

300' Context Area



**PROJECT TEAM**

**OWNER:** ARIZONA PUBLIC SERVICE COMPANY  
400 NORTH 5TH STREET  
PHOENIX, AZ 85004  
(602) 371-7872  
KENDRA.LEE@APS.COM

**APPLICANT:** ESPIRITU LOCI INCORPORATED  
4645 NORTH 32ND STREET  
SUITE A-250  
PHOENIX, AZ 85018  
(480) 481-9100  
TREVOR@ESPIRITULOCI.COM

**PROJECT DATA**

**ADDRESS:** 950 NORTH 7TH STREET  
PHOENIX, AZ 85006

**APN:** 111-44-141

**GROSS SITE AC:** 1.4 AC (61,366.70 SF)

**NET SITE AC:** 0.7 AC (31,176.02 SF)

**ZONING:**  
EXISTING: DTC - EAST EVANS CHURCHILL  
EXISTING LOT: VACANT LOT  
PROPOSED: DTC - EAST EVANS CHURCHILL  
PROPOSED USE: PUBLIC UTILITY BUILDING AND FACILITIES

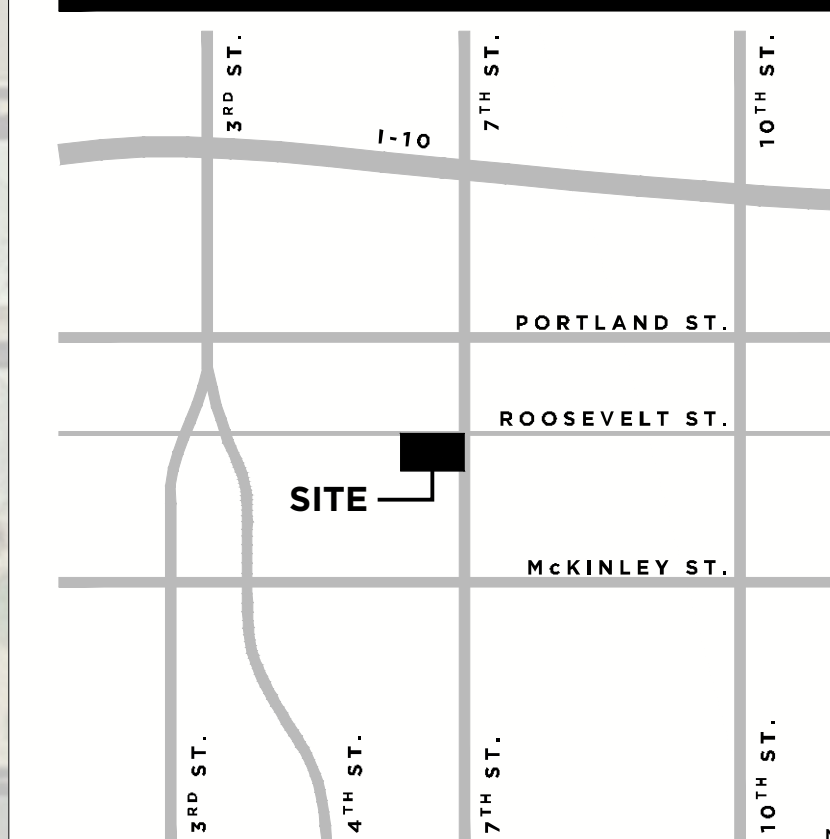
**QTR. SECTION:** 11-28

**PROJECT DESCRIPTION:**  
AN APS SUBSTATION SCREENED WITH A MICRO-PARK AND LANDSCAPE AREAS DESIGNED TO CREATE AN OUTDOOR ROOM AND USEFUL SPACES INCLUDING DECORATIVE SIDEWALKS. IN ADDITION, LOCAL PUBLIC ART COMPONENTS ENHANCE WAY FINDING AND PLACEMAKING IN ROOSEVELT ROW.

