

**ADDENDUM**  
To the September 2009 Draft  
South Arizona Avenue Design Guidelines

- 1) Page 4:
  - a) Revise text (2<sup>nd</sup> paragraph under Administration) as follows: “PAD/PDP approval requires a public hearing process that includes neighborhood meeting(s), a Planning and Zoning Commission recommendation and approval by the City Council. Preliminary Development Plan applications for proposed developments in the South Arizona Avenue Corridor should show the edges of adjacent buildings so that they can be analyzed in within the context of the corridor.”
  - b) Remove “Right-of-Way Encroachments” paragraph (this subject will be addressed in new section).
  - c) Revise text (paragraph under Steel Yard) as follows: “The redevelopment of the Steel Yard is ~~expected to be one of the first private redevelopment efforts in the Corridor and~~ will likely have a substantial positive impact...”
  - d) Insert a new paragraph under the heading “How to Use this Document” stating that the first 2 sections (Planning Concepts and Public Streetscape Design) are for providing context, and identifying the main themes or policy direction behind the design guidelines. Section 3 consists of the design guidelines and section 4 provides a conceptual illustration of how some of the design guidelines may apply to a typical south Arizona Avenue block.
- 2) Page 6, Section **1.1 Land Uses**, insert North arrow in Figure 1.1.1 Future Land Use map.
- 3) Page 7, Section **1.2 Planned Street Improvements**
  - a) Figure 1.2.1 should show Chicago Street and Arizona Avenue as a Future Traffic Signal and Commonwealth Avenue and Arizona Avenue as an Existing Traffic Signal.
  - b) Insert North arrow in Figure 1.2.1 Planned Circulation Improvements
- 4) Page 8, Section **1.3 Environmental Qualities of the Corridor**
  - a) Revise 1<sup>st</sup> bullet point as follows: “...~~Greater attention to shade should be placed on the east side of the street to accommodate for the afternoon sun...~~”
- 5) Page 9, Section **1.4 Integrating Sustainability in the Guidelines**
  - a) Renumber Photo 1.5.1 to 1.4.1 and replace photo with better example that is more applicable to the Phoenix region.
- 6) Page 10, Section **1.5 Creating Successful Pedestrian Places**
  - a) Insert photos to provide examples of successful pedestrian places.
  - b) Revise text in 1.5.2 Buildings as follows: “Buildings should have eye-level architectural details and a ~~human scale~~ to engage pedestrian’s eye as they walk along.” “Buildings should have many windows individually framed, ~~lighted like jewel cases,~~ not continuous sheets of glass.”
- 7) Page 11- 13, Section **2.0 Public Streetscape Design and Pedestrian Network**
  - a) Page 11, revise as follows: “Figure 2.1 ~~Conceptual~~ Typical Cross-Section for S. Arizona Ave.”
  - b) Page 12, Section 2.1 Typical Cross Section for South Arizona Avenue, revise text as follows: “Figure 2.1~~+~~ illustrates...including a minimum pedestrian zone width of ~~48~~20-feet.”
  - c) Section 2.2.1, Streetscape Elements, add, “bicycle racks” to list of streetscape elements.
  - d) Page 13, Section 2.2.3 Sidewalk Width, revise as follows: “The minimum width of pedestrian zone (also referred to as “wide sidewalks”) along Arizona Avenue south of Frye Road and mixed use streets shall be ~~48~~20 feet for new developments, measured from the face of curb to the building front.”
  - e) Revise guideline 2.2.4 Shade as follows: “~~Street tree spacing shall occur at a maximum distance of twenty five (25) feet on center within the pedestrian zone.~~”
  - f) Revise guideline 2.2.5 Street Trees and Plantings as follows: “...~~Street tree spacing shall occur at a maximum distance of twenty five (25) feet on center within the pedestrian zone.~~”
  - g) Renumber guidelines (2.2.5 is repeated twice).
  - h) Remove photographs on page 13
- 8) Page 15, Section **3.0 Site & Building Design**
  - a) Insert a new page to act as a physical divider from the previous chapters (much like page 44 separates the design guidelines from the following section). This new page should contain the title “3.0 Site and Building Design Guidelines” and some graphics to be consistent with the other

- dividers in the document. The title “3.0 Site and Building Design” should be removed from page 15, leaving the title - 3.1 Solar Access and Shading.
