

Vision 2

ZON22-02



Planned Area Development Narrative 99th Avenue & Glendale Avenue Glendale, AZ

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Vision 2 Project Team

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1. Purpose and Intent

a. Statement of Intent

- i. Vision 2 is envisioned as a high-quality master planned development, providing the foundation for high intensity, pedestrian active, mixed-use/urban developments, located in close proximity to the City's Sports and Entertainment District. The Vision 2 Planned Area Development (the "Vision 2 PAD") will identify areas of development for commercial office, retail, and residential land uses. Additionally, this Vision 2 PAD will establish development standards and design standards necessary to foster high- quality development and maximize potential for both private and public sectors.

b. Guiding Principles

- i. **Design Vision:** Vision 2 will provide carefully articulated custom parcel and architectural design.
- ii. **Think Big and Small:** Vision 2 PAD will create a unique sense of place that people want to visit, work, shop and live. From large scale office or residential developments, to smaller 'live-work' opportunities providing space for small businesses or other people that wish to live in the West Valley's premier mixed-use development.
- iii. **Welcoming and Safe:** All development in the Vision 2 PAD will be designed with walkability, bike ability and safety in mind. Developments will embrace the pedestrian realm, and create a safe, comfortable experience for pedestrians, bicyclists and others that will call Vision 2 home.
- iii. **Continued Engagement:** The Developers of Vision 2 will continually work with stakeholders and community members throughout the development process. Utilizing input from all stakeholders as well as the guidelines established by this document, the Vision 2 PAD will be a model for future large-scale development projects.

2. Site Description

a. Site, Location and Acreage

The property is currently undeveloped, with minor agricultural operations and structures. The property consists of approximately 196 gross acres and is bounded by Glendale Avenue on the North, Loop 101 (Agua Fria Freeway) on the East, Maryland Avenue/Ballpark Boulevard on the South, and New River on the west (the "Property"). The City of Phoenix is directly South (1/2 mile) of the site beyond Bethany Home Road and the City of Peoria is directly North (1 mile) of Northern Avenue. This means that Vision 2 acts as the central gateway to the City of Glendale (the "City"), which allows it to attract residents from other cities into the retail services and entertainment venues of this master plan.

The Property provides excellent regional access due to its strategic location just west of Loop 101- and 1-mile south of the future Northern Parkway alignment. The property is at the hub of a regional transportation network with major arterial streets and freeways and the potential future light rail lines. The Property is accessed from Glendale Avenue, 99th Avenue from Ballpark Blvd.

The Property is being planned for parcels A through O (each a "Parcel") owned by three separate entities, Emerland Land LLP owns Parcel's A through M, Ferrantino Enterprises AZ LLC owns Parcel O and Z Modular Glendale II, LLC owns Parcels N (each a "Developer" or collectively the "Developers"). The Developers and their successors and assigns will act collectively and individually to develop the Property in accordance with the Vision 2 PAD.

b. Topography and Natural Features

The Property topography is relatively flat with a slight slope from the northeast to southwest and with no natural features. The Property has several small irrigation ditches and dirt roads within and surrounding the overall Property that are currently serving the current farming operations on the Property. These irrigation ditches and farm roads will be removed at the time of development for that particular phase.



Aerial
Vicinity

3. Master Plan



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4. General Plan Element

a. **Land Use Designation:** The area contained within the Vision 2 PAD has a General Plan Land Use Designation of Business Park (“BP”). The BP designation is intended to encourage large-scale development with enhanced amenities, with perpetuation of mixed-use activities within the designation.

b. General Plan Goals and Policies

- i. **Policy LU-4.1:** *“The City should support and facilitate the creation of mixed-use projects that locate housing, employment, retail, entertainment, and services in condensed areas to support walkability and reduce vehicle trips.”*

The intent and guiding principles of Vision 2 are consistent with this land use policy, as stated in the General Plan. Vision 2 will create a high-quality, mixed-use development that will provide opportunities and services within a condensed area, as envisioned by this policy.

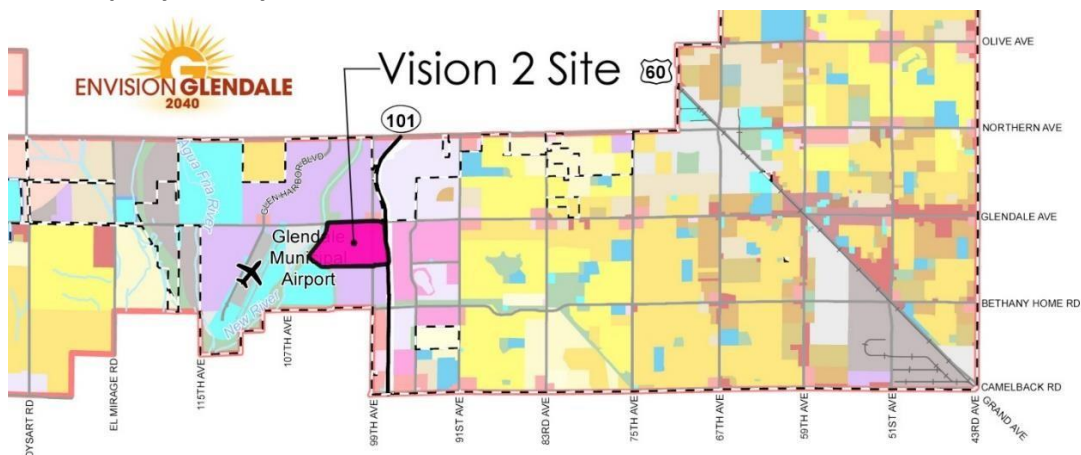
- ii. **Policy HE-5.1:** *“The City should attract corporate / institutional employment development proximate to quality housing.”*

Vision 2 will help to further this General Plan goal, as it will incorporate both employment and residential uses within its boundary. Vision 2 will be an employment hub for Glendale and the West Valley, while also incorporating high-quality housing options for residents.

- iii. **Policy UD-2.6:** *“The City shall foster development of an attractive urban character along Glendale’s commercial corridors and districts, which accommodates pedestrians.”*

The goals of the Vision 2 PAD directly align with this General Plan policy. Vision 2 will foster a walkable, urban environment that utilizes high-quality design and amenities to create a unique sense of place.

General Plan Property Vicinity



5. Land Use and Performance Standards

Vision 2 PAD is a planned, unique, urban-style mixed-use development that will provide opportunities for various land uses through common and compatible design features. The development plan includes employment, office space for all types of tenants with particular emphasis on attracting corporate headquarters including:

- “Class A” office users
- Regional operation centers
- Communications
- Biological/energy/healthcare
- Medical services
- Professional occupations
- Insurance companies
- Financial
- Research and development
- Investment brokers
- Real estate
- Medical offices
- Pedestrian-oriented commercial
- Office/showroom
- Hotel uses
- A spectrum of local, community and regional retail shopping
- Restaurants, theaters
- Entertainment venues
- High density residential
- Cultural Facility
- Drive through as part of a mixed-use building with a Conditional Use Permit

A project of this scope and magnitude may develop out over a long period of time. This document will guide the various phases as they occur, and the infrastructure will create the backbone framework for the master plan uses. This build-out period will also require the Vision 2 PAD to accommodate existing interim uses on the property as permitted and allow for income generating new uses to maintain the cohesiveness of the master plan until the full vision can be realized.

The overall project concept is to create a high-energy urban-style mixed-use development revolving around a broad spectrum of employment and service opportunities. Virtually all the contemplated components of the proposed project are currently under-served in this western area of the city. The proposed development standards for office, support retail, hotel, housing, and parking components along the main internal spine street will comfortably provide shade to pedestrians through building placement, design, shade awnings and trellises and linked open spaces. The overall project will be tied together by an internal roadway system which will provide attractive streetscapes.

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The various complementary uses and buildings throughout Vision 2 are proposed to be unified using thematic architectural features, colors, building materials, common area elements, and signage and still allow each building element to be distinctive. The main entrances to the project will have an arrival experience to make the project inviting. A hierarchy of generously landscaped and shaded human scale walkways, some with decorative surfaces, will link the buildings and uses together to create pleasant and comfortable connections from one environment (such as retail or urban living units) to another (such as corporate offices or commerce uses). Such pedestrian walkways will include tree shading, seating, enhanced landscaping, flower planters and architectural focal points. Signage and monumentation (both internal and at the perimeters) will complement the land plan and architectural character.



Land Use and Performance Standards

The Developers shall submit a master plan based upon this Vision 2 PAD for review and approval by the Planning Division before the submittal of any engineering plans for review and approval of any Parcel. The Vision 2 master plan shall be including the following exhibits: Master Land Use Plan based upon the Master Plan Concept Gross Acreages set forth below, including a Circulation Plan based upon a Traffic Impact Study, Utility Master Plan and Drainage Plan illustrating the location, size, and type of utilities necessary to facilitate the build out of the Master Land Use Plan, a cost sharing agreement among property owners within the Vision 2 property, documents for the formation of and operation of the Property Owner’s Association (collectively the “Vision 2 Master Plan”). The Vision 2 Master Plan upon approval by the Planning Division shall be incorporated into the Vision 2 PAD and each Developer shall subdivide the Property in accordance with the Vision 2 Master Plan. Once a Master Plan has been approved, each Parcel will also require Design Review approval prior to submittal of engineering plans review and approval.

The following table sets forth the estimated Net Acres (land net of public right of way), the actual Net Acres per Parcel will be determined in accordance with the Vision 2 Master Plan.

Area	Use	Gross Acres	FAR	Non Res %	Potential Non Res % sf
A	MF	17.6			
B	MU	27.0	1.0	75%	882,090
C	CMU	10.3	2.0	100%	897,336
D	CMU	9.7	1.7	100%	718,304
E	CMU	11.4	1.7	100%	844,193
F	CMU	11.4	2.0	100%	993,168
G	CMU	8.3	3.0	100%	1,084,644
H	CMU	7.3	3.0	100%	953,964
I	CMU	8.0	2.0	80%	557,568
J	CMU	5.9	3.0	60%	462,607
K	CMU	5.9	3.0	60%	462,607
L	CMU	6.7	3.0	60%	525,334
M	CMU	6.7	3.0	60%	525,334
N	MU	19.9	1.0	75%	650,133
O	MF	31.7			
Total		187.8			9,557,282

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Land Use Plan

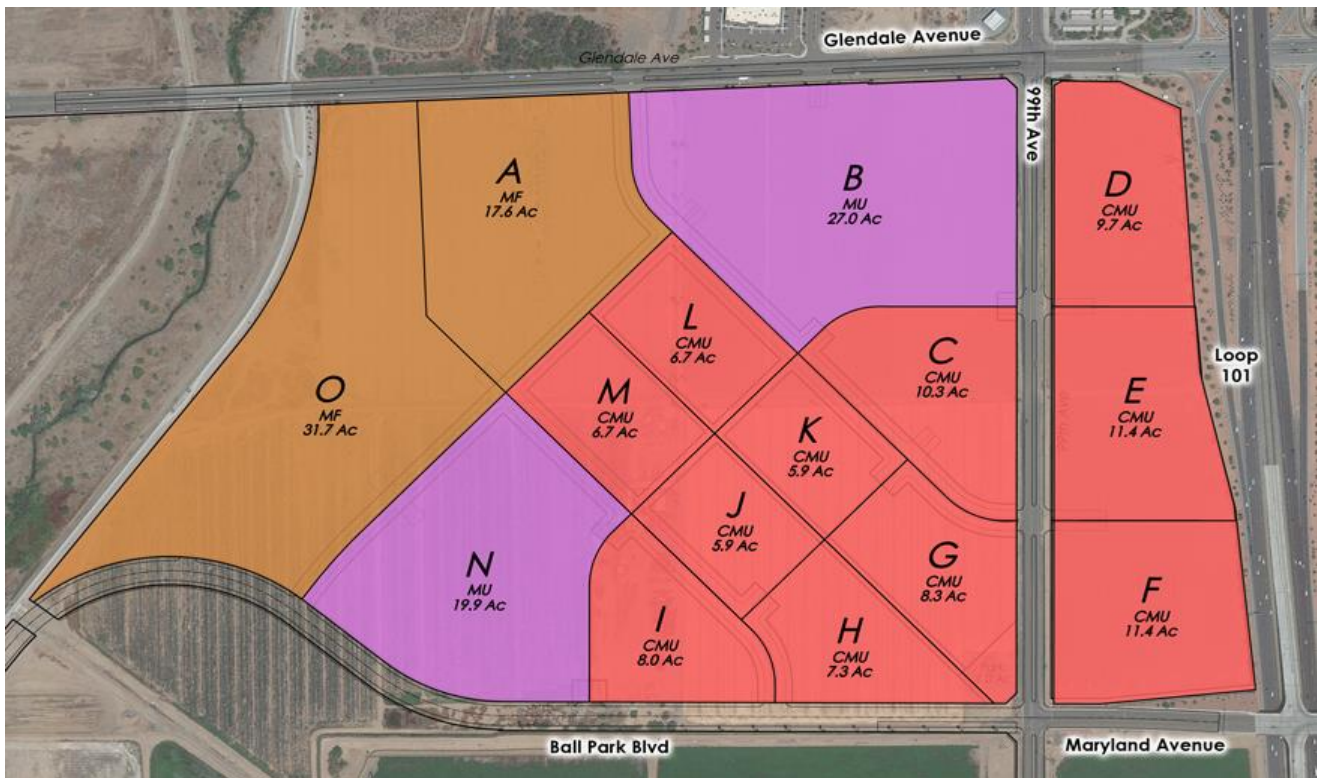


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Area	Use	Gross Acres
A	MF	17.6
B	MU	27
C	CMU	10.3
D	CMU	9.7
E	CMU	11.4
F	CMU	11.4
G	CMU	8.3
H	CMU	7.3
I	CMU	8
J	CMU	5.9
K	CMU	5.9
L	CMU	6.7
M	CMU	6.7
N	MU	19.9
O	MF	31.7

Vision 2 PAD zoning and land use shall be based upon the Gross Acres as set forth in the Vision 2 Master Plan Concept "Gross Acreage", so as to allow for the movement of rights of way when developing the Vision 2 Master Plan.



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The Vision 2 Master Plan shall contain a park of 1 acre. The park shall be a passive park planned to provide open space for residents to walk their dogs, gather to play and provide connective to the community hard and soft trail systems.



The above master plan is subject to change based upon the Vision 2 Master Plan being approved by the Planning Division.

