

CITY COUNCIL REPORT



Meeting Date: October 2, 2012
 General Plan Element: *Character and Design*
 General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Broadstone at the Waterfront
 1-II-2003#6

Request to consider the following:

1. Request by applicant to approve a site plan in conformance with the stipulations of cases 1-II-2003#4 and 1-II-2003#5 which shall include, but not be limited to, the review of building footprints, conceptual building massing and open space on a 4.3 +/- acre site located at 7025 E. Via Soleri Drive with Downtown Regional Commercial Office - Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) zoning.

OWNER

Broadstone Scottsdale Waterfront, LLC
 602-778-2807

APPLICANT CONTACT

John Berry
 Berry & Damore, L.L.C.
 480-385-2727

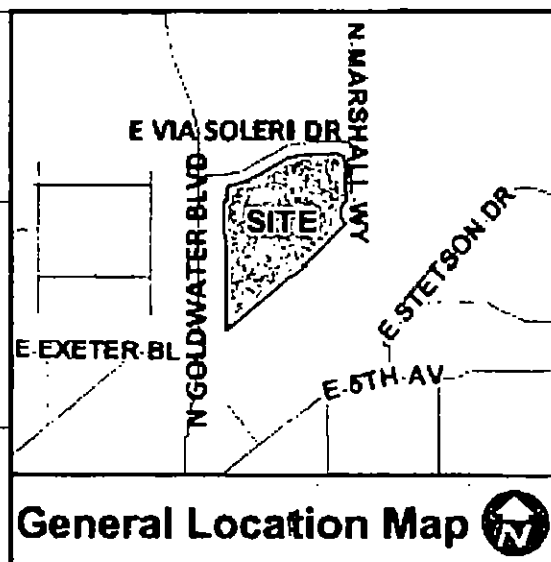
LOCATION

7025 East Via Soleri Drive

BACKGROUND

Zoning

In accordance with the adopted Scottsdale Waterfront Infill Incentive District, the site has Downtown Regional Commercial Office Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) zoning, which allows large-scale developments including office, retail, hotels, regional shopping centers, residential, and other commercial uses.



Context

The subject property is located at the southeast corner of East Via Soleri Drive and North Goldwater Boulevard and is surrounded by a mix of uses including retail, office, and residential uses in Downtown Regional Commercial Office, Type-2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO), Central Business District, Downtown Overlay (C-2 DO) and Townhouse Residential (R-4) zoning districts.

Adjacent Uses and Zoning

- North East Via Soleri Drive, and farther north is an existing parking garage, zoned Downtown Regional Commercial Office, Type-2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO)
- South The Arizona Canal, and farther south is an existing mixed use commercial building, zoned Central Business District, Downtown Overlay (C-2 DO)
- East North Marshall Way, and farther east is an existing mixed use development (Scottsdale Waterfront, Phase 1 – 3b), zoned Downtown Regional Commercial Office, Type-2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO)
- West North Goldwater Boulevard, and farther west is an existing townhouse development, zoned Townhouse Residential (R-4).

Key Items for Consideration

- Site design in accordance with the Development Review Board criteria pursuant to Sections 1.900 through 1.909 of the Zoning Ordinance.
- Consistency with the Downtown Plan Urban Design & Architectural Guidelines
- The ability to provide the required private open space aggregated throughout the residential units.
- Any additional direction to the applicant and Development Review Board pertaining to the elevations, and site design.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting City Council approval of the site plan in accordance with the rezoning stipulations of cases 1-II-2003#4 and 1-II-2003#5. These cases require the property owner to return to the City Council for a public hearing and final approval of a more detailed site plan following the Development Review Board approval.

Neighborhood Communication

Surrounding property owners within 750 feet have been notified by the City. The applicant has posted the site, sent mailings to the property owners within 750 feet of the site and held an open house meeting on July 17, 2012. The applicant's Neighborhood Notification report is included as Attachment #9. At the time this report was written, staff has received several phone calls from the community regarding the proposed development. The primary comments that Staff has received regarding the proposed development are:

- concerns that the proposed use would be apartments,
- the desire for commercial area to be incorporated adjacent to North Marshall Way,

- whether the proposed development would block views of Camelback Mountain and the City lights to the southwest, and
- pertaining to quality of construction and use of actual materials, such as natural and precast stone, at the pedestrian level on side of the building, instead of fake/modeled (stucco over foam) materials.

Consistent with the construction of Phases 1 through 3 of the Scottsdale Waterfront development, staff has communicated to the applicant that the use of actual material shall be incorporated on all sides of the building at the first level, including the elevations of the interior court yard that would typically be visually and reasonable accessed by a pedestrian or resident. To address the concerns of the public regarding the use of material on the building elevations, the applicant has provided vignettes that include descriptions and locations of the use of actual and modeled materials (Attachment #7).

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Consistent with the rezoning stipulations of cases 1-II-2003#4 and 1-II-2003#5, the applicant is requesting approval of a more detailed site plan. The rezoning stipulations allow the review and approval of the site plan to include, but not limited to, the building footprints, conceptual building massing (architectural character and building form) and open space subject to the Development Review Board Criteria. A separate Development Review Board application will be submitted for the building elevation, landscape, hardscape, engineering, and site lighting designs.

The proposed development consists of the remaining two phases (Phase 4 and 5) of the Scottsdale Waterfront redevelopment program that was initially approved in October 2003 for a mixed-use development. Consisting of 3.35 acres, the proposed development is a multi-story building containing 249 dwelling units and approximately 10,000 square feet of commercial floor area. Reminiscent of the context area that contains multiple buildings with a multitude of commercial and residential uses, the proposed development land uses are consistent with its General Plan mixed-use neighborhoods land use designation, and is not anticipated to have a negative impact on the adjoining properties.

Located on the southeast corner of North Goldwater Boulevard and East Via Soleri Drive the site, architectural character, and building form area is comprised of the: Scottsdale Waterfront (Phase 1 - 3b) to the east; Fashion Square Mall to the north; Southbridge to south; and the Villa Adrian to the west. These developments establish a contextual site development pattern that arranges the building, uses, and open space areas in a manner that creates active building frontages, and establishes a public realm area that is pedestrian oriented, and visible interconnected site open space areas. Responding to the contextual area, and consistent with the Downtown Urban Design and Architectural Guidelines, the proposed site configuration incorporates the commercial retail and the apartment leasing office areas on the ground level adjacent to the East Via Soleri Drive and North Marshall Way. The location of these uses will assist in creating an active pedestrian realm area that is consistent with the east side of North Marshall Way and the development that is south of the Arizona Canal bank. In addition, the sidewalks adjacent to North Marshall Way and part of the sidewalk adjacent East Via Soleri Drive will be covered walkways.

On the southeast corner of the site, abutting the North Marshall Way cul-de-sac and bridge, the proposed site plan for the development includes a plaza area that connects to the cul-de-sac, bridge, the Arizona Canal bank, and the development's interior court yard that provides both a physical and visual connection between the development, adjacent public realm, and neighboring sites. Adjacent to North Goldwater Boulevard and East Via Soleri Drive the proposed site plan indicates that the building will be placed in a manner that creates horizontal recesses and projections which will assist in creating visual interest, and minimize the perception of long, continuous, monolithic walls. Also, the proposed development incorporates pedestrian connections to the future Arizona Canal bank improvements, North Goldwater Boulevard, and to East Via Soleri Drive.

In addition to the contextual site development, the adjacent developments establish a pattern of development that is comprised of various building forms, scale, and proportions. Responding to the contextual area, and to mitigate the request to aggregate the private open space requirement throughout the development, consistent with the Downtown Urban Design and Architectural Guidelines, the apparent size and mass of the building is mitigated through a horizontal and vertical composition of smaller-scale elements, and various building features that vary in height. The maximum building height, inclusive of mechanical equipment, is proposed to be sixty-five (65) feet, inclusive of mechanical equipment screening.