- b) Revise guideline 3.1.1 Providing Microclimates as follows: “Building heights and orientation shall take advantage of solar orientation, ~~and shall to~~ create comfortable microclimates at the street level and other outdoor pedestrian spaces that protect from prevailing winds, afford summer shade and winter sunshine.”
  - c) Revise guideline 3.1.2 Shading Pedestrians as follows: “Summer shade is required in all outdoor spaces and can be achieved through a variety of ~~architectural~~ methods including awnings, canopies and trees.”
  - d) Revise guideline 3.1.2 Protection Building Entries as follows: “All building entries ~~should~~ shall be sun-protected.”
  - e) Revise guideline 3.1.3 Heat Reflective/Absorbent Materials as follows: “...Low albedo materials, other than glazing on the ground floor, are prohibited to use on buildings in the South Arizona Avenue Corridor...”
  - f) Delete guideline 3.1.5 Building Orientation and renumber subsequent guidelines as needed.
- 9) Page 16, Section **3.2 Public Art**
- a) Revise text as follows: “A. Art as an integral, permanent part of individual buildings. Examples include the use of unique building materials or other permanent parts of a building that are visible from the street and/or adjacent outdoor pedestrian spaces.”
  - b) Add the following text: “Definition: Art is a one-of-a-kind, unique building feature or enhancement that is an integral aspect of a structure or site design. Examples include but are not limited to fountains, gates, benches, murals, mosaics, statues, stained glass, original decorative glass, shade canopies, artistic door pulls, light fixtures, original door designs, interpretive panels, sculptures, and interactive water features. Art is not a feature that closely resembles a business logo or sign, reproductions or unlimited copies of original artwork, or mass produced products.”
  - c) Revise guideline 3.2.1 Minimum Public Requirements as follows: “3.2.1 Minimum Public Art Requirements. Each ~~parcel~~ project in South Arizona Avenue shall demonstrate that it contains at least two of the listed opportunities for art-related spaces, design or programmatic features, as part of the ~~Design Review~~ Preliminary Development Plan review process.”
  - d) Revise guideline 3.2.2 Public Art Accessibility as follows: “Each ~~parcel’s~~ project’s art-related features...”
  - e) Revise guideline 3.2.3 Public Art Design Review as follows: “Public art ~~which is including those~~ selected or commissioned for display shall be ~~included in the Design Review~~ considered in conjunction with the building and site design as part of the Preliminary Development Plan review process for each development. ~~parcel, beginning at the initial Design Review presentation. Its development shall be considered in conjunction with the building and site design as part of the Design Review process.~~”
  - f) Delete guideline 3.2.4 Public Art Coordination (different art will help make a place special)
  - g) Reference photos in text under Opportunities.
- 10) Page 17-18, Section **3.3 Awnings, Canopies and Shading**
- a) Revise guideline 3.3.3 Awning, Canopy Projection, and Clearance as follows: “Awning or canopy projections shall extend a minimum of 6 feet and not project beyond the back of curb. ~~They shall not project into the tree or streetlight zones of the sidewalk.~~ Awnings shall maintain a minimum 9-foot height clearance and canopies shall maintain a minimum 12-foot height clearance. Generally, the top of the awning or canopy shall be positioned no higher than the top of the ground floor to maintain a pedestrian scale along the street frontage.”
  - b) Revise guideline 3.3.5 Canopy Columns as follows: “...to maximize storefront visibility. Exceptions may be considered for columns that feature vines or other vegetation along the length of the column supports provided that ample storefront visibility is maintained. Column locations shall maintain minimal obstruction to pedestrian passageway and shall be coordinated with street furniture and landscaping.” (this is repeated in guideline 3.3.8)
  - c) Move guideline 3.3.8 Placement of Awning and Canopy Supports under “Required”.
  - d) Revise guideline 3.3.9 Awning and Canopy Diversity as follows: “...to reinforce a rich urban environment, but ~~shall~~ should be within the limits... ~~Designs shall be approved only after review by the City of Chandler.~~”

- e) Revise text on Figure 3.3.1 as follows: “Generally, the top of awning ~~shall~~ should be no higher than the top of the ground floor to maintain a pedestrian scale.”
  - f) Revise text on Figure 3.3.2 as follows: “Generally, canopies ~~shall~~ should be no higher than the top of the ground floor to maintain a pedestrian scale.”
- 11) Page 19, Section **3.4 Building Architecture**
- a) Remove references in guidelines 3.4.2 & 3.4.5 to Section 3.9 First Floor Heights and 3.9.2 since these will be removed.
