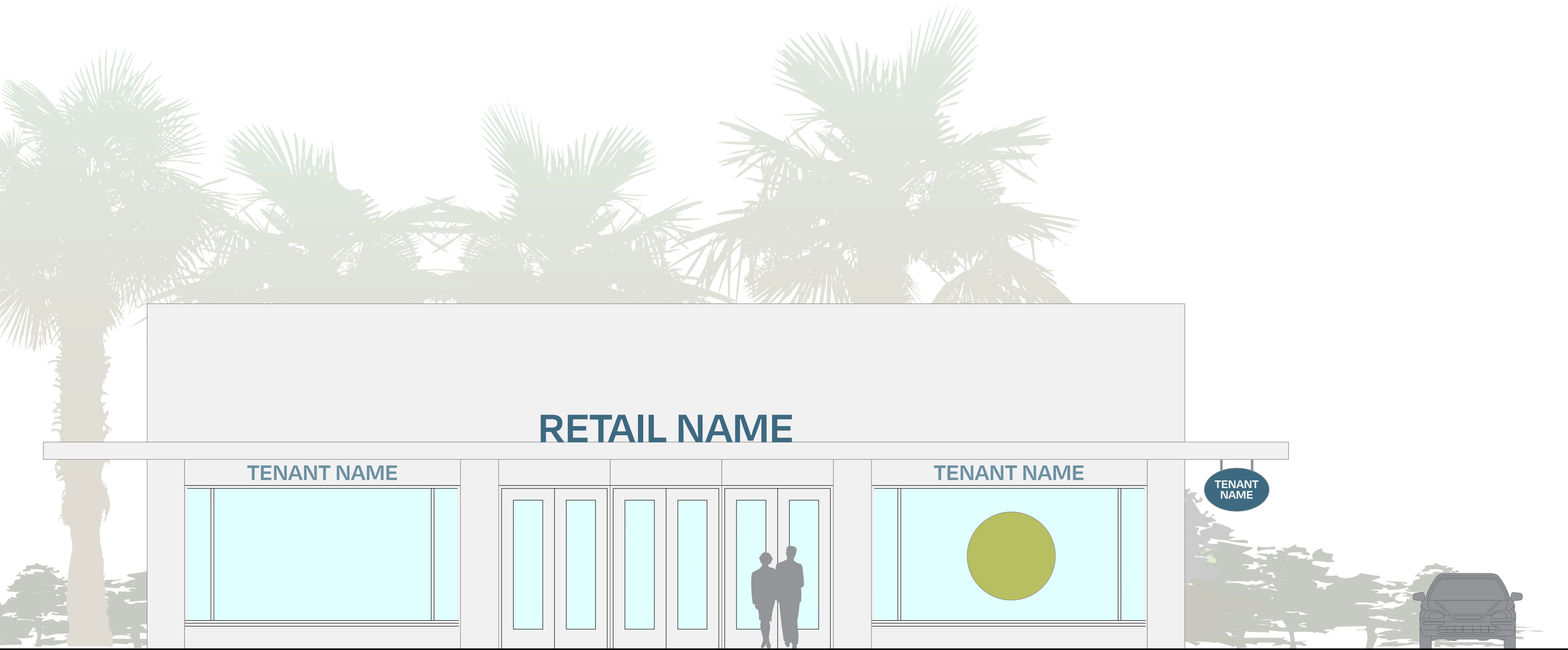
Scale: 1:300



Primary & Secondary Tenant ID (Electronic Display Option)

Number Permitted: 2, 1 per side
Max sign area: 1800 sf per sign

Scale: 1:300



Secondary Tenant ID (B.200)

Number Permitted: 3 per side
 Max sign area: users <15,000sf - 1.25 sf per linear foot of lease or suite frontage
 users >15,000sf - 1.75 sf per linear foot of lease or suite frontage

Primary Building/Tenant ID (B.100)

Number Permitted: 3, 1 per side
 Max sign area: users <15,000sf - 2 sf per linear foot of lease or suite frontage
 users >15,000sf - 3 sf per linear foot of lease or suite frontage

Window (B.600)

Max sign area: 25% of the total window area on any one side of a building.
 Max of two (2) signs may be internally illuminated, up to 2 sf per sign

Tenant Blade (B.500)

Number Permitted: 1 per tenant
 Max sign area: 7 sf

Scale: 3/16" = 1'

T. Temporary Signage

i) Temporary Signs (T.100)

Temporary Signs are movable A-Frame, T-Frame or artistic/sculptural signs which are placed each day, after opening, in front of tenant's spaces and retrieved each day, prior to closing.

Standards:

- (a) One (1) sign per tenant
- (b) Maximum sign area: 6 sf
- (c) Maximum height: 3'
- (d) Signs will be located within 8 ft of the business entry.
- (e) A minimum of 4 ft must be maintained to allow unobstructed pedestrian access, and vehicular circulation
- (f) Signs cannot be placed within required parking
- (g) Signs must be designed to resist winds and remain safely in place throughout inclement weather condition

P. Parking Garage Signage

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan

i) Primary Parking ID Signs (P.100)

Primary Parking ID Signs are permanent signs attached to, painted on, or otherwise assembled against the wall, fascia or canopy of a parking garage entry with the exposed face of the sign parallel or perpendicular to the face of the wall, fascia or canopy. These signs may be used in conjunction with Parking Icon Signs.

Standards:

- (a) One (1) sign per public vehicular garage entrance
- (b) Maximum sign area: 75 sf, per sign
- (c) Maximum height: 5'
- (d) Signage located within the parking structure is allowed and not subject to Project Signage Standards

ii) Parking Icon Signs (P.200)

Parking Icon Signs are permanent signs attached to, painted on, or otherwise assembled against or perpendicular to a wall above, beside or adjacent to a parking garage entrance. These signs may be used in conjunction with Primary Parking ID Signs.

Standards:

- (a) One (1) sign per public vehicular garage entrance
- (b) Parking icon sign will have a maximum sign area of 50 sf.

iii) Parking Informational Signs (P.300)

Parking Informational Signs are permanent signs attached to, or painted on, parking garage entrances and exits. These signs are intended to indicate or clarify garage usage patterns such as entrances, exits, valet, etc.

Standards:

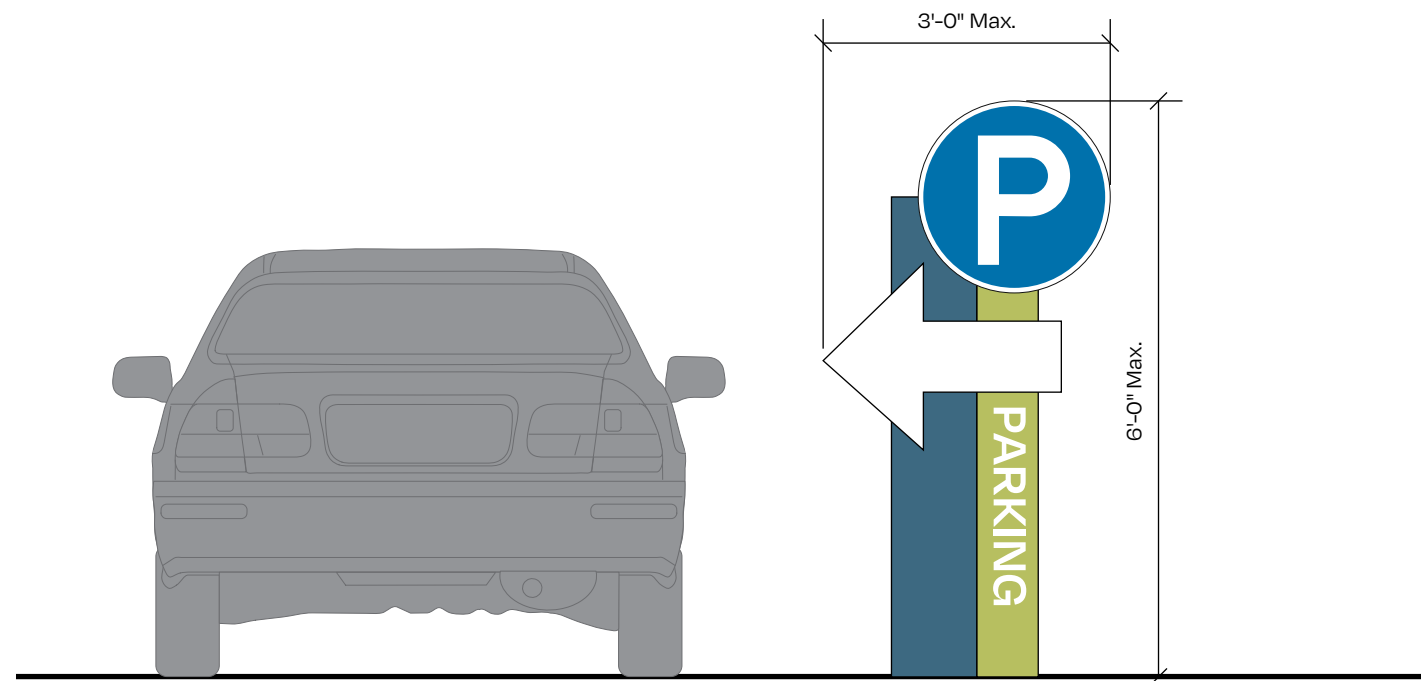
- (a) One (1) sign per garage entry/exit drive lane, plus one additional sign per garage entrance
- (b) Maximum letter height: 20"

iv) Parking Directional Signs (P.400)

Parking Directional Signs are freestanding vehicle directional signs intended to direct drivers to parking garage entrances.

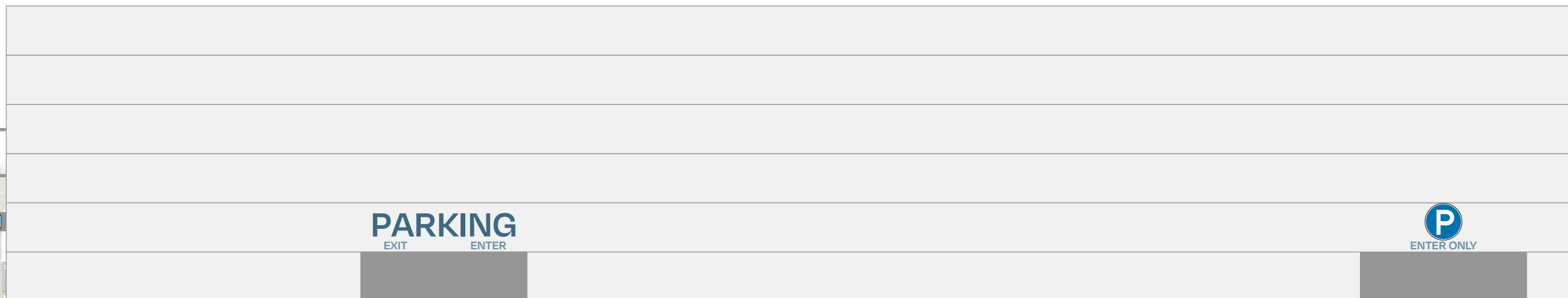
Standards:

- (a) One (1) Parking Directional Sign per garage entry
- (b) Sign will be a maximum of 6' tall with up to 12 sf of sign area per sign face



Parking Directional (P.400) Scale: 1/2" = 1'

Number Permitted: 1 per garage entry
 Max height: 8'
 Max sign area: 12sf per side



Primary Parking ID (P.100)

Number Permitted: 1 sign per public vehicular garage entrance
 Max height: 5'
 Max sign area: 75sf per side

Parking Icon (P.200)

Number Permitted: 1 sign per public vehicular garage entrance
 Max sign area: 50sf per side

Parking Informational (P.300)

Number Permitted: 1 sign per garage entry/exit drive lane, plus 1 additional sign per garage entrance
 Max height: 20"

Scale: 1:300

Exhibit 3 - Parking Garage Signage

E. Electronic Displays

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan

i) Electronic Displays (E.100 - Project Exterior)

- (1) An Electronic Display is a large format visual display that is made up of internally illuminated components that display an electronic image, which may or may not include text and is capable of changing either continuously or periodically
- (2) Maximum of two (2) Electronic Displays. An Electronic Display which contiguously wraps the corner of a building is to be considered as a single electronic display
- (3) Maximum total square footage for all Electronic Displays will be limited to 50% of the square footage of the facade for which it is located
- (4) Electronic Displays located along perimeter roadways, such as but not limited to 83rd Avenue, Mariners Way, and Stadium Way, will have a minimum of 250' separation between displays
- (5) Electronic Displays located along 83rd Avenue and/or Stadium Way, shall consist of digital video content (illuminated images, video, graphics, text, messaging, colors, and/or patterns) that slowly animate, move, shift, stream, scroll, or otherwise incorporate gentle motion as a smooth movement across or within the display area. "Fade" or "Dissolve" transitions may be utilized, however movement shall always be appropriate to the scale and imagery, and shall not include flashing, blinking, strobing, quick cuts or fast motion. The primary elements within the display shall not move faster than five feet per second

ii) Performance / Operational Regulations

- (1) Electronic Displays will have 8 second refresh, a prohibition on dissolves/fades or full animation, illumination limits of 300 nits to 11pm (extinguished 11pm-sunrise); however, in no case will the Electronic Display have flashing or distraction content
- (2) Light intensity, brightness and illumination requirements will correspond with City lighting regulations
- (3) Lighting intensity level will be protected from end-user manipulation through password-protected software or through other acceptable means
- (4) All Electronic Displays will be dimmable, 0-100% and brightness levels will be tied to an astronomical clock which aligns reductions in brightness levels with changes in sunset / sunrise throughout the year to ensure the signage levels are always appropriate to the environment. Additional sensors may be used to supplement the astronomical dimming schedule with ambient light level information
- (5) At the time of sign permit, a manufacturer certification (and specifications) will be provided for the display portion of the sign. The certification should include:
 - (a) Specify display unit type
 - (b) Light intensity (day and night)
 - (c) Auto-adjust capability (dimming) capabilities