Development Information

- Existing Use: Vacant Lot
- Proposed Use: Mixed-use development
- Parcel Size: 145,926 square feet / 3.35 net acres
- Building Size: 300,000 square feet
- Floor Area Ratio Allowed: 2.72
- Floor Area Ratio Proposed: 2.06
- Maximum Building Height Allowed: 135 feet inclusive of mechanical equipment screening
- Maximum Building Height Proposed: 65 feet inclusive of mechanical equipment screening
- Parking Required: 424 spaces
- Parking Provided: 430 spaces
- Open Space Required: none required
- Open Space Provided: 77,341 square feet / 1.78 acres
- Density Allowed: 60.23 dwelling units per gross acre / 259 units
- Density Proposed: 60.23 dwelling units per gross acre / 259 units

OTHER BOARDS & COMMISSIONS

Planning Commission heard this case on August 8, 2012, and recommended approval to Development Review Board and the City Council, per the attached stipulations, with a unanimous vote of 6-0. The Planning Commission minutes are included as Attachment #11

The Development Review Board heard this case on September 6, 2012, and approved the application, per the attached stipulations, with a unanimous vote of 6-0. The Development Review Board minutes are included as Attachment #12.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve Broadstone at the Waterfront per the attached stipulations, finding that the provisions of General Plan policies and the Development Review Criteria have been met.

Next Steps:

The applicant has submitted a separate Development Review Board application for the building elevations, landscape, hardscape, exterior lighting, drainage, water, and waste water design. This application is scheduled for review by the Development Review Board on October 4, 2012.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

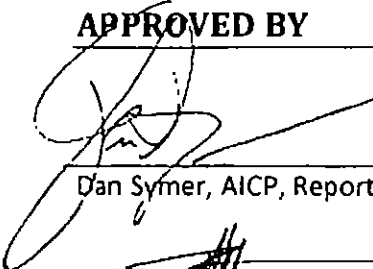
Dan Symer, AICP

Senior Planner

480-312-4218

E-mail: dsymer@scottsdaleaz.gov

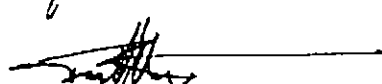
APPROVED BY



Dan Symer, AICP, Report Author

9-14-2012

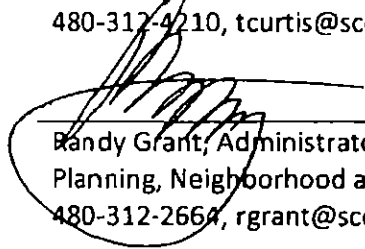
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

9/17/2012

Date



Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

9/17/2012

Date

ATTACHMENTS

1. Stipulations
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. Site Plan
6. Building Elevations
7. Building material location vignettes
8. Zoning Map
9. Neighborhood Notification
10. City Notification Map
11. August 8, 2012, Planning Commission meeting minutes
12. September 6, 2012, Development Review Board meeting minutes

**Stipulations for the:
Broadstone at the Waterfront
Case Number: 1-II-2003#6**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Building massing and the horizontal and vertical composition shall be substantially consistent with the building elevations submitted by Allen + Philp architects and interiors and Office of Rich Barber Architecture, LLC , with a city staff date of 7/16/2012.
 - b. The location and configuration of all site improvements shall be substantially consistent with the site plan submitted by Allen + Philps architects and interiors and Office of Rich Barber Architecture, LLC, with a city staff date of 7/16/2012.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 1-II-2003#4 and 1-II-2003#5

SITE AND ARCHITECTURAL DESIGN:

DRB Stipulations

2. This approval is for the site plan and conceptual building massing. The property owner shall return to the Development Review Board for a separate approval of the design for the building elevations, landscape, hardscape, exterior lighting, drainage, water, and waste water design.
3. A minimum ten (10) feet wide clear area shall be maintained for the entire length of the pedestrian sidewalk adjacent to North Marshall Way, and the pedestrian sidewalk abutting the commercial area that is adjacent East Via Soleri Drive.
4. Any substantial change to the site plan, as determined by the Zoning Administrator, shall return to the City Council for a public hearing and approval following a Development Review Board approval and a recommendation by the Planning Commission to the Development Review Board, pursuant Zoning cases: 1-II-2003#4 and 1-II-2003#5.

Additional Information for:
Broadstone at the Waterfront
Case Number: 1-II-2003#6

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. wall design, including the use of materials at the pedestrian level on all sides of the building,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

PROJECT NARRATIVE

Broadstone Waterfront

June 25, 2012

I. Purpose of Request

This request is in compliance with the stipulation requirement of the zoning case **Scottsdale Waterfront 1-II-2003 #4 and #5** which states the following:

2. *Developer shall return to the City Council for a public hearing and final approval of a more detailed site plan following Development Review Board approval and a recommendation by the Planning Commission to the Development Review Board, which shall be reviewed pursuant to sections 1.900 through 1.909 of the Zoning Ordinance, which shall include, but not be limited to, review of building footprints, conceptual building massing and open space. The approval by City Council of the more detailed site plan may not reduce the overall height, density, square footage and/or number of units without developer's prior consent and approval.*

II. Context and History

Surrounding Uses:

North: Parking Structure for Scottsdale Fashion Square (commonly referred to as the "Nordstrom Parking Garage.")

East: Commercial/Mixed Use, Scottsdale Waterfront, D/RC0-2 PBD DO

South: Arizona Canal; south side of the canal includes proposed mixed use development D/RS-1 RO

West: Single Family Residential, Villa Adrian, zoned R-4

The Scottsdale Waterfront was originally approved in 2003 to construct 1.1 million square feet of Retail, Office, Hotel and Residential uses at a maximum of 145 feet. The Scottsdale Waterfront has been developed on the ± 7 acre "Camelback" parcel with approximately 702,000 square feet. The Camelback parcel has been a catalyst for the continuing revitalization of downtown Scottsdale, transforming it into a vibrant destination and helping to ensure that Scottsdale Fashion Square maintains its status as the premiere shopping destination in the Phoenix metropolitan area.

In 2010 and 2011 the Development Agreement for the undeveloped parcels of the Waterfront, known as the Marshall Way parcel for the eastern portion along Marshall Way and the Goldwater parcel for the portion along Goldwater Blvd, was modified by the City Council. The approved modifications allowed the allowable building height to be increased to 135 feet for the Marshall Way parcel and to 50 and 70 feet for the Goldwater parcel. There were no increases to densities or building areas and no changes were made to the allowable building area.

The two parcels have a combined net site area of 3.35± acres. The project was approved with an allowable Residential unit count of 259 with 10,000 sf. of Retail/Restaurant use and an allowable building area of 398,000 sf.

III. Proposed Development

The proposed **Broadstone Waterfront** will be a vibrant Mixed-Use project with luxury Multi-family Residential with Retail/Restaurant uses constructed over an underground parking structure that will complete the Scottsdale Waterfront. The Scottsdale Waterfront development incorporates shopping, work and living in a multi-building complex that activates the Canal, supports Scottsdale Fashion Square, supports area businesses and helps to continue the revitalization of downtown Scottsdale.

The proposed project will be 3- and 4-stories and will contain 259 Residential units as well as approximately 10,000 s.f. of Retail/ Restaurant space over a two (2) level 425± space underground parking structure as was originally envisioned and approved for the parcels. The Retail/Restaurant uses will be located along Marshall Way as an extension of the existing vibrant Waterfront street life with the Residential units located above the Retail/Restaurant space and continuing to the west. These uses are arranged around a central courtyard that includes a swimming pool and other amenities for the development. The amenity space is oriented to open towards and engage the Arizona Canal and the Marshall Way cul-de-sac.

The existing zoning case approval allows 50 ft. tall buildings to be set against and parallel with the Goldwater Blvd 20 ft. building setback line. To reduce the impact on neighbors to the west, the proposed project's building setback along Goldwater will vary between 20 ft. and 45 ft. from the property line with an average setback of more than 35 ft., which represents greater than a 75% increase of the required building setback. As shown on the site plan, the proposed saw-

tooth design of the building along Goldwater Blvd is intended to provide a well landscaped setting and visual interest to the frontage as well as to orient the views from the Residential units away from Villa Adrian. To further reduce the potential impact even more, the building height will vary from 38 ft. to 50 ft. and greater than 50% of the building along Goldwater Blvd will only be 3- and 4-stories. The 3- and 4-story building includes step backs and building massing relief to add visual and architectural interest.

This application also requests that the private outdoor living space requirement be aggregated in total for the project. This request does not reduce the total private open space required for the project; rather it allows the development to provide additional elevation and building massing relief through a comprehensive design (re-allocating locations/sizes) of private patio spaces that will meet the intent of the overall design concepts and project goals.

