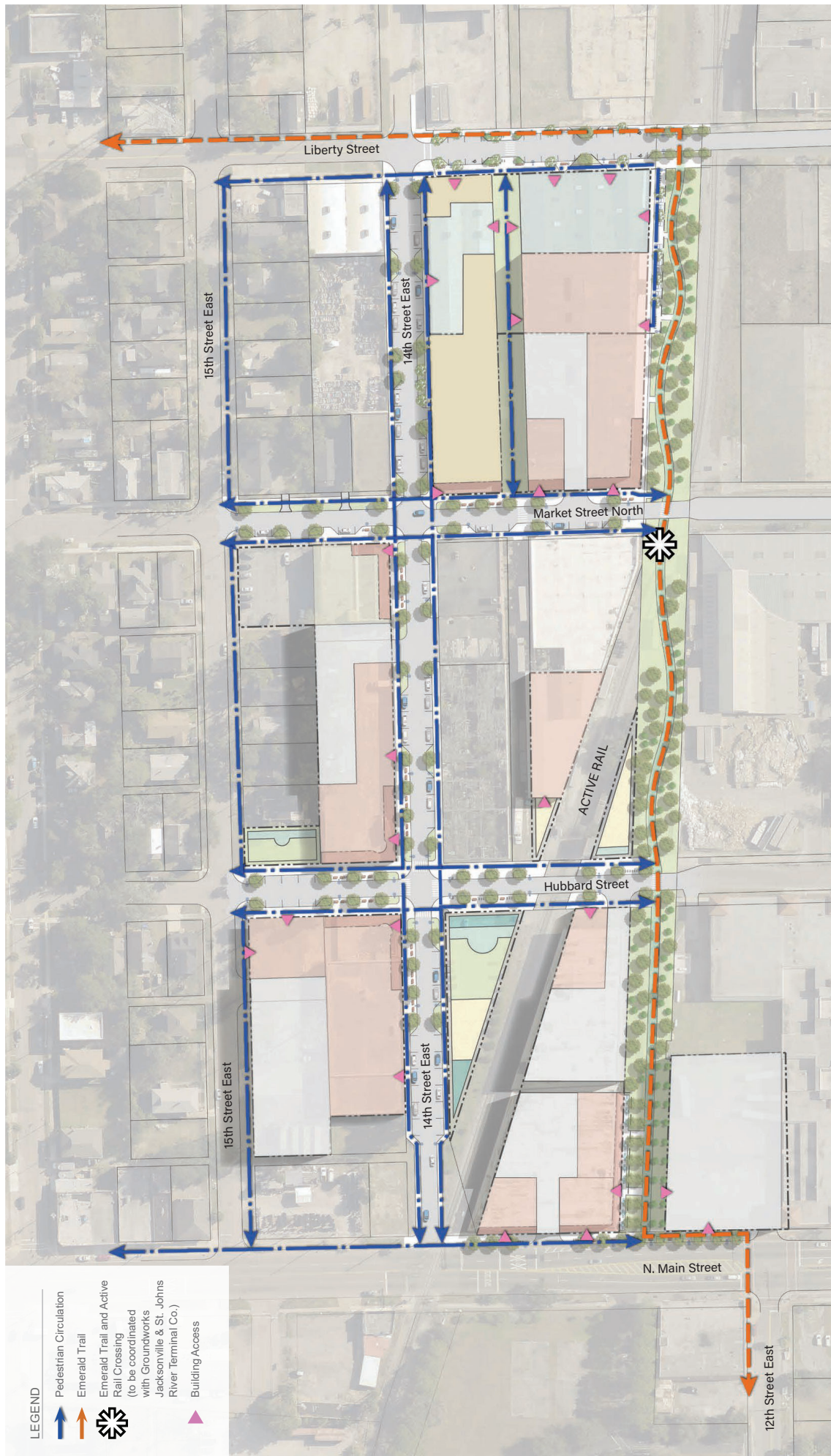


PUD BOUNDARY / ADDRESS EXHIBIT
Phoenix Arts & Innovation District





- LEGEND**
-  Pedestrian Circulation
 -  Emerald Trail
 -  Emerald Trail and Active Rail Crossing (to be coordinated with Groundworks Jacksonville & St. Johns River Terminal Co.)
 -  Building Access



PEDESTRIAN CIRCULATION DIAGRAM
Phoenix Arts & Innovation District





LEGEND

- Emerald Trail
- PHX Park
- Phased Park Parcel with Future Development
- Future Development



GREEN & OPEN SPACE DIAGRAM
Phoenix Arts & Innovation District





FUTURE OF CITIES **GROUND LEVEL LAND USE MASTER PLAN**
Phoenix Arts & Innovation District