**TOTAL SQUARE FOOTAGE OF STRUCTURES:**  
PROPOSED FOR THE SITE: 8,863 SF  
G.I.S BUILDING: 8,543 SF  
POLICE SUBSTATION SHIPPING CONT.: 320 SF  
LOT COVERAGE: 28%

**LEGAL DESCRIPTION:**  
A PORTION OF LAND LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**VICINITY MAP**



ESPIRITU LOCI  
The Spirit of the Place



ALL DIMENSIONS ARE APPROXIMATE  
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# CONTEXT PLAN

EXHIBIT 1.0 | Evans Churchill North Substation

30  
MAR  
2020



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N. 6TH STREET

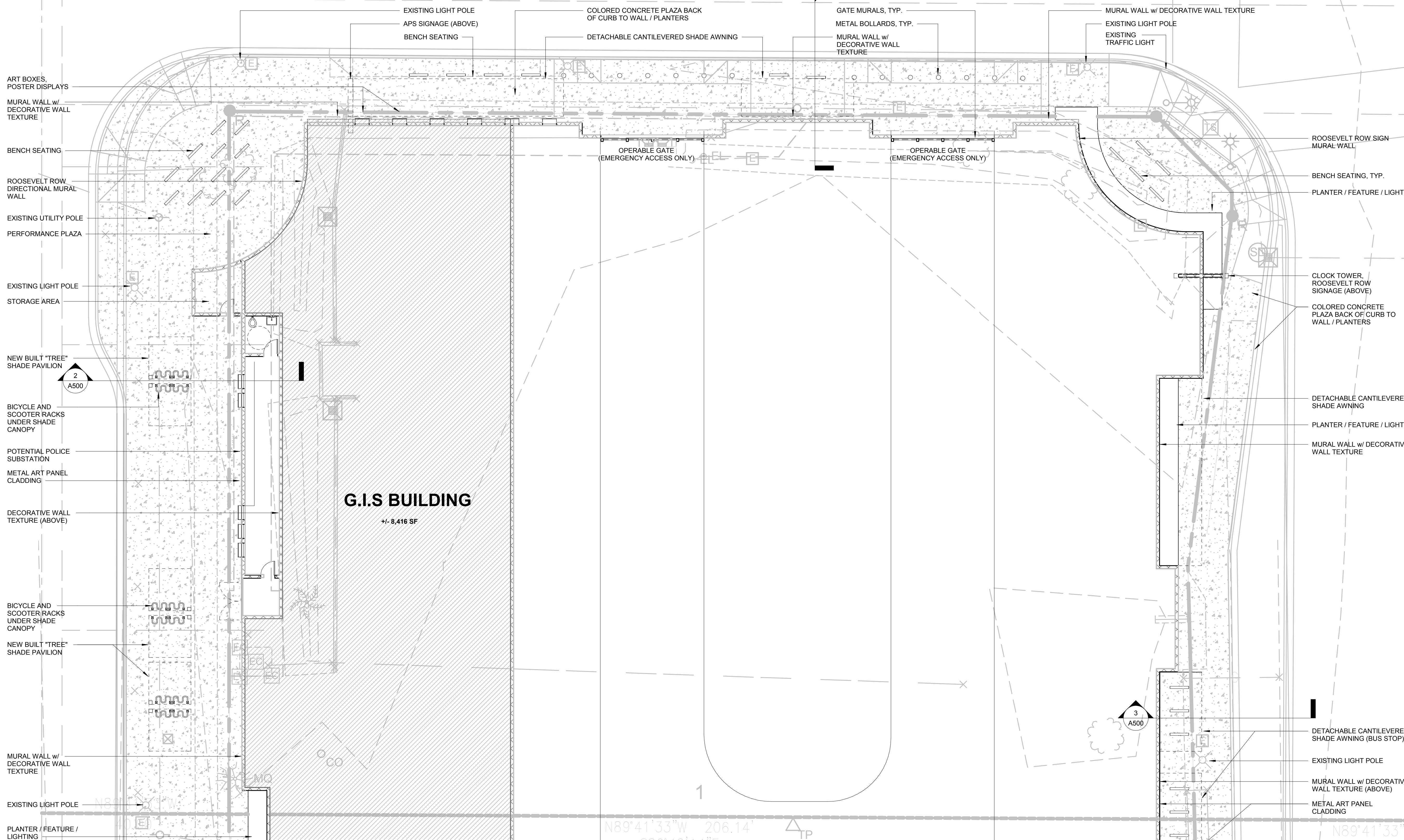
ROOSEVELT STREET

N. 7TH STREET

**G.I.S BUILDING**

± 8,416 SF

**EXISTING EVANS-CHURCHILL SUBSTATION**



950 North 7th Street, Phoenix, AZ 85006  
**APS Evans Churchill Substation**

Project Status  
 03/30/2020  
 NO. DESCRIPTION 00/00/0000

scale | 3/32" = 1'-0"