Prohibited Land Uses

The following land uses with general description will be prohibited within the Vision 2 PAD:

- Tattoo Parlors
- Adult Businesses and Sexually Oriented Businesses
- Medical Marijuana Facility-All components of the genus cannabis
- Community Corrections Facilities
- Thrift Stores and Donation Centers
- Pawn Shops
- Recreational Vehicle Storage Facilities
- Self-Storages
- Automotive and Recreational Vehicle Rentals and Sales
- Warehousing and Distribution-Logistics and distribution facilities for bulk shipping of goods; facilities that use special machinery, chemicals, or material such as food producers and machinery manufacturers.
- Automobile, Boat, Motorcycle, and Recreational Vehicle Dealerships
- Vehicle Repair, Minor and Major
- Assisted, Memory, & Congregate Care Facilities; to include Nursing Home
 - Excluding- Active Adult Retirement Community-A housing development that that is designed for and restricted to occupancy by households having at least one member who is 55 years of age or older. Active adult retirement housing includes at least 5 of the following related facilities or services for residents: security entrance, clubhouse with wellness and/or fitness facility, computer resources, and central meeting areas within a multifamily development.
- Deferred Presentation Company (Payday Loan)-Business that makes transactions pursuant to a written agreement
- Plant Nursery (Wholesale)-Facility where live plants are grown or propagated for sale to retail operations
- Recycling Center and Land Fills
- Homeless Shelter Care Facility- A facility that provides free lodging and one or more of the following supportive services for indigent individuals and/or families with no regular home or residential address, on a non-profit basis. Supportive services include but are not limited to provision of meals; assistance in obtaining permanent housing; medical counseling, treatment, and/or supervision; psychological counseling, treatment, and/or supervision; assistance in recuperating from the effects of, or refraining from, the use of drugs and/or alcohol; nutritional counseling; employment counseling; job training and placement; and childcare.
- Children's Residential Care Facility-Short and long-term care including lodging, meals, and counseling to children.
- Data Centers- Facilities that typically house rows and rows of computer servers, massive amounts of cabling, telecommunications equipment and have very few employees.
- Correctional Jail or Prison Facilities-A publicly or privately owned building(s), and all accessory uses and structures, used to confine, house, and supervise persons held in lawful custody including those who are serving terms of imprisonment for violations of criminal laws or who are awaiting trial for alleged violations of criminal laws.
- Funeral Homes/Cremation Facilities
- Gas Stations
- Dwelling-Single-Family Detached, Single or Duplex for Rent Community

- All land uses permitted in the City’s Light Industrial (M-1) and Heavy Industrial (M-2) zoning districts.

6. Development Standards

Parcel	Preferred Uses	Allowable Uses	Minimum Building Stories/Height	Minimum OS/Rec Plaza
A	Very High Density Residential	MDR, HDR, Office, Employment	4/55'	15%
B	Mixed Use	HDR, Commercial, Office, Employment	Non-Residential-2 Story HDR-4 Story	10%
C	Mixed Use	HDR, Commercial, Office, Employment	4/55'	10%
D	Mixed Use	Commercial, Office, Employment	3 Story	10%
E	Mixed Use	Commercial, Office, Employment	3 Story	10%
F	Mixed Use	Commercial, Office, Employment	3 Story	10%
G	Mixed Use	HDR, Commercial, Office, Employment	5 Story	10%
H	Mixed Use	HDR, Commercial, Office, Employment	5 Story	10%
I	Mixed Use	HDR, Commercial, Office, Employment	4 Story	10%
J	Mixed Use	HDR, Commercial, Office, Employment	5 Story	10%
K	Mixed Use	HDR, Commercial, Office, Employment	5 Story	10%
L	Mixed Use	HDR, Commercial, Office, Employment	5 Story	10%
M	Mixed Use	HDR, Commercial, Office, Employment	5 Story	10%
N	Mixed Use	HDR, Commercial, Office, Employment	Non-Residential-2 Story HDR-4 Story	10%
O	High Density Residential	MDR, HDR	4/55'	15%

Mixed-use development is defined to be a mixed-use development consisting of one or more mixed-use buildings or a combination of single and mixed-use buildings in a pedestrian-oriented environment.

7. Architectural Design

Vision 2 architecture shall be designed with 4-sided architecture so that it will offer pleasing views and vistas not only for tenants and owners within the project but for potential owners and customers on the Freeway and arterial streets. Street level of all buildings will be developed to consider the pedestrian experience and vitality of the project. The grading and landscaping will aid in transitioning uses from the buildings into the pedestrian experience. The Design functions have been created to develop this relationship between the project's urban environment and the internal pedestrian environment.

It's very important that the design and layout of the project creates a comfortable and user-friendly environment. In our sun driven climate, designing shade elements plays a key role, either with positioning of the buildings themselves, canopy extensions or strategically located vegetation. The result is to use design creativity to make this urban oasis thrive. This project will promote the creation of public and semi-public spaces at both large and small scale that will encourage a sense of community and promote the Urban Oasis. During the evening, well-illuminated and secure areas will also help promote this sense of community.

Vision 2 will also promote diversity and stratification in its architectural styles to push visual interest across the project. Creating a pedestrian scale and interest at ground level is likewise important for the success of this project. Adding the human perspective create a synergy at street level where car, pedestrian and shopping all converge in a visually stimulating environment. Landscaping, awnings/canopies, outdoor patios, help in this endeavor.

Vision 2 will strive to create its own unique neighborhood with a dense and dramatic type of development, organized around varying building sizes, articulations, and dramatic choices in building materials all of which will set Vision 2 distinctively apart from other developments.

The provisions of this section seek to create a foundation for design that will ensure development of an attractive, high-quality mixture of architectural styles. Buildings will feature creative applications of materials, colors, and textures. The design of each building within the overall development will be complementary to create a harmonious blend of styles. This will be accomplished using compatible materials and colors while creating a strong individual design identity consistent with each building's individual use and purpose. The design guidelines and standards proposed herein are intended to provide guidelines to reflect the desired character for the overall project.

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Building Design/Articulation

The visual impact of a building depends not only on its size, but also on the relationship between its height, length, and width including such features as prominent entries, windows, color, and materials. Articulation of the façade on all four building sides is required. Architecture should establish maximum linear building length without any articulation with a goal of creating architectural relief in building forms.

Building wall articulation shall be required on buildings with appropriate details and elements to recognize the pedestrian scale environment and a sense of place. A minimum of 6 of the below acceptable modes of articulation shall be include per building facade:

- Changes in the horizontal wall plane (1 foot minimum).
- Changes in the vertical wall plane (2 foot minimum).
- Variation in the roof lines and form.
- Introduction of significant signage elements.
- Use of balconies.
- Use of ground level arcaded and covered areas.
- Use of protected and recessed entries.
- Use of vertical elements on or in front of expansive blank walls (2 foot minimum).
- Use of pronounced wall plane offsets and projects.
- Use of vertical accents and focal points.
- Change in use of materials or color to provide a clear distinction between roof, body, and base of a building.
- Variation in storefront windows and material differentiation.
- Changes in predominant material use.
- Other form of building façade articulation as approved by Planning Division.

Mid Rise hotel buildings shall be designed to incorporate enhanced architectural facades. Hotel Building articulation shall use a minimum of 6 acceptable modes of articulation from the above list.

Roofs

Any pitched roof structure shall use concrete tiles, or “pre-finished” metal roofing or other acceptable material as approved by Planning Division. Flat roofs shall be non-reflective material (minimum SRI of 78 for non-occupiable roof patios).

Variation in roof lines, architectural elements, change in materials, parapets and/or other significant roof or canopy form, or other form of architectural treatment as approved by the Planning Division is encouraged to reduce the scale of buildings. Roof size, shape, material, color, and slope should be coordinated with the scale and theme of the building. Parapets will be used for concealing flat roof. Three-dimensional cornice treatment (where appropriate) or other similar detail that enhance the building architecture is encouraged.

All roof mounted mechanical, elevator equipment and satellite dishes will be screened from the public right-of-way view.

Building Entrances

All buildings shall have clearly defined entrance(s) incorporating a minimum of 3 elements:

- Arches
- Overhangs
- Canopies or porticos
- Recesses/projections
- Peaked roof forms
- Signage
- Entrances framed by outdoor pedestrian features or enhanced landscaping
- Architectural features such as tile work and moldings integrated into the building structure to frame the entryway

Building Materials

There will be a mix of architectural materials throughout the project. Modern sophisticated office buildings may be developed next to more rustic and urban buildings.

Approved exterior wall materials include the following list, unless otherwise approved by the Planning Division. The minimum of 3 building materials below are required.

- Common clay brick
- Granite
- Marble, or other natural stone
- Tile cladding
- Concrete masonry unit (if surfaces are integrally colored, painted, stained, or have attractive exposed aggregate which must be approved as to color and texture)
- Architectural metal
- Stucco or plaster (synthetic systems simulating stucco or plaster are permitted)
- Concrete, pre-cast or poured in place
- Glass
- Metal panels and/or trim
- Metal and composite panels
- Metals (polished and rusted)
- Perforated metals and meshes
- Masonry
- Green-Screen or Green walls including trellises to reduce excessive radiant heat in pedestrian areas.

Colors

Vision 2's colors will be sophisticated with natural gray, beige and off-white tones and have distinct variation from building-to-building.

A minimum of three different colors on materials are required per elevation.

Vision 2 will take on a contemporary design theme. Buildings will incorporate metals, glass, block, and some stucco. Stucco shall be used sparingly as a background material. Bright colors

and materials will be limited to accents, plaza furnishings and signage. Raw material colors exhibited through steel, glass and aluminum should take precedence.

Arcade

Minimum 9-foot clearance, from the building's face and a minimum 8-foot vertical clearance above grade.

Awnings/Canopies

Awnings and canopies that suspend over sidewalks will be anchored to an architectural element (i.e., a building) and will be incorporated into the architectural design. Horizontal projected shade awnings/canopies will be mounted a minimum of 8-feet above grade to a maximum of 15- feet above grade. Awnings (exterior windows shade/design features) can be utilized at every level.

Balconies

(2nd Floor & up) are allowed to encroach into the building setbacks, provided all City adopted codes are met.

Paving/ Materials/Design

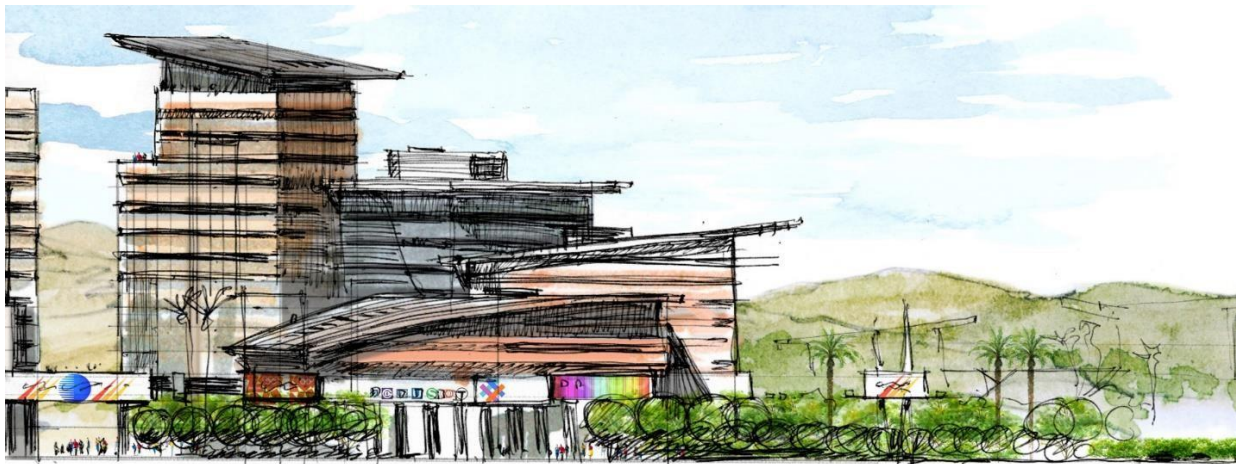
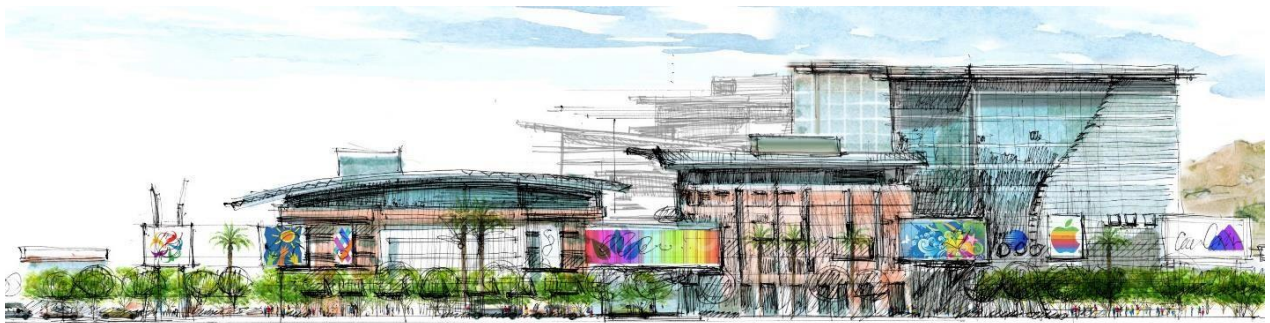
Pedestrian crossing areas shall have different colors, textures or material used to define these areas. Use one of the following methods:

- Stamped concrete
- Interlocking concrete pavers
- Stained concrete
- Integral colored concrete.
- Or other acceptable method as approved by the Planning Division.
- All nonstandard materials used within public right-of-way will be maintained by the developer via an approved Developer Maintenance Agreement with the City. All materials within the Pedestrian crossing shall meet ADA requirements and may not create a significant noise issue with vehicle traffic.

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Architectural Concepts



8. Landscape Design

Landscaping within the Vision 2 PAD will enable the Architecture to fit appropriately to the land. The Declarant wishes to promote a landscape that is sensitive to the desert environment and respectful to water resources while still being attractive. The purpose of the Landscape Standards section is to provide a baseline requirement for landscape improvements and establish a common landscape theme for the development as a whole.

The pedestrian experience is fundamental to Vision 2's success. Landscaping will soften edges between adjacent public and/or private streets and Urban Architecture and will provide pedestrian shading. The landscaping will strive to provide a pleasant pedestrian experience by utilizing a combination of desert adapted trees that work in an urban setting with ornamental trees along landscape medians and places that are in visually strategic locations. Trees combined with architectural shading features in some locations will attempt to manage the intense heat of a Glendale summer.

The project's landscape areas are planned with varying levels of treatments appropriate to their use and functionality (Figure H: Streetscape Character Plan) for specific landscape areas. All plant material within roadway sight visibility triangles shall be a maximum of 18" at full growth height.

Urban Streetscape (Glendale Avenue, 99th Avenue, & Ballpark Boulevard)

The Urban Streetscape will set the tone for the development's appearance from the perimeter and/or public's visual point as well as from adjacent properties and provide an attractive edge treatment in order to define the high-quality nature of the Vision 2 development. An appropriate mix of canopy trees, groundcovers and shrubs provided between street and sidewalk, and between the sidewalk and parking or building areas, can create the desired attractive, comfortable pedestrian environment, while maintaining the native desert feel desired within the project. Landscaped berms and undulating landforms used in conjunction with vegetation are encouraged to provide both visual interest and screening of parking, maneuvering and utility areas.

The following standards shall apply along the Urban Streetscapes:

- 1) Landscaping within perimeter arterial landscape buffer areas shall incorporate an appropriate mix of shade trees along all property lines.
- 2) Trees shall be spaced at twenty (20) feet on center as an average with five (5) shrubs per tree and a minimum fifty percent (50%) groundcover.
- 3) A mix of tree sizes shall be used in this area; Two (2) inch caliper trees fifty percent (50%) of the total; three (3) inch caliper trees shall be the other fifty percent (50%) (This caliper of trees shall be in accordance with the Arizona Nurseryman's Association Standards).
- 4) Urban Streetscape buffer dimensions are a minimum of twenty (20) feet from the back of curb. Refer to Figures G and H, Streetscape Concept and Streetscape Character Plan.
- 5) Turf may be used within Arterial landscape zones.

Urban Entry Streetscape

The project includes 5 project “gateway” entries along Ballpark Boulevard, 99th Avenue and Glendale Avenue. These gateway entrances will be used as the primary access to general circulation routes within the Vision 2 development and will be designed to create an enhanced sense of arrival for the users into the development. Additional direct access to specific uses within the development and parking areas will be provided via the internal roadway network. Landscape treatments shall be comprised of mature specimen trees (3-inch caliper or greater) and dense mass plantings of flowering shrubs, groundcover, and accent cacti plantings.