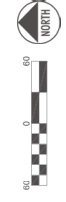




LEGEND

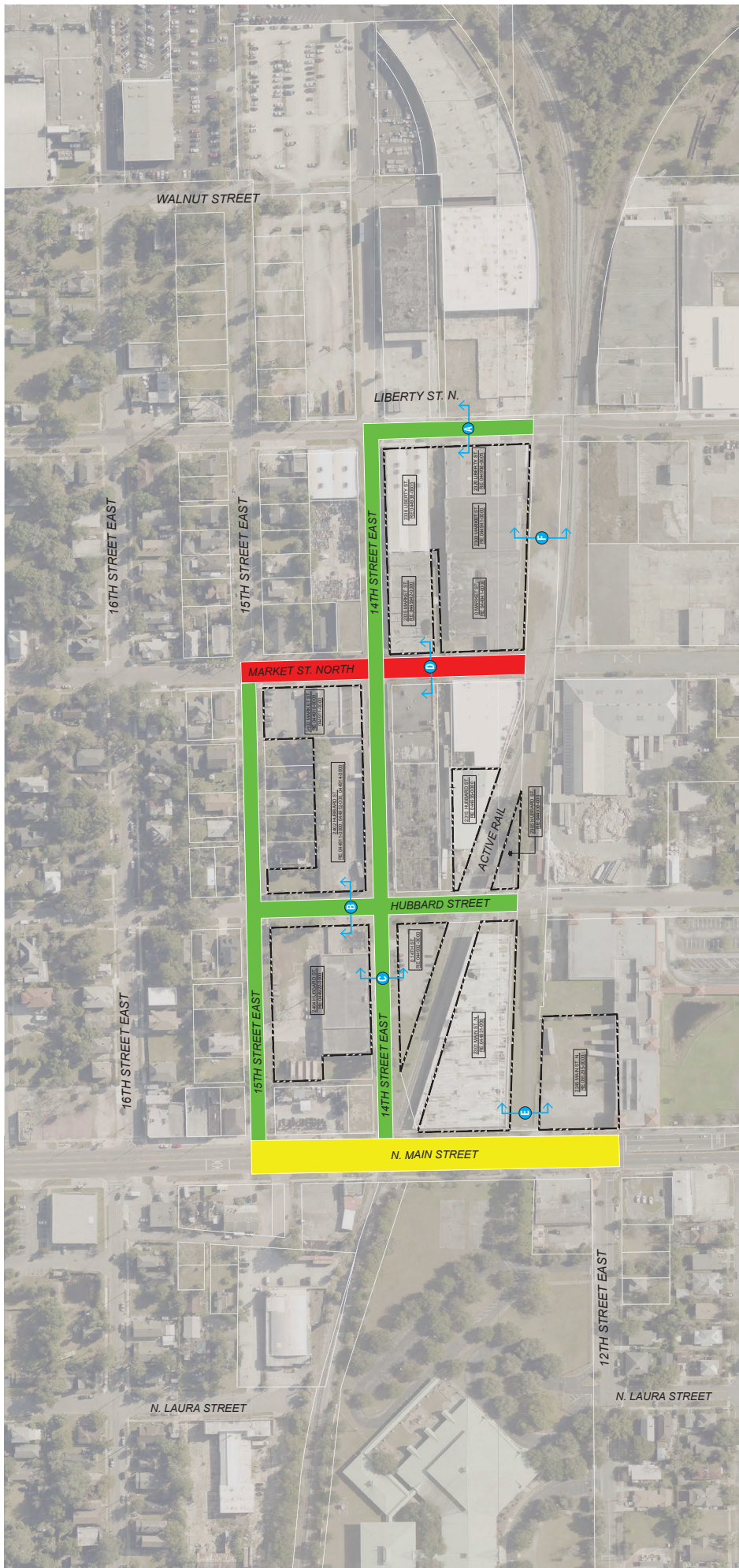
- 1 Multi-family Residential
- 2 Senior Housing
- 3 Hotel / Co-Living
- 4 Office / Food & Beverage
- 5 Retail / Office/ Commercial
- 6 Restaurant / Retail
- 7 Adaptive Reuse Building
- 8 Park / Plaza Space
- 9 Community Garden
- 10 Rain Capture
- 11 Public Art

Note: All permissible uses are identified within the written description of the PUD. The locations of specific uses as shown on this plan are subject to change.



FUTURE OF CITIES UPPER LEVEL LAND USE MASTER PLAN
Phoenix Arts & Innovation District



