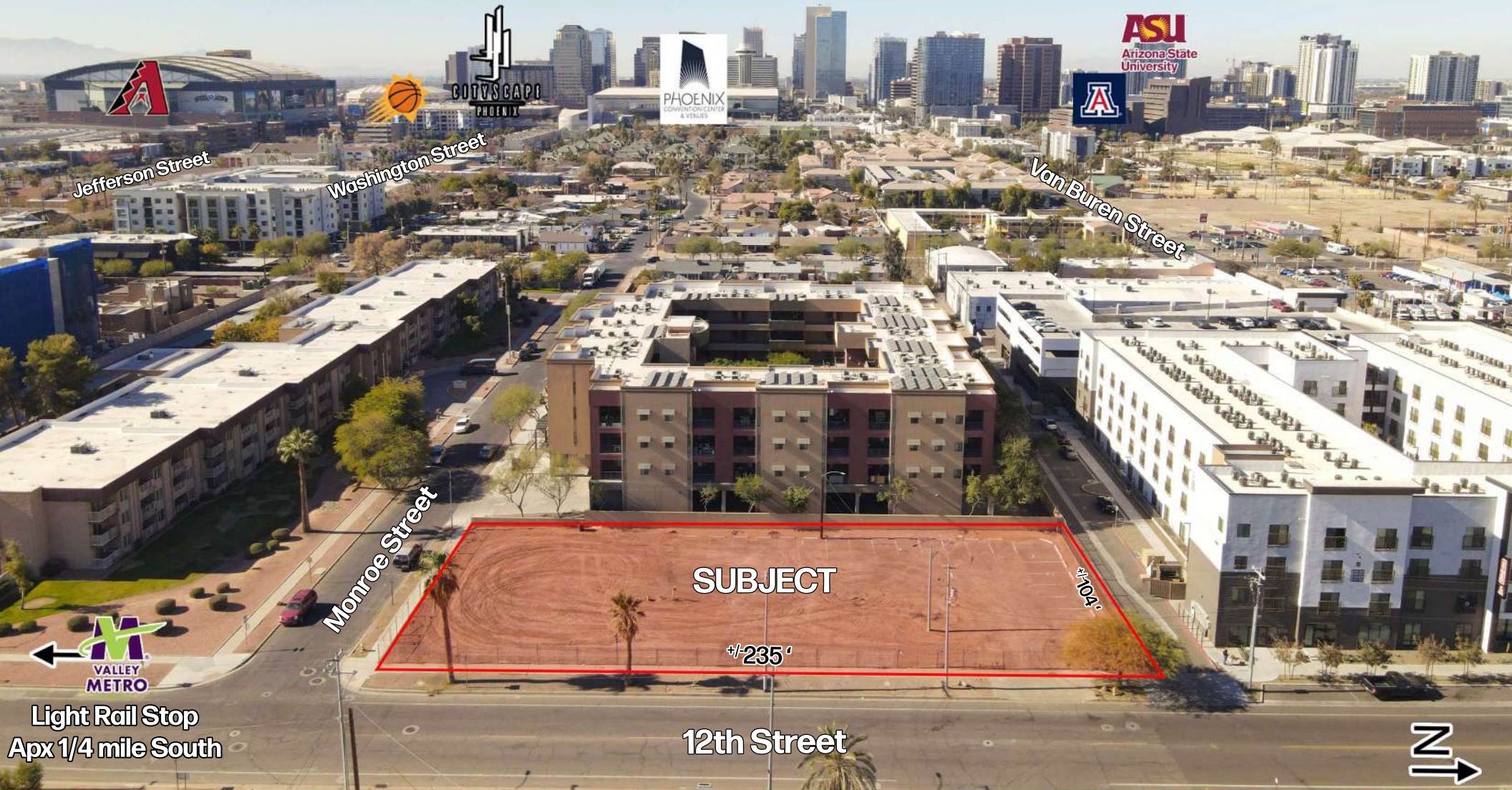


Prime Redevelopment Site in Downtown Phoenix - OPPORTUNITY ZONE!
Located in the Eastlake-Garfield Transit Oriented Development Area
HIGH DENSITY POTENTIAL UNDER WALKABLE URBAN CODE!