The following standards shall apply:

- 1) Landscaping within the entry landscape areas shall incorporate an approximate mix of shade trees.
- 2) Tree quantities shall be determined by meeting average tree spacing for that particular street frontage twenty (20) feet on center as an average spacing with five (5) shrubs per tree a minimum fifty percent (50%) groundcover.
- 3) The mix of tree sizes that shall be used in this area: minimum three (3) inch caliper trees for fifty percent (50%) of the total; minimum four (4) inch caliper trees for the other fifty percent (50%); Caliper size shall be in accordance with the Arizona Nurseryman’s Association Standards.
- 4) Main Entry Landscape treatments at along Ballpark Boulevard, 99th Avenue and Glendale Avenue shall be a minimum of 3,000 square feet of landscape area at each corner with a minimum width dimension of twenty (20) feet and located on both corners of the entry roads.
- 5) Turf may be used at Entry landscape zones.
- 6) All plant material within roadway sight visibility triangles shall be a maximum of 18” at full growth height.

Urban Square Landscape

Streetscape plans shall be provided for all internal streets. The landscape shall match the adjacent streetscape in type of material, density, and size and is subject to minimum standards as set forth in the City of Glendale landscape requirements, except as modified below. All roadways within the project boundary are considered collector streets and shall comply with Collector Landscape guidelines below. The streetscape shall be developed to provide for a visually appealing “boulevard” landscape theme that provides an enhanced streetscape and one that is friendly to pedestrians. Street trees may be planted in clustered arrangements in order to provide sight corridors to signage and building entrances. Where possible, an offsetting double row of trees shall be planted to provide added shade for pedestrians where sidewalks are detached. Driveway entrances into individual parcels shall be treated with enhanced landscape treatments similar to the Entry Landscape requirements previously described but on a smaller scale. Landscape berms and undulating landforms used in conjunction with vegetation are encouraged to provide both visual interest and screening of parking, maneuvering and utility areas.

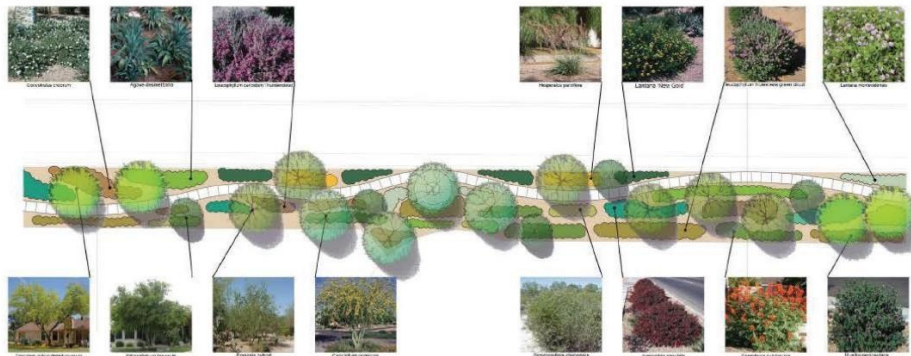
The following standards shall apply for Interior Urban Square Roadways:

- 1) Landscaping along Interior Urban Square Roadways shall incorporate an appropriate mix of shade trees along all street frontages.

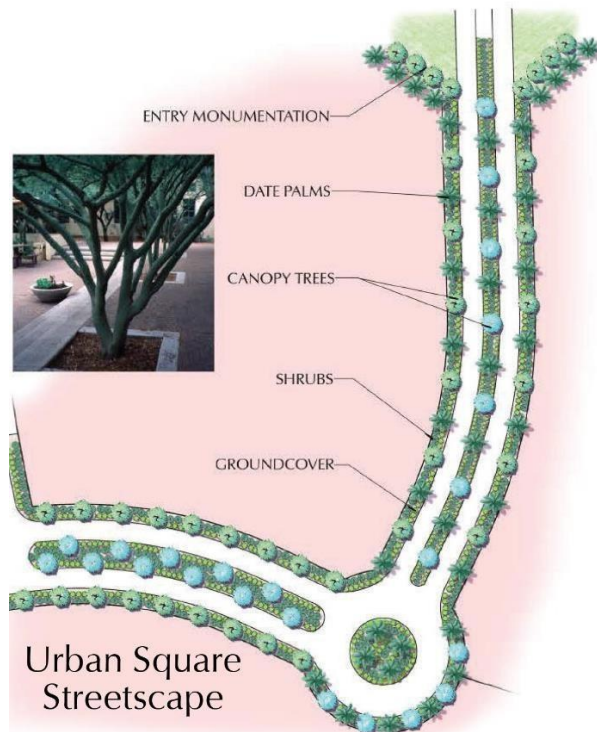
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- 2) Tree quantities shall be determined by meeting average tree spacing for that street frontage equaling twenty (20) feet on center as an average spacing with five (5) shrubs per tree and a minimum fifty percent (50%) groundcover.
- 3) A mix of tree sizes shall be used in this area; two (2) inch caliper trees for fifty percent (50%) of the total; three (3) inch caliper trees for the remaining fifty percent (50%) (Caliper sizes shall be in accordance with the Arizona Nurseryman's Association Standards).
- 4) Urban Square Landscape buffer dimensions are a minimum of ten (10) feet from back of curb. Refer to Figures G and H, Streetscape Concept and Streetscape Character Plan.
- 5) Turf may be used within Arterial landscape zones.
- 6) All plant material within roadway sight visibility triangles shall be a maximum of 18" at full growth height.



Urban Streetscape



Urban Square
Streetscape

Urban Entry
Streetscape



Parking Lot Landscape

Parking lots shall be landscaped to mitigate their visual impact to the site. Landscape for the parking lots shall be classified into two categories:

- a. Buffer areas that surround the perimeter of the parking lots. Buffer areas shall be a minimum of fifteen (15') inches in width and be planted with a minimum of one (1) two (2) inch caliper trees and five (5) 5-gallon shrubs for every 400 s.f. of landscape area.
- c. Interior landscape within the parking lots. A minimum of 1- two (2) inch caliper trees for every 8 parking spaces. Landscape islands shall contain a minimum of one tree per parking stall depth and be a minimum of 8' in width.
- d. Landscaping in frontage areas used for parking intended to screen vehicles and maintain an attractive streetscape throughout the Property. In frontage area uses for parking, trees will be planted at a minimum of 1 tree per thirty (30) lineal foot.
- e. All non-paved areas within or surrounding the parking lots shall be planted with 50% live ground cover. Decorative rock (decomposed granite) is required in all landscape areas with the exception of turf. All decomposed granite shall be the approved Cobble (Express Brown) or equivalent. Any other material may be permitted as reviewed and approved by the City of Glendale Development Services Department-Planning.

Screening

In addition to any requirements for screen walls, landscaping shall be used to provide screening of loading area, refuse collection areas, electrical equipment, and other exterior equipment. Shrubbery reaching a mature height of three (3) to four (4) feet and/or vines shall be planted on the public side of screen walls to reduce the visual impact of such screen walls.

Landscape Installation

Each Owner shall be responsible for the installation and ongoing maintenance of landscaping within the landscape setbacks, and parcel site.

Amenity/Common Space Landscape

Vision 2 will provide a lush pedestrian walking network through the Master Development. The Vision 2 Master Plan will also provide an appropriately 1.3-acre park to be located at the northwest corner of 99th Avenue and Ballpark Boulevard. The park will be open to the public but maintained by the Master Plan Developers.

Vision 2

Planned Area Development
Project Narrative



Amenity/Common Space Landscape



Common Space landscape requirements are as follows

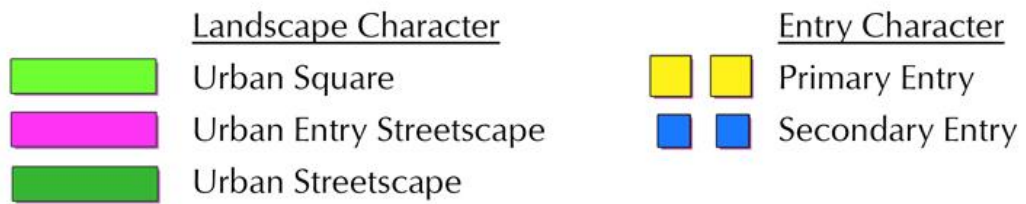
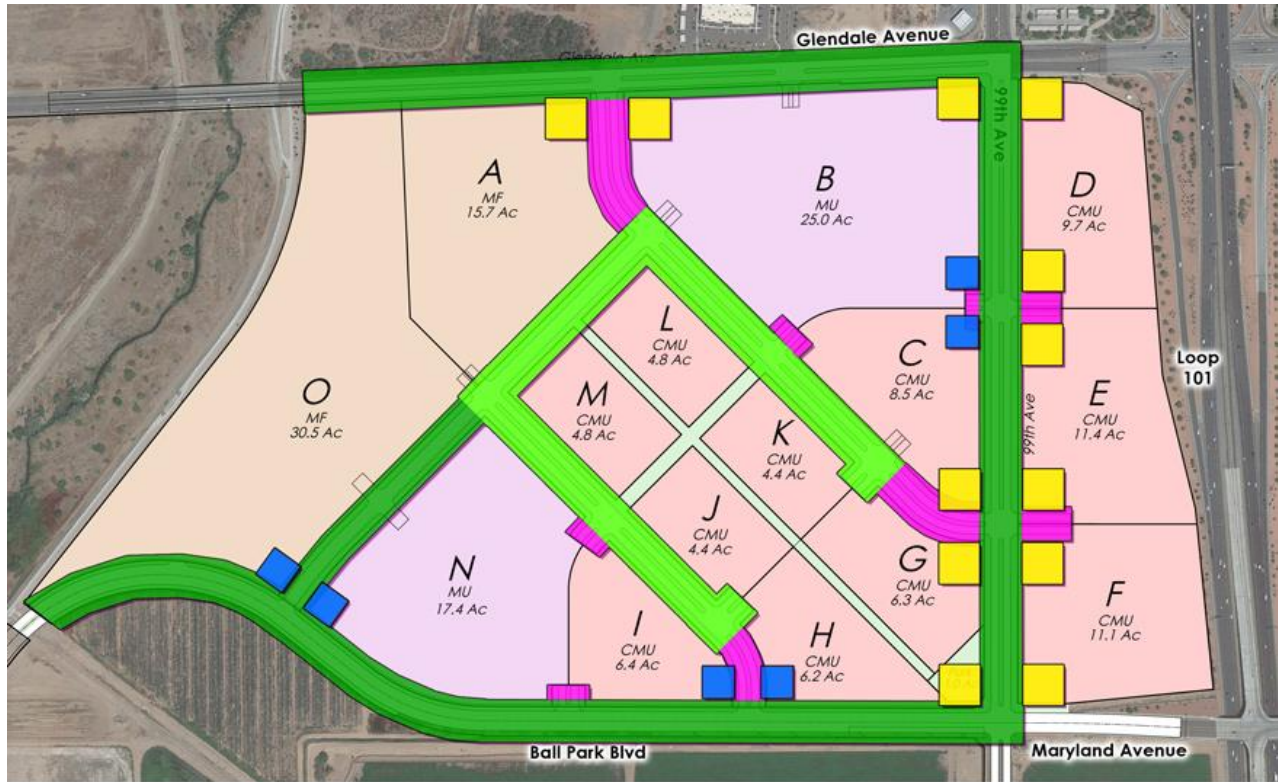
- a. A minimum of one two (2) inch caliper trees for every 600 s.f. of total landscape area.
- b. Minimum of five (5) 5-gallon shrubs for every tree per area requirements (all others 1-gallon).
- c. 1-gallon groundcover.
- d. 50 percent live groundcover
- e. Turf is limited to a maximum of 50% of the total landscape area. Turf is recommended in useable and visually significant areas only.
- f. Decorative rock (decomposed granite) is required in all landscape areas with the exception of turf. All decomposed granite shall be the approved (Express Brown) or equivalent. Any other material may be permitted as reviewed and approved by the City of Glendale Planning and Development Services.
- g. Any pre-approved Palm trees shall be a minimum of 20' in height at the time of planting.
- h. All landscape shall be irrigated with an automatic in-ground irrigation system. All planting shall be required to have underground drip irrigation and turf shall have underground-mounted spray heads. Each development will provide a pedestrian and bicycle linkage throughout the PAD development to create a cohesive walking.

General Guidelines for the Entire Development:

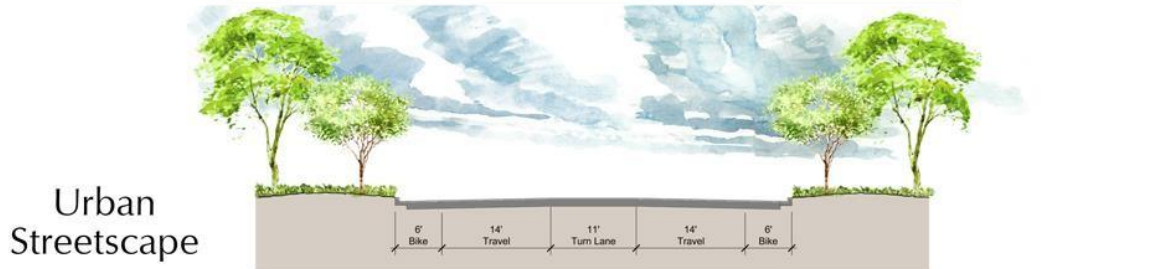
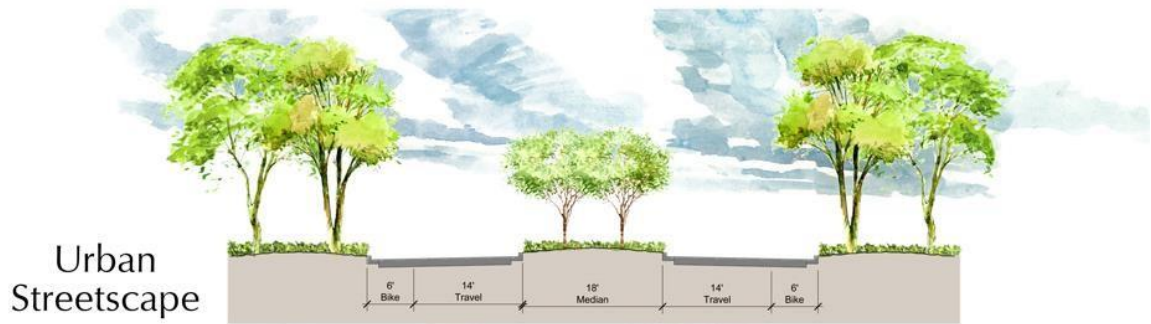
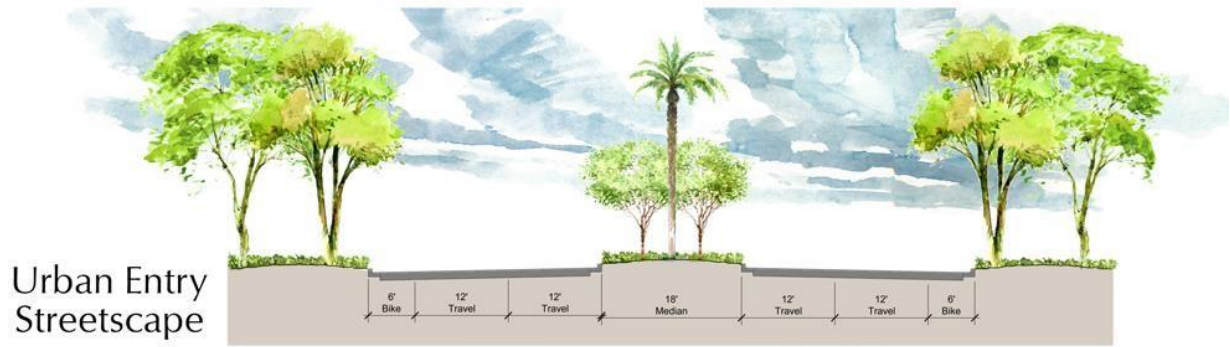
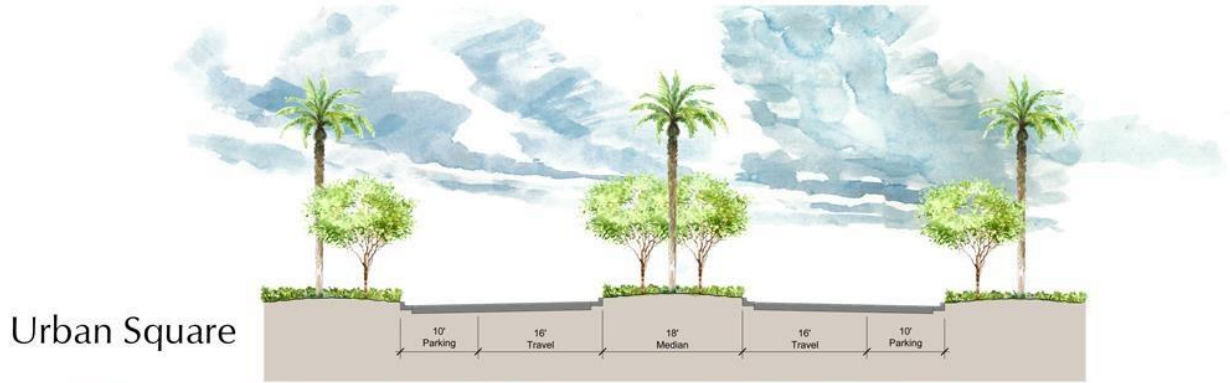
- Adjust planting locations to maintain a planting distance of 15 feet from all underground utilities.
- No material planted within 6 feet of the end of street median islands. Certain points around a node's circumference will not block traffic view triangles.
- No multi-trunk or low-breaking trunk trees to be planted in areas less than 10 feet in width and/or at the end of the street median island.
- No vines or spreading ground cover plant material within 5 feet of curb or sidewalk.
- No shrubs with a mature height of 3 feet to be installed on street median islands or within 10 feet of curb on right-of-way.
- Plant material to be placed in groupings with adequate open space for service vehicle parking.

