

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Development Application

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Bahia Live, Work, Play Project
Property's Address: 16576 N 92ns Street, Scottsdale AZ 85260

Property's Current Zoning District Designation: I-1

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

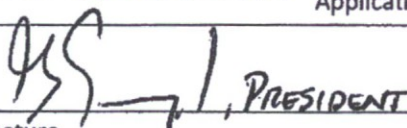
Owner: <u>Greg Engel</u>	Agent/Applicant: <u>Irene Catsibris Clary</u>
Company: <u>Spensa Management, LLC</u>	Company: <u>Catclar Investments LLC</u>
Address: <u>10446 N 74th Street, Scottsdale AZ 85258</u>	Address: <u>16621 N 91st Street, Suite 101, Scottsdale AZ 85260</u>
Phone: <u>952-404-3381</u> Fax: <u>480-609-9227</u>	Phone: <u>480-473-3700</u> Fax: <u>480-473-3716</u>
E-mail: <u>greg@spensagroup.com</u>	E-mail: <u>icatsibrisclary@catclar.com</u>
Designer: <u>Bing Hu</u>	Engineer:
Company: <u>H & S International LLC</u>	Company: <u>Sustainability Engineering Group, LLC</u>
Address: <u>15100 North 78th Way, Suite 201, Scottsdale AZ 85260</u>	Address: <u>8280 E. Gelding Dr. Ste 101, Scottsdale, AZ 85260</u>
Phone: <u>480-585-6898</u> Fax:	Phone: <u>480-516-5514</u> Fax:
E-mail: <u>BHu@handsinternational.com</u>	E-mail: <u>info@azseg.com</u>

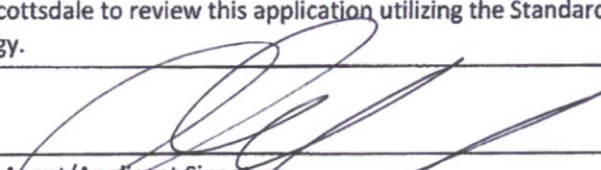
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.


Owner Signature


Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

Planning, Neighborhood & Transportation
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7
City of Scottsdale's Website: www.scottsdaleaz.gov

6-GP-2014
8/28/2014

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Huclar Investments, LLC

16621 N 91st St #101
Scottsdale, AZ 85260
480-473-3700

NATIONAL BANK OF ARIZONA
91-532/1221

1018

8/28/2014

PAY TO THE ORDER OF City of Scottsdale

\$ **1,950.00

One Thousand Nine Hundred Fifty and 00/100 ***** DOLLARS

PROTECTED AGAINST FRAUD



City of Scottsdale
Planning Division
7447 E Indian School Rd #105
Scottsdale, AZ 85251



MEMO

General Plan Admendment / Project 618-PA-2014 /

[Handwritten Signature]

⑈001018⑈ ⑆122105320⑆ 0050061856⑈

Details on Back
Intuit® CheckLock™ Secure Check

1018

City of Scottsdale 8/28/2014 1,950.00
Soft-Acquisition & Land Develop: Municipa General Plan Admendment / Project 618-PA-2014 / A

Huclar Main Checking General Plan Admendment / Project 618-PA-201 1,950.00



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Greg Engel - SPENSA ARIZONA II, LLC
 Company: Spensa Management, LLC
 Address: 10446 N 74th Street, Scottsdale, AZ 85258
 Phone: 952-404-3381 Fax: 480-609-9227
 E-mail: Greg@spensagroup.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): GREG ENGEL Title: PRESIDENT

 Signature Date: 8-14-14

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 6018 - PA - 2014

Project Name: Bahia Live, Work, Play Project

Project Address: 15657 N Hayden Rd, Scottsdale, AZ 85260

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Greg Engel / Spensa Management, LLC



 Print Name

 Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division
 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

6-GP-2014
 8/28/2014



General Plan Amendment Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 5 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1,950.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided)