The building setback "saw-tooth" design continues along Via Soleri including a large landscaped setback at the corner of Goldwater and Via Soleri to the driveway entry into the underground parking garage. The driveway is located directly across from the entrance into the existing public use parking garage and is adjacent to the screened service access drive for the project. In addition to the ten (10) street parking spaces located along Marshall Way, the underground parking garage will contain all of the parking spaces for the Residential units as well as the balance of the required parking spaces for the Retail/Restaurant uses.

The project will match the relationship to Marshall Way that was established on the "Camelback" parcel of the Waterfront. The project will be placed at the setback line along Marshall Way with a covered walkway from the building façade to the street parking curb similar to the existing Waterfront project. On the first floor, Retail and Restaurant spaces will open to this walkway with glazed retail storefronts and outdoor dining areas. This will further enhance the existing pedestrian "street life" of Marshall Way from Camelback Road to the Arizona Canal. The Residential "Living Room" is at the southern end of the first floor of the building (adjacent to the Restaurant/Retail space); this space will be architecturally described and designated as the main entrance for residents and guests. Turning the corner along the canal, pedestrians will encounter a vibrant two-story Fitness Center that with views towards Marshall Way, across the pedestrian bridge and over the canal. Above the Fitness Center, two levels of Residential units will be located with windows and balconies that open out to

participate, excite, and add to the street activity. The building height along the street will vary from 48 ft. to approximately 65 ft., similar to what exists across Marshall Way.

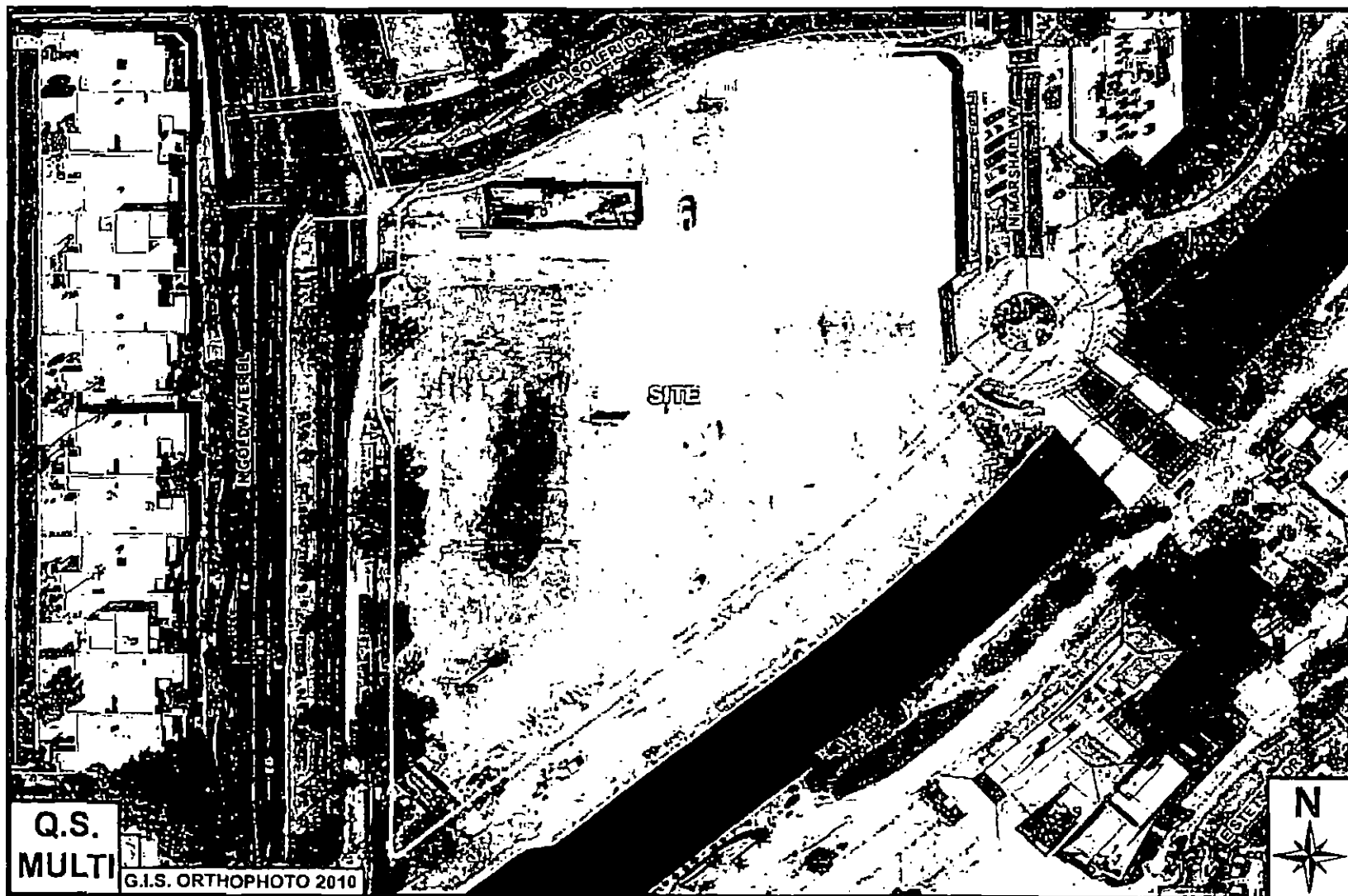
Along the canal right-of-way, which is 60 ft. from the canal edge, the building setback varies from 15 ft. up to approximately 40 ft., for a total setback from water's edge of 75 ft. and 100 ft. This landscaped setback is not required but will provide a combination of additional landscape areas for the development. Elevated patios and stoops will allow first floor units to directly access the Canal bank as well as provide areas for private outdoor spaces for the Residential units. To help reinforce the indoor/outdoor living for the residents, first floor units will have either stoops (described above) from their units with access to private terrace spaces or the units will have shaded terraces at the same level as the unit. Allowing residents to be able to access the Canal linear "park" directly from their units will help create a cohesive Waterfront community.

A "public" area adjacent to the Marshall Way cul-de-sac is also planned similar to the east side of the cul-de-sac. The canal bank improvements from Marshall Way to Goldwater Blvd will be landscaped to be similar to the other improved portions of the canal.

The development will have a gross building area of approximately 300,000 sf., 25% less than the allowable building area 398,001 sf. The site will consist of more than 53% open space.

The proposed project will be LEED Gold Certified and will conform to Scottsdale's energy code for Multi-Family construction.