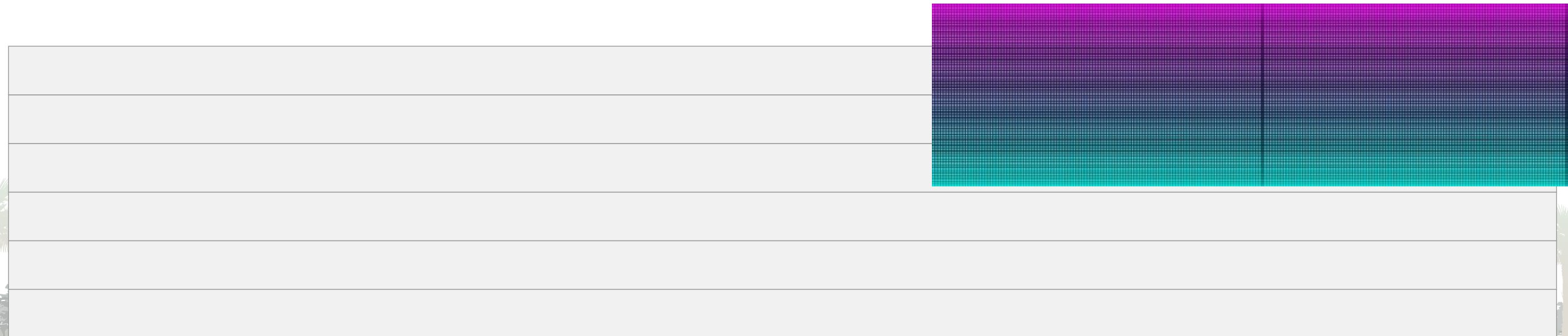


Concept Rendering (Day)



Concept Rendering (Dusk)

Illustrated location chosen for visibility from both 83rd Avenue and Hwy 101



Electronic Display (E.100)

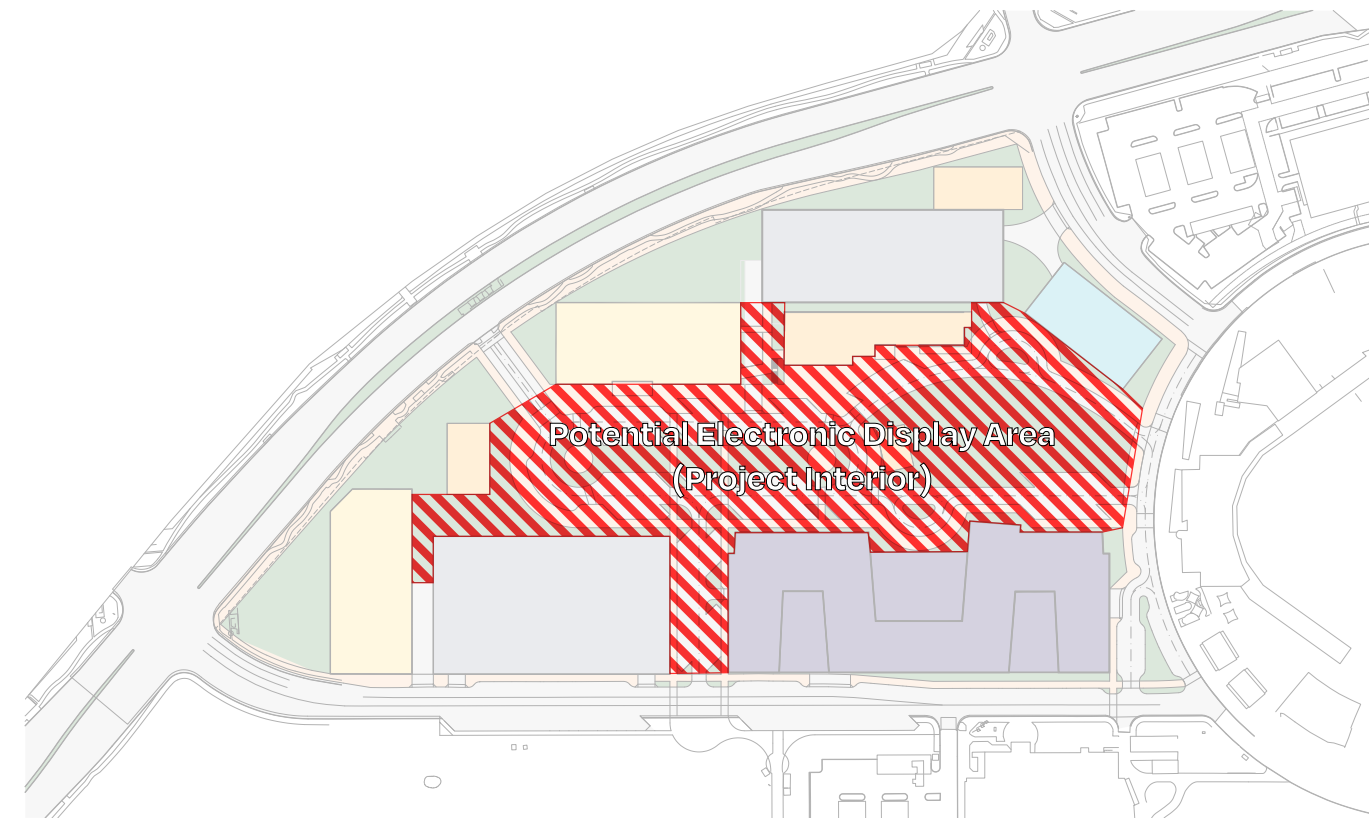
Number Permitted: 2

Max sign area: 50% of the lineal frontage of the facade for which it is located

Scale: 1:300

E. Electronic Displays (cont.)

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan



iii) Electronic Displays (E.200 - Project Interior)

- (1) Electronic Displays within the interior of the project can/will be utilized to enhance the overall experience and may include displays utilized as art, information and/or entertainment
- (2) Locations and function of Electronic Displays will evolve as the final design is realized
- (3) Electronic Displays, if located on a building facade, will be limited to 50% of the square footage of the facade for which it is located
- (4) All or part of the sign may utilize "fade" or "dissolve" transitions, full animation or video, and similar subtle transitions or frame effects that have the appearance of moving text or images; however, in no case will the Electronic Display have flashing or distraction content
- (5) Light intensity, brightness and illumination requirements will correspond with City lighting regulations
- (6) Lighting intensity level will be protected from end-user manipulation through password-protected software or through other acceptable means
- (7) All Electronic Displays will be dimmable, 0-100% and brightness levels will be tied to an astronomical clock which aligns reductions in brightness levels with changes in sunset / sunrise throughout the year to ensure the signage levels are always appropriate to the environment. Additional sensors may be used to supplement the astronomical dimming schedule with ambient light level information
- (8) At the time of sign permit, a manufacturer certification (and specifications) will be provided for the display portion of the sign. The certification should include:
 - (a) Specify display unit type
 - (b) Light intensity (day and night)
 - (c) Auto-adjust capability (dimming) capabilities

G. Graphic Signage

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan

i) Mural Graphics (G.100)

Mural Graphics are building surface applied artwork, intended as ornament, storytelling and/or cultural/artistic messaging. Conceptual installation location, dimensions and elevations of all original art displays will be reviewed and approved as part of the design review process.

Standards:

- (a) Mural Graphics provided for non-advertisement purposes are separate from allowable sign standards and will meet the following standards:
 - (1) The location of each installation should be selected in a careful manner to promote and encourage meaningful pedestrian interaction, where appropriate
 - (2) Installation location, size and height of the mural(s) shall be established at the time of Design Review approval. Rotation of imagery, so long as it is not offensive and non-commercial in nature is permitted at the master developer's discretion, without Design Review re-approval
 - (3) Mural area to cover up to 100% of building wall elevation
 - (4) A mural may be updated on a quarterly calendar year basis, if approved as part of a minor design review application
- (b) Mural Graphics intended for advertisement purposes are separate from the allowable building wall standards, and will meet the following standards:
 - (1) Location of these murals will be limited to the interior of the project and not visible from adjacent perimeter streets, unless as approved by the Zoning Administrator or designee
 - (2) Changeable copy is prohibited
 - (3) Conceptual installation location, and dimensions of the advertisement murals will be reviewed and approved as part of the design review process
 - (4) Final location, dimensions and elevations of the murals will be approved as part of the sign permit process

ii) Pole Banners (G.200)

Standards:

- (a) A total of thirty (30) non illuminated cloth banners attached to the upright supports of the streetlights or pedestrian lights may be allowed year-round
- (b) Maximum sign area: 16 sf

iii) Interpretive Signs (G.300)

Interpretive signs carry inspirational or educational information, imagery and stories intended to inform the public of points of interest.