Irene ✓
Irene ✓
Irene ✓

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-31

6-GP-2014
8/28/2014

General Plan Amendment

Done
 Item
 RTA
 IG
 IC
 3
 IC
 HRS
 0
 HRS
 0

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Request for Site Visits and/or Inspections Form (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. General Plan Neighborhood Involvement & Public Notification Program (form provided) <ul style="list-style-type: none"> • Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments. • Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.
		11. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program. What adjustments or refinements have been made to the plan in response to these issues?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal. At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Provide a Series of Context Graphics or Tables That Depict the Following Information: <ul style="list-style-type: none"> • Graphic 1: <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties • Graphic 2: <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total acreage of the General Plan designation being proposed. • Graphic or Table 3: <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area plan. • Graphic or Table 4: <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>15. Application Narrative</p> <ul style="list-style-type: none"> • 8 1/2" x 11" – 17 copies <p>A narrative description, analysis and justification of how the proposed GPA would support or change the approved plans, goals, and/or policies contained in each of the following General Plan guiding principals and elements: (follow the online links for descriptions of the Guiding Principles http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp and Elements as listed).</p> <ol style="list-style-type: none"> Value Scottsdale's Unique Character and Lifestyle: <ol style="list-style-type: none"> Character and Lifestyle (http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp) Land Use (http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp) Support Economic Vitality: <ol style="list-style-type: none"> Economic Vitality (http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitaliy.asp) Enhance Neighborhoods: <ol style="list-style-type: none"> Community Involvement (http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp) Housing (http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp) Neighborhoods (http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp) Open Space: <ol style="list-style-type: none"> Open Space and Recreation (http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp) Preservation and Environmental Planning (http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp) Seek Sustainability: <ol style="list-style-type: none"> Cost of Development (http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment) Growth Areas (http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp) Public Services and Facilities (http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp) Advance Transportation: <ol style="list-style-type: none"> Community Mobility (http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. In the Application Narrative, provide a discussion of how your proposed amendment contributes to achieving the city's goals regarding scenic corridors, vista corridors, character area plans, neighborhood plans, housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic.</p>

Handwritten initials: ~~JS~~ and MH

Handwritten mark: 0

Handwritten initials: ~~JS~~ and MH

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17. Provide an Analysis of the Following:</p> <ul style="list-style-type: none"> • If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____. • The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change). • The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change). • A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change. • The Advance Planning Unit of Scottsdale's Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city's Planning Zones and for any purpose proposed under the Land Use Element of the city's General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at: http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category; and the output is a single page table with summary listing and graph of all requisite impact data. GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18. General Plan Element Analysis: provide discussion and analysis of any changes to all general plan elements that your proposed amendment would make, include narrative discussing those plans, goals, and/or policies proposed for changes (list each element & discuss the applicable plans & policies within each element as it relates to your proposed amendment).</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>19. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>20. Other: <u>GREATER AIRPARK CHARACTER AREA PLAN ANALYSIS</u></p>

IC.

Adam Yavors

B.H.

JBB

IC

JB

B.H.

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

General Plan Amendment

PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>119 -PA-2014</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>ADAM YARON</u> Phone Number: <u>480.312.2701</u></p> <p>Coordinator email: <u>adam.yaron@scottsdaleaz.gov</u> Date: <u>7.22.2014</u></p> <p>Coordinator Signature: _____</p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

IC
IC
IC
IC



City of Scottsdale Cash Transmittal

98484

98484
 00691062
 08/28/14 PLN-1STOP
 JOGAZ HPDC600524
 8/28/2014 4:27 PM
 \$1,950.00

Received From :

Catclar Investments
 14676 N 100 PL
 SCOTTSDALE, AZ 85260
 480 363-2396

Bill To :

Catclar Investments
 14676 N 100 PL
 SCOTTSDALE, AZ 85260
 480 363-2396

Reference # 618-PA-2014
 Address 16576 N 92ND ST

Issued Date 8/28/2014
 Paid Date 8/28/2014

Subdivision

Payment Type CHECK

Marketing Name Lot Number 21

Cost Center

MCR County No

Metes/Bounds No

APN 217-13-015A Gross Lot Area 0

Water Zone

Owner Information NAOS Lot Area 0

Water Type

SPENSA ARIZONA VII LLC Net Lot Area

Sewer Type

601 CARLSON PK STE 350 Number of Units 1

Meter Size

MINNETONKA, MI 55305-5212

952-449-5755 Density

QS 36-49

Code	Description	Additional	Qty	Amount	Account Number
3173	GENERAL PLAN APPLICATION	minor amend	1	\$1,950.00	100-21300-44221

6-GP-2014
 8/28/2014

Applicant Signature

Total Amount

\$1,950.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 98484

Bahia Work / Live / Play Development Project

Project Narrative/Development Plan
SWC of 92nd Street & Bahia

Non-Major General Plan Amendment
&
Rezoning

Prepared by:

Catclar Investments
&
Berry Riddell & Rosensteel

6-GP-2014
8/28/2014

Table of Contents

I.	Purpose of Request	Page 3
II.	Existing Improvements/History	Page 5
III.	General Plan / Greater Airpark Character Area Plan /	Page 6
	a. Land Use Goal 9	Page 7
	b. Housing Goal 4	Page 8
	c. Land Use Policies	Page 12
	d. Neighborhood & Housing	Page 14
	e. Airport Information	Page 17
	f. Community Mobility	Page 20
	g. Economic Vitality	Page 22
	h. Environmental Planning	Page 27
	i. Character & Design	Page 28
IV.	Planned Commerce Park	Page 29
V.	PCD Findings	Page 33
VI.	Conclusion	Page 34

I. Purpose of Request

This request is for a Non-Major General Plan Amendment ("GPA") from Employment (EMP) to Airpark Mixed Use - Residential (AMU-R) and rezoning from Planned Community District – Central Business District (PCD C-2) and Planned Community District – Industrial Park (PCD I-1) to Planned Community District – Planned Airpark Core Development /Airpark Mixed Use - Residential (PCD – PCP/AMU-R) on a 4.3 +/- gross acre site located at the southwest corner of 92nd Street and Bahia (the "Property") in the Horseman's Park master plan.