Light Rail Stop
Apx 1/4 mile South

1152 East Monroe Street Phoenix, Arizona 85034
List Price: \$2,100,000 | +/-23,500 Square Feet
\$89.36/Square Foot | Zoned R-5 City of Phoenix

REALTYONEGROUP

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Property Details:

Property Size: Approximately **23,500** sq. ft. Dimensions: +/-235' X +/-104'

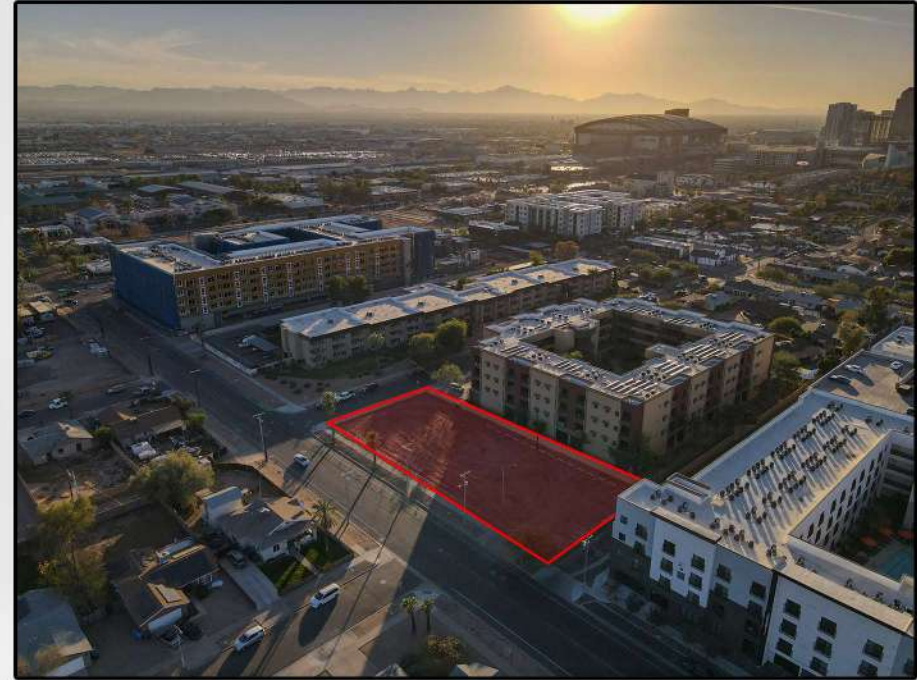
Zoning: R-5 City of Phoenix

Redevelopment Options: Buyer to verify, Multi-family housing, light office, mixed-use. Potential for Re-Zone to "**Walkable Urban Code**" in the **Eastlake-Garfield Transit Oriented Development Area** for a high density project. Property in **Opportunity Zone & Qualified Census Tract**, may qualify for tax incentives.

Nearby Attractions: Chase Field - Home of the Arizona Diamondbacks, Footprint Center - Home of the Phoenix Suns and Mercury, CityScape Shopping and Dining, Phoenix Convention Center, Arizona State University Downtown Campus, University of Arizona College of Medicine and more!

Light Rail Access: Approximately 1/4 mile to the 12th Street and Washington stop and the 12th Street and Jefferson stop.