Standards:

- (a) Maximum sign area: 6 sf
- (b) Maximum height: 3'
- (c) Sign location must allow unobstructed pedestrian access, and vehicular circulation
- (d) Signs cannot be placed within required parking



Banners (G.200)
 Number Permitted: 30
 Max sign area: 16sf per side

Interpretative (G.300)
 Number Permitted: 15
 Max sign area: 6sf

Scale: 1/4" = 1'



Mural area to cover up to
 100% of building wall elevation

Mural Graphics (G.100)

Max sign area: 100% of building
 wall elevation

Scale: 1:300

Illustrations for diagrammatic representation and general specification only. Final design, colors & finishes to be determined.

Exhibit 5 - Graphic Signage

D. Directional/Wayfinding Signage

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan

Directional/Wayfinding Signs are permanent freestanding signs, intended to communicate critical locational information to vehicles and/or pedestrians.

i) Vehicular Directional Signs (D.100)

Standards:

- (a) A total of ten (10) vehicular directional, internally illuminated, externally illuminated or non-illuminated with changeable copy may be permitted
- (b) Sign will be a maximum of 6' tall and 3' wide, with up to 12 sf of sign area, per sign face

ii) Pedestrian Directional Signs (D.200)

Standards:

- (a) A total of fifteen (15) pedestrian directional, internally illuminated, externally illuminated or non-illuminated with changeable copy may be permitted
- (b) Ground mounted signs will be a maximum of 8.5' tall and 3' wide, with 20 sf maximum of sign area, per sign face
- (c) Pole mounted signs will be a maximum of 12' tall and 4.5' wide with 20 sf maximum of sign area, per sign face

iii) Project Directory Signs (D.300)

Standards:

- (a) A total of five (5) illuminated Directory Panel Displays with changeable copy may be permitted
- (b) Maximum 8.5' feet tall and 6' feet wide, with up to 40 sf sign area allowed



Vehicular Directional (D.100)

Number Permitted: 10
 Max height: 6'
 Max width: 3'
 Max sign area: 12sf per side

Pedestrian Directional - Pole (D.200)

Number Permitted: 15 total
 Max height: 12'
 Max width: 4.5'
 Max sign area: 20sf per side

Pedestrian Directional - Ground (D.200)

Number Permitted: 15 total
 Max height: 8.5'
 Max width: 3'
 Max sign area: 20sf per side

Project Directory (D.300)

Number Permitted: 5 total
 Max height: 8.5'
 Max width: 6'
 Max sign area: 40sf per side

Scale: 1/2" = 1'

Exhibit 6 - Directional/Wayfinding Signage

R. Regulatory Signage

Maximum allowed sign quantities are represented to provide flexibility as site is developed and may not be represented in the Preliminary Signage Location Plan

All regulatory signs throughout the project may be enhanced with colors and finish thematically consistent with the development.

i) Regulatory Signs (R.100)

Standards:

- (a) The number of signs allowed will adhere to all MUTCD standards and city code requirements
- (b) Sign location and installation will adhere to all MUTCD standards and city code requirements

ii) Parking Signs (R.200)

Standards:

- (a) The number of signs allowed will adhere to all MUTCD standards and city code requirements
- (b) Sign location and installation will adhere to all MUTCD standards and city code requirements



Regulatory Signs (R.100)

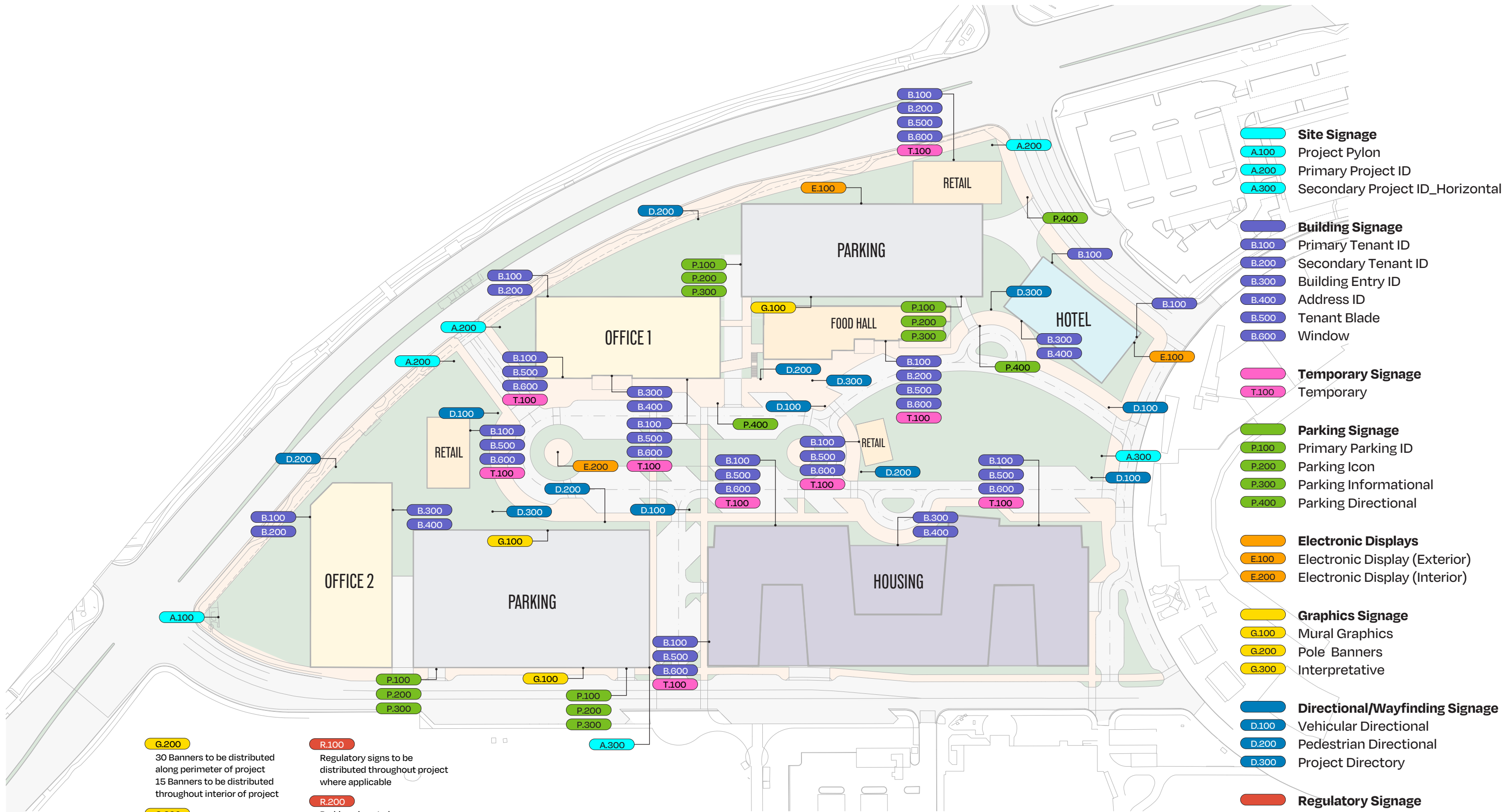
Quantity: as required by code
Max height: as required by code

