

ATTACHMENT A

Stipulations – PHO-10-25--Z-287-85-8

Location: Southwest corner of Hohokam Expressway (48th Street) and University Drive

STIPULATIONS:

1.	<p>That THE development SHALL be in general conformance WITH to the site plan DATE STAMPED dated MAY 14, 2025 4/13/19, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the site plan date stamped July 6, 2007 and as may be modified by the Development Services Department.</p>
2.	<p>That The applicant agrees to construct the re-aligned 48th Street (as depicted on the site plan as Proposed Corporate Boulevard) at their cost, upon agreement that the City will transfer to the applicant the abandoned right-of-way from the service road as outline in the approved Development Agreement. That construction of Corporate Boulevard commence (to it's ultimate completion) with the first development of the site.</p>
3.	<p>That The applicant agrees to install interim landscape improvements along the service road right-of-way at a cost ration and to the extent outlined in the Development Agreement executed between the City of Phoenix and the applicant. The interim landscape improvement should be generally consistent with the standards as outlined in Stipulation No.4. Said landscape improvements are to be installed no later than June 40, 1994, or the Planning Commission may initiate an application to reinstate the conditional zoning time stipulation.</p>
4.	<p>That In the event a Development Agreement (as referenced in Stipulation No.3) is not executed between the City and the applicant by the time of City Council final approval of this action, the following stipulations shall apply. The applicant will install (at their cost) interim landscape improvements along both sides of the service road right-of-way within 180 days of final City Council approval of this action. The interim landscape improvements shall consist of a minimum of a 10-foot-wide area of decomposed granite and contain trees spaced a maximum of 30 feet on center (or an equivalent grouping) with a watering system. If landscape improvements are not completed within this time frame, the Planning Commission may initiate an application to reinstate the conditional time stipulation.</p>

5.	That Building heights SHALL not exceed 107 feet in accordance with Section 404 of the Zoning Ordinance and that, in no instance; shall development allow projections (mechanical equipment, antennas, etc.) In excess of the 1,278 foot elevation established by the Horizontal Zone of the Sky Harbor Zoning Map.
6.	That Development SHALL not exceed a maximum of 1,330,000 square feet or exceed a height of 8 (eight) stories. That development in excess of 800,000 square feet will require Planning Hearing Officer review.
7.	THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED MAY 14, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. That all structures including the office, hotel and parking structures(s) as well as the plaza, courtyard and sidewalks shall be integrated with similar materials, surface textures and color, except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the elevations date stamped July 6, 2007.
8.	That An overall landscaping and streetscape plan, encouraging pedestrian use, shall be submitted for review and approval by the Development Services Department – pedestrian amenities, such as seating, water, sculpture and adequate shading should be emphasized.
9.	That Any reflective glass used in construction of the project is limited to a maximum of 20 percent reflectivity.
10.	That The Development Services Department continue to review traffic implications as part of the site plan review.
11.	That Development of the office site (Parcel B) shall include a minimum 15% landscape open space with enhanced pedestrian/plazas between the buildings.
12.	That The applicant shall maintain the landscaping along the access road in accord with the Development Agreement.
13.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
14.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF

	THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
15.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.