1-DR-2006
12/29/05

One Scottsdale

One Scottsdale

PROJECT NARRATIVE

Case # 815-PA-2005

DMB Stacked 40s, LLC, an Arizona limited liability company ("DMB"), is the master developer of approximately 119 net acres of land located at the northeast corner of Scottsdale Road and Loop 101 (the "Property") within the City of Scottsdale (the "City"). In 2002, the Property was rezoned to Planned Community District ("PCD") with amended Planned Regional Center ("PRC") development standards (the "Rezoning"). A comprehensive set of development standards were incorporated into the Development Agreement dated November 19, 2002 (the "Development Agreement"), approved with the Rezoning.

As envisioned in the Rezoning, DMB proposes to develop the Property as an integrated, mixed-use development with a unique mix of uses to be known as One Scottsdale. The development concept for One Scottsdale is premised on creating an environment that encourages pedestrian activity and human connections in an upscale, Scottsdale environment. One Scottsdale is unique to Arizona and is intended to integrate commercial, employment, hotel, and residential uses in a design that allows each of these uses to enhance and complement the other.

In order to commence development of One Scottsdale, master site plans are required to be prepared and approved by the City staff. There are five (5) master plans for the development, three (3) of which have already been approved and the other (2) of which are in the process of being reviewed by City staff.

The first phase of development at One Scottsdale will occur in the area referred to as Planning Unit II. Planning Unit II is approximately sixty (60) acres of land generally bounded by Center Drive to the north, Arizona State Land Department property to the east, Loop 101 freeway to the south, and Scottsdale Road to the west. Based on the complexity of development of Planning Unit II, including vertical and horizontal integration of uses, this area will be developed in phases.

A future phase of development will occur in Planning Unit III, which is approximately fifty-nine (59) acres of land generally bounded by Thompson Peak Parkway to the north, portions of the Grayhawk Development to the east, Center Drive to the south, and Scottsdale Road to the west. Planning Unit III will consist primarily of residential development and potentially a boutique hotel.

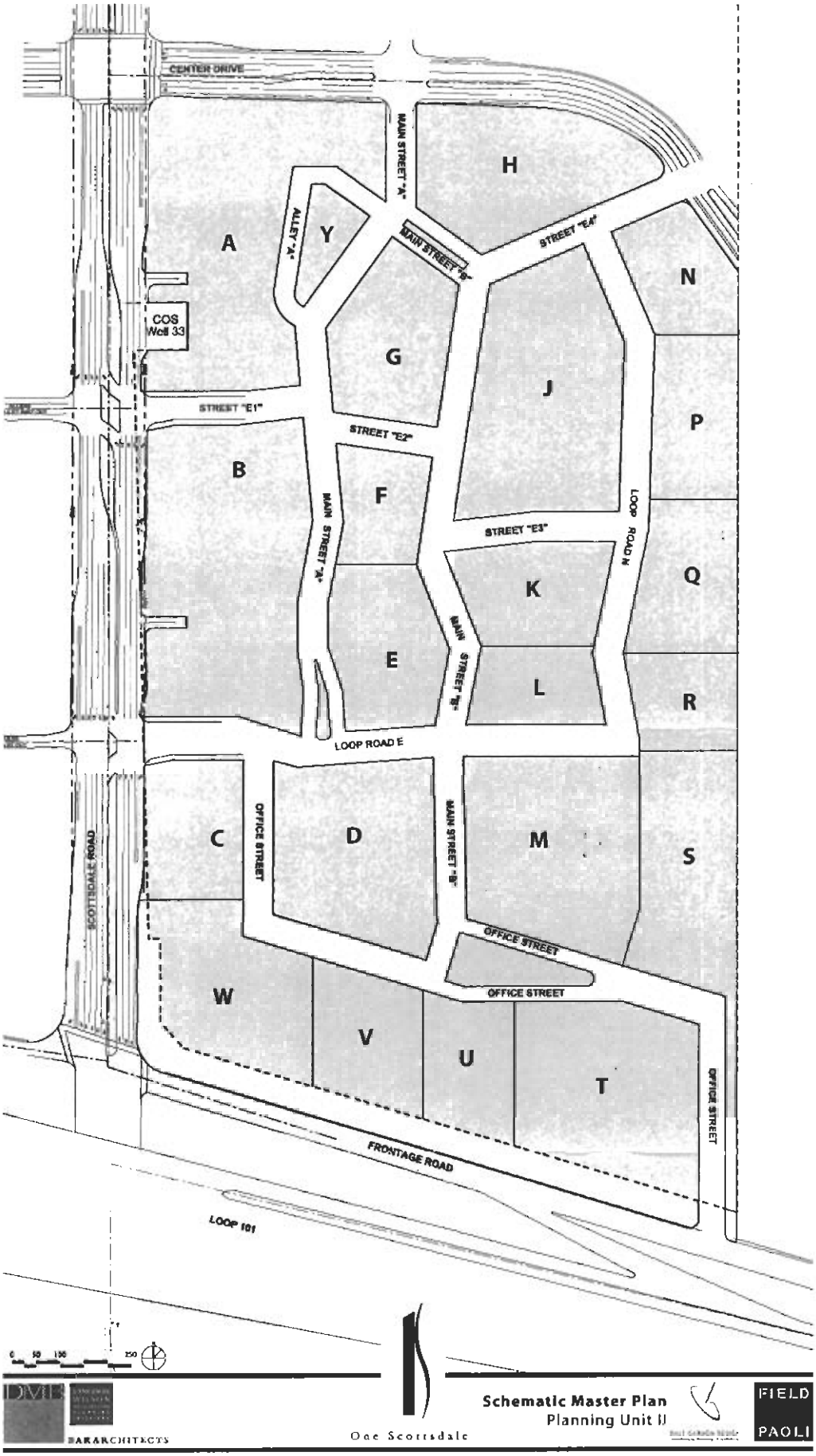
The approval process required to commence the development of Planning Unit II is underway. This process includes staff approval of master plans and the submittal of a pre-application request for the City Development Review Board ("DRB") process. One Scottsdale has been issued a pre-application number that will be utilized for all DRB and City staff approvals necessary for development within Planning Unit II.