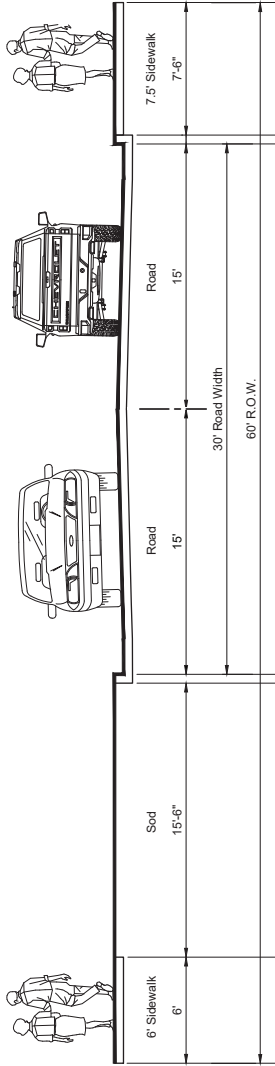


LEGEND

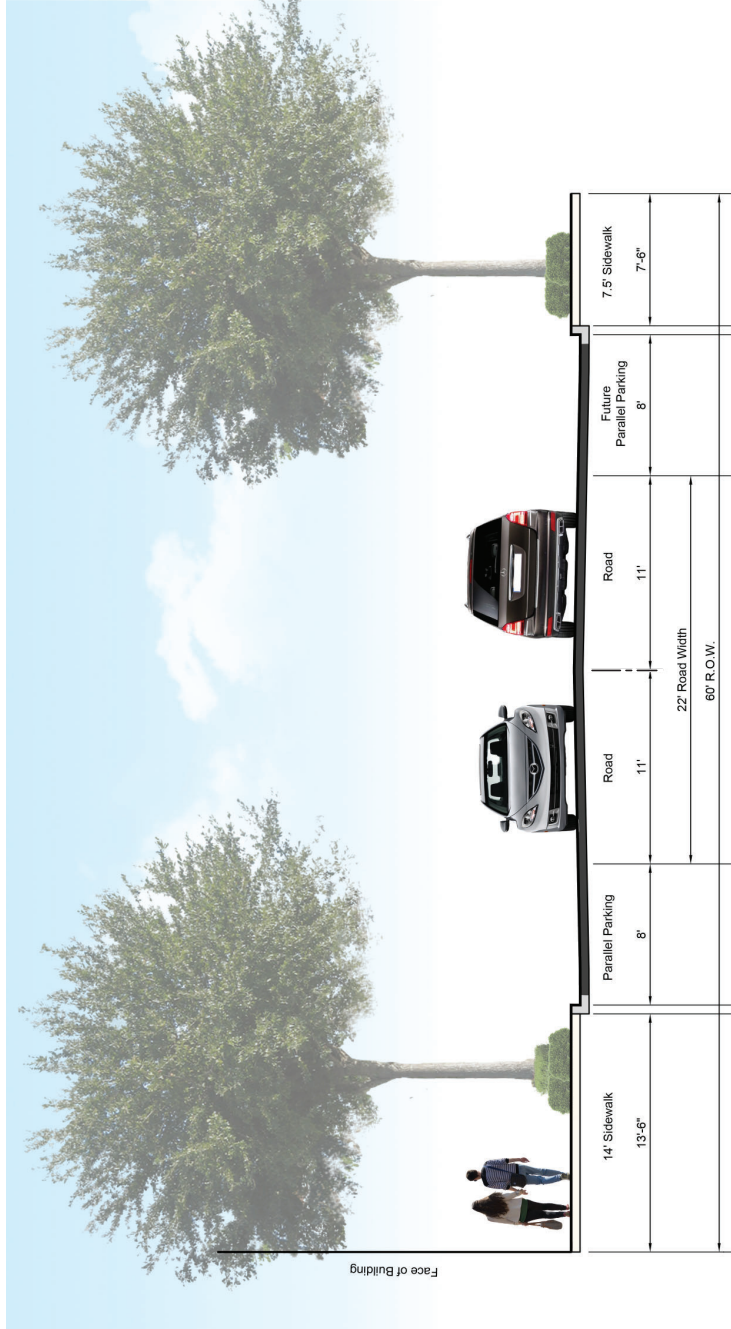
- 30' ROAD WIDTH
- 40' ROAD WIDTH
- 60' ROAD WIDTH