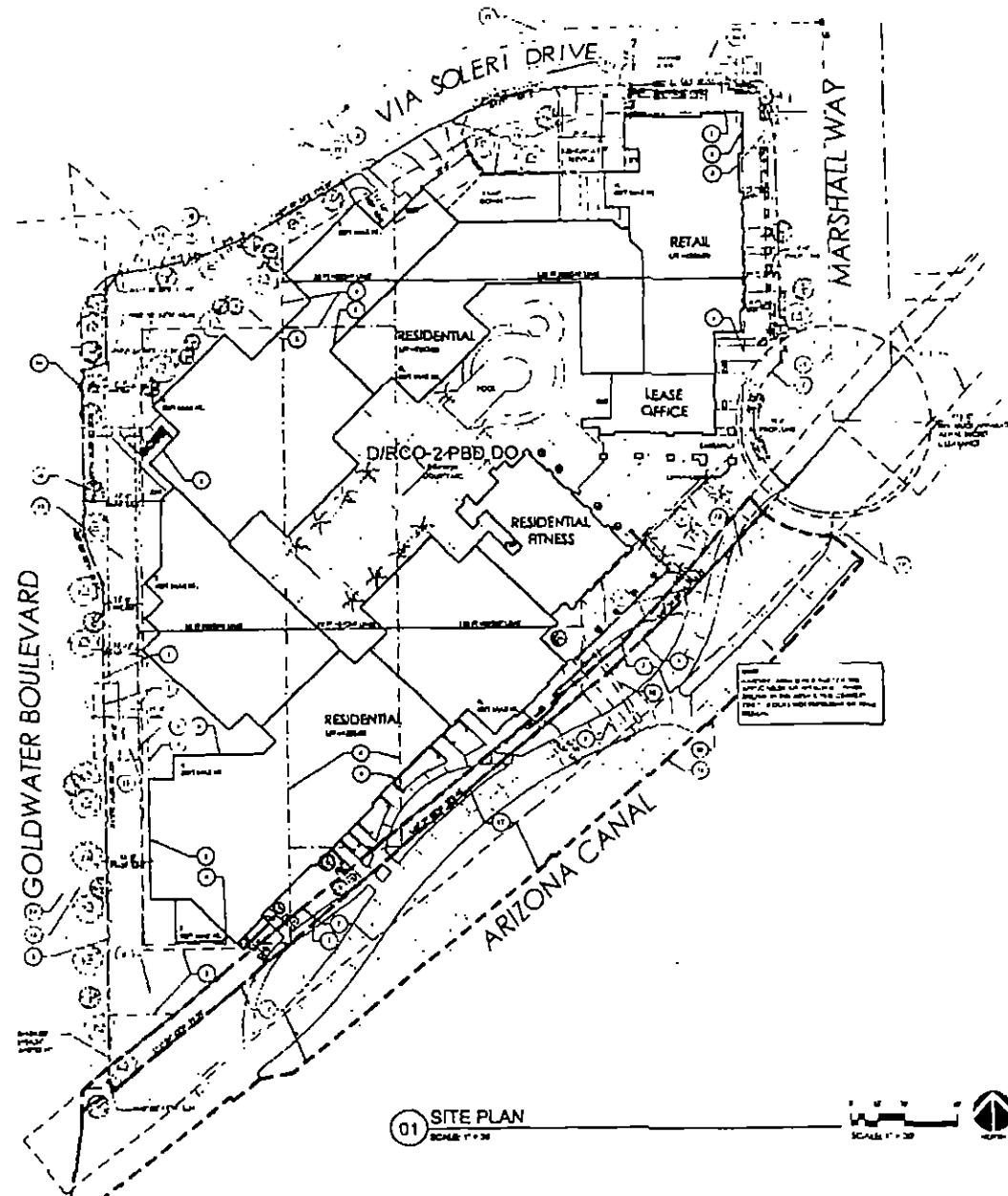
ATTACHMENT #4



Broadstone at Waterfront

1-II-2003#6

ATTACHMENT #4A



01 SITE PLAN
SCALE 1" = 30'



Allen **ENGINEERING**
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85020
Tel: 602.998.1100
Fax: 602.998.1101
www.alleneng.com

01/22/02

SUMMARY DATA

GENERAL INFORMATION
The project is located at the intersection of Marshall Way and Goldwater Boulevard, adjacent to the Arizona Canal. The project is a mixed-use development consisting of residential, retail, and office space.
OWNER: [REDACTED]
DESIGNER: Allen Engineering
DATE: 01/22/02

KEY NOTES

1. All construction shall be in accordance with the City of Phoenix Engineering Department specifications.
2. The project is a mixed-use development consisting of residential, retail, and office space.
3. The project is located at the intersection of Marshall Way and Goldwater Boulevard, adjacent to the Arizona Canal.
4. The project is a mixed-use development consisting of residential, retail, and office space.
5. The project is located at the intersection of Marshall Way and Goldwater Boulevard, adjacent to the Arizona Canal.
6. The project is a mixed-use development consisting of residential, retail, and office space.
7. The project is located at the intersection of Marshall Way and Goldwater Boulevard, adjacent to the Arizona Canal.
8. The project is a mixed-use development consisting of residential, retail, and office space.
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15. The project is located at the intersection of Marshall Way and Goldwater Boulevard, adjacent to the Arizona Canal.
16. The project is a mixed-use development consisting of residential, retail, and office space.
17. The project is located at the intersection of Marshall Way and Goldwater Boulevard, adjacent to the Arizona Canal.
18. The project is a mixed-use development consisting of residential, retail, and office space.
19. The project is located at the intersection of Marshall Way and Goldwater Boulevard, adjacent to the Arizona Canal.
20. The project is a mixed-use development consisting of residential, retail, and office space.

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ALLIANCE
BROADSTONE WATERFRONT

Project Name	Broadstone Waterfront
Location	Phoenix, AZ
Owner	[REDACTED]
Designer	Allen Engineering
Date	01/22/02

SITE PLAN APPROVAL
SITE PLAN

DATE: 01/22/02
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1" = 30'
A1



04 CONCEPTUAL WEST ELEVATION
 SCALE: 1/8" = 1'-0"



03 CONCEPTUAL NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



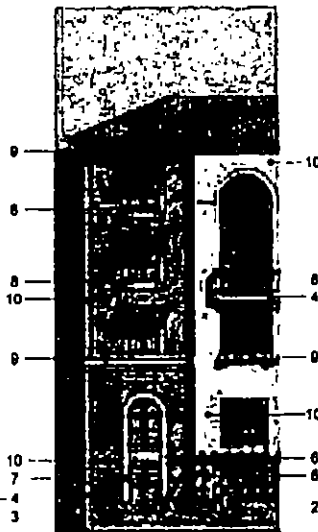
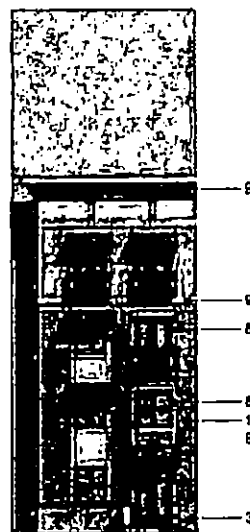
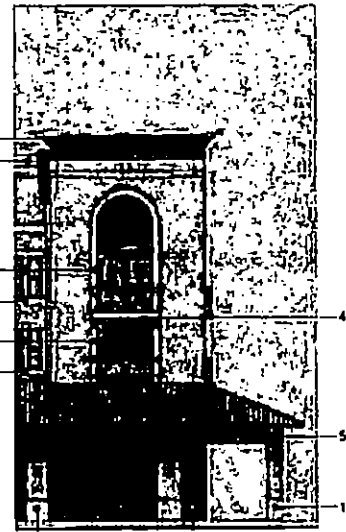
02 CONCEPTUAL EAST ELEVATION
 SCALE: 1/8" = 1'-0"














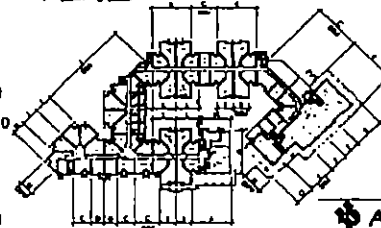
01 CONCEPTUAL SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

ALLIANCE	
BROADSTONE WATERFRONT	
DATE	BY
REVIEW	DATE
APPROVAL	DATE
SITE PLAN APPROVAL	
CONCEPTUAL ELEVATIONS	
DATE	BY
REVIEW	DATE
APPROVAL	DATE
SHEET NO.	
A3	

A black and white photograph of a building facade. The central feature is a large, ornate arched entrance with a decorative pediment. Above the entrance is a smaller, arched window. The building has a classical architectural style with columns and decorative moldings. The image is framed by a dark border.