Parking Signs (R.200)

Quantity: as required by code
Max height: as required by code

Scale: 1/2" = 1'

Exhibit 7 - Regulatory Signage



- Site Signage**
- A.100 Project Pylon
- A.200 Primary Project ID
- A.300 Secondary Project ID_Horizontal

- Building Signage**
- B.100 Primary Tenant ID
- B.200 Secondary Tenant ID
- B.300 Building Entry ID
- B.400 Address ID
- B.500 Tenant Blade
- B.600 Window

- Temporary Signage**
- T.100 Temporary

- Parking Signage**
- P.100 Primary Parking ID
- P.200 Parking Icon
- P.300 Parking Informational
- P.400 Parking Directional

- Electronic Displays**
- E.100 Electronic Display (Exterior)
- E.200 Electronic Display (Interior)

- Graphics Signage**
- G.100 Mural Graphics
- G.200 Pole Banners
- G.300 Interpretative

- Directional/Wayfinding Signage**
- D.100 Vehicular Directional
- D.200 Pedestrian Directional
- D.300 Project Directory

- Regulatory Signage**
- R.100 Regulatory Signs
- R.200 Parking Signs

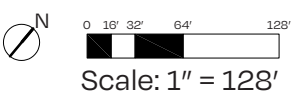
G.200
30 Banners to be distributed along perimeter of project
15 Banners to be distributed throughout interior of project

G.300
15 Interpretative Panels to be distributed throughout project landscaping

R.100
Regulatory signs to be distributed throughout project where applicable

R.200
Parking signs to be distributed throughout project where applicable

NOTE: Location plan is for preliminary placement only and does not reflect final sign quantities and/or locations. All are subject to change as project progresses. Signage will be installed in accordance with project phasing



Preliminary Signage Location Plan



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Stadium Point P83

May 2, 2022

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment (Case #Z93.16A.16) on the 19.32+/- acre property located at the southeast corner of 83rd Avenue and Stadium Way. The project would result in a multi-phased Master Plan that would consist primarily of a mix of Class A Office, Hotel, Multi-family Residential, Retail, Dining / Entertainment, and Structured Parking uses.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners' associations, and other interested parties.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and small group meetings since March 2022. The outreach team visited over 210 residential neighbors to get their feedback on the project. A majority of the feedback received was positive about the proposal and a significant number of support letters were signed by the nearby residents. Additionally, we have been contacted via telephone and/or e-mail to answer questions related to the project and will continue to be accessible throughout the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements (see attached notification list). This notification contained information about the project, as well as contact information for the development team.

The notification also contained information regarding 2 different Open Houses; one virtual and one in-person. The in-person Open House was held on April 25, 2022, at the Hampton Inn, Peoria. 7 people attended this Open House (see attached sign-in sheet), with a majority of the feedback

being very positive. Comments were received from a couple of neighbors who expressed a desire for access from the neighborhood across Skunk Creek (see attached comment cards). Also, former Councilwoman Evans was in attendance and expressed her preference for for-sale housing product versus rental.

The Virtual Open House was held on April 26th, 2022, for those who wished to learn more about the project and were unable to attend the in-person meeting. A Zoom presentation was given about the project and then an opportunity for neighbors to provide comments/questions. 17 people logged into the Zoom meeting with just a couple of general questions being raised about the project.

Some additional emails from surrounding neighbors have been received and their questions have been addressed since these Open Houses.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**Stadium Point P83
Community Input Card**

PRINT NAME Suzanne Allen
ADDRESS [REDACTED] CITY [REDACTED] ZIP [REDACTED]
PHONE [REDACTED] EMAIL [REDACTED]

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

A bridge from Greenway bike path
access across Skunk Creek allowing
pedestrian crossing to project

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Stadium Point P83
Community Input Card**

PRINT NAME Denise Carlson
ADDRESS [REDACTED]
PHONE [REDACTED] EMAIL [REDACTED]

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

A bridge from Greenway Rd Across
Skunk Creek to Allow pedestrian access
from the neighborhood would be very
beneficial.

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Owner

/WWL HOLDINGS LLC
15396 PROPERTY LLC
8044 WEST ZOE ELLA WAY LLC
8131 WEST BELL LLC
83RD AVENUE PROFESSIONAL CENTER OWNERS ASSOC
909 PARTNERS LLC
A & A HOMES LLC
A & M TRUST
AAM 83RD LLC
AASK PEORIA PROPERTY LLC
ABOUZEID AHMED/HOSNEY MARWA
ACT CIRCLE LLC
ACUNA JORDAN
ADACHI FUMIO/CLAIRE
ADAMS MARCIA J
ADLER RONALD J/BENEVA L TR
AGEE JAMES G/'DEBORAH M
AGUAYO GEORGE/PATRICIA
AGUILERA JOSE GABRIEL
AMA BRON T SR/JACQUELINE S
AMBRA INVESTMENTS LLC
AMENA PEORIA
AMIN RAZAUL/KHATUN MAHMUDA
ANANE CYNTHIA Y
ANCHONDO GABRIELA
ANDERSON ANNETTE DIANE
ANDERSON GREGGORY
ANDERSON SCOTT L/MARY Y
ANDERSON TERRY LYNN/JOHNSON CORYN M
ANDINO MARIELENA
ANS KARLIS J/SUSAN S
ARCHLAND PROPERTY I LLC
ARIANEJAD ALI/JOELLE R
ARIZONA CHURCH OF GOD STATE OFFICE
ARIZONA STATE DEPT OF TRANS
ARMENDARIZ JUSTIN ANDREW/BETHANY HELEN
ARMSTRONG GLORIA
ARREDONDO DENISE
ARROWHEAD ENTERTAINMENT CENTER PROPERTY OWNER
ARROWHEAD EQUITIES II LLC
ARROWHEAD EQUITIES LLC
ARROWHEAD FOUNTAIN DRIVE LLC
ARROWHEAD FOUNTAINS CENTER LLC/ETAL
ARROWHEAD FOUNTAINS CENTER PROPERTY OWNERS
ARROWHEAD LANDING LLC
ARROWHEAD TOWNE CENTER LLC