It is currently anticipated that there will be approximately 500,000 square feet of retail space, 1,300,000 square feet of office space, 400 residential units, and 325 hotel rooms within Planning Unit II. These uses will be dispersed throughout the sixty (60) acres in multiple buildings. Although there will be some surface parking initially, at build-out the majority of the parking spaces will be in above-ground and underground structured parking facilities. Based on the size and complexity of One Scottsdale, and after conferring with City staff, it has been determined that the DRB applications and review for Planning Unit II will occur in stages. The first submittal will be for a master site plan and the subsequent submittals will be for individual buildings. Underground parking facilities will be reviewed and approved administratively.

This submittal is for approval of the master site plan for Planning Unit II, which will include the conceptual layout of streets and the scenic corridor. Included with the submittal of the master site plan for Planning Unit II is general information that is applicable to the entire development. Specifically, the following documents are being submitted with the master site plan and will not need to be re-submitted with each subsequent DRB application for Planning Unit II: Archeological Resources, Historic Property statement, Native Plant Inventory, Airport Communication Form, Topographic survey, and ALTA survey for the Property.

As the design of a building or group of buildings (referred to as blocks) is completed, submittals will be made to the City for DRB review and approval. The DRB submittals for a block will include the building elevations and floor plans, landscape plans, lighting plans, conceptual drainage plans, streetscape plans, and cut and fill exhibits. In addition to the plans, each DRB submittal will include an updated Land Use Budget, Open Space Plan, and Parking Plan for the specific block submitted for review, as well as the street cross-section, from the approved Master Transportation Plan, to be utilized in the block.

In addition to the submittal set forth above and as required in the Development Agreement, a Community Sign District will be created and a comprehensive sign package will be submitted for DRB approval. DMB may, although not required, submit a comprehensive lighting plan for Planning Unit II to be reviewed and approved by City staff. The purpose of such plan would be to establish the thematic character for lighting, including design standards, materials, colors, and fixtures, which are not specified in the Master Environmental Design Concept Plan.