EXISTING ROAD WIDTH DIAGRAM
 Phoenix Arts & Innovation District





A Existing
60' ROW



A Proposed
60' ROW

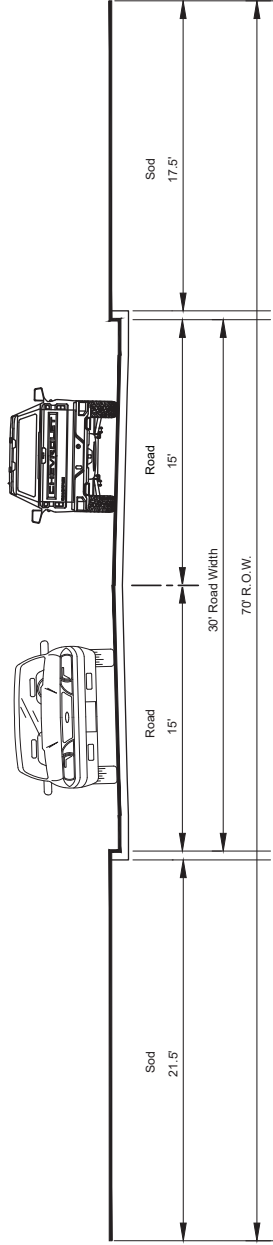


FUTURE
OF CITIES™

NORTH LIBERTY STREET
Phoenix Arts & Innovation District

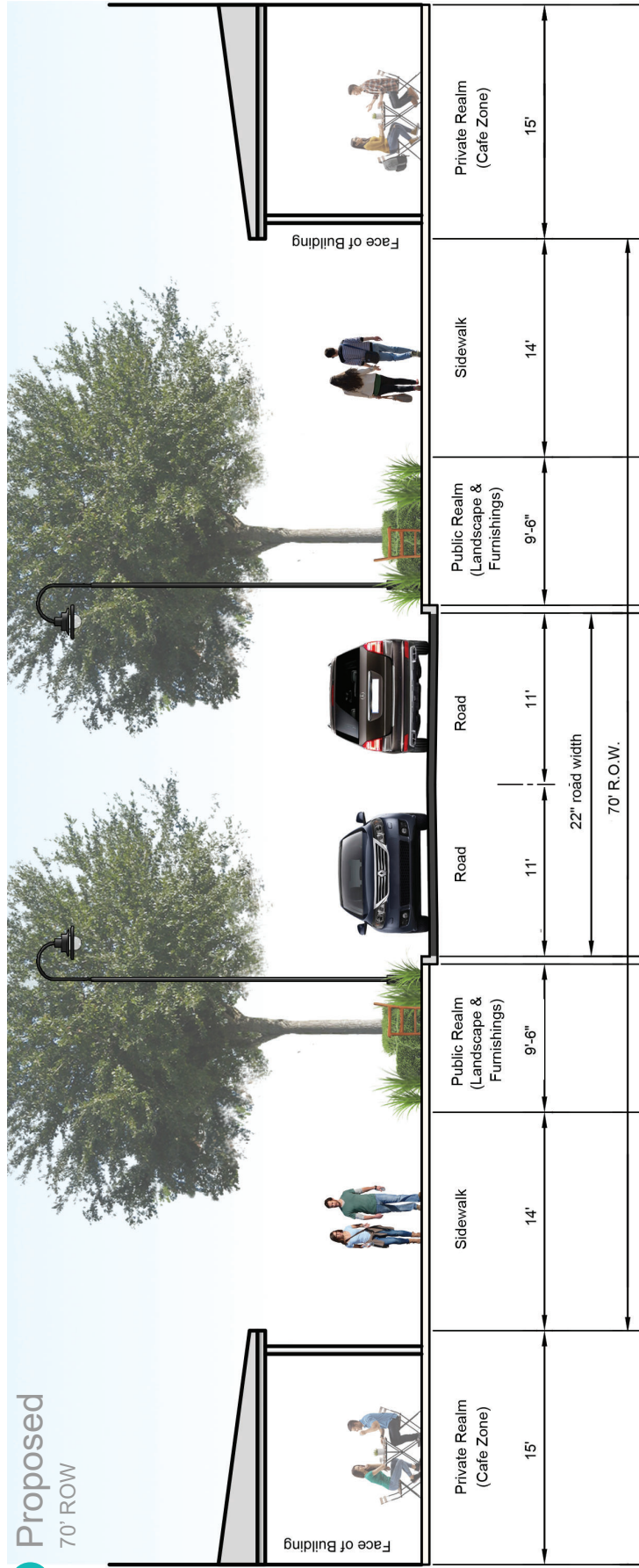
PROSSER
A PRIMEI Company

January 3, 2024
123029.01