The Bahia Work, Live, Play is envisioned to be a convergence of modern design with an industrial practicality. The site is in the process of being purchased by the applicant, Catelar Investments LLC. After several meetings with City officials, the applicant has diligently worked to implement the feedback from various departments within the City.

The applicant intends to create a mixed-use work, live, play development, by creating a unique development that consists of 64 individual ground level office spaces with loft-style residential above. The Work/Live units will have variety for the selective Entrepreneur, the target demographic for these unique spaces. There will be units with both 3 and 4 floor options, as well as lofts. The ground floor will include 2 parking spots per unit and approximately 400 to 450 sf. of office workspace. The floors above will feature creative work/live spaces and have the addition of rooftop studios to round out the work/live opportunities. Having rooftop studios is extremely rare in the Valley and will offer stunning views in every direction. There will be atrium courtyard areas spread throughout the site. They are designed as open space with green areas built to incorporate artwork from local artists living on site. The balance of the amenities includes a pool and multiple areas for soft seating. The design will be contemporary with an industrial feel, including elements like roll up garage doors and metal framing.

Additionally the applicant intends to create an office/retail hub at the corner of 92nd and Bahia which will include business/employment support services such as a coffee shop, FedEx store and/or a lunch and dinner restaurant. There will be 14 additional work/live units above the corner commercial building. The commercial corner will also have office conference space available for the loft owners as well as tenants in the area.

There will be a centralized executive office with Concierge Services that will be an integral component of the development in which all unit owners would be members. The space will be about 1,500 square feet and have a reception area, small conference room and a mailroom complete with FedEx services. The front desk would have a receptionist during business hours who will greet visitors who come to meet with the owners of the Live / Work offices. All activity comes through this area to ensure safety and professionalism. The receptionist will call over to the owner and let the member know they have someone waiting for them. Additional for pay services would include answering calls, booking additional office usage and secretarial work. During non working hours there would be FOB controlled access and all office bookings would be done by way of a website. Outside members may be invited to join for a fee.

The meeting areas are intended for shared work areas, corporate leisure events, small social events, and a reception area. The uniqueness of the plan has been received well by neighbors in the area and its mix of uses serves to supporting the City's vision of developing a high growth area and destination along the 101 Corridor.

With spectacular McDowell Mountain views, seamless yet sophisticated architectural styling, a prestigious location and highly sought after attention to detail, the Bahia Work, Live, Play project is positioned to be one of the premier communities in the Scottsdale Airpark. There has been and continues to be an evolution of land uses in this targeted growth area but this one will demonstrate and infuse practical uses for its location.

The 4.3+/- gross acre Property is currently undeveloped, vacant land which is owned by Spensa, LLC. Spensa intended to build a mini-storage facility on this land which would be allowed by right under the PCD I-1 zoning district. The proposed use is more in keeping with the employment core and employment based uses indicative of the Greater Airpark Character Area Plan ("GACAP"), Horseman's Park master plan and Scottsdale Airpark as a whole.

The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the work, live, Play concept, which is memorialized numerous times in the GACAP. Additionally, the surrounding employment core and nearby retail development provide regional appeal for future owners. With the ease of accessibility, proximity to education, medical, retail, entertainment, the airport, sports venues and training facilities, this community has it. It's a welcome change and a necessary compliment to its surroundings.

This application is driven by the site's surrounding land uses and a strong market demand for this type of mixed-use found in so many major cities. Business and housing trends indicate a fundamental shift away from traditional homeownership and business operations as a result of the growing tech generation and their desire for a true work/live experience and alternative mixed-use options that fit their lifestyle.

Scottsdale, which is known as a progressive, market responsive community has an opportunity to offer a cutting edge mixed-use work/live development for the business owners and residents of Scottsdale. The "Intellectual Class" and/or "Millennial Generation" are knowledge-based workers with advanced degrees that work in a range of fields including, but not limited to, business, research, finance, technology, healthcare, legal, and education, and make up an estimated 30% of the American workforce (and growing), whose economic function is to create new ideas, new technology and/or creative content. The Intellectual Class is also known for its departure from a traditional workplace environment and environmentally aware principals. These workers crave a flexible schedule and independent work/living concept much like the experience proposed for the Bahia development.