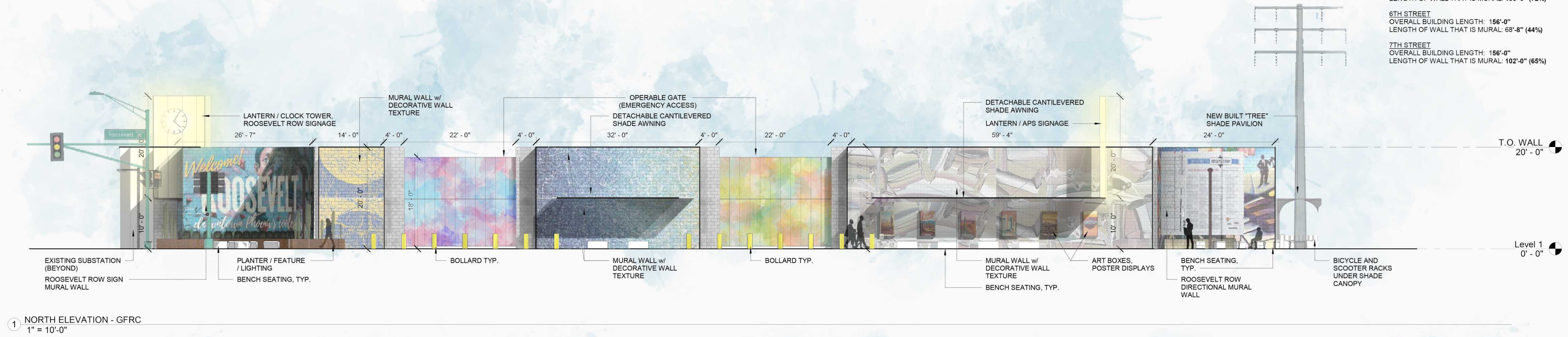
**A200**  
 GROUND LEVEL PLAN

FACADE MURAL CALCULATIONS

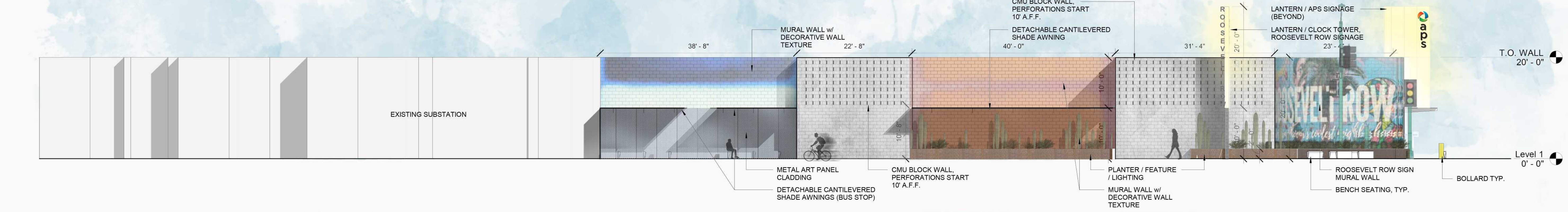
**ROOSEVELT STREET**  
 OVERALL BUILDING LENGTH: 215'-11"  
 LENGTH OF WALL THAT IS MURAL: 156'-0" (72%)