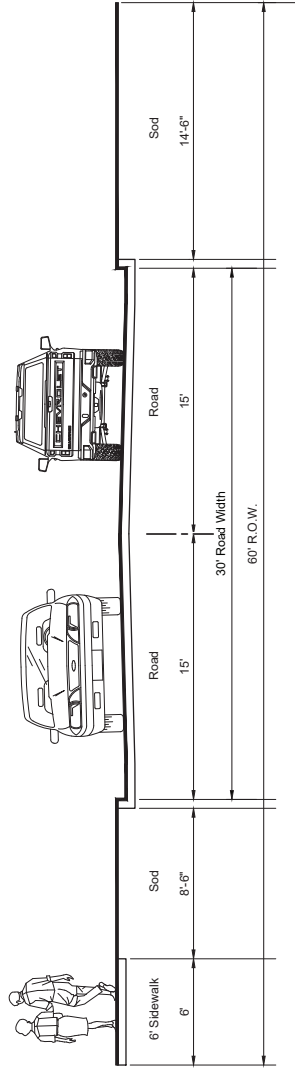
B Existing
70' ROW

B Proposed
70' ROW

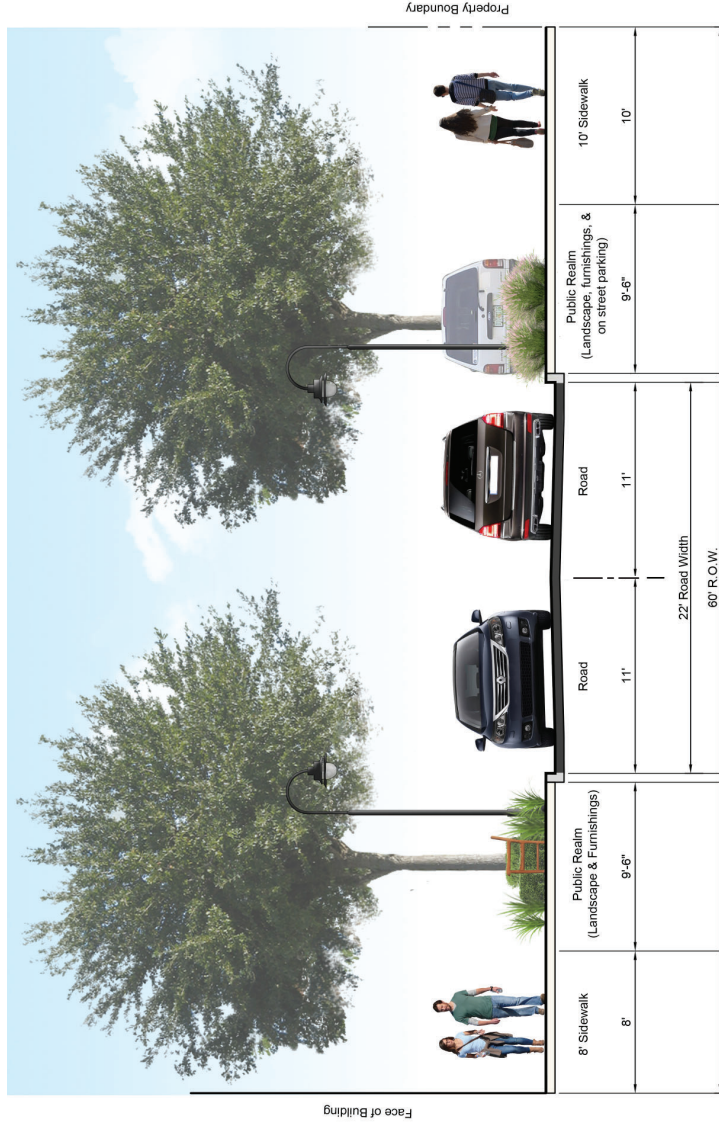


FUTURE OF CITIES
HUBBARD STREET
Phoenix Arts & Innovation District

Existing
60' ROW



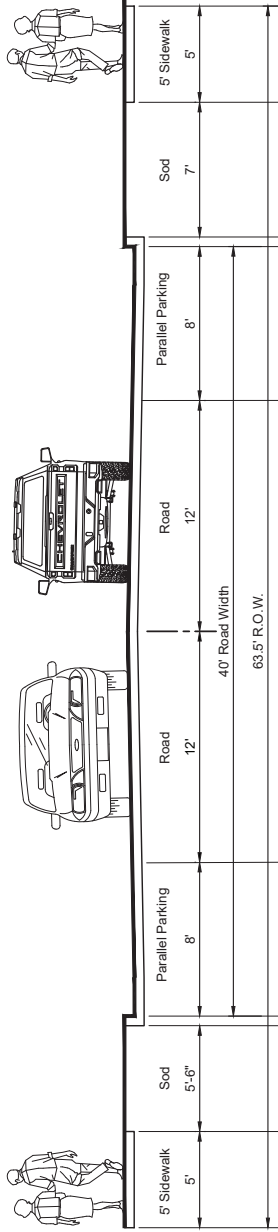
Proposed
60' ROW



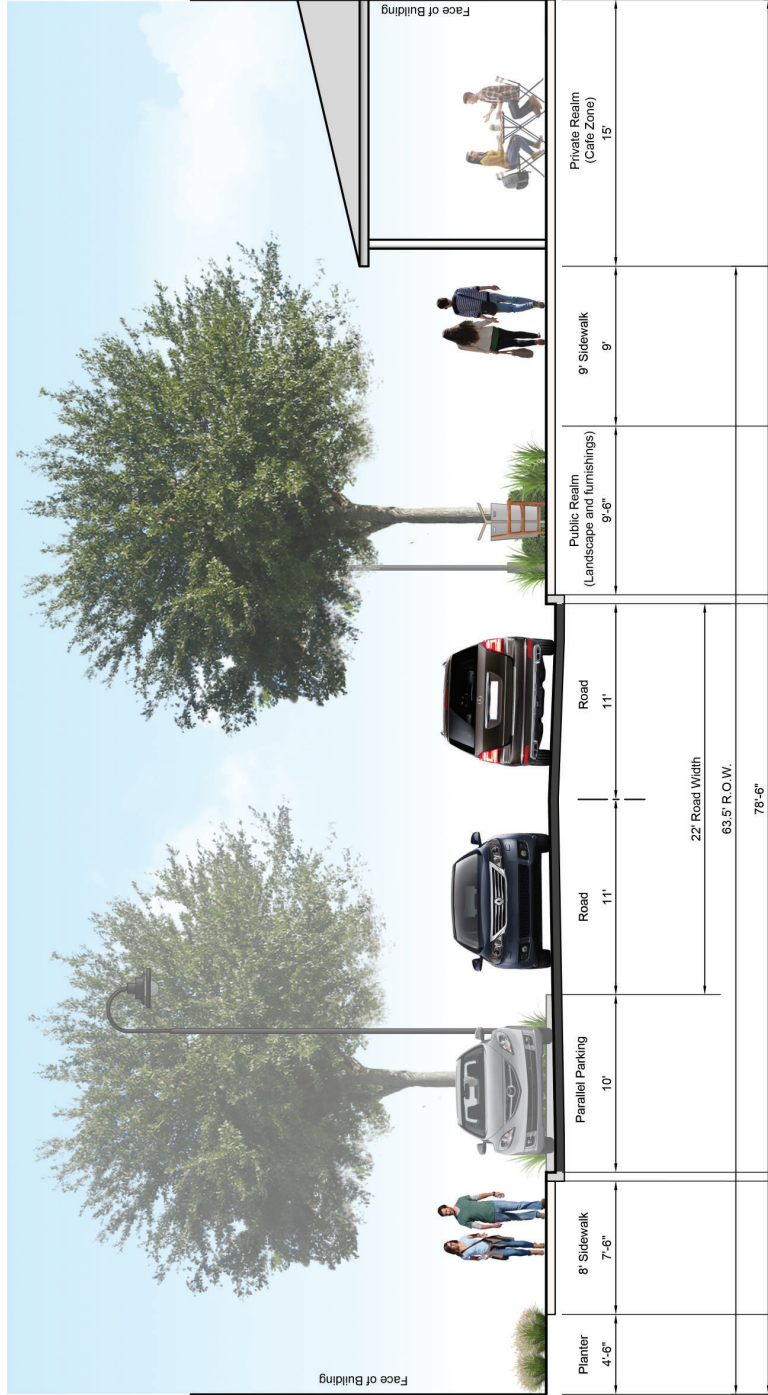
EAST 14TH STREET
Phoenix Arts & Innovation District