About Catclar Investments

Catclar Investments is a local real estate development company with previous experience working with the City of Scottsdale to improve in-fill lots. Out of everywhere in the country, Catclar's President Irene Clary choose to work, live and raise a family in Scottsdale because she believes in the opportunities here. With a focus on building strong relationships with municipal officials and the neighboring communities, Catclar is able to create successful, quality driven, and environmentally friendly development projects that further enhance the communities within which they are situated. With over 25 years of experience in all facets of Development, the team at Catclar knows how to successfully bring a project to fruition, achieving the highest and best use for the property, while also complementing the surrounding community.

Additionally, the project includes H&S International, a renowned Architectural team who has over received awards for its design and execution of its architectural genius.

II. Existing Improvements/History

The Property constitutes 4.3 +/- gross acres and is bordered by Bahia Drive (previously Aire Libre) on the north and 92nd Street on the east. The site is surrounded by PCD I-1 zoning with a combination of office, recreation and educational uses including, but not limited to, FROGS Physical Therapy, iWired, Scottsdale Preparatory School, Plumb Studios, AZ on the Rocks, Aquasafe Swim School, Rebound Gymnastics, Scottsdale Martial Arts, Devstar Realty and Artistic Design Family Dentistry. Uses that are permitted in the I-1 zoning district, but are more closely aligned with retail support services. There are even quite a few medical offices and physical therapy facilities, not what you would typically think would be found in I-1 zoning.

In April 2000, the City Council approved case 8-ZN-2000 (Horseman's Park-Gentry) which rezoned the subject property from R1-35 to C-2 and I-1 to allow for the development of an office building and retail/restaurant pad which was never constructed. The request was consistent with the underlying General Plan land use designation of Minor Employment with a Regional Use Overlay. Subsequently, in March 2001, the Horseman's Park PCD was approved by City Council for the larger area generally east of the Loop 101, south of Bell Road, north of Westworld and west of McDowell Mountain Ranch (excluding State Land parcels). The PCD addressed the existing various zoning districts (for this site, C-2 and I-1) by applying a PCD overlay to all the underlying zoning and creating a master development plan for the area. At the same time the City of Scottsdale's General Plan from 2001 designates this area as a "Growth Area" in which to implement mixed uses. To quote the General Plan directly, it aims to "Create techniques that allow for mixed-use activity within designated growth areas".

III. General Plan / Greater Airpark Character Area Plan /

General Plan

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide as a framework for proposed development and the built environment. These goals and approaches are, however, not intended to be static or inflexible and the General Plan clearly recognizes this by stating: “The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change.” (*emphasis added*) It is with this inherent flexibility in mind that the proposed non-major GPA not only meets but exceeds the goals and approaches established by the City in the General Plan.

General Plan - Six Guiding Principles:

This request is for a non-major General Plan Amendment to the land use category and map contained in the Land Use Element of the General Plan. Per the City’s 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. *Value Scottsdale’s Unique Lifestyle & Character*
2. *Support Economic Vitality*
3. *Enhance Neighborhoods*
4. *Preserve Meaningful Open Space*
5. *Seek Sustainability*
6. *Advance Transportation*

Response: 1. *Value Scottsdale’s Unique Lifestyle & Character*- Scottsdale is world famous for its golf and resort lifestyle. The work/live uses designated here will be hassle free living similar to what is experienced at some of the larger resorts but it also combines the office and employment mix so business owners and workers can enjoy the resort experience from the comfort of their home. The “small-town feel” will be enhanced as a little enclave of entrepreneurial professionals is created on site.

2. *Support Economic Vitality*- Two previous plans to utilize this property were advanced; car storage and sports fields. Neither would have increased the tax or employment base for the City nor the transactions that a restaurant, café, shops and employment base will. Consequently, this project will help decrease vacancies and raise property values in the area.

3. *Enhance neighborhoods*- The site has long been vacant and an eye sore in the community. This project will increase pedestrian traffic and connectivity of the different areas, as well as bring a central meeting place and other support services not currently in existence. It will be a significant benefit to the property owners in the area.

4. *Preserve Meaningful Open Space*- We are dedicating nearly 1/4th of the site to meaningful open space, not only to provide the owners of the Work/Live Work/Live units with a beautifully landscaped property but also to showcase the surrounding area and the beautiful Sonoran Desert.

5. *Seek Sustainability*- Many of the design features will speak to the commitment to be more sustainable, for example, North/South orientation to conserve electricity. Other efforts will be with certain green building materials and native landscaping.

6. *Advance Transportation*- Having mixed uses will lend itself to create alternative modes of transportation, such as by foot and bicycle. We will be placing an emphasis on the use of bicycles to exploit the wonderful trails the City created throughout this entire area that create incredible connections to nearby neighborhoods and commerce centers but are currently underutilized.

The current 2001 General Plan land use designation for the site is Employment with a Regional Use overlay. The requested GPA is a Non-Major GPA based on the criteria set forth in the General Plan (change in Character Area Criteria) which does not trigger a Major GPA. A detailed explanation of how this proposal is consistent with the Greater Airpark Character Area Plan (“GACAP”) is provided below.