Streetscape Character Plan

The following Streetscape Character Plan is a guide, but the final design of the streets will be set forth in the Vision 2 Master Plan.



Streetscape Character Elevations



Vision 2

Planned Area Development
Project Narrative



Parcel Open Space/Amenity Design Standards

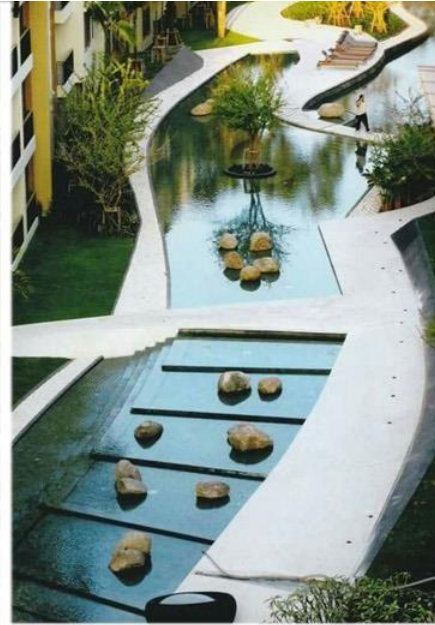
Open Space shall be a minimum overall open space to be no less than 10% within Parcel’s B through N and 15% in Parcel’s A and O.

Parcel	Preferred Uses	Minimum Landscape Area Improvements Per Parcel	Active Park/ Amenity
A	Very High Density Residential	15%	1
B	Mixed Use	10%	0
C	Mixed Use	10%	0
D	Mixed Use	10%	0
E	Mixed Use	10%	0
F	Mixed Use	10%	0
G	Mixed Use	10%	0
H	Mixed Use	10%	0
I	Mixed Use	10%	0
J	Mixed Use	10%	0
K	Mixed Use	10%	0
L	Mixed Use	10%	0
M	Mixed Use	10%	0
N	Mixed Use	10%	1
O	High Density Residential	15%	1

Vision 2

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Project Narrative

Landscape Architectural & Public Spaces Concept



Public Art

At a minimum main entrance points will provide visual public art. Development of specific Parcels, as identified below, requires artwork, sculpture, or other types of architectural elements to be incorporated at the intersection of the developments to reflect main entrance features.

Parcels:

Parcels A and B along the main entrance of Glendale Avenue

Parcels N and I along the main entrance of Ballpark Boulevard

The following provides the general design principles for each public art type anticipated for Vision 2. While not all public art types can be envisioned at this time, the intent of the following information is to provide a representative list of potential public art installations. Public Art types listed below are not intended to restrict the form and type of interpretive expression, including but not limited to sculpture, murals or paintings, hybrid forms of expression, lighting, earthworks, and temporary installations.

In all cases, public art is artwork displayed in publicly accessible spaces and buildings. Art can take on many forms and is typically created by a professional artist. Public Art displayed at Vision 2 must be appropriate for the particular location, Permanent installation themes and concepts may reflect elements of the Dessert style and/or uses and activities on site.

Public art may require additional approvals from the City of Glendale.

Public Art Type:

Grand Scale: Monuments, statuary, sculpture, fountains, or other elements intended to be viewed from within Vision 2 as well as viewed from off-site.

Art Height:

Maximum of 80 feet

Setback from Property lines:

Minimum: equal to the height of the art installation or required buffering, whichever distance is greater.

Pedestrian Scale Elements: Artist-created site furnishings, smaller sculpture, monuments,

Art Height:

Maximum of 25 feet

Setback from Property lines:

Minimum: equal to the half of the height of the art installation or required buffering, whichever distance is greater.

Environmental/Ecological Art: These artworks may incorporate elements that artistically demonstrate sustainable practices such as water conservation, energy efficiencies, energy production,

adaptive re-use, or recycling.

Art Height:

Maximum of 50 feet

Setback from Property lines:

Minimum: equal to the height of the art installation or required buffering, whichever distance is greater.

Rotating /Seasonal Art Installations: These artworks are intended for a limited display or are temporary in nature, seeking to enliven the urban landscape with dynamic visual experiences for visitors, create more venues for artwork display within Vision 2, educating the public and providing a cultural draw.

Art Height:

Maximum of 50 feet

Setback from Property lines:

Minimum: equal to the height of the art installation or required buffering, whichever distance is greater.

Vision 2

Planned Area Development
Project Narrative

Landscape Architectural & Public Spaces Concept



Landscape Plant Palette

The following plants are approved for use in all areas throughout Vision 2.

Trees located along arterial streets are restricted to appropriate pedestrian shade trees, identified with an asterisk mark to assure lush pedestrian shading.

Provide street trees no more than forty feet on center maximum. The street trees shall meet city standards for installation, species types and size with the following exception for trees along arterial streets in which the tree caliber will be 35% at 2 to 3 inches or larger and the remaining calibers will be 4 to 5 inches at 65%.

Landscape Maintenance shall be the responsibility of the property owner(s) of each parcel or the Property Owners Association for common open spaces and landscaping in the Right of Way.

* Only these types of trees are allowed along arterial streets

TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Acacia aneura 'Mulga'	Acacia Aneura
* Cercidium (see Parkinsonia)	Palo Verde
Chilopsis linearis	Desert Willow
Chilopsis linearis 'Bubba'	Desert Willow
Chilopsis linearis 'Lucretia Hamilton'	Desert Willow
Chitalpa tashkentensis	Chitalpa
* Dalbergia sissoo	Indian Rosewood
Fraxinus velutina 'Bonita'	Bonita Ash
* Fraxinus velutina 'Fan-tex'	Fan-tex Ash
Jacaranda acutifolia / Jacaranda mimosifolia	Jacaranda
* Olneya tesota	Ironwood
* Parkinsonia floridum	Blue Palo Verde
* Parkinsonia hybrid 'Desert Museum'	Desert Museum Palo Verde
Parkinsonia microphyllum	Foothills Palo Verde
* Pistacia atlantica x Intergerima	Red Push Pistache
Pistacia vera L.	Pistachio

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Prosopis glandulosa

* *Prosopis hybrid 'Glendale'*

Prosopis pubescens

Prosopis velutina

* *Quercus virginiana*

Tipuana Tipu

* *Ulmus parvifolia*

* *Ulmus parvifolia* Allee

Vitex agnus-castus

Canariensis

Dactylifera

Caesalpinia cacalaco

Citrus sp.

Cordia boissierii

Nerium oleander 'Sister Agnes'

Pistacia lentiscu

Pithecellobium flexicaule

*Prunus cerasifea**Pithecellobium flexicaule*

Honey Mesquite

Glendale Mesquite, Argentine Mesquite, Thornless

South American Mesquite, Chilean Mesquite

Screwbean Mesquite

Velvet Mesquite

Live Oak

Tipu

Chinese Elm

Chinese Elm Allee, Chinese Elm Bosque

Chaste Tree

Canary Island Date Palm

Date Palm

Cascalote

Citrus Tree

Texas Olive

Giant White Oleander

Mastic Tree

Texas Ebony

Purple Leaf Plum Texas Ebony

SHRUBS

BOTANICAL NAME

COMMON NAME

<i>Acacia craspedocarpa</i>	Leather Leaf Acacia
<i>Alyogyne huegelii</i>	Blue Hibiscus
<i>Ambrosia abrosoides</i>	Giant Bursage
<i>Ambrosia deltoidea</i>	Bursage
<i>Anisicathus quadrifidus</i>	Mountain Flame
<i>Atriplex canescens</i>	Fourwing Saltbrush
<i>Atriplex lentiformis</i>	Quail Bush
<i>Buddleia marrubifolia</i>	Woolly Butterfly Bush
<i>Buxus m. japonica</i>	Japanese Boxwood
<i>Caesalpinia gilliesii</i>	Mexican Bird of Paradise
<i>Caesalpinia mexicana</i>	Yellow Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Desert Bird of Paradise
<i>Calliandra californica</i>	Red Fairy Duster
<i>Calliandra eriophylla</i>	Native Fairy Duster
<i>Callistemon citrinus</i> 'Little John'	Little John
<i>Carissa grandiflora</i> 'Compacta'	Natal Plum
<i>Cassia artemisoides</i>	Silver Cassia
<i>Celtis pallida</i>	Desert Hackberry
<i>Cordia parvifolia</i>	Littleleaf Olive
<i>Dalea frutescens</i>	Black Dalea
<i>Dalea pulchra</i>	Indigo Bush
<i>Dodonaea viscosa</i>	Hopbush
<i>Dodonaea viscosa</i> 'Purpurea'	Purple-leafed Hopbush
<i>Encelia farinosa</i>	Brittlebush
<i>Ephedra viridis</i>	Mormon Tea
<i>Ericameria laricifolia</i>	Turpentine Bush

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Project Narrative

<i>Euphorbia biglandulosa</i>	Gopher Plant
<i>Gaura lindheimerii</i>	Whirling Butterflies 'white'
<i>Hibiscus rosa-sinensis</i>	Hibiscus
<i>Hyptis emoryi</i>	Desert Lavender
<i>Jasminum sambac</i>	Jasmine
<i>Justicia californica</i>	Chuparosa
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Larrea tridentata</i>	Creosote
<i>Leucophyllum</i> sp.	Sage
<i>Leucophyllum frutescens</i>	Texas Ranger
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum zygophyllum</i> 'Cimarron'	Cimarron Texas Ranger
<i>Myrtus boetica</i>	Twisted Myrtle
<i>Myrtus communis</i>	Myrtle
<i>Nerium oleander</i> Dwarf	Dwarf Oleander
<i>Nerium oleander</i>	Common Oleander
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Psilostrophe cooperi</i>	Paperflower
<i>Rhus ovata</i>	Sugarbush
<i>Rhus virens</i>	Evergreen Sumac
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Upright Rosemary
<i>Ruellia brittoniana</i>	Ruellia
<i>Ruellia peninsularis</i>	Baja Ruellia
<i>Russellia equisetiformis</i>	Coral Fountain
<i>Salvia coccinea</i>	Scarlet Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Sambucus mexicana</i>	Mexican Elderberry
<i>Senna covesii</i>	Desert Senna
<i>Simmondsia chinensis</i>	Jojoba

Tecomaria capensis	Cape Honeysuckle
Tecoma stans	Yellow Tecoma Stans
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans
Vauquelinia californica	Arizona Rosewood
Viguera deltoidea	Goldeneye
Xylosma congesta 'Compacta'	Compact Xylosma
Ziziphus obtusifolia	Grey Thorn

ACCENTS

BOTANICAL NAME

COMMON NAME

Agave sp.	Agave
Aloe barbadensis	Yellow Aloe
Aloe x 'Blue Elf'	Blue Elf Aloe
Aloe sp.	Aloe
Asclepias subulata	Desert Milkweed
Asparagus densiflorus 'foxtail'	Asparagus Fern
Carnegieia gigantea	Saguaro
Cereus peruvianus	Night Blooming Cereus
Cycas revolta	Sago Palm
Dasyllirion quadrangulatum	Toothless Desert Spoon
Dasyllirion texanum	Green Desert Spoon
Dasyllirion wheelerii	Desert Spoon
Dietes bicolor	Fortnight Lily
Echinocactus grusonii	Golden Barrel Cactus
Echinocerus engelmannii	Hedgehog Cactus
Eremophila prostrata 'outback sunrise'	Outback Sunrise
Euphorbia antisiphilitica	Candelilla
Ferocactus wislizenii	Native Barrel Cactus

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Fouquieria splendens	Ocotillo - seed grown
Hemerocallis sp.	Daylily
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe nocturna	Night blooming hesperaloe
Hesperaloe parviflora	Yellow/Red Yucca
Hesperaloe parviflora var 'Brakelight'	Brakelight Red Yucca
Lophocereus schottii fa. Monstrosus	Totem Pole Cactus
Manfreda masculosa	Manfreda
Opuntia sp.	Prickly Pear
Opuntia acanthocarpa	Buckhorn Cholla
Opuntia basilaris	Beavertail Prickly Pear
Opuntia engelmannii	Native Prickly Pear
Opuntia ficus-indica	Indian Fig Prickly Pear
Opuntia fulgida	Chainfruit Cholla
Opuntia santa-rita	Purple Prickly Pear
Opuntia spinoslor	Cane Cholla
Pachycereus marginatus	Mexican Organ Pipe
Pedilanthus macrocarpus	Lady Slipper
Rosa sp.	Rose
Stenocereus thurberi	Organ Pipe Cactus
Strelitzia reginae	Tropical Bird of Paradise
Trachelospermum jasminoides	Star Jasmine
Yucca aloifolia	Spanish Bayonet
Yucca baccata	Banana Yucca
Yucca pallida	Pale Leaf Yucca
Yucca recurvifolia	Curve Leaf Yucca
Yuccan rostrata	specimen
Yucca rupicola	Twisted Leaf Yucca
Common Succulents	Common Succulents (in pots or defined beds)
Common Fruits and Vegetables	Edible Garden Plants (in pots or defined beds)