Parcel Numbers: 116-43-013, 116-43-014, 116-43-015, 116-43-016

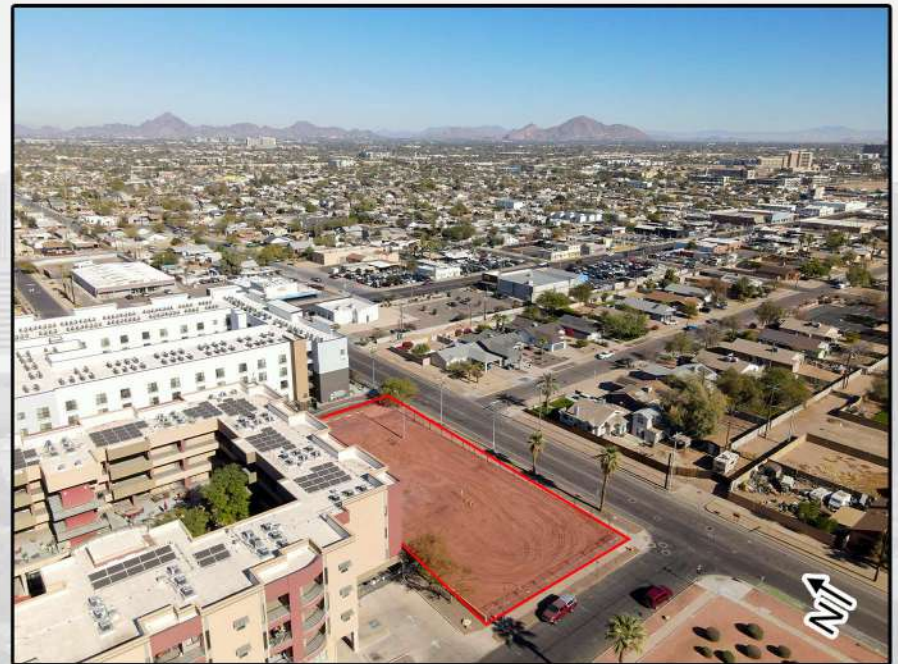
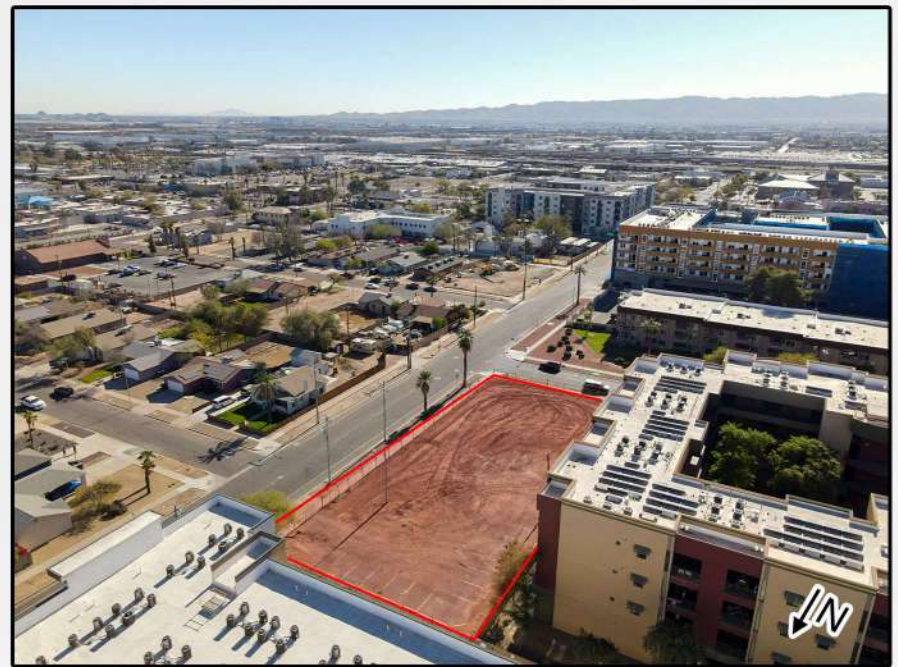


Exceptional redevelopment opportunity in Downtown Phoenix, Arizona. +/-23,500 square foot property, Zoned R-5, potential for higher density development under Walkable Urban Code and in an Opportunity Zone with potential for tax incentives. - Buyer and their experts to verify. The site is primed for transformation into multi-family housing, a modern light office space, or your mixed-use development. Positioned near two key light rail stops at 12th Street and Washington, and 12th Street and Jefferson and convenient access to the I-10 and SR 51 freeways, the property ensures unparalleled accessibility. Located just 3/4 mile from the vibrant Stadium/Arena district, offering an abundance of dining, entertainment, and services.



