

# CITY COUNCIL REPORT



MEETING DATE: January 6, 2004

ITEM NO. 17 GOAL: Coordinate Planning to Balance Infrastructure

**SUBJECT** Waterfront Final Plat

**REQUEST** Request to approve Final Plat for the Scottsdale Waterfront project on an 11.3 +/- acre parcel.

**Related Case:** 1-II-2003

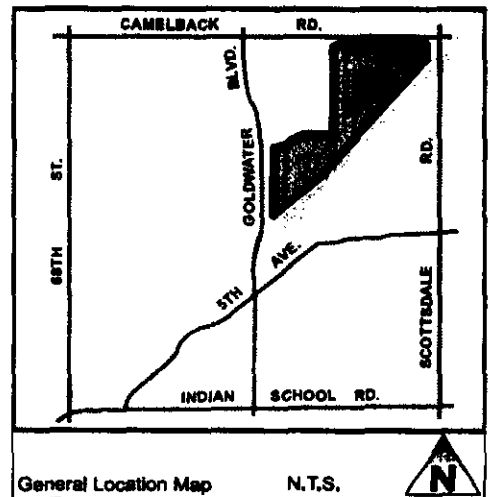
**Key Items for Consideration:**

- Approve the final plat for the Scottsdale Waterfront parcel
- Addresses dedications and easements required with the Infill Incentive Council action
- Creates parcels and easement necessary to permit construction of the Scottsdale Waterfront project as approved by the City Council
- Delineates parcels for commercial and residential components of the project

**OWNER** Scottsdale Waterfront LLC

**APPLICANT CONTACT** Baird Fullerton, P.E.  
Brooks Engineers & Surveyors, Inc.

**LOCATION** Southwest Corner of Camelback & Scottsdale Roads



**BACKGROUND**

**Zoning.**  
The site is zoned Regional Commercial Office – Type 2 (D/RCO-Type 2) with a Planned Block Development overlay. The City Council approved an Infill Incentive District and Infill Incentive Plan for the development of a mixed-use residential, retail and office project on an 11.3 +/- acre site on October 7, 2003.

**Context.**  
This plat is located in Downtown Scottsdale bounded generally by Scottsdale Road on the east, the Arizona Canal on the south, Goldwater Boulevard on the west and Camelback Road on the north, excluding the Nordstrom’s store and parking garage. The surrounding properties includes the Fashion Square Mall to the north, the Fifth Avenue specialty district to south, across the canal, and the Villa D’Este and Villa Adrian residential neighborhoods to the west.

## **APPLICANT'S PROPOSAL**

### **Goal/Purpose of Request.**

The applicant is proposing to approve the Final Plat for the Scottsdale Waterfront project. The plat will accomplish the following:

- Abandonment of easements that related to previous development proposals which are inconsistent with the approved Infill Incentive Plan
- Dedicates the required rights of way for Camelback Road and Marshall Way
- Identifies the Salt River Projects (SRP) easements
- Creates the individual parcels for the mixed-use project
- Addresses private water easements (Arcadia Water Company)

### **Key Issues.**

- The plat establishes a subdivision plan that enables the applicant to proceed with the development plan consistent with the Infill Incentive Plan and development agreement. Future open space, public access, and infrastructure easements will occur as the project proceeds through the final plans review process and during the development phase.

## **IMPACT ANALYSIS**

### **Traffic.**

The approval of the proposed development plan under the Infill Incentive District and this final plat will generate an estimated 8,991 trips per day, with approximately 420 trips generated in the a.m. peak hour and 890 trips generated in the p.m. peak hour. This represents more than a 50 percent reduction in daily and p.m. peak hour site-generated traffic from the previously approved development plan. This reduction is primarily the result of a significant decrease in the amount of retail and restaurant square footage planned for the site.

The proposed mixture of residential, office, and retail land uses will reduce the amount of site-generated traffic due to the natural interaction of these land uses. The site location will encourage the use of alternative modes of transportation for those traveling to the site and for those residents who live on the site. A pedestrian and trolley bridge is planned to connect this site to the downtown area by extending Marshall Way over the Arizona Canal. The development is also providing transit stops on Camelback Road and Scottsdale Road directly adjacent to the site.

Site traffic will be distributed primarily to Camelback Road and Goldwater Boulevard via the existing signalized intersections of Marshall Way (on Camelback Road) and Montecito Avenue (on Goldwater Boulevard). Both Camelback Road and Goldwater Boulevard are under capacity for current and projected traffic volumes.