PERENNIALS and GROUNDCOVERS

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Acacia redolens	Prostrate Acacia
Baileya multiradiata	Desert Marigold
Bulbine frutescens	Bulbine
Convolvulus cneorum	Bush Morning Glory
Dalea captata 'Sierra Gold'	Dalea
Dyssodia acerosa	Shrubby Dogweed
Dyssodia pentachaeta	Dogweed
Echinacea purpurea	Coneflower
Eschscholzia californica sp. Mexicana	Mexican Gold Poppy
Gazania rigens 'Sun Gold'	Gazania sp.
Lantana camara 'New Gold'	Lantana
Lantana montevidensis	Lantana
Lantana camara 'Radiation'	Lantana
Lavender sp.	Lavender
Liriope muscari	Lilyturf
Lupinus sparsiflorus	Desert Lupine
Melampodium leucanthum	Blackfoot Daisy
Penstemon parryii	Parry Penstemon
Penstemon sp.	Penstemon
Portulacaria afra	Elephant Food
Ratibida columnifera	Mexican Hat
Rosmarinus officinalis Prostratal	Prostrate Rosemary
Sphaeralcea ambigua	Desert Globemallow
Sphagneticola trilobata	Yellow Dot
Setcreasea pallida	Purple Heart
Tetranauris acaulis	Angelita Daisy

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Verbena gooddingii
Verbena pulchella
Zephyranthes candida
Common Annuals (to season)

Native Verbena
Verbena
White Rain Lily
Colorful Annuals (in pots or defined beds)

GRASSES

BOTANICAL NAME

COMMON NAME

Aristida purpurea	Purple Three Awn
Bouteloua curtipendula	Sideouts Grama
Bouteloua gracilis	Blue Grama
Bouteloua gracilis 'Blond Ambition'	Blond Ambition Blue Grama
Cynodon dactylon Hybrid	Hybrid Bermuda
Distichlis spicata	Saltgrass
Lolium sp.	Rye Grass (seasonal only)
Muhlenbergia capillaris	Regal Mist
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deergrass
Muhlenbergia rigens 'Nashville'	Nashville Deergrass
Nolina sp.	Beargrass
Paspalum Vaginatatum	Seashore Paspalum
Sporobolus airoides	Alkali Sacaton
Sporobolus cryptandrus	Sand Dropseed

VINES

BOTANICAL NAME

COMMON NAME

Antigonon leptopus	Queen's Wreath Vine
Bougainvillea spp.	Bougainvillea
Campsis radicans	Trumpet Vine

<i>Ficus pumila</i>	Creeping Fig Vine
<i>Gelsemium sempervirens</i>	Caroline Jasmine
<i>Hardendergia violacea</i>	Lilac Vine
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Macfadyena unguis-cati</i>	Cat's Claw
<i>Mascagnia macroptera</i>	Yellow Orchid Vine
<i>Parthenocissus</i> sp. Hacienda	Hacienda Creeper
<i>Passiflora caerulea</i>	Passion Vine
<i>Podranea ricasoliana</i>	Pink Trumpet Vine
<i>Rosa banksiae</i>	Lady Banks Rose
<i>Solanum jasminoides</i>	White Potato Vine
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Vigna caracalla</i>	Snail Vine
<i>Vitis</i> sp. 'Roger's Red'	Roger's Red Vine (grape)

PROHIBITED PLANT LIST

BOTANICAL NAME

COMMON NAME

<i>Baccharis sarathroides</i>	Desert Broom
<i>Brassica tournefortii</i>	Saharan Mustard
<i>Bromus rubens</i>	Red Bromegrass
<i>Casuarina</i> species	Beefwood
<i>Centaurea melitensis</i>	Malta Starthistle
<i>Chamaecyparis</i> species	False Cypress
<i>Cynodon dactylon</i>	Common Bermuda Grass
<i>Grevillea robusta</i>	Silk Oak
<i>Pennisetum ciliare</i>	Buffel Grass
<i>Tamarix aphylla</i>	Tamarisk or Salt Cedar
<i>Olea Europea</i>	Swan Hill Olive
<i>Morus Alba</i>	White Mulberry

9. Signage

A. Intent

The main objective of the signage program for the Vision 2 PAD is to build in criteria for high quality signage consistent with this urban style mixed use project and yet also allow for flexibility to respond to changing conditions and newer designs over the many years of build-out. The Vision 2 PAD will also create the avenue to encourage creative development with signage that is vibrant, charismatic, and potentially unique. A general framework is provided in this Vision 2PAD is to ensure that the designs are appropriate for the project as a whole. Signage should not only include text that identifies the name of the business, but also incorporates the use of graphics and forms that provide identity, where appropriate, for commercial clients.

As this Property is primarily an urban type of land use with a board range in the tenant mix, signs will vary in size and intensity to engage the vehicular visitor first from the freeway, then through the arterial street system and finally through an internal street system. Long distance recognition and viewing opportunities will be accomplished by large-scale project identification and major tenant recognition with appropriate size to allow for safe driving along freeway and major collector designated city streets. At the perimeter of the site, signs shall be designed to be easily read from both adjacent freeways and arterial streets. Signs along the 101 freeway may advertise both on-site and off-site uses and shall therefore conform to the requirements of the Glendale Zoning Ordinance (as currently in effect), except where modified by the regulations contained herein. Interior signs (those signs that cannot be seen from the perimeter of the Property) on private parcel sites, lots, or private streets will not be regulated by the City, unless otherwise specified herein, except to the extent that electrical permits may be required by the City of Glendale. All signs shall be regulated by the Signage Design Guidelines set forth in the Vision 2PAD under the governance of the Developers and the construction rules and permitting as adopted by the City.

This section shall not apply to signs erected or maintained by a governmental body including, but not limited to, traffic signs, warning signs, railroad crossing signs, and signs of a noncommercial nature required by public laws, ordinances, or statutes.

Finalization of location and design of signs final approval will be reviewed and approved by the City.

B. Allowable Signs

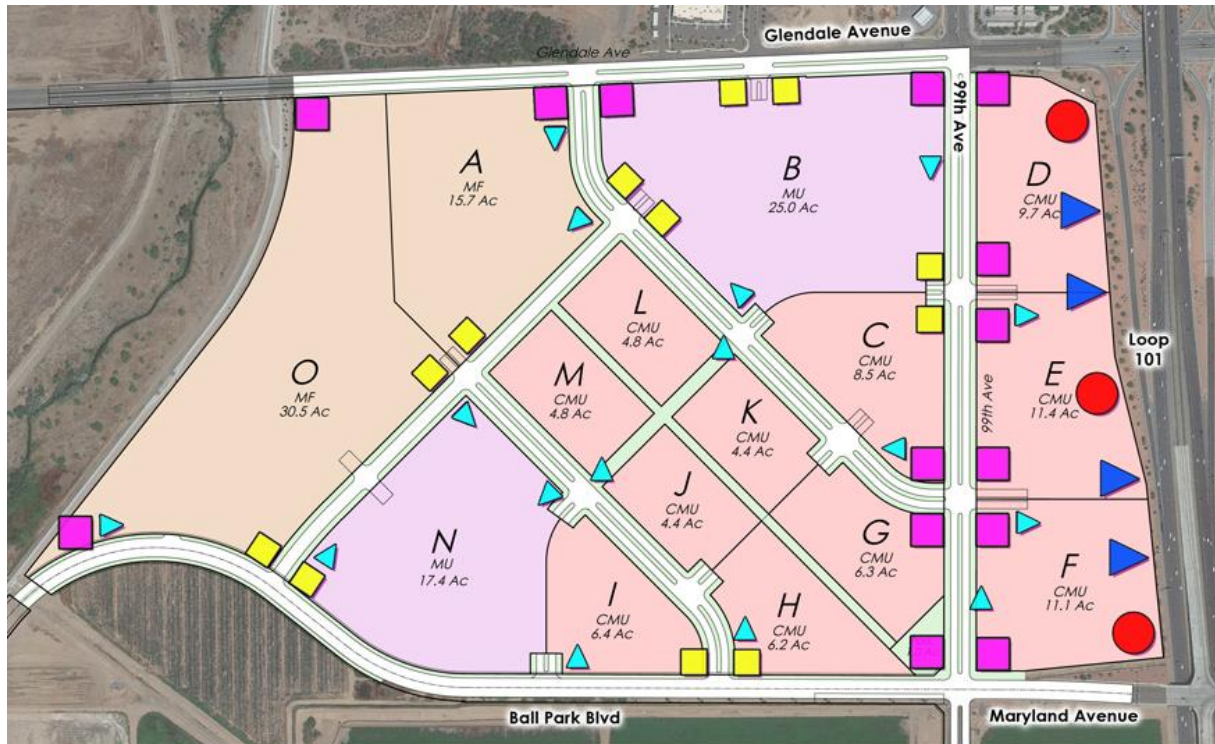
These provisions are also meant to ensure an overall consistency in signage that create a consistent and themed signage plan within the Property and the unique identities of the uses and tenants.

Signage will comply with the design parameters set forth in this PAD (including any referenced provision of the Zoning Ordinance). All signs shall be reviewed and approved by the Developer and/or its Assignee for conformance to design and quality standards.






The following signs, as well as signs otherwise permitted by the City, shall be permitted in the Vision 2PAD.

- Facia-mounted Signs
- Full Color Printed Media Signs
- Blade Signs (arcade types)
- Banners - site and project
- Painted Wall Signs (murals and tromp l'oeil)
- Window Graphic Signs
- Projecting Signs
- Electronic (Digital) Message Displays
- Kinetic Signs
- Sculptural Signs
- Exposed Neon Signs
- Off-Premises Advertising Signs
- 3D Extensions
- Aerial View Signs
- Awning | Canopy Signs

Signage Master Plan



Signage

-  Project Identity Landmark (Freeway)
-  Freeway Parcel Identification Pylon
-  Primary Project Identification Monument
-  Secondary Project Identification Monument
-  Project Directional/Directory Signs

C. Project Signage Types

1. Project Monuments

1.1 Project Identity Landmark (Freeway)

This landmark design may consist of one or multiple elements in composition, which will establish itself as an urban icon as the gateway to the project from both north and south along the Loop 101/Agua Fria Freeway. (Any Billboard signs, regulations shall adhere to the City's Zoning Ordinance for digital billboards).

- Landmark is restricted up to a maximum of sixty (60) feet in height maximum.
- Maximum signage area is limited to four hundred (400) square feet, lettering only, per sign face.

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- Sign to include the Vision 2 project identity logo. Logo to be sixty (60) square feet in area and will not count against the maximum signage area.
- Electronic message panels are allowed.
- 30° Maximum angle between sign faces. Backside area between primary sign faces may be utilized for signage but may not be in the form of electronic message panels.
- Spacing between landmarks shall be a minimum of one thousand (1,000) feet.
- Project Identity Landmark signs may promote any in-project elements, which may include businesses, products, events, or services available within the project, identify specific locations within the district, promote the project through for sale or lease information, provide wayfinding to the project, or provide public service announcements.

1.2 Freeway Parcel On-Site Advertising Only

A maximum of one (1) freeway Parcel identification sign per Parcel may be located adjacent to the Loop 101/Agua Fria Freeway. These signs will provide regional freeway identity for Vision 2 Master Plan. Signs may be either multiple or single tenant in design. Multiple tenant signage shall be limited to four (4) tenants' maximums with the following conditions. (These are not billboard signs).

- Freeway signs shall only be located on a property with a minimum of 500 lineal feet of frontage. Such signage must be located within three hundred (300) feet of and must be oriented with a Loop 101/Agua Fria Freeway viewing angle.
- Sign must include the Vision 2 logo. Logo to be thirty (30) square feet in area and will not count against the maximum signage area.
- Height is restricted to a maximum of fifty-four (54) feet as measured from grade.
- Maximum signage area is limited to two hundred (200) square feet for all tenant panels exclusive of Vision 2 logo.
- Spacing between identification pylons shall be a minimum of three hundred (300) feet.
- Signs shall be located a minimum of 30 feet away from the edge of any driving lanes.

1.3 Primary Project Identification Monument



Primary identification will occur as defined in Section D, Sign Matrices. These elements are to be located at primary project entries on Glendale Avenue, 99th Avenue, and Ballpark Boulevard. Monuments will be designed to integrate with the project's walls, architectural designs, streetlights, and other wayfinding elements. They are sized to vehicular scale and will support the overall visual character of the development. These signs shall identify the project or parcel by use secondary to and in association with the Vision 2 identity. (Medical Office Park, Technology Center, Business Park, etc.)

- Parcels with ten (10) or more acres are allowed to use their corporate identity with Vision 2 as the secondary message, with the Master Developer's and/or its Assignee's approval.
- Height is restricted to a maximum of fifteen (15) feet.
- Maximum signage area is limited to one-hundred and fifty (150) square feet, including the immediate background, to provide competitive signage opportunities to adjacent projects.

1.4 Secondary Project Identification Monument



Secondary identification along Ballpark Boulevard, 99th Avenue and Glendale Avenue. will occur as defined in Section D, Sign Matrices. Smaller in scale than the primary monuments, these signs will also be designed to integrate with the Center's site walls, streetlights, and wayfinding elements. They are sized to vehicular scale and will support the overall visual character of the development (while smaller in scale) that delineates secondary entrances into the overall project.

- Height is restricted to a maximum of ten (10) feet.
- Maximum signage area is limited to one hundred (100) square feet, including the immediate background, to provide competitive signage opportunities to adjacent

1.5 Project Directional/Directory Signs



In general, the signage will be at vehicular scale and follow the sizes and heights for community roadway standards and as defined in Section D, Sign Matrices. This type of signage is allowed once off the main roadways. Vehicular and pedestrian oriented directional can be used along all future internal arterial type of roads of the Center.

Wayfinding and directional signage shall be seamlessly integrated with the overall project identity signage design, using colors and materials that are appropriate for their signage type and use.

- All wayfinding signage will be primarily free-standing post and panels in form or attached to street lighting/furnishings.
- Height shall be limited up to a maximum of eight (8) feet in height.
- Sign area shall be limited up to a maximum of forty (40) square feet in area.
- This type of signage can also include private street signs in larger developments.

1.6 Project Banners

Developers of individual Parcels can display Developer Banners throughout the project on major and minor streets and roadways, multi- use parking lots, light poles, storefronts, and public spaces. Banners are incorporated into the development to provide color, seasonal graphics and project identity and promotions. Parcel Developer Banners time allowance is: 30 days up to 4 times a year. Not allowed on public streets, in R-O- W, Nothing not within private properties.

- Banners are allowed to be vinyl, nylon, or other durable fabrics with silk-screened, painted, printed, vinyl or other semi-permanent graphic applications.

- Banners are to be allowed on tendent space only for thirty (30) days, four (4) times a year, only allowed within private properties. Banners not allowed within public streets or ROW's.

2. Parcel/Tenant Identification Signage

Project/tenant identification for all individual parcels of either single owner/user facilities or multiple buildings with shared parking, ingress and egress locations that are not adjacent to the Loop 101/ Agua Fria Freeway. Signs and locations are not shown on the Project Sign Location Plan as they are specific to the individual parcel, its architectural design, materials, and tenant type and needs. Standards and restrictions are identified in Section D, Sign Matrices under "Tenant Freestanding Signs".

a) Freestanding Signage Frontage Requirements

This section sets forth the number and type of monument signs permitted on individual development parcels in Vision 2 in addition to building signage.

If such a parcel has more than one street front, the signage for each street shall be calculated separately depending on the length of each frontage.

If such a parcel contains either a 1.4 Project Identification Monument or 1.5 Secondary Project Identification/Monument at its corner, the frontage of that corner parcel shall not be included in the calculation of the street frontage for signs described in this section.

Any development parcel may display one (1) Primary Identification Sign for the first three hundred (300) feet, or portion thereof, of frontage and one (1) additional Primary Identification Sign for each additional full three hundred (300) feet of frontage.

Two (2) Secondary Identification Signs can be substituted for one (1) Primary Identification Sign, based on the spacing of one-hundred and fifty (150) feet between any other identification signs on the parcel. Unless otherwise noted, there shall be a minimum distance of one-hundred and fifty (150) feet between Identification Signs.