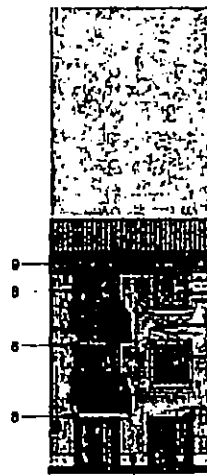


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|---|---|
|  | KEY NOTES |
|  | 1. IMPRESSIVE PEOPLE PALACE with President's top floor offices |
|  | 2. PRESENT AND FUTURE FORMS OF PEOPLE'S REPUBLIC OF CHINA |
|  | 3. PRESENT AND FUTURE FORMS OF PEOPLE'S REPUBLIC OF CHINA |
|  | 4. MAJORITY PRESENT AND FUTURE FORMS OF PEOPLE'S REPUBLIC OF CHINA |
|  | 5. SOME FUTURE FORMS OF PEOPLE'S REPUBLIC OF CHINA |
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|  | 10. MAJORITY PRESENT AND FUTURE FORMS OF PEOPLE'S REPUBLIC OF CHINA |



Station

Post Office Box 600
P.O. Box 600
Kalamazoo, Michigan 49001
Tel: 616-875-6000 Fax: 616-875-6000
www.kalamazoo.org



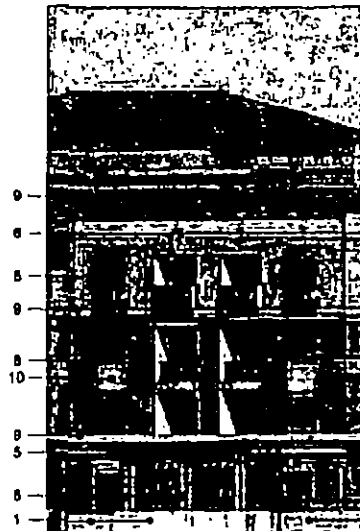
VIGNETTE N
RESIDENT CONTACT AREA



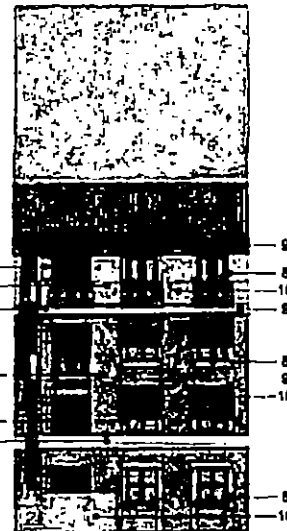
VIGNETTE M
RESIDENT CONTACT AREA



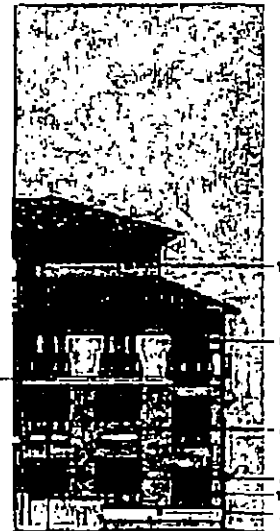
VIGNETTE L
RESIDENT CONTACT AREA



VIGNETTE K
RESIDENTIAL PEDESTRIAN FREQUENT AREA

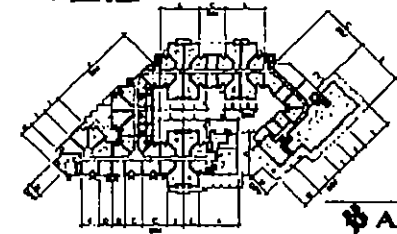


VIGNETTE J
RESIDENTIAL NO PEDESTRIAN CONTACT AREA



VIGNETTE H
RESIDENTIAL LIMITED PEDESTRIAN CONTACT AREA

- KEY NOTES**
1. RESIDENTIAL VIGNETTE SHOWN WITH MATERIALS FOR DESIGN PURPOSES.
 2. MATERIAL AND FINISHES SHOWN FOR DESIGN PURPOSES.
 3. MATERIAL AND FINISHES SHOWN FOR DESIGN PURPOSES.
 4. RESIDENTIAL VIGNETTE SHOWN WITH MATERIALS FOR DESIGN PURPOSES.
 5. RESIDENTIAL VIGNETTE SHOWN WITH MATERIALS FOR DESIGN PURPOSES.
 6. RESIDENTIAL VIGNETTE SHOWN WITH MATERIALS FOR DESIGN PURPOSES.
 7. RESIDENTIAL VIGNETTE SHOWN WITH MATERIALS FOR DESIGN PURPOSES.
 8. RESIDENTIAL VIGNETTE SHOWN WITH MATERIALS FOR DESIGN PURPOSES.
 9. RESIDENTIAL VIGNETTE SHOWN WITH MATERIALS FOR DESIGN PURPOSES.
 10. RESIDENTIAL VIGNETTE SHOWN WITH MATERIALS FOR DESIGN PURPOSES.



Allen
ARCHITECTS
2001 EAST STREET DRIVE
HOUSTON, TEXAS 77002
TEL 281 281 2812 FAX 281 281 2813
WWW.ALLENARCHITECTS.COM

ORR

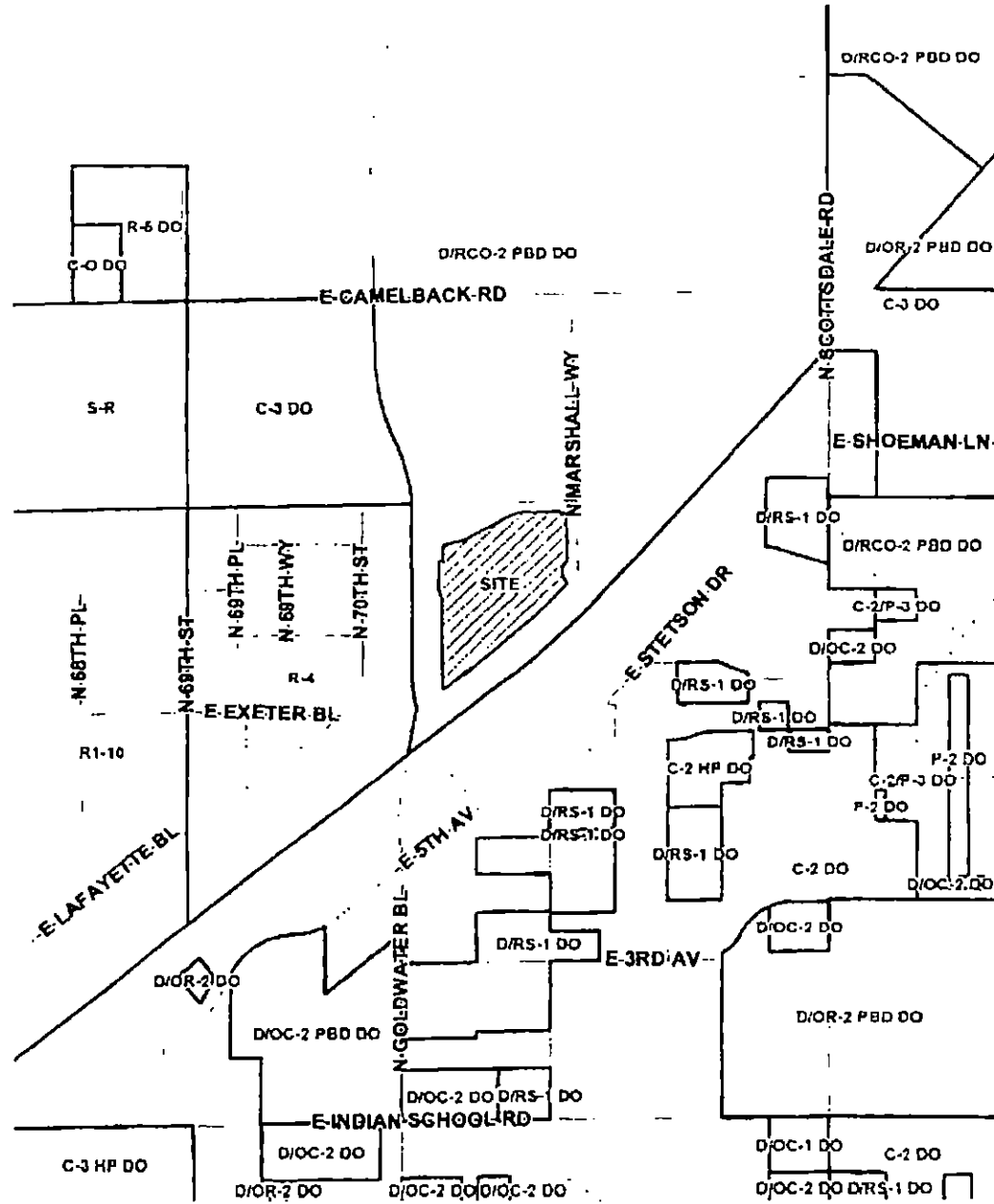
ALLIANCE
BROADSTONE WATERFRONT

DATE	08/11/12
SCALE	1/8" = 1'-0"
DRAWN	STAFF
CHECKED	STAFF

ORR
MATERIAL VIGNETTES

	DATE	08/11/12
	SCALE	1/8" = 1'-0"
	DRAWN	STAFF
	CHECKED	STAFF
SHEET NO. A8		

Zoning Map



1-11-2003#6

ATTACHMENT #8

CITIZEN REVIEW REPORT
Broadstone at Scottsdale Waterfront
July 19, 2012

Overview

This citizen review report is being performed in association with the application for development of an approximately 3.4 acre site located at the southeast corner of Goldwater Boulevard and E. Via Soleri Drive. This Class "A" rental residential community will be a beautifully designed mixed-use project with 100% below-grade parking. As part of the request, this report has been drafted and will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties has already begun and will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties may take place with verbal, written, electronic, and/or door-to-door contact.