  - b) Add new guideline under Recommended as follows: 3.4.7. Building Variation. The architectural style or theme should vary within each block and between blocks to create the appearance of multiple distinct developments.
  - c) Rename next guideline “3.4.78 ~~Building Variation~~ Engaging Architecture” and renumber subsequent guidelines.
  - d) Revise guideline 3.4.6 Primary Façade as follows: “Facades facing the primary street ~~should~~ shall consist of more than one complimentary building material. Materials ~~should~~ shall be utilized in such a way...”
- 12) Page 20, Section **3.5 Building Orientation**
- a) Revise guideline 3.5.2 Attractive Edges as follows: “~~No more than 25% of any street frontage on South Arizona Avenue shall be designed for uses which have no need for or discourage walk in traffic.~~”
  - b) Revise guideline 3.5.4 Pedestrian Connections as follows: “Building designs ~~should~~ shall facilitate the movement...”
- 13) Page 21, Section **3.6 Building Heights**
- a) Add reference to Figure 3.6.1 at the end of guideline 3.6.1
  - b) Revise guideline 3.6.1 South Arizona Avenue Image as follows: “...with the tallest buildings, generally 3 or more stories high, occurring in the downtown along Arizona Avenue and becoming lower...”
  - c) Revise guideline 3.6.2 Stories as follows: “3.6.2 ~~Stories~~ First Floor Heights. Building faces on South Arizona Avenue shall have a minimum 12-feet on the first floor to accommodate retail and restaurant uses. On other street frontages, the first floor height may be reduced to accommodate residential uses.”
  - d) Delete guideline 3.6.3 Single Story Buildings. This guideline may lead people to believe that 2-story buildings are acceptable facing Arizona Ave when in fact, these are the areas that we want the tallest buildings.
  - e) Revise guideline 3.6.4 Neighborhood Relationship as follows: “...When adjacent to or across the street from Low-Density Residential, building height shall not exceed three stories. In addition to reduced building heights, transitions to Low-Density Residential may also include one or more of the following techniques: landscaping, building setbacks, and other site or building design solutions.”
- 14) Page 22, Section **3.7 Building Setbacks**
- a) Revise guideline 3.7.1 Street Life as follows:  
“Consistent with Section 1.65, Creating...”
  - b) Revise guideline 3.7.2 Build-to Line as follows:  
“~~A minimum of 75% of~~ The building face shall be placed on the build-to line along South Arizona Avenue, cross streets and other major pedestrian corridors. ~~Within the required 75%,~~ Minor offsets behind the build-to line may be considered to allow façade variations accommodating such as columns and other architectural elements, may be considered provided that the offset is not greater than 3 feet from the build to line. As much as 25% of the building may be setback to 12’ behind the property line. Larger setbacks, no more than 12-feet, may be considered in order to create active pedestrian spaces such as outdoor dining areas and outdoor foyers (add reference to new diagram). Setbacks greater than 12-feet may be considered for larger pedestrian spaces such as plazas, courtyards and pocket parks. Setbacks may also be considered on levels located above the ground floor to allow more depth in the building façade through balconies and other architectural elements that are not allowed to project beyond the right-of-way line. North of Frye Road, setbacks are encouraged to create a 20-foot wide pedestrian zone along the length of the building frontage in addition to providing larger setbacks at certain locations for active pedestrian spaces. In all events, any setback area along the building frontage facing

- Arizona Avenue shall be designed to engage pedestrian activity along the street. Landscape setbacks, not greater than 10-feet, may also be considered along streets that separate new development from low density residential neighborhoods designated in the South Arizona Avenue Corridor Area Plan.”
- c) Delete guideline 3.7.4 Setback between Buildings. This guideline will be addressed in guideline 3.15.2 Pedestrian Paseos.
  - d) Remove Figure 3.7.1. New “Diagram 2\_Guideline 3.15.2” attached, which illustrates how the mid-block pedestrian path may vary and connect to outdoor spaces along Arizona Ave will be added to page 30 to reference with guideline 3.15.2 Pedestrian Paseos.
  - e) Add new “Diagram 3\_Guideline 3.7.2” attached, which illustrates how the building setbacks can be applied according to guideline 3.7.2 Build-to Line.
  - f) Replace Photo 3.7.2 with a photo that better illustrates guideline 3.7.2 and that includes pedestrian activity.