Unless otherwise noted, there shall be a minimum distance of one hundred (100) feet between the nearest Vision 2 Project Identification Monument and any adjacent Identification Signs.

All signs for corner parcels must comply with the visibility triangle restrictions at driveways as per the City of Glendale standards.

b) Corner Parcel Standards

Developments which are typically planned for corners at primary or secondary entry points to the project may have, in addition to the Vision 2 Project Identification Monument:

Parcels with less than one hundred (100) feet of frontage on either street may display one (1) Secondary Identification Sign per street front.

If a Project Identification Monument exists, there shall be no less than seventy-five (75) feet between the Secondary Identification Sign and the Project Identification Monument.

Parcels with at least one hundred (100) feet but less than three hundred (300) feet of frontage (per street) may have one (1) Primary Identification Sign on each street front, or two (2) Secondary Identification Signs per street frontage.

c) Single Tenant User Standards

For single tenant parcels with more than one street front, the signage for each street shall be calculated separately depending on the length of each frontage.

Single tenant parcels with less than one hundred (100) feet of frontage may display one (1) Secondary Identification Sign.

Single tenant parcels with between one hundred (100) and three hundred (300) feet of frontage may display one (1) Primary Identification Sign.

Single tenant parcels with more than three hundred (300) feet of frontage may display the same number and sizes of signs as a multiple-use parcel with the same frontage.

d) Multi-Tenant Standards

For multi-tenant parcels with more than one street front, the signage for each street shall be calculated separately depending on the length of each frontage.

Multi-tenant parcels with less than one hundred (100) feet of frontage may display one (1) multi-tenant Secondary Identification Sign.

Multi-tenant parcels with between one hundred (100) and three hundred (300) feet of frontage may display one (1) multi-tenant Primary Identification Sign.

Multi-tenant parcels with more than three hundred (300) feet of frontage may display one (1) multi-tenant Primary and one (1) multi-tenant Secondary Identification Sign for each additional full one-hundred fifty (150) feet of frontage.

For developments fifty (50) acres or greater, the primary signage shall be increased to a maximum height and size as outlined in Section D, Sign Matrices to provide competitive signage opportunities to adjacent projects. Spacing requirements remain the same. All signs must comply with all visibility triangle restrictions per City of Glendale Standards.

e) Electronic Reader Boards (On-Site Advertising). Allowed on Parcels D, E, and F only. One (1) per parcel allowed, not allowed on residential parcels.

The signs permitted as previously outlined for individual parcels and for on-site businesses may each contain up to a maximum of one hundred (100) square feet of animated message panel if square footage allows, and with written approval of the Developer. Frequency of change in the message,

and other restrictions shall adhere to the standards as outlined in the City Zoning Ordinance except as modified below.

2.1 Freestanding Parcel Identification (Less Than 12 Acres)

See Section D, Sign Matrices.

2.2 Freestanding Parcel Identification (12 to 50 Acres)

See Section D, Sign Matrices.

2.3 Freestanding Parcel Identification (More Than 50 Acres)

See Section D, Sign Matrices.

2.4 Freestanding Parcel, Public/Quasi-Public/Institutional Facilities

Individual parcel developments located along primary/arterial roadways adjacent to the project are allowed freestanding monumentation signage in addition to building signage.

2.5 Menu Boards (All Uses)

See Section D, Sign Matrices.

2.6 On-Site Parcel Directional (All Uses)

See Section D, Sign Matrices.

2.7 Electronic Message Panels (Freeway Mixed Use Only)

Electronic message displays for In-Project Uses and Off-Premises Uses are permitted by right as previously noted and shall be subject to the following conditions:

The sign copy image shall be static with no animation and with no flashing, blinking, or moving lights; In the transition between copy changes, there shall be no sense of movement from one image to the next.

Network time shall be made available on the digital sign faces to the City of Glendale for emergency messaging – messages to override all copy for one hour, then display for eight (8) seconds in every minute as long as needed.

In the event of an electronic malfunction the sign shall be shut off until repairs have been made to restore the electronic messaging system.

The sign copy changes shall not occur more frequently than every eight (8) seconds, unless otherwise specified by the City.

Dimmer on sign shall be set in the evening hours (from sunset to 11:00 PM.) not to exceed 300 NITS for signs that are fourteen (14) feet by forty-eight (48) feet and three hundred forty-two (342) NITS for signs that are ten (10) feet by thirty (30) feet to ensure compliance with current ordinance standard for illumination, unless otherwise specified by the City.

From 11:00 PM until sunrise all electronic message sign illumination shall be extinguished, and sign shall be equipped with automatic device to assure compliance. The only exception to this stipulation

will be for “Amber Alerts” and other governmental emergencies, unless otherwise specified by the City.

Off-Premises Signs shall also adhere to the standards as outlined in the City’s Zoning Ordinance (except that a use permit is not required, and except as modified in the Signage section of this PAD) in effect on the date of this Vision 2 PAD submittal.

3. Office/Commercial Tenant

Office/Commercial Tenant Building Signage

All signage types allowed in the current City sign ordinance, plus those outlined below are allowed for tenant identification, if appropriate to the architectural design of the building, and the general theme of the Vision 2. Signage concepts exceeding these ordinance regulations will require the written approval by the Developer for any Parcel.

Tenant identification signs should be designed to fit the building elevation architecture and overall environment in scale, placement, and style. Designs should complement the building color and finishes but should provide contrast for readability and support the project’s level of quality. Calculations from one elevation are not transferred to another.

All elevations of buildings are allowed signage.

3.1 Wall Signs Below Fifty-six (56) Feet

All office/commercial/campus and corporate facility parcels shall create tenant criteria programs for review and approval by the Developer that meet the following standards:

Designated sign locations in a maximum of controlled horizontal areas. Signage locations need not be located within a tenant’s leased space within the building.

Each business/tenant shall be allowed a maximum of three-fourths (3/4) square footage for each one (1) linear foot of business elevations, with a maximum limit of 25% of building elevation width.

Buildings with elevations located adjacent to the freeway shall be allowed one (1) square foot per one (1) lineal foot of the building’s freeway elevation only, with a maximum limit of 35% of building façade.

3.2. Wall Signs Fifty-six (56) Feet or Above

For all buildings fifty-six (56) feet or greater in height requesting signs at the upper level, signage shall be allowed by right, based on the following criteria:

The Developer for any Parcel written approval of the Parcel’s tenant signage criteria.

The area occupied by a wall sign erected fifty-six (56) feet or greater in height shall not exceed one (1) percent of the area of the overall elevation to which it is attached. This area shall not be counted against wall signage which may be placed on the building below fifty-six (56) feet.

A wall sign erected over fifty-six (56) feet in height shall be placed in the top ten (10) percent of the wall to which it is attached and shall not exceed sixty (60) percent of the width of the building face to which it is attached.

Signs fifty-six (56) feet or greater in height shall be limited to a maximum of two (2) tenants per building and a maximum of four (4) signs per building. Signage shall be restricted to either identification of the building or two tenants at the discretion of the Developer for any Parcel. For signs below fifty-six (56) feet, the requirements within 3.1 shall apply.

3.3 Aerial View Signs

Allowed.

4. Retail Tenant Building Signage

Tenant identification signs should be designed to fit the storefront architecture and overall environment. Designs should complement the building design, color and finishes but should provide contrast for readability, and level of quality.

Minimum allowed signage shall be fifty (50) square feet, and a maximum of based one and one-half (1.5) square feet per lineal foot of streetside building frontage.

Signage is allowed on the back side of retail tenant space when visible to other parking areas, or to primary or internal streets. Square footage shall be limited to one (1) square foot per each lineal foot of building elevation.

Measures shall be taken to use the most energy efficient and sustainable type of lighting sources.

All storefront lighting shall be baffled and concealed whenever possible. Where fixtures are exposed, they should contribute to the overall composition of the store front(s). All exposed lighting fixtures and their intensity shall be subject to approval by the Developer for any Parcel prior to applying for a signage permit.

Tungsten and halogen sources over seventy (70) watts and incandescent sources over one-hundred and fifty (150) watts shall be fully shielded from any adjacent single family residential neighborhood.

4.1 Projecting Building Signs (Flag Mounted)

Projecting building signs are those that hang or project more than twelve (12) inches from the building surface and are typically perpendicular to the facade.

These signs are allowed for all zoning parcels and shall follow these standards:

Projecting building signs are encouraged to be creative and relate thematically to the building tenant/establishment being advertised.

Projecting building signs must be mounted a minimum of nine (9) feet above finished floor/sidewalk area and may not project into any public rights-of-way.

Signs must be mounted to the building and cannot project off the building or piece of architecture more than six (6) feet, or as appropriate for the design of the building and the tenant location, identity standards and its relevance to the Parcels.

4.2. Awning/Canopy Signs

Awning and Canopy signs are typically mounted parallel to the building's street frontage. This type of signage and graphics is allowed on any and all awning/canopy surfaces if the awning or canopy structure has been approved by the Developer for any Parcel.

Awnings (non-rigid surfaces) may have printed, silk screened, or factory painted graphics on cloth type materials. Vinyl or plastic bases materials may use high performance vinyl applied in the field.

Canopies (rigid surfaces) may have hanging, surface mounted, top mounted or projecting letters off all surfaces of the structure.

4.3 Custom Cabinets

Creative designs and forms are encouraged. Unless part of a nationally registered and/or trademarked logo, rectangular shaped designs are prohibited without the approval of the Developer for such Parcel.

Custom cabinets feature multiple layered and sided cabinets with a mix of opaque and/or translucent backgrounds with various types of lettering, accents, and illumination methods, fabricated as single units.

Custom signs may be illuminated either internally, externally, or indirectly, or a combination or a combination thereof. When cabinet signs are used, the background surface(s) adjacent to the sign should be illuminated as well to provide definition of the sign's form.

4.4 Roof Signs

Not Allowed

4.5 Shingle/Arcade Signs

Retail and/or main-street type of developments may have shingle/arcade signs that advertise a business and help identify its entry for customers along covered pedestrian walkways

Each business will be allowed one (1) shingle/arcade sign at each patron entry point.

Signs will be mounted under an arcade, canopy or awning depending upon the architectural design.

Signs will be limited to six (6) square feet and the lowest point must be mounted a minimum of eighty (80) inches above grade.

Signs may have graphics on both sides so as to allow its reading from either direction. These signs do not count against tenant's signage allotment.

4.6 Window Signage/Graphics

Window signs shall not exceed thirty percent (30%) of each window area located on the ground floor of a building. Window areas separated by muntin's or mullions shall be considered as one continuous windowpane.

Window signage intent should be to augment the display of merchandise and be scaled proportionately to the architecture and the physical window opening.

Incidental signage for suite identification, use of credit/debit cards, hours of operation etc., may be included within this area

Window Signage/Graphics shall not count against the tenant's building signage allotment.

5. Temporary Signs

All temporary signage requires City approval.

A Temporary Sign Package demonstrating all proposed temporary signs shall be submitted to the Developer of any Parcel for review and approval prior to a submittal to the City for approval and any such signs being fabricated and installed on the site.

All temporary signs may be externally illuminated.

5.1 Freeway Project Land Sales Signs

Site, sale, and lease information along the Loop 101/Agua Fria Freeway for Vision 2 information. These signs are controlled exclusively by the Developer for any Parcel for use in sales and marketing of development parcels. Maximum height: 35', Maximum Area: 400sf, Maximum Text: 200 sf.

One (1) sign per parcel area.

5.2 On Site Individual Parcel Sales Signs

Site, sale, and lease information within and along perimeter and interior roadways. For parcels with less than twelve (12) acres, one sign per street frontage.

For parcels with twelve (12) acres or more, additional square footage and height is allowed per Section D, Sign Matrices.

5.3 Construction Information Signs

On site information and safety signage as required by the city and/or contractor. Such signs may use reflective vinyl to aid in the transference of safety and site information.

For Parcels with less than twelve (12) acres, one sign per construction traffic entry.

For Parcels with twelve (12) acres or more, two (2) signs per construction traffic entry.

5.4 Construction Trailer Graphics

On site identification, phone number and information of the site's Developer and contractor. Such information may cover up to fifty (50) percent of the trailer's walls upon review and approval of the Developer of a Parcel.

Additional printed or painted graphics may cover the entire trailer upon review and approval of the Master Developer and/or its Assignee.

5.5 Construction Directional Signs

To comply with City Zoning Ordinance.

5.6 Construction Fence Screening Graphics

Project information applied/attached to construction fence. Such signs may include project graphics and lease/sale contact information.

Fence screening may encompass the entire construction fence.

Fence screening may be flexible material if applied to chain link, or solid material if applied to solid surfaces.

5.7 Banners

Standards - All Signs for grand openings or temporary business identification while awaiting permanent signage, pennants, streamers, or other such devices shall be subject to the following safety standards and requirements:

City permit will be for 30-day increments; not to exceed three increments.

Banners shall be attached to a solid structure in a secure manner.

Banners shall have a minimum clearance of eight (8) feet above grade when placed above an area open for the common or general use of the public.

Banners shall be vented as required to ensure they will withstand wind pressure from any direction applied to the projected exposed area.

Banners shall not project above the roof line.

a) Temporary Events

All temporary events/signage requires permits per City approval.

Such signs shall be erected no more than two (2) days prior to the event and shall be removed no more than one (1) day after the event. Total duration of use for such signs not to exceed seven (7) days.

Such signs are limited to no more than four (4) events at anyone (1) single site in a calendar year.

b) Grand Openings/Business Identification

Temporary business identification is limited to one (1) sign per street front.

Such signs shall be erected for a period not to exceed thirty (30) days.

Permits for grand openings shall be issued only if a valid building permit for construction or alteration of the building or suite for that location has been issued, or a valid application for a certificate of occupancy has been made for the address in question.

c) Parking Lot Banners/Graphics

Banners and graphics throughout the year can be seasonal and or tenant oriented without a time limit.

1 Banner per tenant allowed, 6' maximum height, 30 square foot maximum area. 15 square foot text maximum.

5.8 Inflatables

Primarily used in retail applications, these signs are oriented for on-site to advertise temporary events, specialty vendor promotions. Inflatables shall be:

Equipped with a rapid deflation device.

Located in a manner that does not block or make inoperable doors, vents, emergency access windows or other openings serving occupants of a building.

Restrained, attached, or held in place by a cord, rope, cable, or other tethering method to the ground that is engineered to be sound.

Inflatables shall not extend into or over the rights-of-way or be located on rooftops.

No floating or flying type of inflatables, or helium filled objects over a five hundred (500) square feet will be allowed.

Total duration of use for such signs not to exceed five (5) days.

Inflatables shall not be erected without expressed approval of the Master Developer and/or its Assignee.

5.9 Projected Signs/Graphics (light created)

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These signs are oriented on-site to advertise temporary events, specialty vendor promotions.

Total duration of use for such signs not to exceed five (5) days.

Illumination may be innovative and incorporate a variety of lighting types, such as neon tubes, fiber optics, incandescent lamps, LEDs, cathode ray tubes, shielded spotlights, and wall washes or similar techniques.