LU (Land Use) Goal 9 – Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

Response: Currently the land uses seen between Westworld and Bell road are mostly office condos with little to no variety in form or architecture. There is a great variety of business types, but using descriptive words like “broad” or “high level of synergy” fall very short of what we have today. The proposal for a work, live, play development on the 4.3+/- acre site will maintain the employment/office core land use while bringing a unique residential component to this Horseman’s Park/ Airpark location which will create the “synergy” that is severely lacking. The GACAP highlights repeatedly that characteristics of successful mixed-use developments include a range of land uses promoting the work, live, play philosophy. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian presence with ground level commercial uses, and providing an employment/living mixed-use concept that reduces trip generation during peak hours in the morning and early afternoon and valuably complements the surrounding context. Jogging, biking, hiking and other outdoor sports can all be enjoyed within a mile from the project site. There will also be an increase of sidewalk and trail usage as a result of this new connectivity.

LU Goal 9, Policy 2 - Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).

Response: The request for a Non-Major GPA on a 4.3+/- acre site from EMP to AMU-R to allow for a work, live, Play development in an area that is already occupied by a mix of uses (ie: office, employment, retail, recreation, instructional/educational land uses). The Bahia Project is a true mixed-use development with a combination of uses in one structure derived from the original work/live concept where old vacated warehouse buildings in urban area were transformed into working and living environments all under

one roof. This project is the embodiment of this policy and plays off this concept by providing the same flexible space and collaboration ideal for the knowledge-based worker's lifestyle. While the conference area and specialty shops are an amenity to the owners of the Work/Live units, in turn, the residential uses on the site will be the driver for the success of the commercial and retail uses on site.

H (Housing) Goal 4 – Encourage housing development that provides for “live, work and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Response: The proposed development implements the City's desire to create this Work/Live relationship, it will exceed this goal and achieve a level of connection with the area that no other plan for this parcel can attain. This vacant parcel will achieve Housing Goal 4 and create value and a sense of place for the entire area. The project consists of high quality, vibrant architecture and innovative site planning, creating pedestrian synergy with ground level commercial uses, and providing an employment/living mixed-use concept that reduces trip generation and fits well within the existing employment context. The Property is just east of the Loop 101, which provides regional access.

H Goal 4, Policy 7 - Explore opportunities for new or redeveloped housing to serve the employment base.

Response: The mix of surrounding businesses creates a unique opportunity for an owner on site to have a personal commercial office and residence in the same area their showroom/warehouse/shop or studio is located. For example, a future owner might be a current office condo tenant who has a media business based out of 2400 sf but could have private meetings in their ground level commercial office or in the restaurant/conference center, before going across the street and filming the commercial. The Work/Live uses will never replace the industrial warehouse spaces across the street but will instead serve those areas. The range of land uses proposed under this application complements the existing mixed-use character of the Scottsdale Airpark. The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the work, live, Play concept, which is memorialized numerous times in the GACAP. Additionally, the surrounding employment core and nearby retail development provide regional appeal for future owners. This application is driven by the site's surrounding land uses and a strong market demand for this type of mixed-use found in so many major cities. Business and housing trends indicate a fundamental shift away from traditional homeownership and business operations as a result of the growing tech generation and their desire for a true work/live experience and alternative mixed-use options that fit their lifestyle.

Scottsdale, which is known as a progressive, market responsive community has an opportunity to offer a cutting edge mixed-use work/live development for the business owners and residents of Scottsdale. As mentioned in the introduction, the Intellectual Class are knowledge-based workers with advanced degrees that work in a range of fields including, but not limited to, business, research, finance, technology, healthcare, legal, design, real estate and education, and make up an estimated 30% of the American

workforce (and growing), whose economic function is to create new ideas, new technology and/or creative content. The Intellectual Class is also known for its departure from a traditional workplace environment and environmentally aware principals. These workers crave a flexible schedule and independent work/living concept much like the experience proposed for the Bahia Project.

Greater Airpark Character Area Plan

The GACAP was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe."

The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP.

The request for a Non-Major GPA on a 4.3+/- acre site from EMP to AMU-R to allow for a work, live, Play development in an area that is already designated for a mix of uses (ie: office, employment, retail, recreation, instructional/educational land uses). The Property is just east of the Loop 101, which provides regional access. This Property is located outside the 55 DNL line, which is appropriate for residential land uses, however, new construction will feature appropriate noise attenuation through the use of upgraded building materials and insulation, disclosure to residents and an aviation easement in conformance with the City's requirements.

GACAP Definition (emphasis added):

Airpark Mixed Use Residential areas are appropriate for the greatest variety of personal and business services, employment, office and institutional, cultural amenities, retail, hotel, and higher density residential. Developments in the AMU-R areas should be pedestrian-oriented have access to multiple modes of transportation and should be located outside of the Airport's 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the areas south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multifamily rental units and corporate housing [emphasis added].