ARROWPOINT L L C
ARROYAS CRISTINA
ARTHUR JAY A/JENELLE J
ATLAS HOLDINGS OF ARIZONA LLC
AUREA MILLER REVOCABLE LIVING TRUST
AX STEPHEN/GAUTIER PAMELA
AZ ICE PEORIA LLC
BAGNASCO GENEVIEVE E
BAHLER DEREK R/BROWN JENNA J
BAI HAOWEI/DENG HAIYING
BANK ONE ARIZONA NA
BARNES BRIAN DAVID/EMILY ROSE
BAYNE KIMBERLY
BEAL EVAN
BEAZER PRE OWNED HOMES LLC
BECKER ERIC
BEICHERT ANDREW
BEILER STEVE
BELL BANK
BELL TRAVIS BERTRAND SR/SUSAN TR
BENYAMIN FAMILY LIVING TRUST
BERTA LOUISE J/SEYMOUR JUDITH A
BEST OF BEST LLC
BICKNELL DOUGLAS A/BELINDA A
BINYAMINOV DMITRIY/BINYAMINOVA SVETLANA
BIRNEY FRANCIS/MARY
BLASZAK SHARON B
BLOOMQUIST KEVIN L/ANDREA R
BONAVITA BERNARD/ANNALEE
BONIFACIO LEN/LINDA
BONILLAS AUSTIN/MACKENZIE
BOWMAN KEITH/ALTHEA
BOYLAN MICHAEL J/TAMARA A
BRE LQ PROPERTIES LLC
BREY MATTHEW/ANGELA
BRIAN H YOO AND LISA A YOO LIVING TRUST
BROWN CONNOR P
BROWN THOMAS B SR/YVONNE L
BRYNIAK MICHELLE
BUCKINGHAM D KENT/JEANETTE M
BUHALSKI DYMISTR/TERESA A
BURRESS KAREN
CAMIN ANDREW L
CAMP DAVID UNIVERSITY INTERNATIONAL CHURCH
CAMWOOD GROUP LLC
CANTU AMANDA/MAX
CAPIZZI VINCENT J/ANNE TR

CAPONETTA-LOMELI CHERYL ANNE
CARLSON JOSEPH C/DENISE M
CARREON JAIME/VANESSA N
CAVANAGH ROBERT J TR/CAVANAGH MARYELLEN TR
CERICOLA CARLA J
CERQUA PEORIA AVENUE FRONTAGE LLC
CHADORCHI MONICA/FARIBORZ/SHARZAD
CHAN ALAN T/LINDA P
CHILDERS WANDA J
CHILTON PROPERTIES LLC
CHOI BRIAN HOK-CHING/LULU KING-YING
CHRISTOPHER J AND JENNIFER R MARTIN LIVING TR
CK THOMSON TRUST
CLARK DAVID R/BONNIE E
CLASSEN ASSET MANAGEMENT LLC
COCANOUR DOUGLAS A/JOANNE M TR
COLE OB PEORIA AZ LLC
COLEMAN CAROL S
COLON ZORINA
CONN MAX A/RUTHANN
CONNORS KELSEY D
CONWAY NANCY
CORDTS TODD A/CINDY K
CORYN JOHNSON LIVING TRUST
COSTEPHENS GAIL MARIE
CP6AF LLC
CRAFT SCOTT L/ANITA P
CRAWFORD CHARLES A/TERESA F TR
CRISTIAN DORINA
CROSS DOUGLAS E/CHRISTINA L
CTL PROPCO I LLC
CUSTIS JAMES E/TAMMY
DAVIA CHRISTOPHER J/TERESA M
DAVIDSON SHIRLEY M
DAVIS BRIAN/EMILY
DAVIS DELLA S
DAYTON HUDSON CORPORATION
DDR ARROWHEAD CROSSING OP LLC
DDRA ARROWHEAD CROSSING LLC
DE STEFANO MARIA
DEBORAH AND ROY SAPP LIVING TRUST
DECOOK BRIAN W/LOIS A
DEERWOOD CAPITAL STRATEGIES LLC
DELEON DAVID
DELGADO CHELSEA DAWN/DEREK NEVIN/FRANCISCO/WENDY
DELGADO GEORGE M
DESERT SAND PROPERTIES LLC

DOMINGUEZ ROSA LINDA
DOYLE TERRY
DREYER JACK L/RENE M
DUGANZ ROBERT J/MELISSA B
DUTTON SUSAN M
DWF 83RD AVENUE LLC
DYKE JOHN L/SANDARA S TR
EASON LIANE
ECKERT RICHARD J/LADONNA M
EDWARDS JAMES/SIMMS-EDWARDS ERIN
ELLIOTT PAMELA K
ELWOOD LINDA
ENCLAVE APARTMENTS PAZ LLC/ENCLAVE APARTMENTS PAZ GST LLC
ENGELSON WILLIAM L/JULIE A
EPOCH VENTURES LLC
ERIC M PHILLIPS LTD
ERLANGER LEONARD
ERNEST A CIABATTINI FAMILY TRUST
ESTES KAREN
ETHAN ALLEN INC
EVANS DAVID R/JOAN E
EZEQUIEL R AND AMPARO B PEREZ REV LIV TRUST
FAHEY SEAN E
FARIGHI KHALED
FARKAS THOMAS J/CAROLINE HARBECK
FARLEY JIMMY/KRISTAN
FAUSTINO HOLDINGS LLC
FCPT GARDEN PROPERTIES LLC
FCPT HOLDINGS LLC
FERNANDEZ FREDDY A
FLAHERTY FAMILY TRUST
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
FLORES CHRIS E/PENNEY S
FLORES VICTOR Y/FRIEDA A
FORLEE LLC
FOSS STEVE L/JANIS E
FOX MASON D
FRANCIS WALTER J
FRANK J MORANO TRUST
FREDERICK JUSTIN R/SABRINA E
FRENCH RODNEY G/CATHERINE A
FRISKE TURNER LIVING TRUST
FRYE FAMILY PARTNERSHIP III
FUMAGALLI ROBERT/STRUNKS NICOLE
GAC TRUST
GAIKOWSKI L J
GALIZIA GIUSEPPA

GALLEGOS CLORINDA
GARNER REVOCABLE LIVING TRUST
GARY NEAL STRATINER AND CYNTHIA ELLEN STRATINER REAL PROPERTY TRUST ETAL
GEN2 ARIZONA PROPERTIES LLC
GERHARDT DAVID E/DEBRA S TR
GIBBS KRISTI
GIERKE MICHELLE D
GILMORE KRISTI A/DAVID A
GLADDEN PAUL E
GLAZIER LISHA
GLISSMEYER LICHELE
GOINS PAUL DOUGLAS/CANDACE A TR
GOLDSTEIN TODD JEREMY
GOMEZ FORTINO/LISA SACHIYO
GONZALES DENNIS/DARLENE
GONZALEZ ANTHONY/KAREN
GRAY GLORIA A TR
GREGORY F RIVERA TRUST
GRNOBL LC
GROAK AMY LYNN
GROFF JAMES A/CAROL L
GROUP 482 INC
GUTIERREZ GABRIEL/DANIELLE
GUZMAN COLLIN M/HAYLEY
H M VOSSLER LIVING TRUST
HABBEN RICK J/BRENDA K
HAECKER ANTHONY
HAIA HOLLY/PETERSON SALLY
HALBUR ANNETTE
HALPINE SUSAN M/PAUL F
HAM TAE HO
HARBAUGH CYNTHIA A
HARKINS PHOENIX CINEMAS LLC
HATFIELD APRIL
HAWTHORNE AUDREY K
HAYS ERIC/SHOWERS PAMELA L
HECHT AWILDA
HECKERT JOHN D JR
HEINLE ROBERT T
HELM TRAVIS D/JOHNSON LEDA H
HERMAN STEVEN M JR/BOBBI K
HERMAN STEVEN M/BOBBI KAY
HESSON GREGORY M
HEYMAN KATHLEEN
HIGGINS WILLIAM H/ROHANI
HILDRETH RONALD L/RACHEL
HOCKING SHAWN R/JESSICA L