  - g) Add new guideline under “Prohibited” as follows: 3.7.7 Parking Setbacks. Setback areas along Arizona Avenue shall not be used for surface parking or other non-pedestrian oriented uses.
  - h) Revise definition as follows:  
“Build-to Line: The build-to line along all streets is the ultimate right-of-way line. The ultimate right-of-way line along Arizona Avenue north of Frye Road is the existing right-of-way line. South of Frye Road, the ultimate right-of-way along Arizona Avenue shall follow the Typical South Arizona Avenue Cross-Section with an expanded 20-foot wide pedestrian zone, measured from the face of curb to the right-of-way line. The 20-foot wide pedestrian zone width will be accomplished through right-of-way dedication at the time of zoning approval. Except for planned street extensions and widening, the ultimate right-of-way line along all other streets is the existing right-of-way line.”
- 15) Page 24, Section **3.9 First Floor Heights**. Delete this section. (the only two guidelines in this section are repeated elsewhere in the document).
- 16) Page 25, Section **3.10 Storefront Design**
- a) Revise guideline 3.10.8 Building Entries as follows: “Building entries should ~~shall~~ be recessed into storefronts...”
- 17) Page 26, Section **3.11 Building Fenestration**
- a) Revise guidelines 3.11.1 Street-Level Fenestration as follows: “~~Building facades fronting South Arizona Avenue at storefront level should maintain a percentage of retail frontage that enhances the pedestrian activities.~~ Storefront glazing shall be not be in the form of continuous sheets of glass. ~~For more on storefront and window designs~~ (see Sections 3.8.2, 3.10.6-8).
  - b) Revise guideline 3.11.3 All-Glass Building as follows: “...consistent with the goals of requirements in Section 3.8.2 and 3.10.2”
  - c) Replace “Should” with “Shall” in guidelines 3.11.5 and 3.11.6
  - d) Revise title as follows “3.11.7 ~~Residential Buildings~~ Solar Heat Gain Coefficiency”
- 18) Page 28, Section **3.13 Amenity Decks**
- a) Revise guideline 3.13.3 Views From Decks as follows: “...as a branding and identify feature. Consideration should be given to paving pattern design to improve view of the amenity deck from above.”
- 19) Page 30, Section **3.15 On-site Circulation**
- a) Revise guideline 3.15.1 Pedestrian Circulation as follows: “Sites shall be designed to encourage major pedestrian movement ~~shall be encouraged~~ along South Arizona Avenue. ~~Internal connection between buildings shall be maximized. Accessed to the residential uses is allowed from pedestrian alleys...~~”
  - b) Revise guideline 3.15.2 Pedestrian Paseos as follows: “An east-west Pedestrian paseo ~~at a minimum 12’ width~~ shall be incorporated ~~in~~ midway between the north and south ends of each block along South Arizona Avenue. Pedestrian paseos shall be wide enough to accommodate a comfortable and safe pedestrian passage, and shall have a minimum 6-foot wide clearance. These mid-block pedestrian paths can be provided in any of the following forms: An outdoor pedestrian path through a single development, an outdoor pedestrian path in-between two separate developments, or an open and accessible pedestrian pathway through a building such as a breezeway or atrium. When an outdoor pedestrian paseo is provided, two separate buildings on

- each side of the pedestrian path may connect or bridge over the pathway (add reference to new diagram)."
- c) Add Diagram 2\_Guideline 3.15.2 (See Addendum item 14, d).
  - d) **Revise guideline 3.15.3 Vehicular Access Location** as follows: "Access to parking for retail/restaurant uses shall be ~~located~~ designed to minimize conflict with the adjacent residential neighborhoods. Examples include, locating the access on east-west streets and providing for significant vehicle stacking within the parking garage entrance."
  - e) Replace photos 3.15.1 and 3.15.2 with photos showing examples of successful pedestrian paths with people in the photos to illustrate guideline 3.15.2
- 20) Page 33, **Section 3.18 Exterior Building Materials and Finishes**
- a) Add bullet points under guideline 3.18.6 Unacceptable Materials
- 21) Page 34, **Section 3.19 Colors**
- a) Revise guideline 3.19.2 Unacceptable Colors as follows: "High-intensity colors, metallic colors, ~~black or other~~ very dark colors, or fluorescent colors shall not be used on any major portion of the building accent materials, building elements, awnings etc.
  - b) Revise guideline 3.19.3 Accent Colors as follows: "Bright, saturated ~~primary and other~~ colors should be... ..The accent colors should complement the primary main colors."