The statement above suggests that uses north of the CAP should include a broader range of businesses with a collection of land uses that have an integrated mixed-use character such as at Bahia. The AMU-R area is approximately 990 acres of the GACAP area and the EMP area is approximately 1185 acres. This change in land use designation is a 0.338% reduction to the EMP designation; a negligible change.

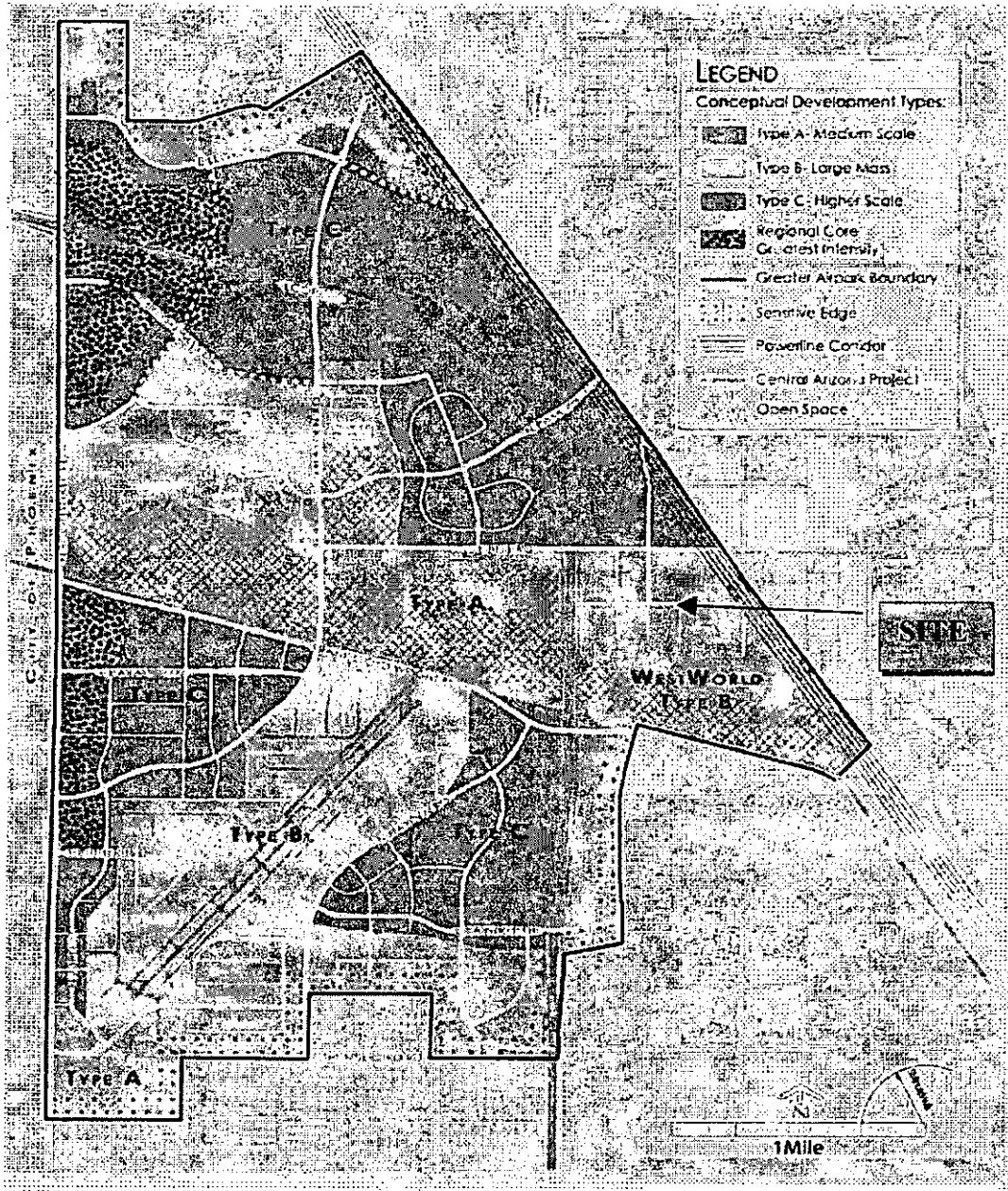
The Conceptual Development Type Map (following page) designates the Property as "Type A – Medium Scale" which is defined in the GACAP as follows (emphasis added):

Type A development denotes areas appropriate for medium-scale developments. Type A may represent lower-scale residential developments existing in the area north of the Central Arizona Project Aqueduct and south of the Loop 101 Freeway. In other areas of the Greater Airpark, Type A may represent developments that are of a higher-scale than uses on the outside of the Greater Airpark boundary but of a lower-scale than the Type B or C areas.