D. Sign Matrices

Valor 2 Signage Matrix

Permanent Signage	Quantity	Maximum Height (ft.)	Maximum Area (sq. ft.)	Maximum Text (sq. ft.)	Notes Vision 2 Logo Sq. ft.
Landmark	3	60'	400	60	does not apply
Freeway Signage	4	54'	200	30	
Primary Monument	10	15'	150	30	
Secondary Monument	5	10'	100	20	
Project Identification	6	10'	100	20	See Section 9.C.2
MF Residential	2 per MF Area	8'	80	20	
Directional Signage	18	8'	40	20	See Section 9.C.2a
Building Signage	2 per Building	8'	50	20	
Wall Signage	1 per Wall	8'	50	20	See Section 9.C.3
Single Tenant User	1 per Tenant	6'	30	15	See Section 9.C.2c
Multi Tenant User	2 per Building	8'	50	25	See Section 9.C.2d
Retail Tenant User	1 per Tenant	8'	50	25	See Section 9.C.4
Electronic Reader Board	1 per Area	8'	100	50	
Projecting Sign/Flag	1 per Tenant	Min. 9' above grade	20	10	6' Max. extension from bldg.
Awning/Canopy Sign	1 per Tenant	Min. 9' above grade	50% Coverage	10	
Custom Cabinets	1 per Tenant	Min. 36" above grade	16	50% Coverage	
Shingle/Arcade Sign	1 per Tenant	Min. 80" above grade	8	50% Coverage	
Window Signage/Graphics	1 per Tenant	Within window	30% Coverage		

Temporary Signage					
Freeway Land Sale Sign	1 per Area	35'	400	200	
Parcel Sales Sign	1 per Area	10'	80	40	
Construction Information Sign	as needed	6'	48	24	
Construction Trailer Graphics	1 per Trailer	Trailer height	50% Coverage	50% Coverage	
Construction Directions Sign		to comply with COG			to comply with COG
Construction Fence Graphics	Full Perimeter	Fence height	Full Perimeter	50% Coverage	
Banners	1 per Tenant	4'	40	20	Not to exceed 30 days
Temporary Events	1 per Tenant	6'	40	20	Not to exceed 30 days
Grand Openings/Business ID	1 per Tenant	6'	40	20	
Parking Lot Banners/Graphics	1 per Tenant	6'	30	15	
Inflatables	1 per Tenant	20'	200	100	Not to exceed 5 days

E. Design, Color & Material Palettes

All signs for both the project identification and tenants/landowners within Vision 2 are required to comply with these guidelines and must have approval of the Architectural Review Committee for the Vision 2 Property Owners Association and permits issued by the City prior to fabrication and

installation. Signs that are not specifically mentioned in these guidelines or within the City Sign Code, Section 705, are not allowed. Signs that are not in compliance will be removed at the owner's expense.

Vision 2 Signage –

The permanent identification signs for Vision 2 relate to the planned architectural concepts and design guidelines previously established.

The project's primary identification are freeway pylons which are tall, double-faced signs with a vertically mounted Vision 2 logotype. These signs create a strong design element that identifies the project boundaries along the freeway which is the project's primary exposure to traffic and thus accessibility.

Primary and Secondary Project Identification Monuments are horizontal, multi-layered, and made of flagstone, stone and stone veneers, metal, and concrete with pan-channel Vision 2 logo type. The horizontal signs are designed to complement the landscaping, creating an overall composition between the man-made and natural elements of the site. These signs define the entries to the site and are the public's greeting to the site.

To suggest architectural massing, all signs within the overall project shall be multi-layered, and composed of various materials that may include aluminum, stone veneers, CMU, exposed aggregate concrete, etc.

Contrasting shapes should be placed against should be placed against each other to provide visual interest and break up large sign expanses.

Tenant Signage

Freestanding tenant monuments, directional and other site related signs should reflect the individual architectural style, color, and material palettes of its project. These signs must also relate to the overall character of Vision 2 in being multi-layered and dimensional, with varying forms to create strong design elements whether they are single user or multiple tenant signs. Horizontal signs within adequate ground space that are integrated with the landscaping are encouraged where appropriate to provide additional continuity with the project.

Materials shall complement the site and building architecture, in appropriate applications for the materials' use. It is highly encouraged to incorporate stone and/or stone veneers into signage bases when it is used on the building.

Color Palettes - (Applies to all permanent and temporary freestanding signs)

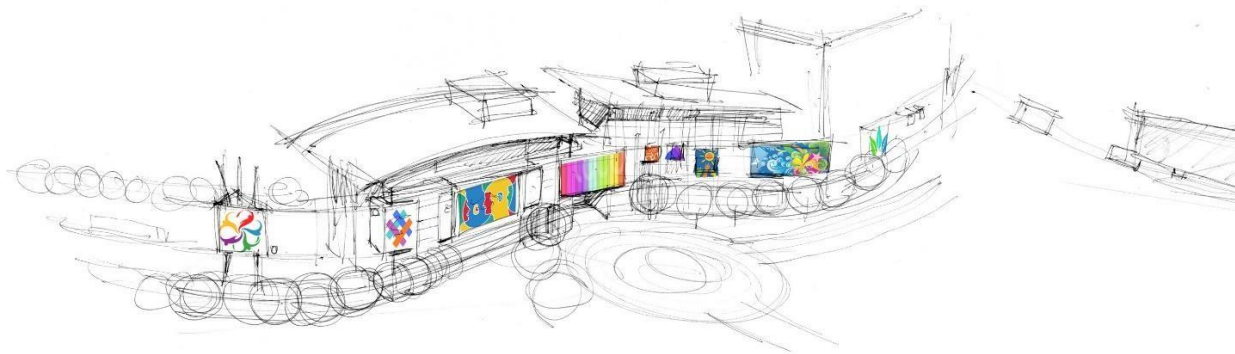
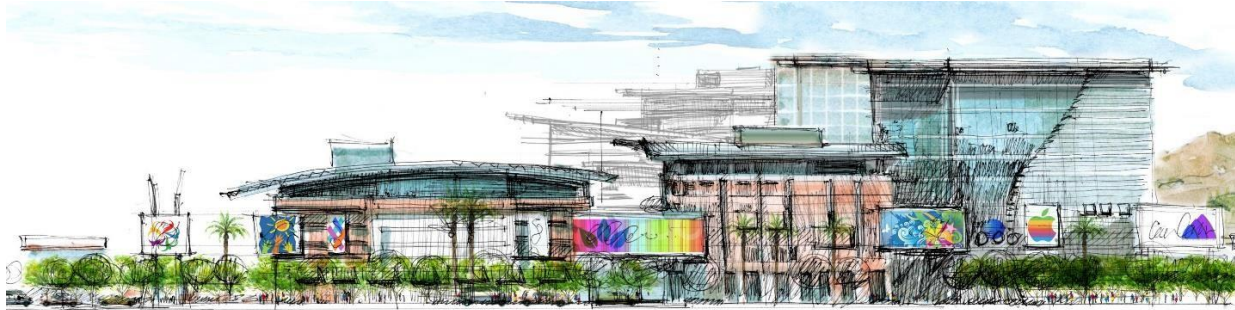
Colors for individual projects within Vision 2 are highly recommended to utilize similar deep tonal hues and colors as they will provide continuity to the already established style and quality of the overall project.

Vision 2

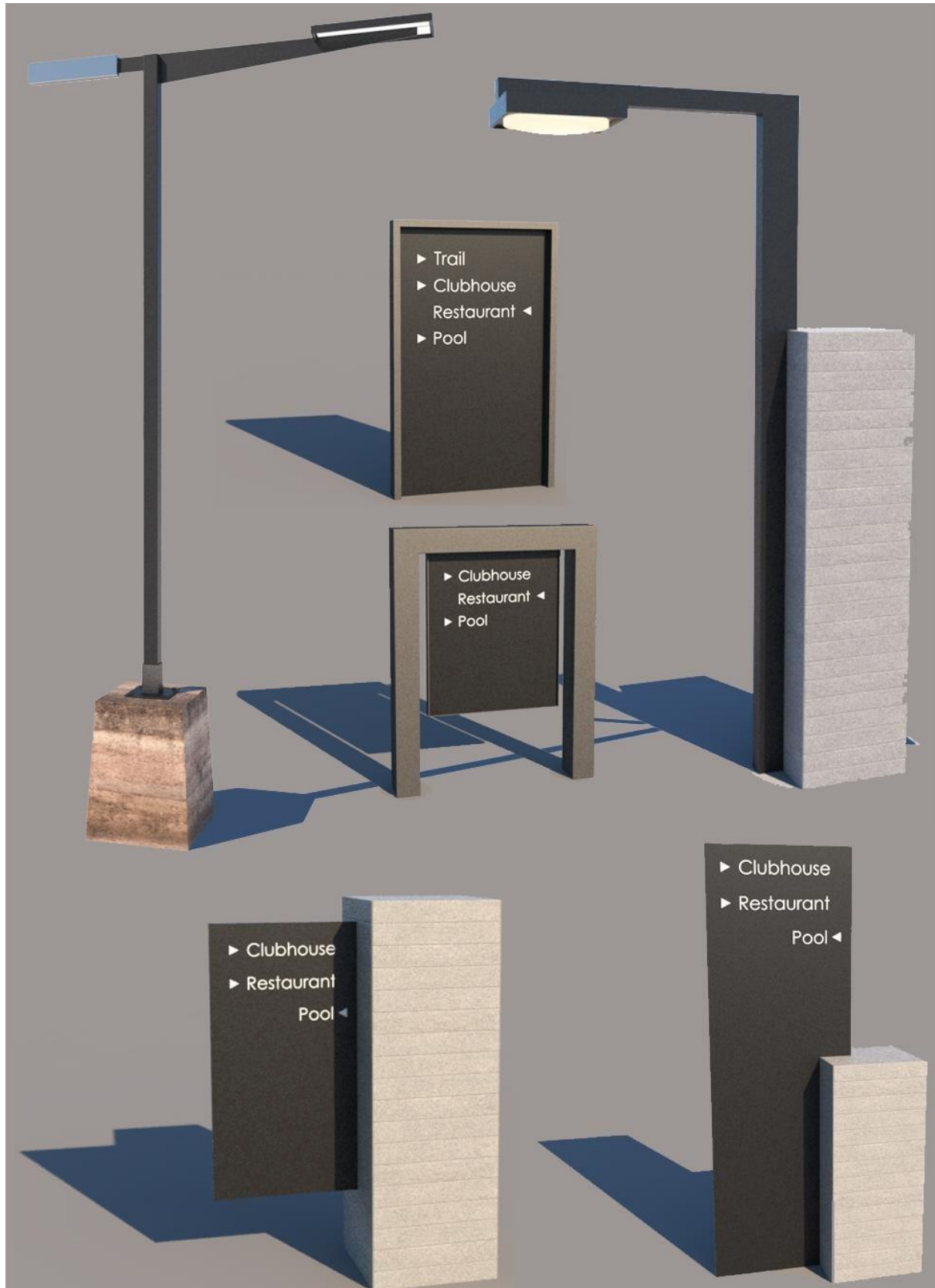
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The Developer of each Parcel shall approve all designs, colors, and material palettes for proposed signage programs throughout the development. No color shall be overly bright, fluorescent or “safety-signage” colored which may conflict with traffic regulation type signage. Monumentation Concepts.

Signage Concepts



Signage & Lighting Concepts



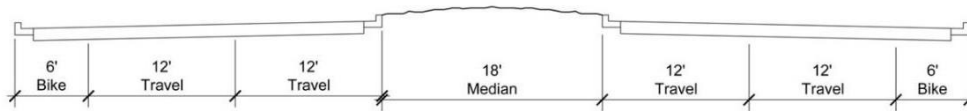
10. Circulation

Final street cross sections are subject to change based upon a Traffic Impact Study, the Vision 2 Master Plan and subject to the City's Transportation Department approval.

Circulation Elevations

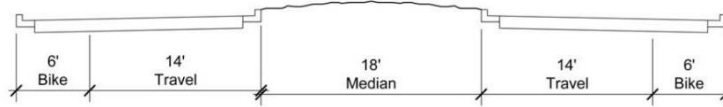
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Collector 1



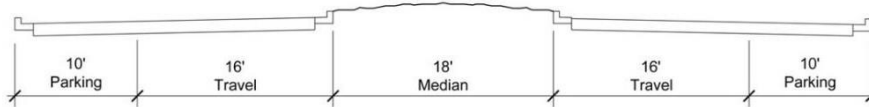
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Collector 2



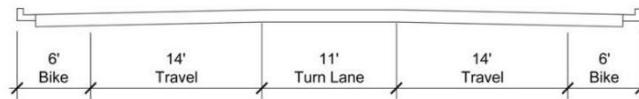
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Collector 3

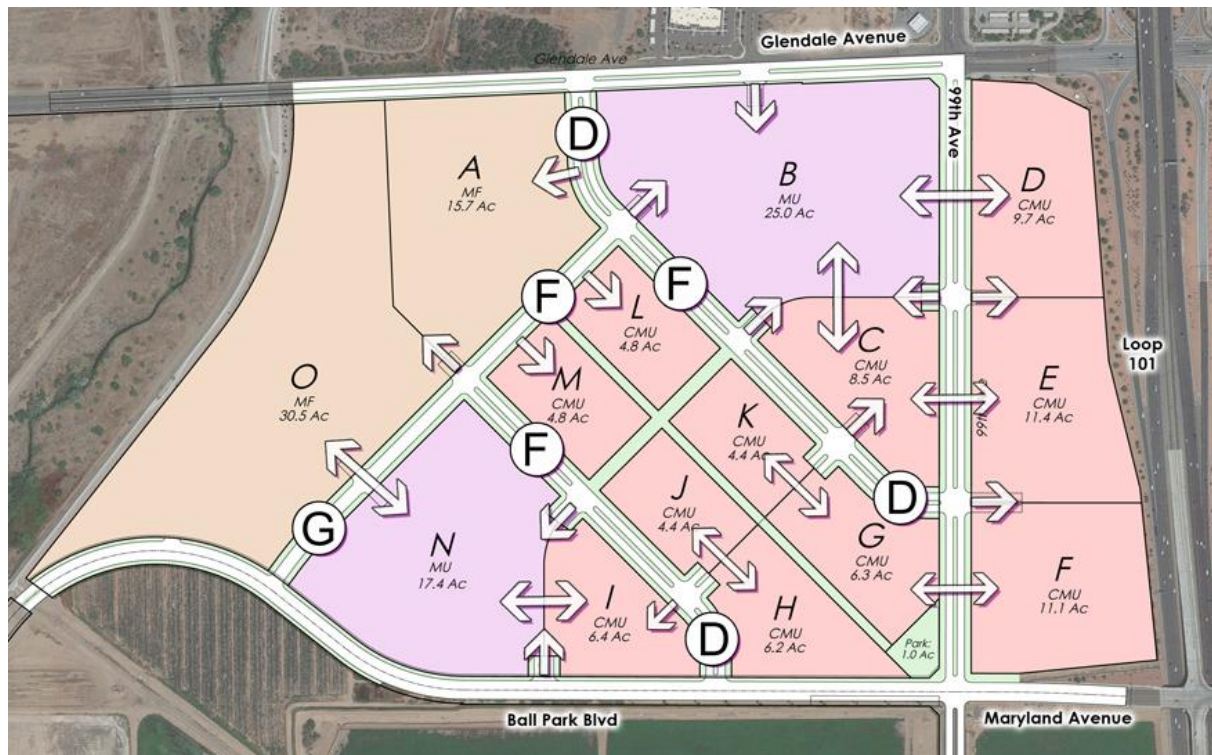


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Collector 4



Circulation Master Plan



Access Points

All access points will provide a turn lane with a minimum of 150 feet in length plus a 100 feet taper.

Installation of Traffic Signals

To accommodate the volume of traffic, the project developer(s) will provide one (1) traffic signal at 99th Avenue and one (1) traffic signal along Glendale Avenue.

If additional traffic signals are desired, a developer may submit a Traffic Impact Study to be reviewed and approved by the City's Transportation Department.