### **Parking.**

This proposal provides a combination of new underground public parking and on-street parking. The underground public parking is provided with access off Marshall Way and Camelback Road. Approximately 300 parking spaces will be provided for the commercial uses on the site which will be accessible to the public at all times. An additional 300 public parking spaces will be provided to the public on weekends and evenings. A unique redesign of Marshall Way

and a portion of Montecito Avenue provides for angle-in, on-street parking similar to the parking experience which are apart of the roadway dedications within this plat. Future dedications will occur when the underground public parking locations are identified.

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site. Water and wastewater lines located within rights-of-way will be owned and maintained by the City of Scottsdale. On-site water and wastewater lines will be privately owned and maintained. A water and wastewater master plan will be required to ensure on-site and off-site systems are unaffected by the proposal. At this time, preliminary master plans do not anticipate any impacts to the existing and surrounding water and wastewater systems.

**Police/Fire.**

The Police Department and Rural/Metro Staff have reviewed the proposed subdivision plat. The proposal does not impact the level of service of either department.

**Schools.**

Scottsdale Unified School District has been notified of this application. The District responded that the type of housing proposed might not have a significant enrollment increase as a result of this proposal. The District is near or at capacity levels for the schools serving this property. The District is considering future boundary changes to address their capacity issues (See Attachment #3).

**Open space**

The proposal, as part of the Infill Incentive Plan, depicted approximately five (5) plus acres of public open space areas. As these areas become further defined through the plan review and development phases, future dedications consistent with the Landscape Concept Plan approved as part of the 1-II-03 case stipulations and the development agreement will occur.

**Community Involvement.**

An extensive community involvement process over the course of 2003. From January 2003 when the applicant started their stakeholders meetings through to the public hearing in September and October with the Planning Commission and City Council, this project has provided numerous opportunities for public input.

**STAFF  
RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

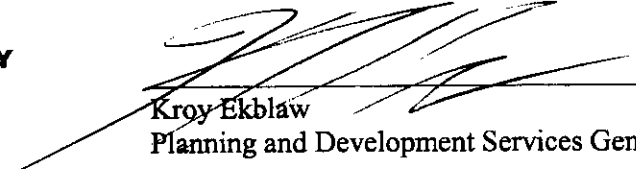
**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Kurt Jones  
Interim Current Planning Director  
480-312-2524  
E-mail: kjones@ScottsdaleAZ.gov

Joe Morris  
Development Engineering Manager  
480-312-5757  
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**APPROVED BY**