HOLMES ALLISON M JR/GLENDA B
HORTON WILLIAM MONROE JR/CARMEN M
HOSEA DIANE J/HOWARD R
HULSE FAMILY TRUST
HUNSAKER JAKE
HUNTER LACI/HAUER DAVID
HUNTER RENEE J
ICE TIMOTHY/SHARON A
IMPECCABLE PLAZA LLC
IN-N-OUT BURGERS
ISBAN JOY A
ISBELL STEVEN/MARY ANN
IVIE DARRIN
JAKSICH MICHAEL A/KATHRINE A
JAMES AND STACEY WEDGEWORTH TRUST
JAMES D SWANSON AND HEIDI LYNN SWANSON REVOCABLE TRUST
JANE B KRAUSE TRUST
JASPER VICTOR E/MICHELE T
JENSEN JEFFREY T/RYAN CAROL L
JIL INVESTMENTS LLC
JING JING
JJ & KC LLC
JJJS LLC
JM MORTEN LLC/JM EMERSON LLC
JOHANSEN CYNTHIA A
JOHN & ANNE SUDDARTH FAMILY TRUST
JOHNSTONBAUGH PAT EDWIN/GWENDOLYN MICHEL
JOHNSTONE STEFFANI/JAMES
JONAGAN DAVID S/DEANNA
JONES KURTIS E/NICOLE M
JOSEPH C SCHINDLER REVOCABLE TRUST
JOYCE JOHN C/JODEE H
KAMPS DANIEL K/DEBORAH A TR
KASPRZYCKI FAMILY TRUST
KEEN JAMES H/KALEY
KELLAR LAND DEVELOPMENT LLC
KESLER THOMAS E
KHOA NGUYEN DO ANH
KISSINGER FAMILY TRUST
KLIMEK WOJTEK J/EDYTA
KNOERDEL JENNIFER
KOENIG KRISTY
KOHER RENEE/CLAYTON G/PAMELA K
KOLTIN ERICK
KOTSISHEVSKAYA ZHANNA
KRISTOFICE DARIN
L & K PROPERTIES LLC

LAMB RACHEL
LARGO JOHN IV
LAWRENCE VALERIE J
LAYNE KATIE
LE TUNG V/TRUONG THUY
LEE JAYDEN/HONG LAURA
LEE SILVIA R PREUSSNER
LEE YUN JIN
LEMPERT CARLA
LENTAYLOR PEORIA LIMITED PARTNERSHIP
LEON PAULA
LETAN LAUREE/FUERSTENBERG EDWARD J
LEVINE INVESTMENTS LP
LINDA JOYCE COLAIACOVO REVOCABLE TRUST
LINGGI DANIEL/SARAH KATHLEEN
LIU SIMON W
LODOLCE CAPRICE A
LONG SHYROD E/BETHANY A
LOPEZ XAVIER/ROXANNE TR
LOUIS BOLIVAR AND JOANNE BOLIVAR TRUST
LOWERY GAIL
LOZOYA MARK E
LUCAS ZACK DANIELS LIVING TRUST
LUDWIG GAVIN/SARA
LUNDBERG CARL R JR/LINDA L
M E H INVESTMENTS INC
M&M WAKEFORD FAMILY TRUST
MACARTHUR BARRIE G/GWYN D
MACIAS ANGEL/BERNICE
MARICOPA COUNTY OF
MARICOPA COUNTY OF
MARK LEE FUGIT AND DEBRA LYNN FUGIT REVOCABLE LIVING TRUST
MARTIN LIVING TRUST
MASON KATHLEEN M
MAXWELL MARIANNE
MCCARROLL GAIL E
MCCARTHY TALIA M/TEAGUE R
MCCLAIN WILLIAM L/SHIRLE M
MCCLENDON ROBERT R/MARSHA B TR
MCCLENDON ROBERT R/MARSHA B TR ETAL
MCDONALD KENNETH P
MCLELLAN JUSTIN P/ALYSSA
MCNAIR SHELINE A
MEDEIROS CARLY/NATALIE
MENA KENNETH/NAOMI
MESCAL ON BELL LLC
MICHAEL F AND DONNA DIMARIA MALUCCIO TRUST

MICHAEL F BARELA TRUST
MICHAEL GRAFMAN AND SUSAN GRAFMAN LIV TRUST
MICHAEL R RANDAZZO TRUST
MIELKE ZONA
MILLER CYNTHIA D
MILLER DANIEL K/WALTMAN BREE E
MILLER RONALD LEROY/CAROL ANN TR
MING CHAN YIP AND GINA BUU YIP REVOCABLE TRUST
MITCHELL LAURA LYNN/MARY JANE
MOLINA JUAN C
MONAGHAN FARMS INC
MOWER MICHAEL/STEPHANIE
MUNOZ ZACHERY/ PATRICIA A
MUSSELMAN JOHN J/GINA M
MYERS SARA/HARNED KYLE
N AND D RESTAURANTS INC
N.A.
NABULSI ADNAN M
NELSON DUSTIN/CHRISTINE D
NEURO HOLDINGS UNLIMITED LLC
NEVAREZ YESENIA
NEWSOME LARRY D/MICHELLE R
NEWTON DARYL/COOPER KAREN ANN
NGUYEN PATTY/CUONG
NGUYEN PHONG/NU TAT
NIELSEN KELLY L
NORTH VALLEY PLAZA LLC
NSA PROPERTY HOLDINGS LLC
NSX INVESTMENTS UNLTD LLC
OBANION DEBORAH J
OCCHINO RONALD J/ROSALIE M
OCONNOR WILLIAM F
OLAH ROBERT M
OLGUIN KRISTI A
ONG TAH CHUAN/LIU QINGHUA
OOMENS KENNETH W
ORTIZ LIVING TRUST
OSSO LORETTA
OWSLEY MATTHEW/KRISTIN
P83 MARY JANE LLC
P83 ZOE ELLA LLC
PALMER WAYNE A/TERECIA
PANACCIONE PAUL
PASSAMONTE KACIE YVONNE/SAMUEL C/CAROLYN
PEARSON JAIME/MICHALIDES CHRISTOS
PEORIA ARROWHEARD CORPORATE CENTER CONDOMINIUM
PEORIA ELEPHANT BAR LLC

PEORIA ESTATES LLC
PEORIA INSURANCES LLC
PEORIA LEGACY ESTATES HOA
PEORIA UNIFIED SCHOOL DIST #11
PHAM CINDY
PHILLIPS DEREK
PHILLIPS HEATHER
PHYLLIS A RODENBURG LIVING TRUST
PLANER KARL W
PLH HOLDINGS LLC SERIES 1
PLUSKALOWSKI LIVING TRUST/PLUSKALOWSKI BRETT
POGGE JOHN D/ELIZABETH K
POKALSKI JOSEPH CHARLES
PORCHE GILBERT JR/MALLORY
POWERS BAILEY
PRASHANTH REDDY SEPARATE PROPERTY TRUST
PRINS HENRI
PRITCHARD DAVID H TR
PRUSS JOSEPH C
PRYOR JAMES L/DOROTHY R
PURCELL DAVID W
R I HERITAGE INN OF PEORIA AZ INC
R JARED DEVELOPMENT LLC
R&M ENTERPRISES I LLC
RAINEY RONALD L/LESLIE A
READ MICHAEL/HUBER BARBARA
RED ROBIN INTERNATIONAL INC
REIDY ALICIA L
RELANO KORINE/RICHARD P JR
RICHARDSON REBECCA L
RICK THOMPSON FAMILY REVOCABLE LIVING TRUST
RICKELS KENT/JOANNE
ROBERT AND DINO LLC
ROBERT PRECIADO LIVING TRUST
ROBINSON JULIA FRANCIS/GAGE DANNY
RODGERS KENNETH C/DEBRA S
ROGERS BETH
ROJO CHRISTOPHER L/LEANN
ROMANO MICHAEL M/ONEIL JANICE C
ROTH MICHELLE E/DEPOY GRANT R
ROZENTSVIT FELIX/STELLA
RUBY KING G/NANCY E
RUSSELL PATRICK A
RYPKOWSKI FAMILY TRUST
S AND T GOUCHER FAMILY LIVING TRUST
SAIZ ANGELIQUE D
SALINAS TERRI D/APRIL M