  - c) Renumber guidelines 3.19.3 & 3.19.4 so that they follow order.
- 22) Page 35, **Section 3.20 On-site Landscape and Open Space**
- a) Replace photos on this page with photos of low water landscaping that are applicable to Phoenix region.
  - b) Revise guideline 3.20.1 Landscape Design as follows: "Landscaping, including living plant material, ~~special pavements~~ hardscape design, trellises, screen walls, planters, pots, site furniture and similar features shall be appropriately incorporated into the design to create interesting places and spaces that invite outdoor activity. Landscape designs shall provide sufficient area for outdoor seating, public art, and spaces to accommodate outdoor events such as food vendors and entertainment. These spaces shall be designed to allow the flow of pedestrian activity to and from the adjacent public right-of-way or mid-block pedestrian path."
  - c) Revise guideline 3.20.3 Landscape Buffers and Screening as follows: "~~Landscaping shall be used to mitigate the negative effects of larger undifferentiated building faces and walls.~~" (large undifferentiated walls are not allowed by these guidelines)
  - d) Revise guideline 3.20.5 Minimize Turf Grass as follows: "Planting designs for all streetscapes should ~~avoid~~ minimize the use of turf ~~grass~~ in order to reduce excess water consumption. In open space, irrigated turf should be limited to no more than 50% of the developed open space area and should be located in active pedestrian areas. Grass species..."
  - e) Add new guidelines under Recommended as follows:
    - i) 3.20.7 Water Features. Water features should be placed in active pedestrian areas where pedestrians are likely to interact with and benefit from them. Water features, whether they are stand-alone or part of a building should be designed as an integral component of the site and building.
    - ii) 3.20.8 Green Walls. Green/living walls are encouraged to incorporate nature into building architecture and soften outdoor pedestrian spaces.
    - iii) 3.20.9 Site Furniture. Chairs and tables should be comfortable and movable to allow people to form groups of varying sizes or follow the shade throughout the day. Benches should be double-sided or backless to allow flexibility. Trash cans should be located at convenient locations.
    - iv) 3.20.10 Designing for Pedestrian Activity. Consideration should be given to providing the following to support pedestrian activity: ADA compliant drinking fountains and doggie watering stations; Electrical outlets and access to water throughout outdoor pedestrian spaces for street vendors, entertainment and maintenance; Misters to help alleviate high summer temperatures
- 23) Page 36, **Section 3.21 Paving Materials**
- a) Replace Photo 3.21.1 with photo of an urban setting.
  - b) Revise guideline 3.21.1 as follows: "3.21.1 Paving Materials ~~and Patterns~~. Paving materials ~~Patterns~~ shall be coordinated in both of complement materials utilized in the public right-of-way, R.O.W. and private property."

- c) Add the following text to the end of guideline 3.21.3 Paving Patterns: “In building setback areas where paving extends from the pedestrian zone in the right-of-way onto private property, a concrete header or other permanent visible line shall be used to identify the right-of-way line.”
  - d) Revise guideline 3.21.6 Alternative Paving as follows: “Alternative paving materials using organic materials such as pine resin binding are acceptable provided that they can be integrated into the hardscape design theme and are approved by the City Engineer.”
- 24) Page 38, **Section 3.22 Lighting**
- a) Move first sentence under Intent “To minimize light pollution and reduce unnecessary power consumption” to the area in-between the 2<sup>nd</sup> and last paragraphs under Intent as its own separate paragraph.
- 25) Pages 38-39, **Section 3.23 Signage**
- a) Revise 1<sup>st</sup> bullet point under guideline 3.23.4 General Requirements as follows: “...on awnings as provided in section 3.23.5.D.”
  - b) 3.23.5 Sign Type Requirements, B. Tenant Identification: Add subheading “Wall or Shade Structure Mounted Signs” between the 1<sup>st</sup> and 2<sup>nd</sup> bullet points.
  - c) 3.23.5 Sign Type Requirements, B. Tenant Identification: Add subheading “Pedestrian Signs” between the 5<sup>th</sup> and 6<sup>th</sup> bullet points under B. Tenant Identification.
  - d) 3.23.5 Sign Type Requirements, B. Tenant Identification: Move the 7<sup>th</sup> bullet point up to 2<sup>nd</sup> place, located immediately above the new subheading “Wall or Shade Structure Mounted Signs”.