Community Involvement

Surrounding property owners, HOA's and other interested parties were noticed via first class mail regarding the project (please see attached mailing list). The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project and contact information to receive additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held for those who wished to learn more about the project (please see attached notification letter). The site and time was posted on the Early Notification Sign ten days prior to the open house (please see attached sign posting picture and affidavit).

An open house was held for surrounding neighbors on July 17, 2012 at the offices of Berry and Damore in Scottsdale (please see attached sign-in sheet and comment cards). Attendees were positive about the project and questions revolved around the building schedule and uses.

In addition, several meetings were held with members of the Southbridge Property Owners Association. Meetings were held on June 7, 2012, June 29, 2012, and July 10, 2012. Attendees at those meetings were positive about the project.

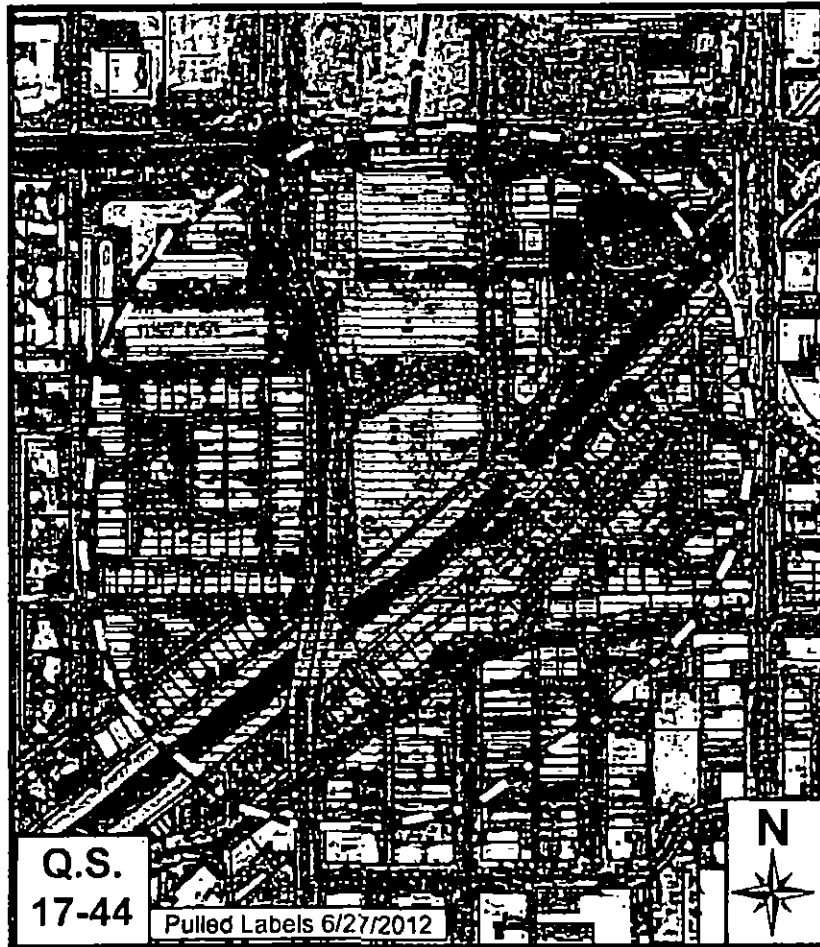
The outreach team will continue to communicate with neighboring property owners and community leaders in one-on-one meetings and by going door-to-door. Members of the outreach team will be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone to answer any questions relating to the project.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

7.17 Sign-in Sheets
7.17 Comment Cards
Notification letter
Notification list
Sign posting picture
Sign positive affidavit

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary

Properties within 750-feet

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

Broadstone At Waterfront

1-II-2003#6

ATTACHMENT #10



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, AUGUST 8, 2012

SUMMARIZED MEETING MINUTES*

PRESENT: Michael D'Andrea, Chairman
Ed Grant, Vice-Chair
Erik Filsinger, Commissioner
Michael Edwards, Commissioner
Jay Petkunas, Commissioner
Matt Cody, Commissioner
David Brantner, Commissioner

STAFF: Tim Curtis
Joe Padilla
Brad Carr
Doris McClay
Kira Wauwie
Gary Mascaro
Mike Clack
Ashley Couch
Dan Symer
Brandon Lebovitz

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of July 11, 2012 Regular meeting Minutes including Study Session.
COMMISSIONER FILSINGER MOVED TO APPROVE THE JULY 11, 2012 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: www.scottsdaleaz.gov/boe

COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

2. 10-AB-2011 (Rancho Vista Abandonment)
3. 4-AB-2012 (Deatley Abandonment)
4. 38-UP-2011 (AT&T Pima Inn (P217))

Mike Folsom provided comments on the proposal.

COMMISSONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 10-AB-2011, 4-AB-2012, AND 38-UP-2011 PER THE STAFF RECOMMENDED STIPULATIONS, AFTER FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

5. Airport Vicinity Development Regulations for Chapter 5

COMMISSONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR ADOPTION OF ORDINANCE NO. 4024 AMENDING CHAPTER 5, AVIATION, OF THE SCOTTSDALE REVISED CODE, TO ADD A NEW SECTION REGARDING AIRPORT VICINITY DEVELOPMENT REGULATIONS AND LAND USE REGULATIONS, AFTER DETERMINING THAT THE PROPOSED AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. Stormwater and Floodplain Management Ordinance Update

Lynne Lagarde provided comments on the proposal.

VICE-CHAIR GRANT MOVED TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR ADOPTION OF ORDINANCE NO. 4000 AMENDING CHAPTER 37, STORMWATER AND FLOODPLAIN MANAGEMENT, OF THE SCOTTSDALE REVISED CODE, TO ADD A NEW ARTICLE REGARDING STORMWATER DEVELOPMENT REGULATIONS, AFTER DETERMINING THAT THE PROPOSED AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

7. 1-II-2003#6 (Broadstone at Waterfront)

VICE-CHAIR GRANT MOVED THE ITEM TO THE BEGINNING OF THE REGULAR AGENDA. COMMISSONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO THE DEVELOPMENT REVIEW BOARD AND CITY COUNCIL FOR APPROVAL OF CASE 1-II-2003#6, PER THE STAFF RECOMMENDED STIPULATIONS. SECONDED BY COMMISSIONER CODY, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0); CHAIR D'ANDREA RECUSED.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:53p.m.



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

THURSDAY SEPTEMBER 6, 2012

DRAFTSUMMARIZED MEETING MINUTES

PRESENT: Suzanne Klapp, Councilmember
David Brantner, Planning Commission Member
Eric Gerster, Vice Chairman
Chris Jones, Design Member
Ali Fakhri, Design Member
David Gulino, Development Member

ABSENT:
Jessica Hutchison-Rough, Design Member

STAFF: Steve Venker
Joe Padilla
Kim Chafin
Keith Niederer
Meredith Tessier
Bryan Cluff
Dan Symer

CALL TO ORDER

Councilwoman Klapp called the meeting of the Scottsdale Development Review Board to order at 1:02 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to the September 6, 2012 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of August 16, 2012 Development Review Board Meeting Minutes
BOARD MEMBER GULINO MOVED TO APPROVE THE AUGUST 16, 2012 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY COMMISSIONER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 25-DR-2007#2 The 4333 Building

BOARD MEMBER GULINO MOVED TO APPROVE 25-DR-2007#3 SECONDED BY BOARD MEMBER GERSTER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

4. 55-DR-2011 Terra Verde Office Campus

BOARD MEMBER GERSTER MOVED TO APPROVE 55-DR-2011 SECONDED BY BOARD MEMBER JONES WITH BOARD MEMBER GULINO RECUSING, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

5. 63-DR-2011 Shops at Gainey Ranch

BOARDMEMBER GULINO MOVED TO APPROVE 63-DR-2011 SECONDED BY BOARD MEMBER GERSTER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

6. 23-DR-2012 Paseo Village

BOARD MEMBER GULINO MOVED TO APPROVE 23-DR-2012 SECONDED BY BOARD MEMBER GERSTER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

7. 2-PP-2012 The Reserve

BOARD MEMBER GERSTER MOVED TO APPROVE 2-PP-2012 SECONDED BY BOARD MEMBER JONES WITH BOARD MEMBER GULINO RECUSING, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

8. 1-II-2003#6 Broadstone At Waterfront

COMMISSIONER BRANTNER MOVED TO APPROVE 1-II-2003#6 SECONDED BY BOARD MEMBER FAKIH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

9. 84-DR-2011#3 Restoration Hardware

COMMISSIONER BRANTNER MOVED TO APPROVE 84-DR-2011#3 SECONDED BY BOARD MEMBER FAKIH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEM

10. 6-ZN-2012 and 4-II-2012 The Industry East

AFTER A PRESENTATION BY THE APPLICANT BOARD MEMBERS PROVIDED COMMENTS REGARDING THE PROPOSED AMENDED DEVELOPMENT STANDARDS.