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Area Context Map

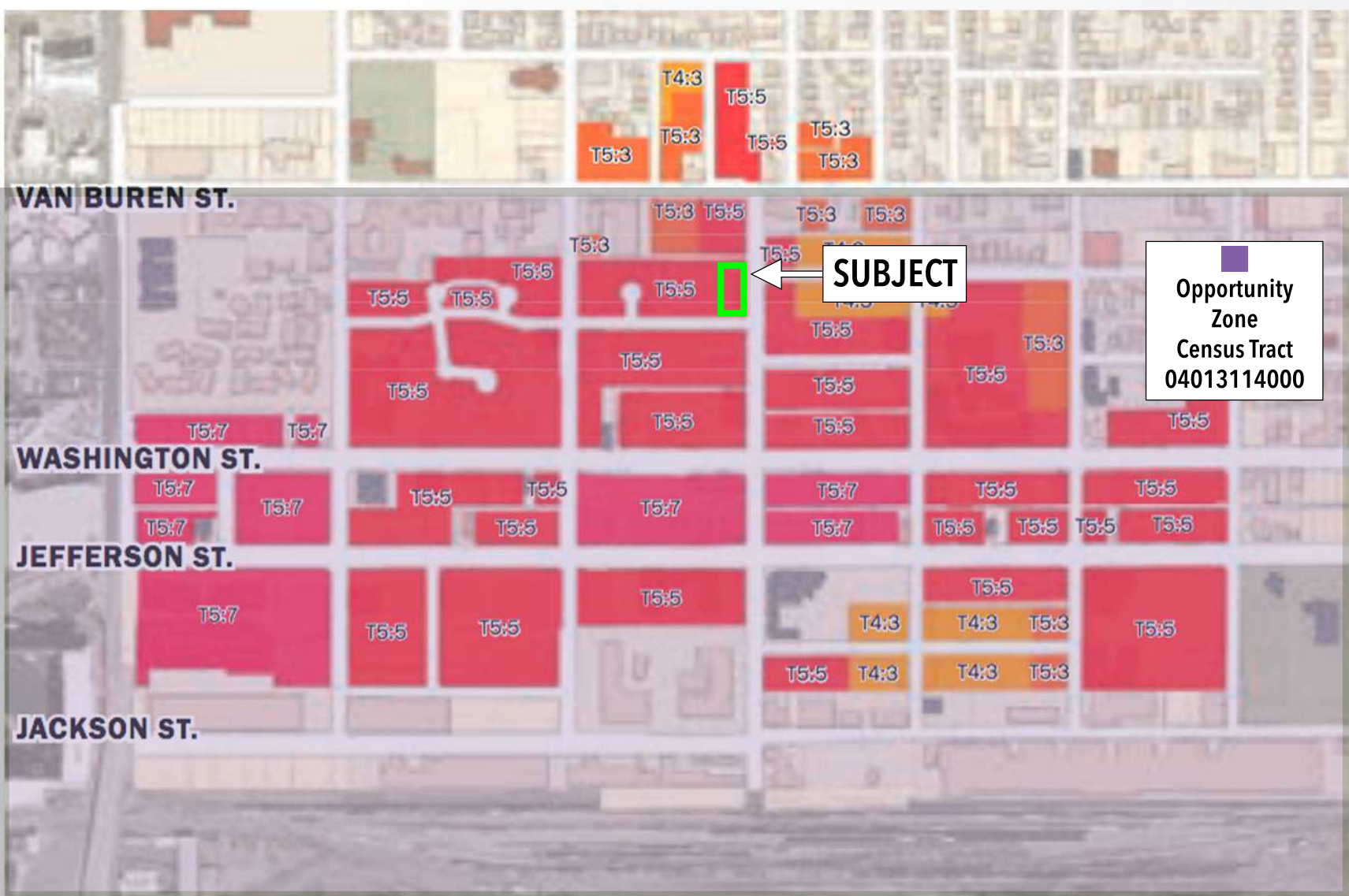


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12TH STREET & WASHINGTON STREET

	<p>Minor Urban Center</p>	<ul style="list-style-type: none"> Balanced Commercial & Residential Retail Destination Entertainment Destination Some Employment 	<ul style="list-style-type: none"> Mid Rise Apartment Town house Row house Live/Work 	<ul style="list-style-type: none"> Low-Rise Office Under 40,000 sq. ft. single tenant retail footprint incentive: 60,000 sq. ft. 	<ul style="list-style-type: none"> Sub-Regional Destination Medium Regional Accessibility 	<ul style="list-style-type: none"> Medium-Low Intensity 2-5 Stories Incentive: 7 Stories
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ReinventPHX Conceptual Zoning Plan

- T4:3** Residential, maximum building height 40 feet
- T5:3** Mixed use, maximum building height 48 feet
- T5:5** Mixed use, maximum building height 56 feet
- T5:7** Mixed use, maximum building height 100 feet

- Medium-Low Intensity
- 2-5 Stories
- Incentive: 7 Stories

WALKABLE URBAN (WU) CODE

Chapter 13 of the Zoning Ordinance, Ordinance G-6047



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

WU CODE APPROVAL OVERVIEW

As part of the Reinvent PHX project, City Council adopted the WU Code on July 1, 2015, now Chapter 13 of the Zoning Ordinance (ZO). The code will regulate development around light rail stations in all five Transit-Oriented Districts (TOD): *Gateway, Eastlake-Garfield, Midtown, Uptown, and Solano*; and will replace the existing zoning for properties within the Interim Transit Oriented Zoning Overlay Districts (TOD-1 and TOD-2 of the Zoning Ordinance).

WU CODE MAPPING PROCESS

The new zoning districts, called Transects, were not mapped with the WU Code's adoption. Staff at the Planning and Development Department will begin the mapping process in August 2015, starting with the Eastlake-Garfield District. The zoning maps provided within Reinvent PHX TOD Policy Plans are conceptual and are part of the analysis.