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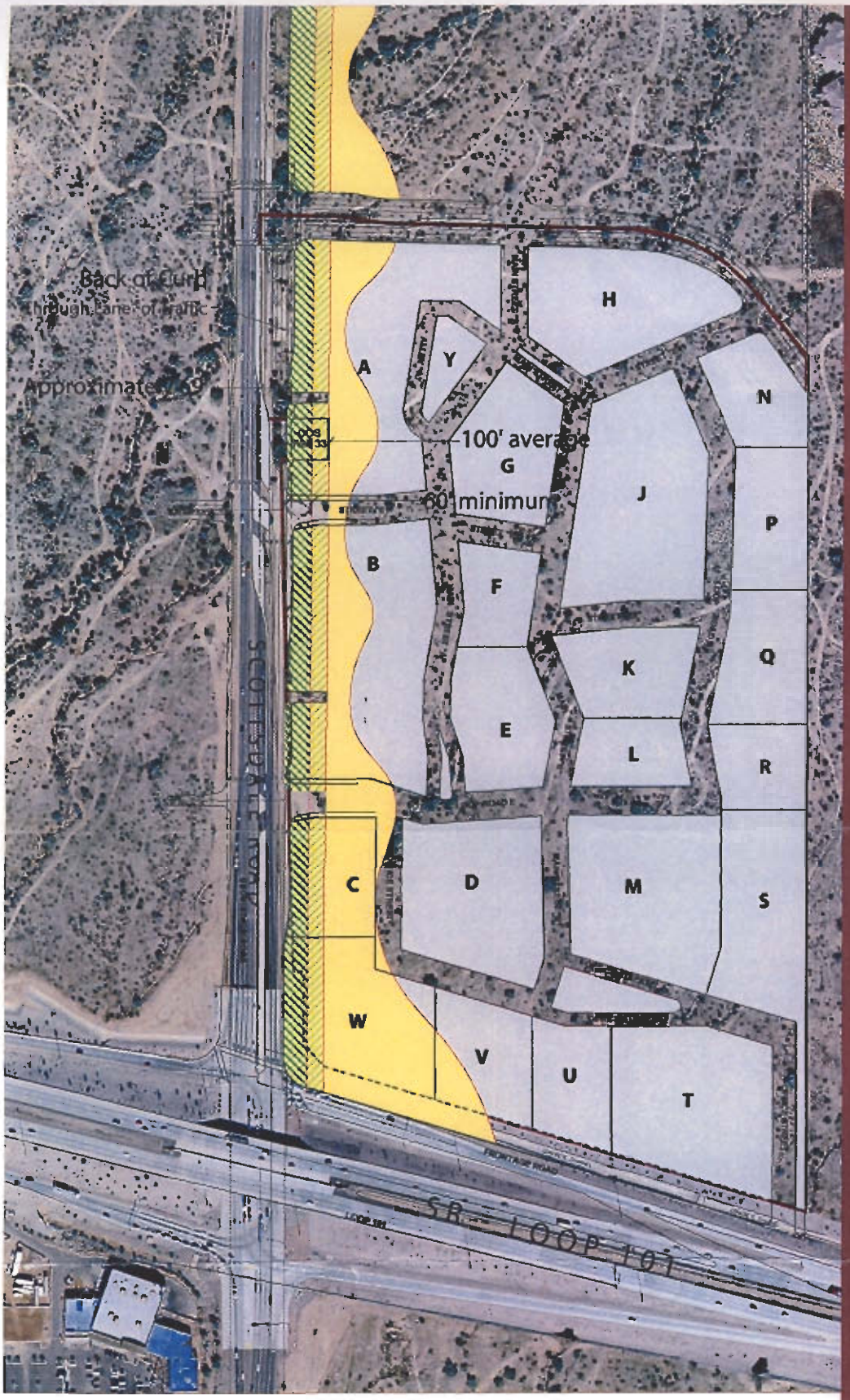

Scenic Corridor 100' Average

Scenic Corridor 60' Minimum

Scenic Corridor Application Zone

Planning Unit Boundary

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Scenic Corridor Plan

One Scottsdale

DMB

PLANNING UNIT II