This proposed development, located within the Type A classification, provides appropriate massing with three and four-story building heights (65' and 40' respectively) split into 12 buildings on site with meaningful, useable open space between. Additionally, this site is adjacent to the Type B Westworld area (see plan below), which is a large multi-purpose public recreational facility utilized year round. Buildings in the Horseman's Park master plan are permitted up to 42 feet in the surrounding area and up to 70 feet in height adjacent to the Loop 101 and Bell Road.

Greater Airpark Development Types (2009)
GACAP Page 17

Development Types guide the physical form of the Greater Airpark, and policies for each type are denoted in the Land Use Chapter.



Land Use

Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark

Response: The proposal for a work, live, play development on the 4.3+/- acre site will maintain the employment/office core land use while bringing a unique residential component to this Horseman's Park/ Airpark location. The GACAP highlights repeatedly that characteristics of successful mixed-use developments include a range of land uses promoting the work, live, Play philosophy. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian synergy with ground level commercial uses, and providing an employment/living mixed-use concept that reduces trip generation, supports existing area uses, and complements the surrounding context.

Policy LU 1.2 Support a mix of land uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce, where appropriate.

Response: The Airpark is predominately an employment core area. Integrating the proposed work, live, Play land use concept will provide an opportunity for business owners in Scottsdale to have the unique experience of living and working in this well-established employment and service core area of the City. The project's aim is to create community connections that don't currently exist and likely will not exist without this project. It will offer supporting services and uses to the area, increasing the economic efficiency of the area. The location of the Property not only provides an opportunity for working and housing in the employment core, but also connectivity to the retail and restaurants established in the nearby developments that will enhance their sustainability. The Bahia Project will promote an integrated, sustainable character for the area contributing towards the work, live, Play goals identified in the GACAP.

Policy LU 1.8 Prevent erosion of Greater Airpark Employment land uses through land uses regulations, such as limiting retail and restaurants in areas designated for employment.

Response: The applicant agrees that maintaining the employment core is essential to the viability of the Scottsdale Airpark and it is important to understand that the basis of the proposed project is primarily commercial offices with ancillary residential lofts above. Further, the developer intends to create CC&Rs to provide additional regulations regarding the commercial office component and limitation on residential to ensure that the main level is maintained and operated as an employment use. The idea is to keep the approved I-1 and C-2 uses that currently govern this site, but extend the zoning to allow the residential piece to compliment employment on site. The project could build out the I-1 and C-2 uses, one or two stories high, but it will be a greater benefit to the community and the City if residential is supplemented above these uses.

In addition to the comments under Policy LU 1.2 above, the proposed development accomplishes a range of GACAP goals by creating pedestrian synergy that will complement the surrounding employment context. This development is being achieved by utilizing the newly revamped PCP district which was approved by City Council in December 2013. The PCP allows for the flexibility in development standards and encourages mixed-use developments. This ordinance was specifically designed to implement the GACAP and this proposed development is the second application in the Airpark to utilize this zoning district in its newly drafted form. The goal is to provide a unique employment/retail/living concept in the core of the Horseman's Park PCD to help strengthen the existing collection of uses in the Airpark area including but not limited to a number of office, recreational, and education uses.

The integration of 78 work/live loft units in the Scottsdale Airpark will capture 78 individual offices in one location not including the support conference space and restaurant/retail hub on the ground floor at the corner of the site. Contrary to the belief that adding residential ("live") will erode the employment core, the office ("work") component is the primary basis for the proposed development plan which will bring 78 or more businesses/working professionals together in one cohesive, collaborative development creating an incubator for creative thought, professional interaction, and knowledge-based synergy.

While the EMP land use designation is being modified in this application to allow for the integration of residential land uses, the core use is still employment based providing opportunities for businesses to locate in the heart of the Scottsdale Airpark with close proximity to regional multi-modal transportation via the Loop 101. Further the GACAP states that "employment is appropriate adjacent to the Aviation Land Use area and within the Airport's 55 DNL areas and higher" [emphasis added]. It is important to note this site is not adjacent to Aviation and is located outside of the 55 DNL.

Policy LU 4.5 Greater visual variety and architectural interest should be considered in the design of the Greater Airpark's tallest buildings (Regional Core), particularly at the pedestrian level,

Response: The The Bahia Project development intends to utilize 60' (allowed 54' in height without bonuses) inclusive of mechanical allowed by the PCP ordinance to create a three and four-story development with Southwestern contemporary elevations complementary to the character of the adjacent Scottsdale Airpark. The aim is to keep the look and feel that has given Scottsdale that small town character by protecting the existing unique character of this mature area and promoting the continuity it has, while blending in newer elements. The pedestrian experience will be strengthened with linkages between the different communities. In addition, there will be a very high quality of architecture that will tie the project together.

The buildings have been designed in a manner that provides a hierarchy of masses and sensitivity to the pedestrian. Appropriate architectural detailing and materials include industrial finishes pulling from the color palette of nearby buildings which have been carefully selected to uphold the unique character and context of the surrounding area and

characterize elements of the Sonoran Desert. The project will create a sustainable, walk-friendly environment that takes advantage of the substantial employment and retail base which surrounds the Property.