A **Public Hearing** process will be held for each of the districts to develop the new zoning map and will include workshops with property owners and community meetings. The final process includes presentations to Village Planning Committees and Planning Commission for recommendations, and presentation to City Council for approval.

Throughout this process, property owners and the community are invited to participate and to contact Planning and Development Department staff (see contact information on the back page). The WU Code, public outreach schedule, links to the TOD Policy Plans, and additional documentation for this process will be available through the WU Code webpage at <https://www.phoenix.gov/pdd/pz/walkable-urban-code>

TRANSECT DISTRICTS

A Transect is a type of zoning code that incorporates standards and guidelines designed for an urban and transit-oriented development along the light rail corridor. Transect districts range from the least to the highest level of development intensity. The WU Code consists of 12 transect districts and a special district option. Districts range from T3 to T6 and within the districts, there are sub-sections based on intensity of development and its correspondent maximum height.

The following transect districts were created based on each TOD district's intensity of development, coordinating height, setbacks, uses, parking, frontages, streetscape, and all other elements.

LOW-INTENSITY RESIDENTIAL DISTRICTS

T3:2 Residential, characterized by single-family homes and duplexes, home occupations permitted.
Maximum height: 30-feet.

T4:2 T4:3 Residential with a mix of housing types: single-family, duplexes, multi-family and single-family attached (townhouses). Home occupations and professional offices permitted.
Maximum height: 30-ft (T4:2) and 40-ft (T4:3)



LOW INTENSITY MIXED-USE DISTRICTS

T5:2 T5:3 T5:5 Characterized by adaptive reuse of existing single-family homes to dining, retail and office uses.
New developments incorporates a mix of uses, such as residential & offices with retail on the ground floor, live-work, multi family and single-family attached.
Maximum Height: 30-ft (T5-2), 48-ft (T5:3) 56-ft (T5:5)



MEDIUM INTENSITY DISTRICTS

T5:5 T5:6 T5:7

Characterized by a broad mix of buildings types that integrate retail, offices, and residential units adjacent to the Light Rail Corridor, averaging 56 to 100-feet in height.

Setback standards provide a buffer when adjacent to single-family residential or Historic Preservation districts. Maximum Height: 56-feet (T5:5), 80-ft (T5:6), 100-ft (T5:7)



HIGH INTENSITY DISTRICTS

T6:7, T6:15 & T6:22

Characterized by high rise buildings adjacent to the Light Rail Corridor with the highest intensity of mixed uses. Development may incorporate forecourts and open spaces available to the public.

T6:HWR - A high intensity, height waiver district to ensure equivalent entitlement



Special District (SD) is reserved for unique sites already regulated by specific plans (hospitals, colleges, airports)

Frontage Types (Section 1305)

Building design should provide a sense of human scale at the ground level, and the frontage types help to create a more vibrant transit and pedestrian environment. Frontage types are already used in the Downtown Code: Patio, Stoop/Door Well, Common Entry, Storefront, Gallery, Arcade and Forecourts.



Stoop/Door Well



Forecourt

Shade: Minimum 75% of the sidewalk should be shaded

(can be structural or landscaping). The standards are already part of the Interim Transit Oriented Overlay Districts.

Building Setbacks & Stepbacks, Section 1303: Standards provided to create a buffer when new development is adjacent to single-family and Historic Preservation districts/neighborhoods.

Parking, Section 1307: There are minimum requirements and reductions for development within **1320' of a Light Rail Station**. Reductions for certain use categories such as affordable housing are available. This section also includes bicycle parking and amenities standards.

Landscaping: Minimum 50% 2-inch caliper and 50% 3-inch caliper spaced 20-feet on center.

Alley Access: Maneuvering is allowed in the alley if not adjacent to single-family or Historic Preservation district/neighborhood.

Flexibility: Throughout the code, there are standards to provide guidance when development standards are in conflict with existing and proposed public utilities and power lines. In addition, Section 1313, provides guidelines flexibility for staff to review and modify design alternatives when the development design results in a furtherance of the goals of an urban, pedestrian and transit oriented environment.

For additional information regarding the WU Code, the mapping process and public outreach schedule, please visit the code's webpage at <https://www.phoenix.gov/pdd/pz/walkable-urban-code>

Or contact the city of Phoenix, Planning and Development Department

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Vania Fletcher at 602-261-8664 or at vania.fletcher@phoenix.gov

REVISED 2/16/16