  - e) Add “Figure 3.23.1” to references at the end of the 6<sup>th</sup> bullet point.
  - f) Renumber guidelines 3.23.56 & 3.23.67 on page 40
- 26) Page 41, **Section 3.24 Storage, Equipment, Loading and Screening**
- a) Revise guideline 3.24.1 Storage, Equipment and Loading Visibility as follows: “~~Facilities collection and retrieval~~ Solid waste and recyclables materials collection shall occur onsite or within an alley be used by building occupants only. Such collection areas as well as loading docks, outdoor trash storage, service courts and mechanical equipment shall not be visible from public streets rights of way. Solid waste and recycling containers shall not be placed along public streets for collection.”
- 27) Page 42, **Section 3.25 Utilities**
- a) Revise guideline 3.25.2 Utility Coordination as follows: “All utility boxes shall be surrounded on at least three sides by visual screens, which may be ~~wood, or~~ masonry structures or dense landscaping.”
  - b) Move guideline 3.25.4 Grease Trap Systems under “Recommended”, and revise text as follows: “Buildings should be designed to accommodate communal grease trap systems interceptors shall be provided to facilitate the occupancy of restaurants on the ground floor. Such systems ~~shall~~ should be designed as part of the on-site infrastructure and will not be allowed in the public right-of-way.”
- 28) Page 43, **3.26 Security**
- a) Replace or delete photos 3.26.3 & 3.26.4 – they don’t illustrate any of the guidelines.
- 29) Page 44, add new section 3.27 Right-of-Way Encroachments (attached) and add new “Diagram 4\_R.O.W. Encroachment” (attached) to the new section as indicated. The section may need to be divided into 2 separate pages to fit the Diagram and make the photos larger.
- 30) Pages 45-46, **Section 4.0 Block Design Guidelines**
- a) Revise title as follows: “4.1 Typical South Arizona Avenue Parcels Blocks”
  - b) Revise guideline 4.1.6 Build-to Lines and Setbacks as follows: “Building walls along South Arizona Avenue may ~~have a 12’~~ be setback on as much as 25% to create active pedestrian spaces such as pocket parks, pedestrian plazas, and outdoor dining areas. ~~of the building frontage on South Arizona Avenue.”~~
- 31) Page 47, **Section 5.1 Definitions**
- a) Delete Arcade definition
  - b) Revise Build-to Line definition as follows: “A required location for the building face. The building ~~shall not~~ may only be set back behind this line to provide active pedestrian spaces along Arizona Avenue as provided for in the Build-to Line guidelines. ~~The build to line can also be the Plot boundary line.”~~
  - c) Revise Amenity Deck definition as follows: “The uppermost level of ~~the podium (roof level)~~ an elevated platform that shall includes amenities such as plazas, landscaping...”

- d) Revise Setback Line definition as follows: “Building Setback Line: The ~~minimum~~ distance ~~back from behind the plot boundary~~ property line that the building face ~~has to be~~ is located.”
  - e) Delete Setback Zone definition.
  - f) Delete LEED definition.
  - g) Revise Mixed Use definition as follows: “Different activities housed in the same building or adjacent to each other within the same development. Typical mixed use developments along South Arizona Avenue are envisioned to consist of ~~The minimum requirement for mixed use is~~ high density residential, with office and retail or restaurant on the ground floor facing Arizona Avenue, in the same building or same block.”
  - h) Delete Podium definition.
  - i) Add new definition as follows: Pedestrian Zone: The width of sidewalk area measured from the face of curb to the right-of-way line. Items typically found in the pedestrian zone include but are not limited to lighting, street trees and other landscaping, pedestrian signs, benches, trash receptacles and other public sidewalk furniture, bicycle racks, outdoor dining, awnings or canopies projecting from the adjacent building and a clearance area for pedestrian traffic.
  - j) Add new definition as follows: Pedestrian Paseo: An east-west pedestrian path located midway between the north and south ends of each block along South Arizona Avenue that is required to facilitate pedestrian circulation.
- 32) Insert dividers between all major sections to be consistent throughout the document.
- 33) Reorder sections so that all of the site design guidelines are together and all of the remaining guidelines addressing building architecture are together. As much as possible, the order of sections in each of these groupings should flow from macro to micro topics.
- 34) Authorize staff to renumber sections and individual guidelines as needed and to make any additional formatting revisions and minor text revisions to correct grammar, spelling, or cross-references.