SANCHEZ TIFFANY YVETTE
SARCEDA DANIELLE R/MATTHEW W
SCA REVOCABLE FAMILY TRUST
SCHEIB JENNIFER
SCHEINOST GORDON W JR/DANA L
SCHREIBER MARK A
SCHUMACHER MARY E
SCHWOCH HEINRICH/SOFIA/MICHAEL
SCHWOCH SOFIA H/HEINRICH A/MICHAEL JACEK
SCRIVENS FAMILY TRUST
SCRIVERI LOREN DANIELLE/ANNA
SENS FAMILY LLC
SERENITY TRUST
SHABAL MICHAEL J/CATHERINE T
SHANE REVOCABLE FAMILY TRUST
SHANER KRISTINE
SHENUSKI EDRIE MARIE
SHEPHERD DONALD/KATHIE
SHEPHERD DUSTIN E/MOLLY L
SHOTENSKI MATT N
SHUMWAY REX W/MARY C
SIFUENTES EBONEE
SILVERSTEIN SHARON J
SIMBA HOTELS LLC
SINGER MOLLY
SINGH JASPREET
SKN PROPERTIES
SMARR JEFFREY W
SMITH BARBARA A
SMOKEY JOES HOTDOGS LLC
SOUTIER MEAGAN
SOYSTER MARK B/DEBBIE J
SPARROW RANCH HOMEOWNERS ASSOCIATION
SPAULDING DUSTIN/NATALIE
SPIRIT SPE PORTFOLIO 2004 6 LLC
SRAN SHAMSHER S/HARMINDAR K TR
STACEY L WILEY AND NATALIE M WILEY REVOCABLE LIVING TRUST
STACY STEPHANIE
STANLEY PAUL L/CRYSTAL L
STANSBERRY ERNEST/ASHLEY
STASSEN BENJAMIN C/AMANDA M
STEADMAN DEE
STEELE BRAD/GORUK LORRAINE/PETER
STERLING COLLISION CENTERS LLC
STEUER GEORGE K/WESLEY ERIKA
STEVEN P AND JANETTE M JAHODA LIVING TRUST
STEVENS MARVIN R/WENDY G

STORE MASTER FUNDING II LLC
STORKS BRADLEY D
STOROZUK MIKAEL
STOUT DEBRA K
STROZEWSKI STEVE
STRUPP NICHOLAS/BROADERICK-STRUPP KAREN R
STUCKEY FAMILY TRUST
SUNDBERG GARY L/MARY E MESSER TR
SWEETEN H HARTLEY/JILL K
SYLVESTER FAMILY TRUST
TAPIA JASON R/DENISE R
TARBY KAREN
TARGET CORPORATION
TARGET CORPORATION T-0825
TATIAN PAUL/HENRIETTE
TEXAS ROADHOUSE HOLDINGS LLC
TF TRUST
THORNBURG TIMOTHY ALAN
TICE ANTHONY/WARREN-TICE TRACY
TIERRA BUENA HOMEOWNERS ASSOCIATION
TIMOTHY DEAN BOEHLER LIVING TRUST
TOMASEK DMITRA/KRAUSE RYAN
TORRES LOURDES MARTINEZ
TRACY L WARD REVOCABLE TRUST
TRIS MAGISTIC LLC
TRISH HELGA H
TROMBLY SMITH FAMILY TRUST
TRUJILLO DANIEL M
TRUONG BAO Q/DANG CHI K
TURNER JOHN/SUSAN
TURNER STACEY A
TYJ INVESTMENTS LLC/KILDALL ROBERT/JUDY/BLANKERS REAL ESTATE INC
TYLER FAMILY TRUST
ULATOWSKI BRENDON J
ULLOA ADRIANA G
ULLOA JESUS
VACCARELLA ROBERT PETER
VALORA BRANDON/SIERRA
VASWANI FAMILY LLC
VIDRIO SILVERIO/ARAUJO NILZA
VILLA JOSE ANTONIO
VISEVOAN VASILE/KATHY
VON LEHMDEN TERRY A/CHRISTINE M
VOSSLER HERBERT L/MARLYN A
VOYTOSKI VALORIE ANNE
W H D HOLDING CO LLC
WALACH BRANDON MICHAEL

WALKER KEVIN/GARR-WALKER MARGARITA
WALKER ROGER L/BEVERLY G
WALP JENNIFER E
WALTER T JR AND MARGARET H BROWN FAMILY TRUST
WEAVER NORMAN E/MASUKO
WEIMER RICHARD W/TANDA R
WENRICH BRIAN R/SHAWN E
WESTERHAUS LINDSEY/KENNETH
WHALEN FAMILY TRUST
WHITE DAVID B/TRACY L
WHITSON TORREY/YVETTE
WHITTIER NATHANIEL Z
WILLENBORG DAVID/BRENDA R
WILLIAM P KINNEY AND KATHLEEN M KINNEY DECLARATION OF TRUSTS
WILLIAMS WILLOW CAROL
WILSON JAMES/CHERYL
WOLF FRANK R/JULIE D
WONG IVY S
YELENA Y SKAGGS LIVING TRUST
YEO JUN YOUNG
YONNUS BECKER REVOCABLE TRUST
YOUNG MEI B
YUSI JOSEPH L/CORINNE C
Z AND Y INVESTMENT LLC
ZAC MVC LLC
ZAK THOMAS E/DIANNE C
ZOE ELLA WAY PROPERTIES LLC
Della Ernest
Arrowcrest (Arrowhead Shadows 2)
Arrowhead Shadows
Bell Park South
Crystal Bay at Desert Harbor
Diamond Cove Desert Harbor
Harbor Island
Harbor Shores at Desert Harbor HOA
Harbor View Owners Association
Horseshoe Bay at Desert Harbor
Horseshoe Bay at Desert Harbor
Lions Gate 2
New River Shores Amd
Peoria Estates Condominium
Peoria Legacy
Running Horse at Arrowhead
Spinnaker Cove at Desert Harbor
Starfire Bay HOA at Desert Harbor
Summerwind at Desert Harbor
Teresita

Tierra Norte 5
Vistas at Desert Harbor HOA
West Valley Ranch
Willowcreek Village

Exhibit 7
Letter of Opposition

From: [Paul Gladden](#)
To: [Lorie Dever](#)
Subject: Fwd: Public Input: Oppose Zoning Amendment Z93-16A.16
Date: Saturday, January 22, 2022 12:35:53 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Greetings -

When is the zoning meeting for this eyesore?

Personally - I ***oppose*** the project, 10 stories is bad enough, 15 stories does not fit the area.

As Peoria Estates HOA President, I am canvassing the membership for our HOA position.

Best Regards

Paul Gladden



Virus-free. www.avast.com