11. 7-ZN-2012 and 3-II-2012 The Industry West

AFTER A PRESENTATION BY THE APPLICANT BOARD MEMBERS PROVIDED COMMENTS REGARDING THE PROPOSED AMENDED DEVELOPMENT STANDARDS.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 2:38 p.m.

Michele Hammond
(480) 385-2753 Direct
(602) 463-4081 Mobile
mh@berrydamore.com

Our Client No.: 00686.0001

August 9, 2012

Via Email: dsymer@scottsdaleaz.gov

Dan Symer, Senior Planner
City of Scottsdale – Planning
7447 E. Indian School Road
Scottsdale, AZ 85251

Re: 1-II-2003#6 / Broadstone at Waterfront

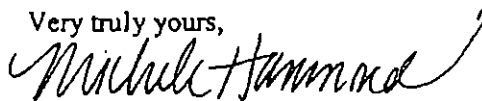
Dear Mr. Symer:

Per your request, please accept this letter on behalf of our client, Alliance Residential, as our formal request for a City Council hearing for approval in accordance with the stipulations of case 1-II-2003#4 and 1-II-2003#5 (1.2 A.2.) which state the following:

Developer shall return to the City Council for a public hearing and final approval of a more detailed site plan following Development Review Board approval and a recommendation by the Planning Commission to the Development Review Board, which shall be reviewed pursuant to Sections 1.900 through 1.909 of the zoning Ordinance, which shall include, but not be limited to, review of building footprints, conceptual building massing and open space. The approval by City Council of the more detailed site plan may not reduce the overall height, density, square footage, and/or number of units without the developer's prior consent and approval.

We have timely submitted the application for 1-II-2003#6, completed the neighborhood outreach and notification, and ask that you schedule us for City Council upon receiving a recommendation from the Development Review Board. Please do not hesitate to contact me if you have any questions or concerns.

Very truly yours,



Michele Hammond
Principal Planner

cc: Ian Swiergol, via email

Sec. 1.907. - Appeals of Development Review Board decisions. ٢٢

- A. The approval, with or without conditions, or denial by the Development Review Board of an application shall be final unless within twenty (20) days from the date of the Board's decision the applicant shall appeal the decision in writing to the City Council. Such appeal shall be submitted to the City Clerk and shall include a brief statement of the grounds of the appeal and the relief requested. The appeal shall be processed pursuant to Section 1.907.C.
- B. The City Council shall have the right and prerogative to initiate its own review of any decision of the Development Review Board and shall uphold, modify or over-rule said decision. Notice of such council-initiated review of any decision of the Development Review Board shall be given to the applicant by the City Clerk within twenty (20) days after action upon the application in question or the decision of the Development Review Board shall be deemed to be final and binding upon the City of Scottsdale. Such notice shall be considered the first City Council hearing held regarding the appeal. The second City Council hearing held regarding the appeal shall be processed pursuant to Section 1.907.C.
- C. The City Clerk shall schedule the appeal for a City Council agenda, not more than forty (40) nor less than fifteen (15) days following submittal of the appeal. The City Council at its meeting, shall uphold, modify, or over-rule the decision of the Development Review Board. The decision of the City Council shall be final.

Broadstone at Waterfront

1-11-2003#6

City Council

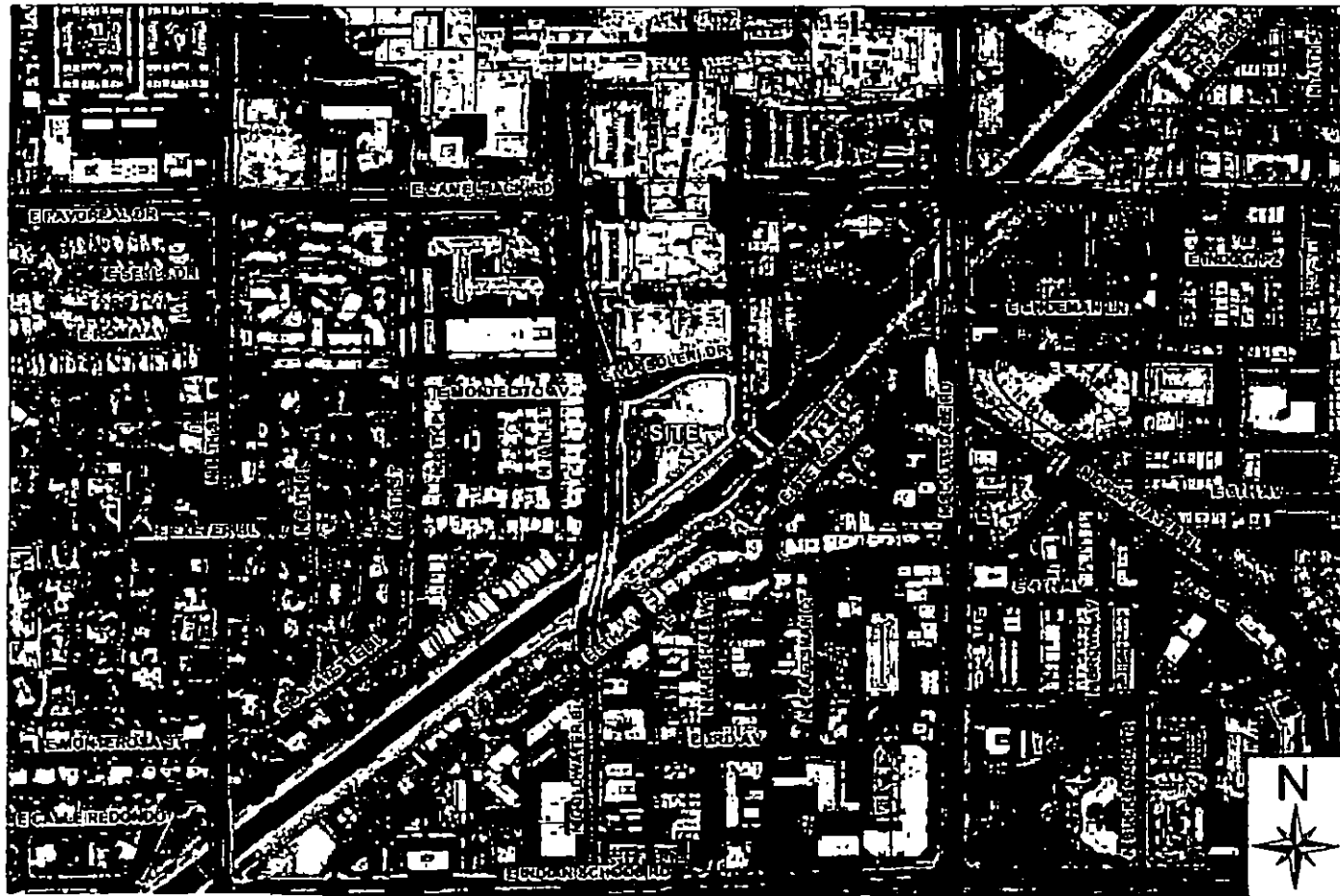
October 2, 2012

Broadstone at Waterfront

Site Plan Approval Process

- 1. Planning Commission**
 - Recommended Approval**
- 2. Development Review Board**
 - Approved**
- 3. City Council**
- 4. Development Review Board**
(building elevations, landscape, hardscape, exterior lighting, drainage, water, and waste water design)