  
Kroy Ekblaw  
Planning and Development Services General Manager

12/15/03  
Date

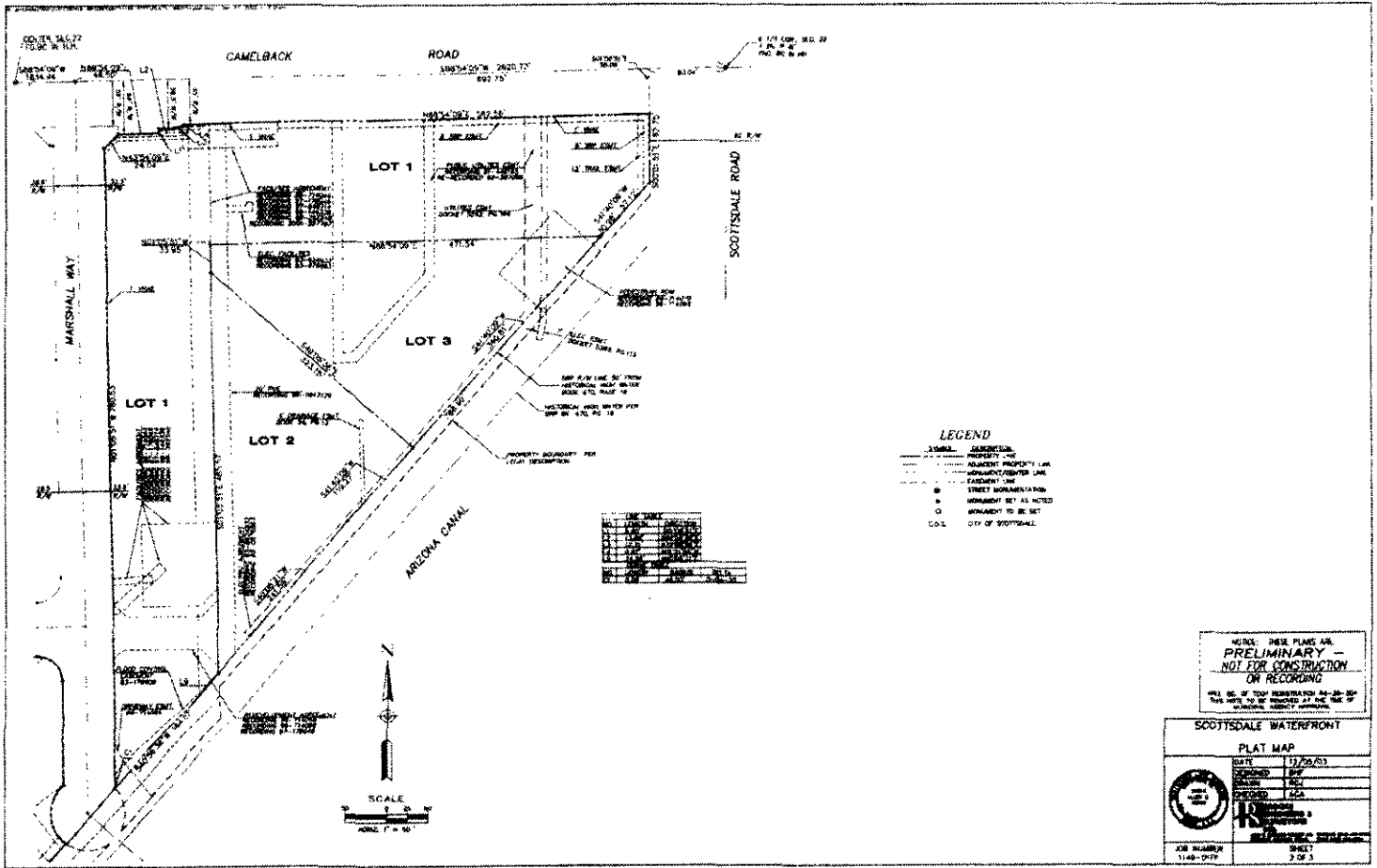
  
Ed Gawf  
Deputy City Manager

12/19/03  
Date

**ATTACHMENTS**


1. Final Plat
2. Aerial
3. School District Response

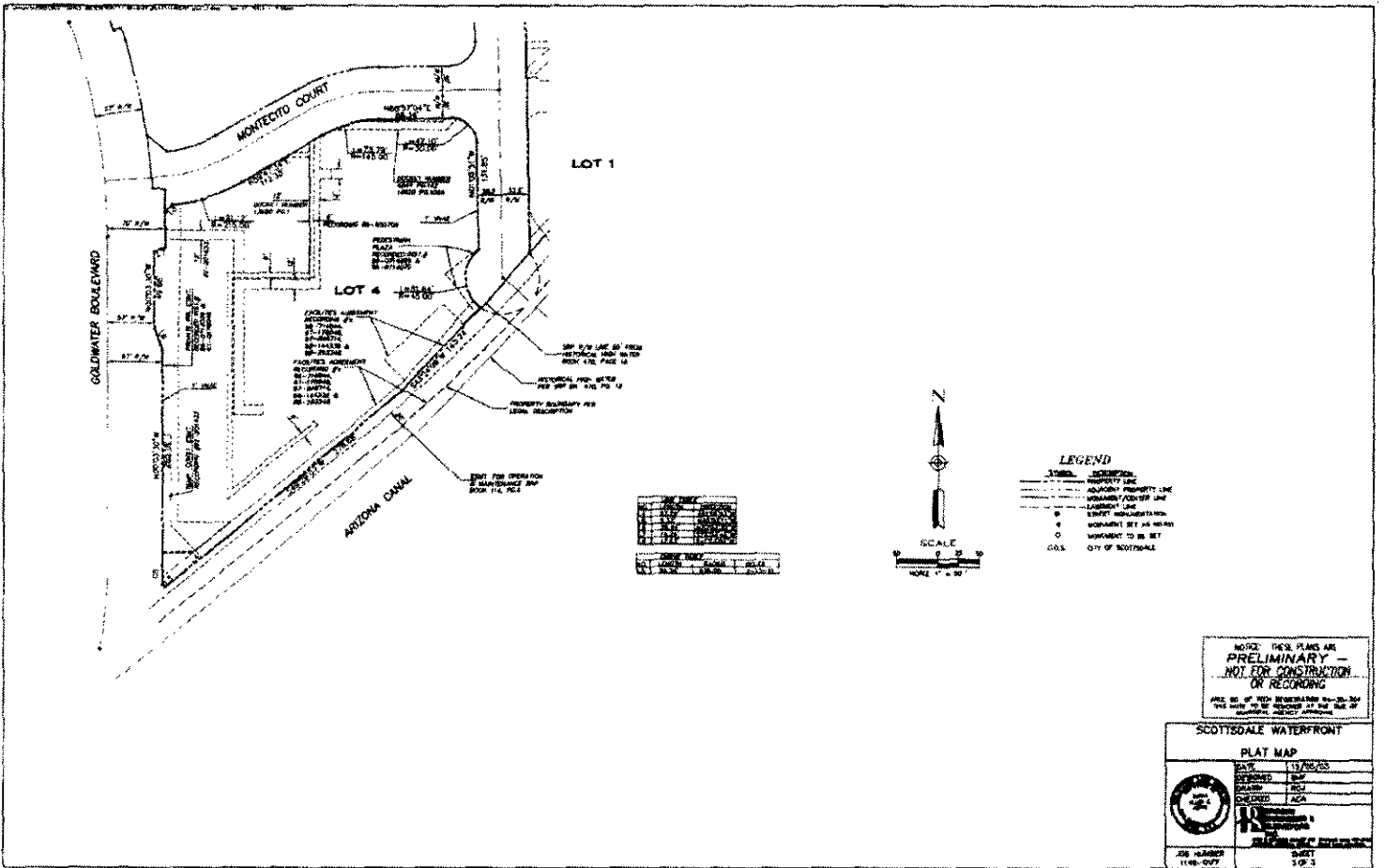




NOTES: THESE PLANS ARE  
 PRELIMINARY —  
 NOT FOR CONSTRUCTION  
 ON RECORDING

THIS SET OF TECH INFORMATION IS TO BE USED BY THE USER OF THIS SET TO BE REVIEWED BY THE USE OF NATIONAL SURVEYING

SCOTTSDALE WATERFRONT	
PLAT MAP	
DATE	12/28/03
DESIGNED BY	PL
DRAWN BY	PL
CHECKED BY	PL
APPROVED BY	PL
	
228 NUMBER 1148-0777	SHEET 3 OF 3





# Scottsdale Waterfront

1-II-2003





# Scottsdale Unified School District

*No Dream Too Big . . . No Challenge Too Great*

Education Center  
3811 North 44th Street  
Phoenix, Arizona 85018-6420

Telephone: 480-484-6143  
FAX: 480-484-6288  
Web site: [www.susd.org](http://www.susd.org)

September 12, 2003

Martha West, Sr. Land Planner  
Beus Gilbert  
4800 N. Scottsdale Road  
Suite 6000  
Scottsdale, AZ 85251-7630

Re: School District Determination of Adequate Facilities  
City of Scottsdale Case # 1-IID-2003; Southwest Corner of Scottsdale Road and Camelback  
(Scottsdale Waterfront)

Dear Ms. West:

The planned residential development located on the Southwest corner of Scottsdale Road and Camelback, also known as the Scottsdale Waterfront Site, is currently located in the Hopi Elementary, Ingleside Middle, and Arcadia High Schools attendance area. All of these schools are at or very near full capacity and are projected to remain so for the next several years. These schools do not have room to accommodate additional students.

Based on the information you provided regarding the proposed development, the high-rise luxury condominium product is expected to yield very few if any school age children. The developer has indicated that the type of product being developed will most likely appeal to young professionals without children, empty nesters whose children have grown, and out-of-towners as vacation or second home property. If this is the case, then there will be no significant impact on the enrollment at the schools.

If any significant numbers of school age children are generated by the development, it will be necessary to accommodate the additional enrollment through an alternative such as a boundary change. For example, it may be feasible to include the Waterfront project within the Tonalea Elementary, Supai Middle, and Coronado High Schools attendance area. Each of these schools has spare capacity and can accommodate additional students.

In the marketing and information provided to any prospective investors, potential buyers, or any other interested parties, Scottsdale Unified School District requests that it be clearly communicated that Hopi, Ingleside, and Arcadia are full and that an attendance boundary change is a very real possibility for this development.

Sincerely,

Williams M. Johnson, Ed.D., R.A.  
Chief of Facilities & Operations

Cc: Dr. Erwin  
Kurt Jones

ATTACHMENT #3