PROSSER
A PRIMEI Company

January 3, 2024
123029.01

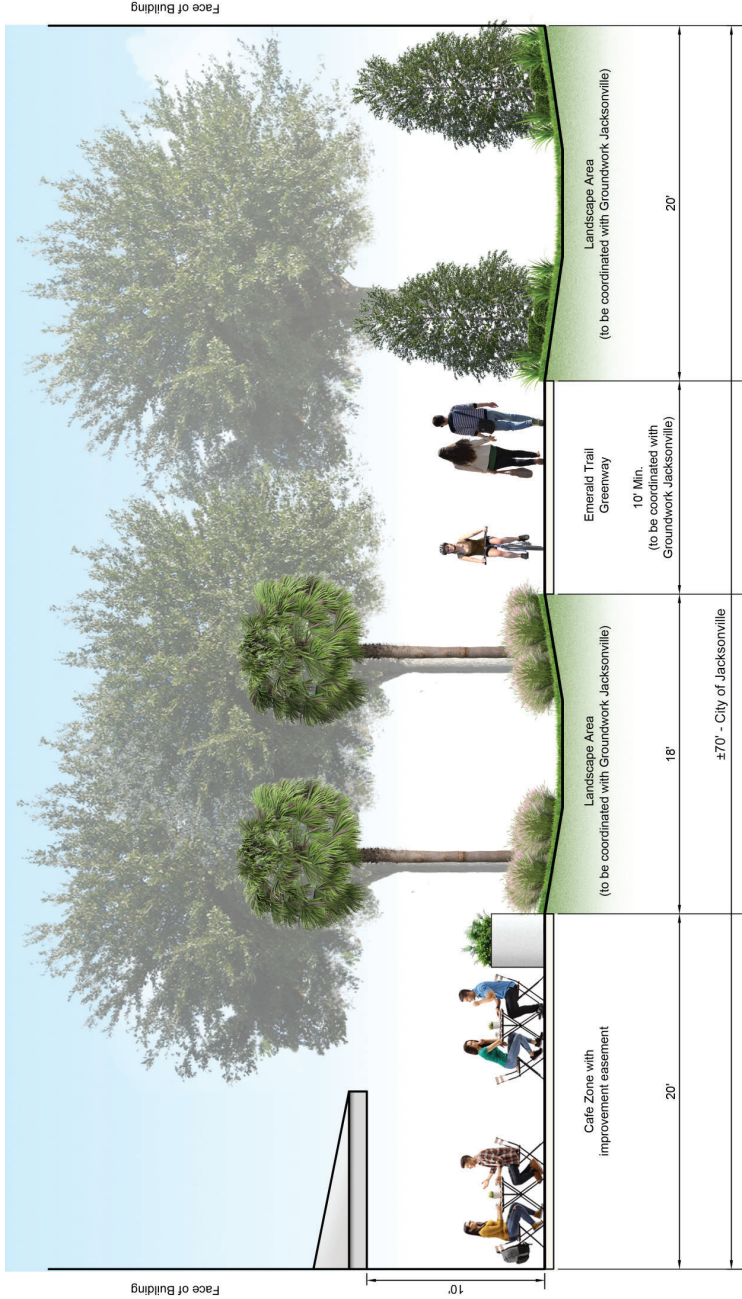


D Existing
63.5' ROW



D Proposed
63.5' ROW

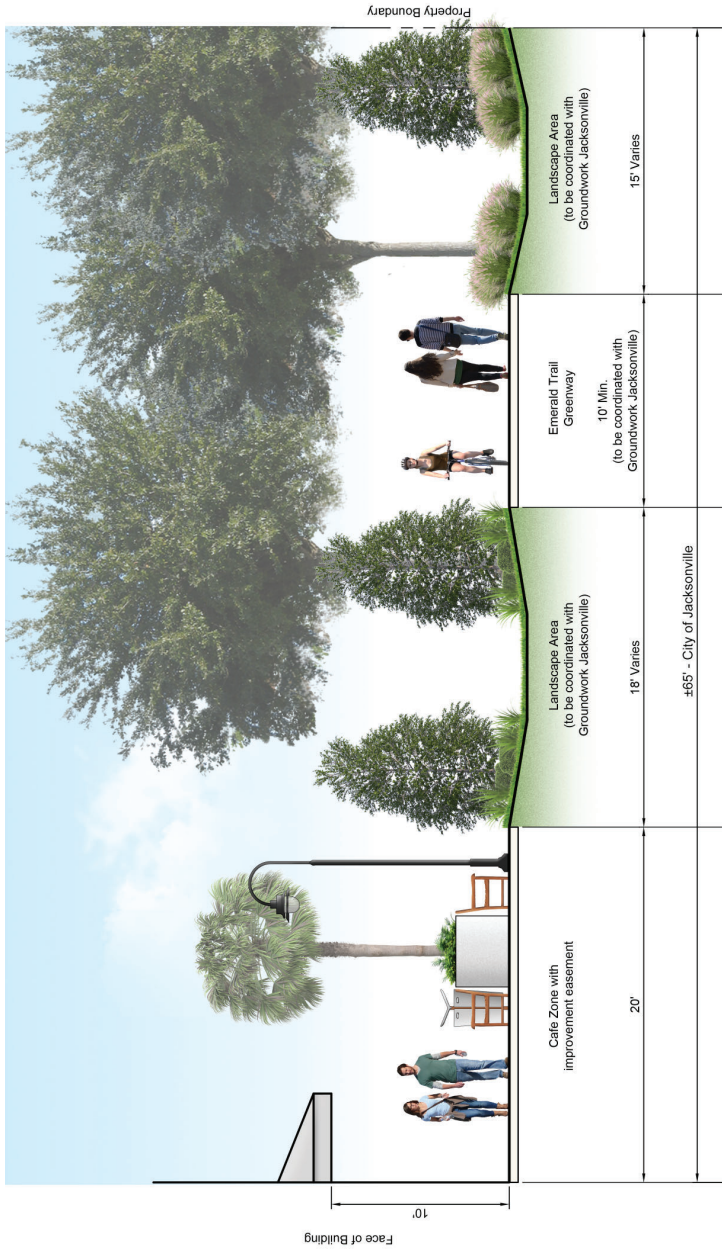
E Proposed



EMERALD TRAIL-1
Phoenix Arts & Innovation District

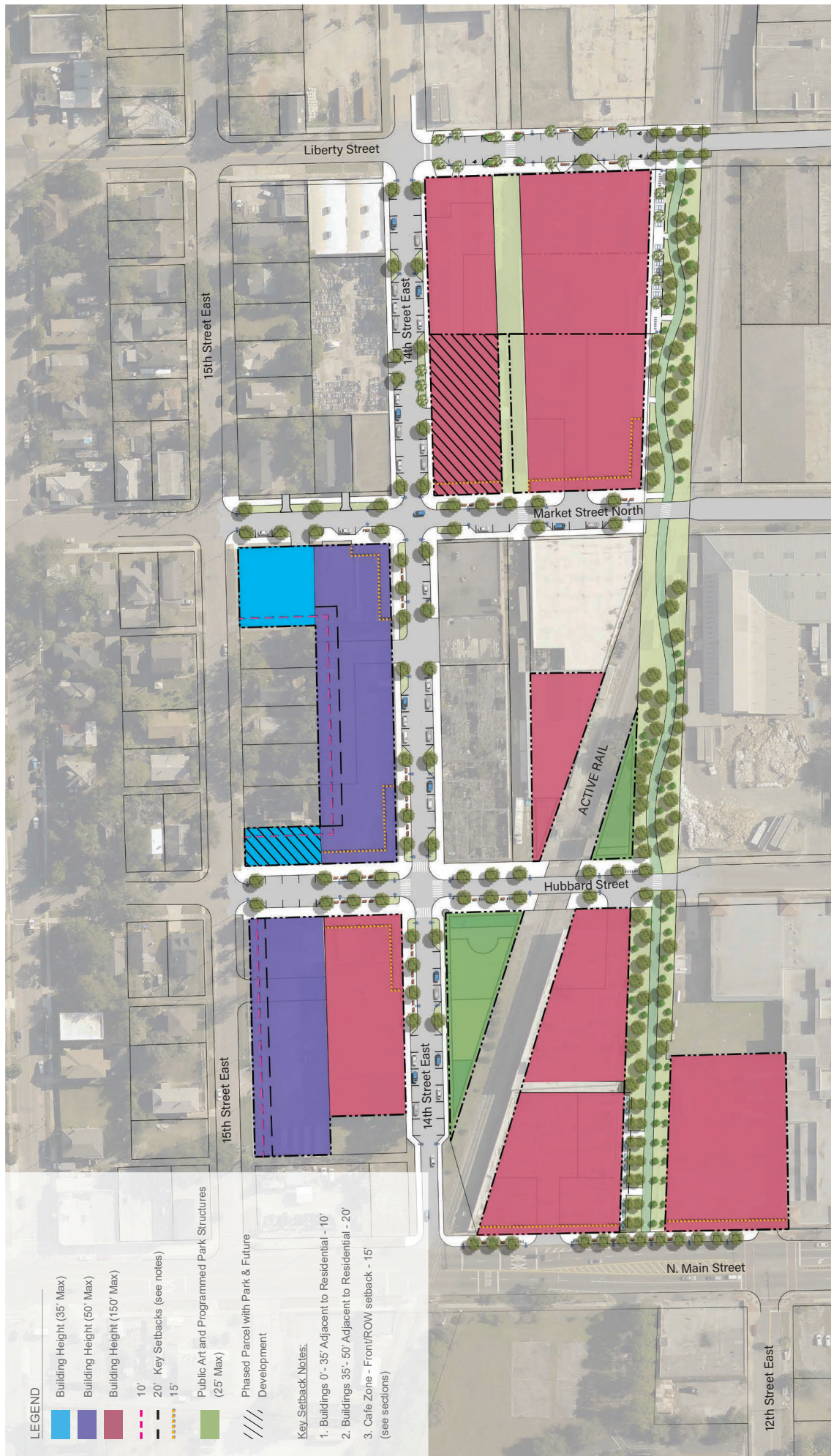


F Proposed
60' ROW



EMERALD TRAIL-2
Phoenix Arts & Innovation District