Broadstone at Waterfront

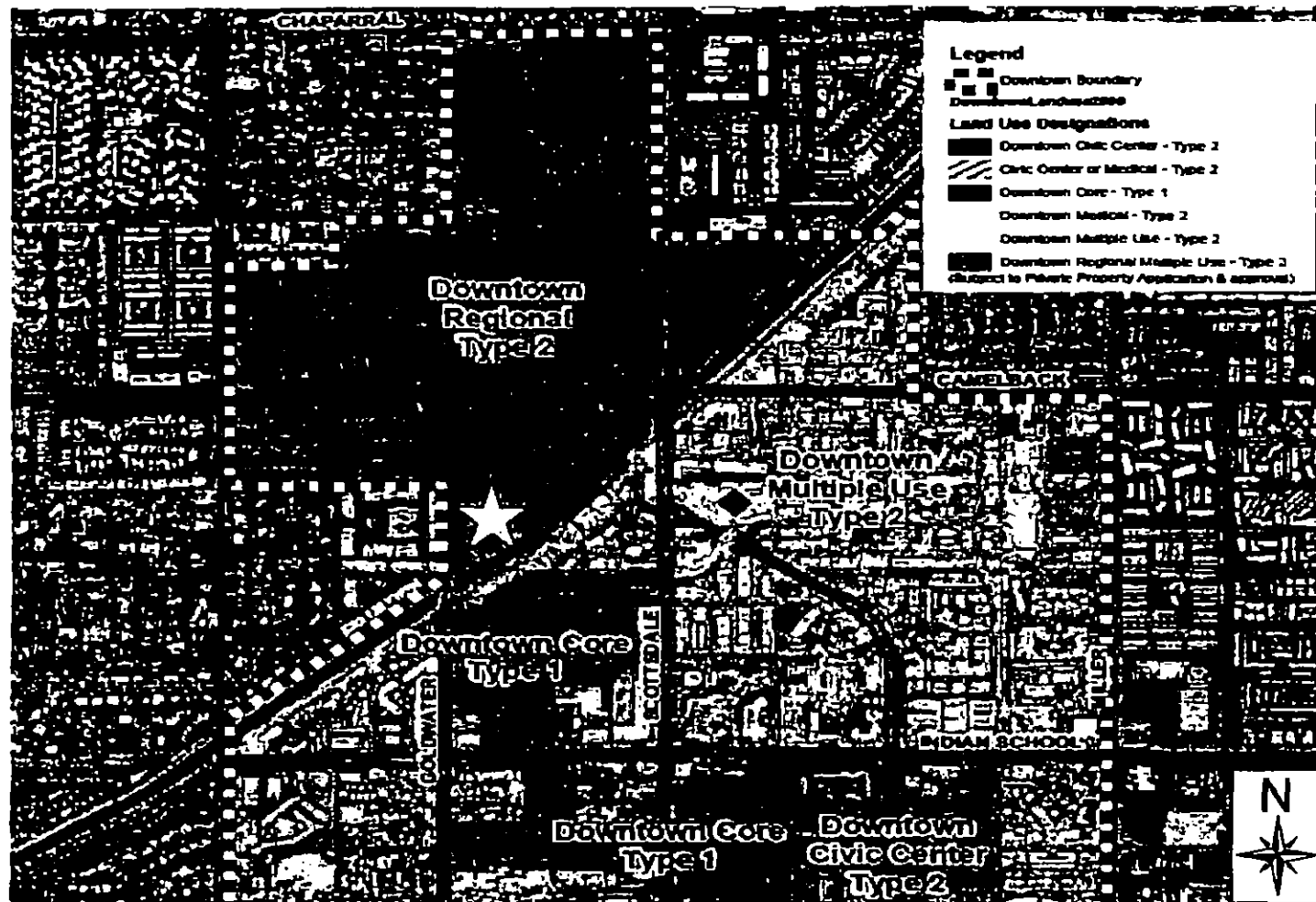


CONTEXT AERIAL

1-II-2003#6

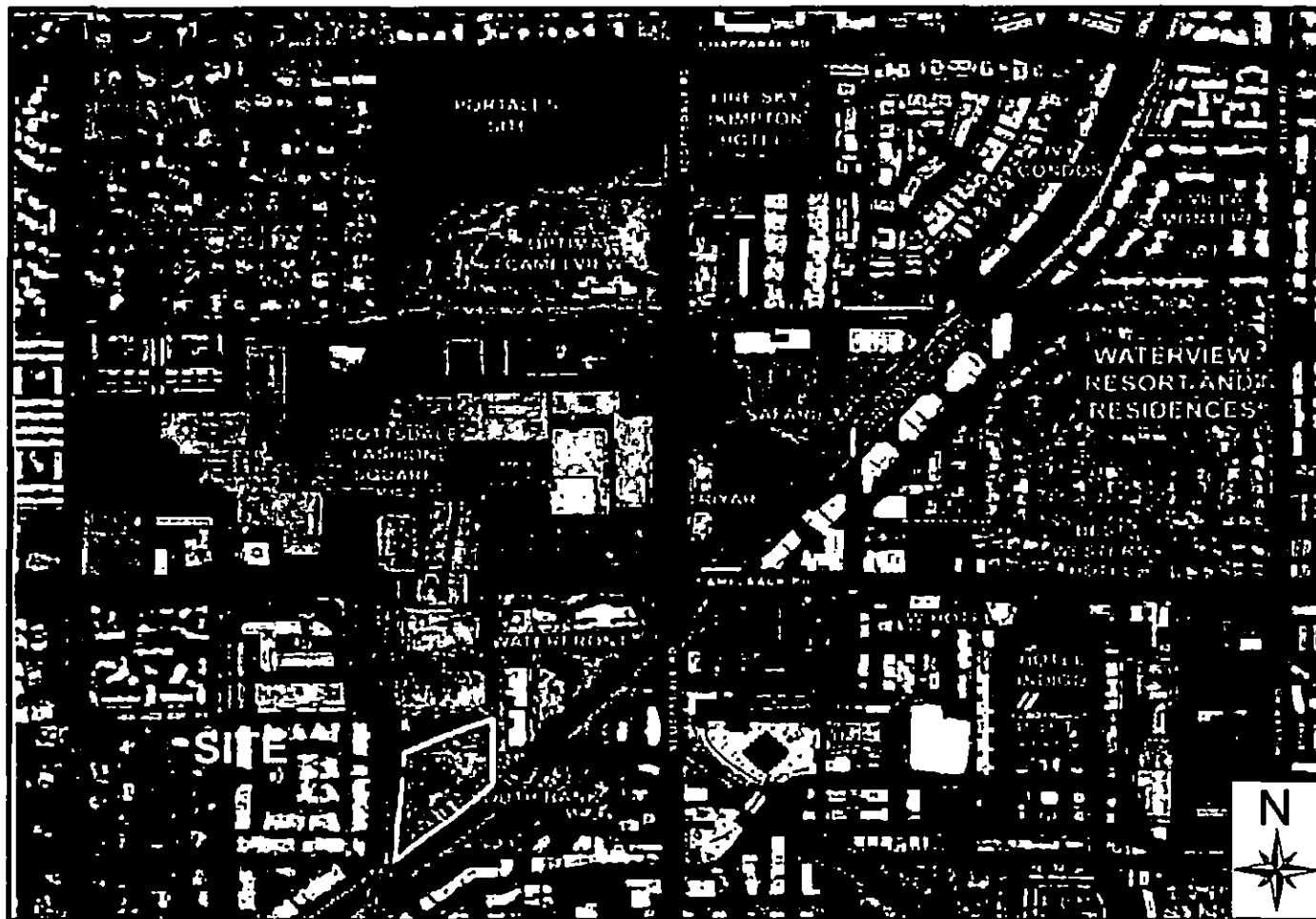
Broadstone at Waterfront

DOWNTOWN PLAN



1-II-2003#6

Broadstone at Waterfront



AERIAL OF SURROUNDING SITES

1-II-2003#6