**6TH STREET**  
 OVERALL BUILDING LENGTH: 156'-0"  
 LENGTH OF WALL THAT IS MURAL: 68'-8" (44%)

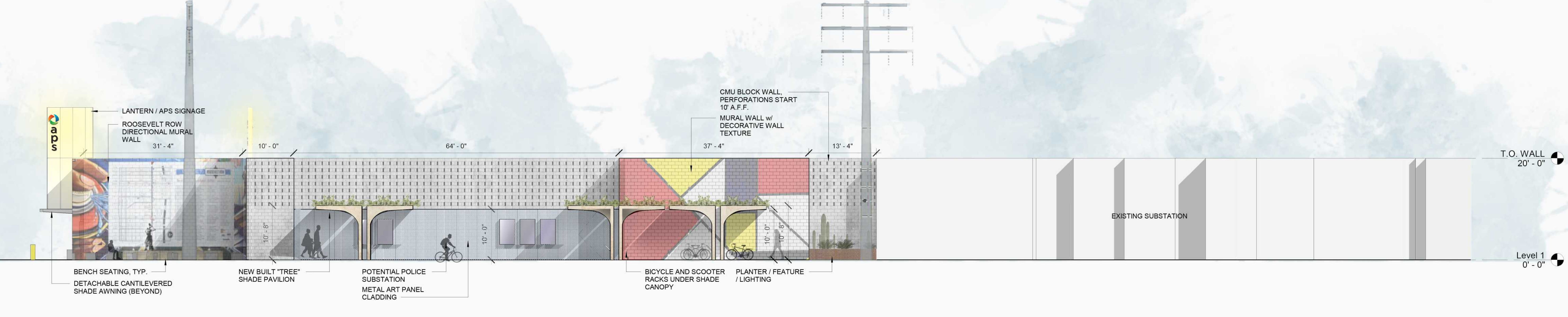
**7TH STREET**  
 OVERALL BUILDING LENGTH: 156'-0"  
 LENGTH OF WALL THAT IS MURAL: 102'-0" (65%)



1 NORTH ELEVATION - GFRC  
 1" = 10'-0"



2 EAST ELEVATION - GFRC  
 1" = 10'-0"



3 WEST ELEVATION - GFRC  
 1" = 10'-0"

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**A400 A**  
 EXTERIOR ELEVATIONS



All artistic design elements, including shade canopies and structures, seating, murals, and all renderings thereof are conceptual in nature. They are shown to illustrate the artistic vision of the proposed project. Each design element will be commissioned from individual artists who will create unique and original works of art. Installations are subject to change seasonally and over time.

# ILLUSTRATED PERSPECTIVE

EXHIBIT 3.3 | Evans Churchill North Substation

30  
MAR  
2020

## **EVANS CHURCHILL NORTH SUBSTATION**

### Alternative Frontage Request – Downtown Code Modification List

Below is a list of the proposed standards and guidelines that are the subject of the proposed Alternative Frontage request:

#### **1204 – Land Use Matrix**

- 1204.C.28.d(3)

#### **1206 – Parking and Loading**

- 1206.B – Driveway width maximum 24 ft
- 1206.C.b(1) – Parking and Loading Standards
- 1206.D.4 – Parking and Loading Standards

#### **1207 - General Standards and Guidelines**

- 1207.E: Shade Standards
  - 1207.E.1.a
  - 1207.E.1.b
- 1207.F - Landscape Standards
  - 1207.F.1
  - 1207.F.2
- 1207.I.2.a – Streetscape Standards – Sidewalk and Streetscape Zone
- 1207.L.3 – Pedestrian Street Guidelines
- 1207.M - Enhanced Corner Guidelines (7<sup>th</sup> Street & Roosevelt Street)
  - 1207.M.1
  - 1207.M.3
- 1207.R: Building Design
  - 1207.R.2.a
  - 1207.R.2.e
  - 1207.R.2.k
- 1207.T: Lighting Guidelines
  - 1207.T.1
  - 1207.T.3
  - 1207.T.4
- 1207.V: General Screen Guidelines
  - 1207.V.3
  - 1207.V.4

#### **1214-Evans Churchill East**

- 1214.B – Development Standards
  - 1214.B.4.a(1)
  - 1214.B.4.a(2)
  - 1214.B.6 – Fences:
- 1214.F – Streetscape Standards

If you are interested in seeing the detailed request please visit the APS Downtown Substation Website