

## **Broadstone at the Waterfront Project Description/Narrative**

June 8, 2012

The proposed **Broadstone at the Waterfront** will be a 259 unit residential project located on the undeveloped Goldwater and Marshall Way Parcels in the Scottsdale Waterfront Infill Incentive District. The proposed project will be a maximum of 4 stories with 259 Residential units and approximately 10,000 sf of Retail space over a two (2) level 400 space underground parking structure. Anticipated building heights will vary from a maximum of 50 ft along the western edge to approximately 65 ft along Marshall Way Blvd. The proposed uses are consistent with the existing zoning approvals for the parcels.

The property is currently zoned D/RC0-2 PBD DO with specific development standards established pursuant to the Development Agreement (Case 1-II-2003) and subsequently modified in Case 1-II-2003 #4 and #5. The proposed building design will be consistent with the existing Waterfront vernacular. There are no amended development standards anticipated at this time.

This request is in compliance with the stipulation requirements 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.*