Medians

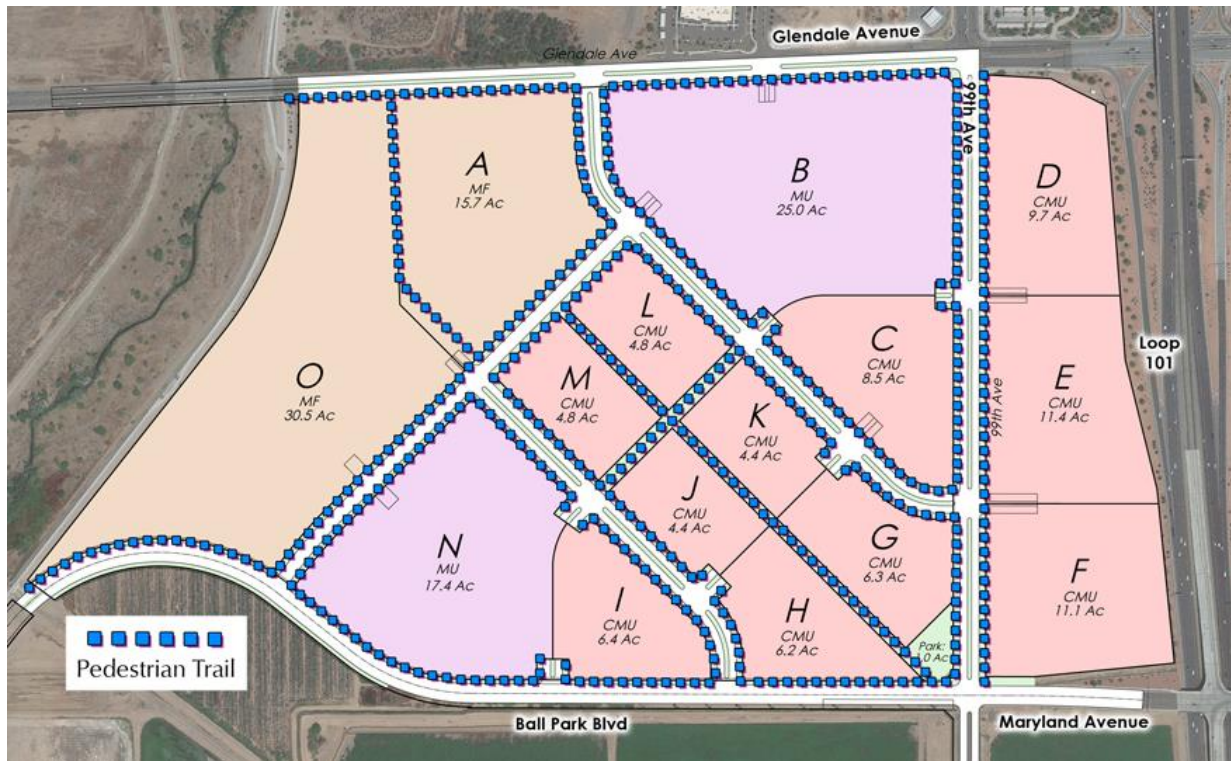
A raised medians will be constructed in accordance with the Vision 2 Master Plan by the Developers on Glendale Avenue, Ballpark Boulevard, and 99th Avenue, unless otherwise determined by the City's Transportation Department.

Vision 2

Planned Area Development
Project Narrative

Pedestrian Circulation Master Plan

The following plan is for illustrative purposes only, the final Pedestrian Circulation Master Plan shall be based upon the Vision 2 Master Plan and approved by the City.



A. Parking Standards:

Parking Space Dimensions and Calculations

Vision 2 will use the Parking Requirements below.

The development shall meet the parking requirements per the City's Zoning Ordinance and City Code. A development may deviate from the City's required parking standards by submitting a shared parking model or parking study to determine adequate parking requirements for approval by the City or apply for a variance to reduce the City's parking requirements.

Parking Study Standards:

1. Demonstrate current parking needs and projection of future trends
2. Demonstrate areas where additional parking can occur if occupancy has changed, or expansion of development is proposed.

A shared parking agreement, parking study, or variance will need to be processed before or in conjunction with a Design Review Application submittal before a Design Review Application can be approved.

All design elements for the entire project regarding parking space, design and materials shall meet or exceed ADA requirements, when required.

Surface Parking:

Parking spaces to be a minimum dimension of nine (9) feet by eighteen and a half (18.5) feet, unless otherwise approved by the Planning Division. Tandem Parking shall be permitted only for reserved residential parking spaces. Minimum dimension of tandem spaces to be a minimum of nine (9) feet by eighteen and a half (18.5) feet.

Garage Parking:

At least 50% of provided spaces shall be a minimum dimension of nine (9) feet by eighteen and a half (18.5) feet; 50% of parking spaces may be reduced to eight (8) feet six (6) inches by eighteen and a half (18.5) feet.

A minimum of twelve (12) inches setback from any interior wall or column shall be provided.

Tandem Parking shall be permitted only for reserved residential parking spaces. Minimum dimension of tandem spaces to be a minimum of nine (9) feet by eighteen (18) feet.

If individual garages for residential are provided, a minimum unencumbered width of nine (9) feet six (6) inches per spaces and an unencumbered depth of eighteen (18) feet must be provided.

Electric Vehicle Charging Station (EVSE)

Development will provide a minimum of one Level 2 or Level 3 electric vehicle charging station for every 12 vehicle parking stalls.

The provision of electric vehicle parking spaces will vary based on the design and use of the primary parking lot. The following required and additional location and design criteria are provided in recognition of the various parking lot layout options. Where provided, electric vehicle charging spaces shall include the following:

(a) Each space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if time limits or tow away provisions are to be enforced.

(b) Where EVSE is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the EVSE shall be located so as not to interfere with ADA accessibility requirements.

(c) Where EVSE is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.

(d) EVSE outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the surface where mounted and shall contain a retraction device or a place to hang permanent cords and connectors sufficiently above the ground or paved surface.

Parking for electric vehicles should also consider the following:

(a) Information on the EVSE identifying voltage and amperage levels and any time of use, fees, or safety information.

(b) Installation of directional signs at the parking lot entrance and at appropriate decision points to guide motorists to the electric vehicle parking space(s).

Parking Garage Screening:

Ground/first floor: The ground/first floor shall be designed to allow retail/commercial space adjacent to street where feasible. Where such commercial space is feasible and viable, it should orient to the central north-south internal street.

2nd Floor and Above: Vehicles shall be screened from public view within the garage. Vehicles shall be screened from view by a minimum of a 3-foot wall, or other appropriate screening material as approved by the Planning Division.

Parking structures may include murals or other architectural features to reduce long spans or blank walls.

Portions of the top deck level may house amenities for the sole use of residents. These amenities are discussed in greater detail in the Amenities in section G part 4, but they may include a roof garden, patios, BBQ's, dog parks social gathering areas.

Compact Car:

In any development containing more than 20 parking spaces, up to 50 percent of the total number of spaces may be sized to accommodate compact cars, subject to the following:

- (1) Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping.
- (2) Aisle widths shall conform to the standards set for standard size cars; and
- (3) Apartment developments may designate up to 40 percent of the required parking spaces as compact spaces at eight (8) inches by sixteen (16).

Off Street Loading

Ground level retail is required to provide the following minimum for designated loading spaces:

0 s.f. - 24,999 s.f.	0 spaces
25,000 s.f. - 40,000 s.f.	1 space
40,001 s.f.-100,000 s.f.	2 spaces
100,001 s.f.–160,000 s.f.	3 spaces

The designated office tower district will provide a minimum of 1 loading zone, allowed to be within the attached parking structure.

Multi-Family residential minimum parking requirements*:

* Requirements applicable for the Residential High and the Mixed-Use Entertainment district, the Residential low district will not be required to provide a designated loading space.

0 - 25 du	0 spaces
26 du -150 du	1 space
151du – 300 du	2 spaces
Each additional 200 du	1 additional space
Guest Parking	0.5 spaces per du

Residential loading areas may be located within an above or below grade parking structure provided that the loading area has direct access to the residential structure.

Commercial development loading, (exclusive of residential, office and ground level retail) this includes any 2nd floor and above commercial uses in the mixed-use entertainment district and hotel districts, shall comply with the following standards. Spaces may be contained internal to a parking structure.

0 s.f. – 24,999 s.f.	0 spaces
25,000 s.f. – 100,000 s.f.	1 space
100,001 s.f. – 240,000 s.f.	2 spaces
240,000 s.f. – 400,000 s.f.	3 spaces
Each additional 120,000 s.f.	1 additional space

A shared loading area model will be permissible between the commercial and residential loading spaces, provided the City Planning Division approves such shared loading model.

Loading areas located along arterial streets will have a 10 feet landscape setback from the curb.

Loading spaces will not be less than 10 feet in width and 30 feet in length.

Paving materials/Design and street sections: All nonstandard materials used within public right-of-way will be maintained by the developer via an approved Developer Maintenance Agreement with the City, unless otherwise regulated.

All materials within the Pedestrian crossing shall meet ADA requirements and may not create a significant noise issue with vehicle traffic.

11. Drainage

a. Topography and Drainage

i. The Property consists of agricultural fields and associated irrigation ditches. The land generally slopes to the southwest at an average slope of 0.30%. The western boundary of the north half of the site is bordered by the New River. The New River is improved with bank stabilization and channelized at this location. The southwest and western boundary of the south half of the site is bordered by a large irrigation channel. A portion of the channel is owned by the USA Bureau of Reclamation and the remainder is owned by the Salt River Project Agricultural Improvement & Power District. The channel is for irrigation purposes and cannot be used for site drainage. According to the Flood Insurance Rate Map (FIRM) for this area, the site is not within a Special Flood Hazard Area (SFHA) and is located in an area designated as Zone X (Shaded).

Development within the site will be required to retain the 100-year, 2-hour storm event for the gross site area of development (includes adjacent half-streets). Runoff generated in excess of the 100-year; 2-hour event shall be designed to exit each development site at the historical discharge location.

Design and construction of all public improvements shall conform to the City of Glendale Engineering Design and Construction Standards. Exceptions to these standards may be requested by the developer but must be approved by the city Engineer.

12. Infrastructure/Utilities

a. Water

The City will be the water service provider for the site. Existing water infrastructure consists of a 12-inch waterline in Glendale Avenue, a 12-inch waterline in 99th Avenue, and an 8-inch waterline one-quarter mile south of the Maryland Avenue alignment. Developers of Parcels will be required to connect to the public system, completing waterline loops where necessary to provide sufficient domestic, fire and landscape service to the Parcels.

b. Wastewater

The City will be the wastewater service provider for the Property. Existing wastewater infrastructure consists of an 8-inch sewer in the eastern portion of Glendale Avenue, and 15-inch and 42-inch sewers in 99th Avenue. 8-inch sewer stubs will be provided for properties adjacent to Ballpark Boulevard. Due to the site topography and the fact that the city does not have a sewer outfall along the western boundary, a lift station will be required to pump wastewater generated by the Vision 2 Master Plan to the 42-inch sewer in 99th Avenue. As lift stations are site specific, lift stations are not included in the development impact fee schedule for the City water and sewer.

c. Lift Station

As part of the Master Development for the Vision 2 PAD, a lift station is required to service the area. Development of all parcels will require the developer/property owner(s) to structure an agreement to establish cost-share amounts to utilize a proportionate share of the lift station. Such agreements will need to be documented and recorded before permits for construction are issued.

d. Other Infrastructure

In conjunction with the Vision 2 Master Plan, the Developers will prepare and submit to the City a plan which determines the size and types of infrastructure and associated phasing necessary to develop the Vision 2 Master Plan for approval. Subsequent Plans will be provided as required by the city.

13. Administrative Processes

a. Alternative Equivalent Compliance:

A developer may request an alternative solution(s) for any design or construction standard within the Vision 2 Planned Area Development. This allows developers and City staff to work creatively to achieve innovative solutions that further the goals of the Vision 2 PAD, as well as those of the city.

A request for alternative equivalent compliance may only be approved if the following conditions are satisfied:

1. That the proposed alternative achieves the intent of the section or ordinance from which alternative compliance is sought; or,
2. The proposed alternative achieves the intent of the section or ordinance from which alternative compliance is sought to the maximum extent practicable, and is necessary because of:
 - a. Physical characteristics unique to the subject site; or,
 - b. Physical design characteristics are unique to the proposed uses or type of use.

The appropriate City Department Director(s) will review and make the final determination, which may require supporting documentation and justification.

b. Amendments to the Vision 2 PAD

The Vision 2 PAD may only be amended utilizing the procedures outlined below.

Major Amendments: If the Planning Administrator determines that a requested amendment is a major amendment, as described below, the amendment request shall be processed in the same manner as prescribed for the original approval, pers Section 5.913.F of the City's Zoning Ordinance.

Minor Amendments: If the proposed amendment is not determined to be a major amendment, as described below, then the request shall be considered a minor amendment. The Planning Administrator shall review the request against the appropriate provisions of this document and the City's Zoning Ordinance and shall make the final determination regarding the amendment.

Major Amendment Criteria

An amendment shall be deemed to be major if the request involves any of the following:

- i. Any substantial alteration to the list of permitted uses set forth within the Vision 2 PAD, as deemed to be substantial by the Development Service Director or designee.
- ii. Any alteration to the development standards within the Vision 2 PAD or Vision 2 Master Plan, which modifies the intent and purpose of the Planned Area Development.

Minor Amendment Criteria

An amendment shall be deemed to be minor if the request involves any of the following:

- iii. Any alteration to the Planned Area Development narrative that does not directly impact the health, safety, or welfare of any adjacent property owner, or that of the general public, as determined by the Planning Administrator.
- iv. Any proposed use which is deemed by the Planning Administrator to be analogous to the permitted land uses established within the Vision 2 Planned Area Development.

Upon the approval of a proposed amendment to the Planned Area Development or approval of the Vision 2 Master Plan, the amendment shall be attached to the Planned Area Development narrative as an addendum and shall become a part thereof.

c. Land Use Interpretation:

The Vision 2 PAD provides general permitted land uses and various specific prohibited land uses. If a land use is not clear within the PAD, an interpretation from the City's Development Service Director or designee will make a formal determination on the proposed land use.

Property Owner's Association (POA)

The Developer shall create covenant, conditions and restrictions for the Property. The Covenants, Conditions and Restrictions for the master property owners association will be established and recorded prior to issuance of permits for the Property (the "POA"). The POA may contain one or more sub associations for the Parcels.

The POA will maintain the landscaping and all common area within the Property including within the right-of-way and median islands street frontages which front on a Parcel within the Vision 2 PAD.

14. Time Schedule for Development

As with any project of this size, Vision 2 will be constructed on a phased basis over an extended period of time and depending upon market demand. Approval of this PAD application would not start the design and construction process. The initiation of these activities would be strictly driven by market demand.

15. Conclusion

The Vision 2 PAD proposal was planned in a careful and thoughtful manner. The land uses are a good fit to the existing and planned uses in the area and consistent with the General Plan. This PAD District is appropriate in permitted land uses, development standards, and architectural & landscape designs, as well as signage.

The Vision 2 PAD would be another step towards well thought-out economic development strategies to for investments and business attractions to continue making Glendale the best place to live work and

Vision 2

Planned Area Development
Project Narrative

play and the entire valley of the sun.

The Vision 2 PAD proposal was planned carefully and thoughtfully. This PAD District is appropriate in permitted land uses, development standards, architectural & landscape designs, and signage. The land uses are a good fit with existing and planned land uses in the area and consistent with the objective and goals of the General Plan.

The Vision 2 PAD would be another step toward well-thought-out economic development strategies for investments and business attractions to continue making Glendale the best place to live, work, and play and the entire valley of the sun.

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