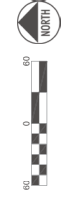




- LEGEND**
- Building Height (35' Max)
 - Building Height (60' Max)
 - Building Height (150' Max)
 - 10'
 - 20' Key Setbacks (see notes)
 - 15'
 - Public Art and Programmed Park Structures (25' Max)
 - Phased Parcel with Park & Future Development

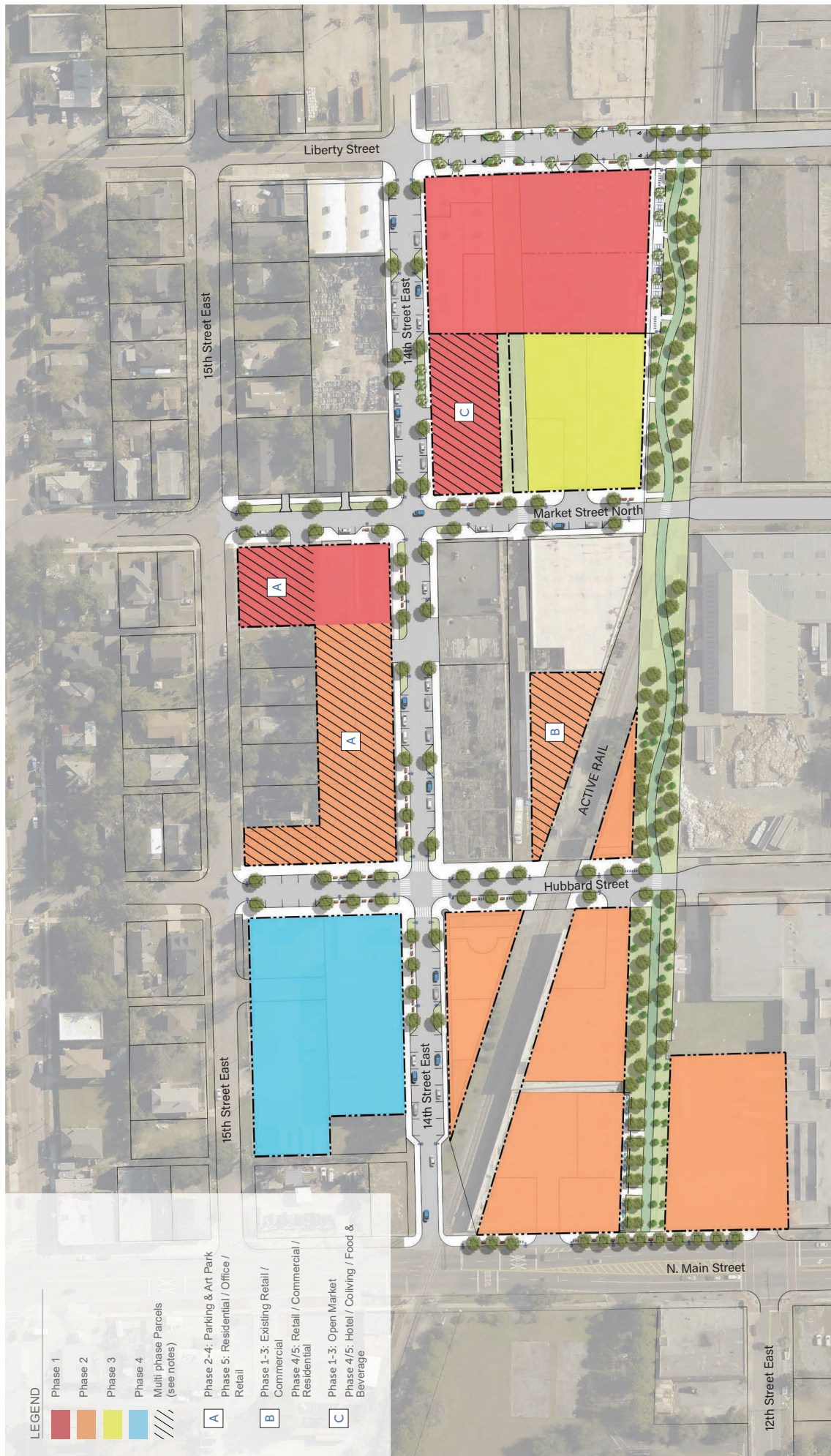
Key Setback Notes:

1. Buildings 0' - 35' Adjacent to Residential - 10'
2. Buildings 35' - 50' Adjacent to Residential - 20'
3. Cafe Zone - Front/ROW setback - 15' (see sections)



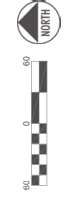
BUILDING HEIGHT AND KEY SETBACKS DIAGRAM
Phoenix Arts & Innovation District





LEGEND

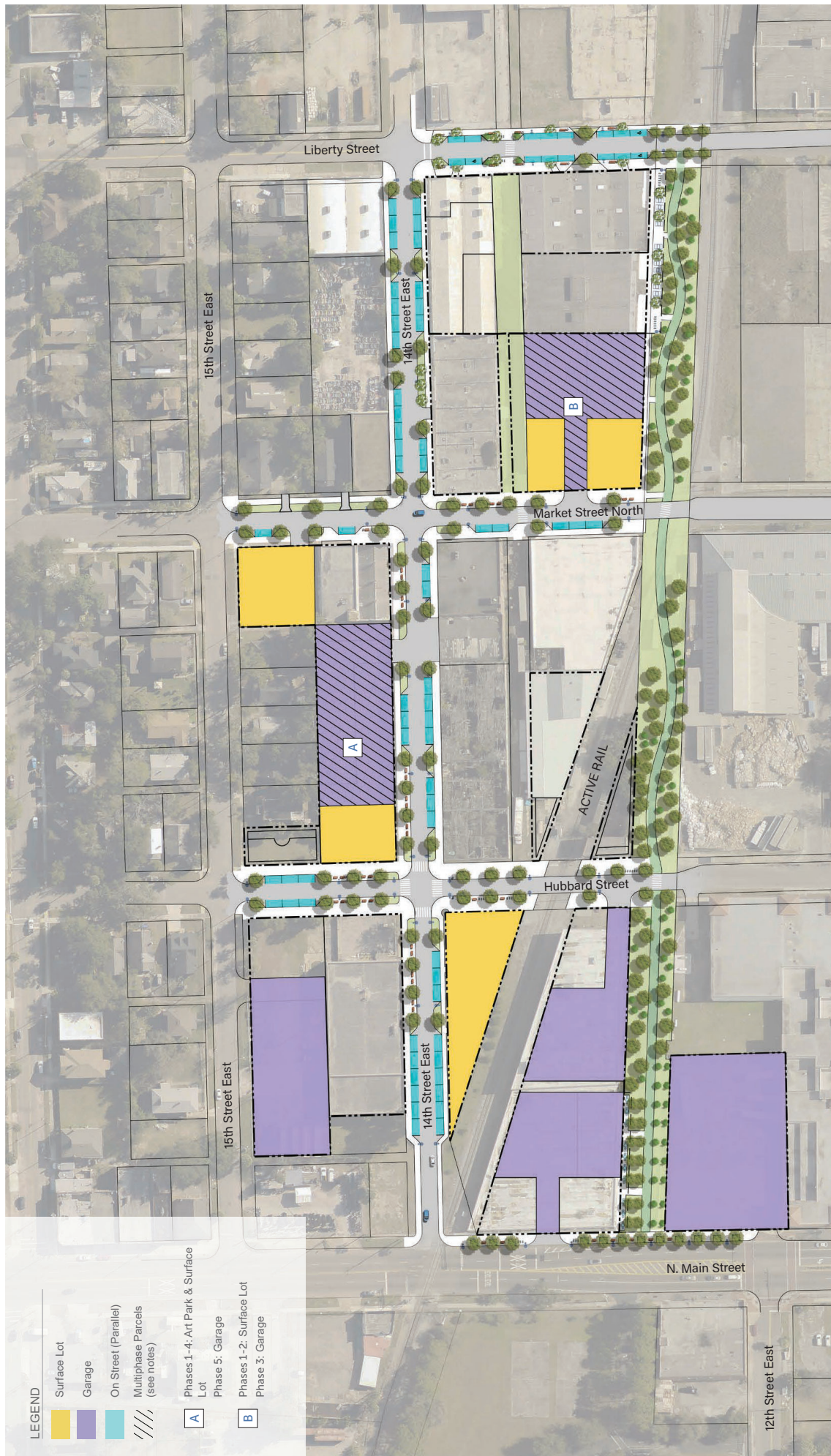
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Multi phase Parcels
(see notes)
- Phase 2-4: Parking & Art Park
- Phase 5: Residential / Office / Retail
- Phase 1-3: Existing Retail / Commercial
- Phase 4/5: Retail / Commercial / Residential
- Phase 1-3: Open Market
- Phase 4/5: Hotel / Coiving / Food & Beverage



ESTIMATED PHASING DIAGRAM

Phoenix Arts & Innovation District





LEGEND

- Surface Lot
- Garage
- On Street (Parallel)
- Multiphase Parcels (see notes)
- Phases 1-4: Art Park & Surface Lot
- Phase 5: Garage
- Phases 1-2: Surface Lot
- Phase 3: Garage



FUTURE OF CITIES PARKING MIX DIAGRAM
Phoenix Arts & Innovation District