Policy LU 5.1 Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Area Plan and encourage revitalization in the area.

Response: The project is designed for the property's highest and best use, which will have a positive effect on the surrounding businesses and properties. In fact, several property owners in this area that have been shown the plan are very excited about the development because they believe it will revitalize and bring value to the area, as well as uses that are currently lacking such as restaurant, retail and residential. With new office buildings being built at Scottsdale Quarter and other areas, vacancies are already high in this area. This project will create renewed interest and visibility in this area, bring exposure and visibility to the area and surrounding uses. Adding these new uses will help solidify this area as a "Core" and will catalyze positive change and new life into the area. As mentioned above, the proposal to utilize the PCD PCP ordinance is desired because it allows for greater height and flexibility in development standards than the existing PCD C-2 and PCD I-1 zoning with respect to the proposed development. The PCD PCP zoning will allow the applicant to create a unique, work, live, Play community for the of Scottsdale community and not only meets but exceeds the goals and policies of the GACAP.

Policy LU 8.1 Recognize and promote the value of usable open space as part of the community's quality of life.

Response: This project promotes the value of usable open space on several levels. The proposed development will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses. Additionally, the project provides abundant open space with slightly over 26.2% of the site (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes gathering spaces, common amenities, private outdoor living and work spaces, perimeter landscape buffers, parking lot landscaping and meaningful pockets of internal open space to create privacy for owners, as well as a and a visual oasis and an attractive setting for the buildings. With the community's quality of life in mind, the preliminary plan is to incorporate a community garden and may have a tie in with Scottsdale Preparatory.

Neighborhood & Housing

Policy NH 2.1 Encourage developments, in Airpark Mixed Use Future Land Use Areas (AMU and AMU-R), to provide support services for current and future Greater Airpark residents, such as local markets, drugstores, and other essential services.

Response: A wide range of support services will be offered through the commercial piece of the development. Essential administrative, convenience, meeting and local markets services will be offered. The mix of land uses proposed under this application are a natural fit and complement the fabric of existing land uses in the Airpark and welcomed by owners in the area.

Policy NH 2.2 Encourage a variety of urban dwelling types and mixed-use development in areas designated Airpark Mixed Use-Residential in the Greater Airpark Character Area Future Land Use Plan that are compatible with and support the aviation and employment uses of the Greater Airpark.

Response: The proposed development is particularly adept at satisfying this policy. The Airpark creates a unique opportunity to support a range of land uses that interrelate and balance the work, live, Play concept, which is the fundamental vision for the proposed The Bahia Project development concept. Additionally, the designated commercial area is intended to be compatible and offer support to the employment uses of the Greater Airpark, through specialty shops like a FedEx store, conference space, administrative services and other essential services. The integration of employment/service and residential land uses on this site does not detract from the overall employment core character of the Airpark. Rather, it provides a land use balance creating a strong sustainable employment and service node essential to the continued success of the Airpark.

Policy NH 2.3 Incorporate gathering spaces and recreational opportunities into the design of mixed-use development to support a high quality of life for Greater Airpark residents.

Policy NH 2.4 Promote opportunities for parks, open space, and trail connections within new mixed-use development and as a part of the redevelopment of existing property.

Response: Being centrally located in the neighboring employment center, the project has the unique ability to improve the quality of life, connect the surrounding developments and be a gathering place. It will create a place that will draw visitors from all over the Valley. Living in this area also benefits those who fly regularly in and out of Scottsdale Airport, attend events at Westworld like the Polo matches, Arabian Horse Shows, Barrett Jackson, enjoy golf and attend the annual Waste Management Open, hike the McDowell Mountains or bike the many trails; all of these are within walking distance and bring visitors from around the world here. The development provides design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting. Each work/live loft building cluster will occupy six units which open onto a central courtyard space in which to gather, work, share ideas and/or relax. Additionally, the development will provide a separately located common outdoor amenity with pool for the owners. The site plan design includes a network of sidewalks that tie to the perimeter sidewalks along 92nd and Bahia and to the greater pedestrian network as described in NH 3.2. Below are some

images of courtyard gathering concepts that inspired the unique The Bahia Project design.



Policy NH 3.1 Encourage thoughtful and creative residential development that enhances, supports, and is sensitive to Airport operations and the Greater Airpark's identity as an employment center.

Response: As previously discussed, the proposed uses will support the work, live, Play philosophy emphasized throughout the GACAP. Special measures will be taken to create buildings that are sensitive and compatible to the nearby Airport operations.

Policy NH 3.2 Incorporate residential into Airpark Mixed Use-Residential Future Land Use Areas to reduce traffic congestion, improve air quality; and provide opportunities for workforce housing where:

- *Dwellings will not be adjacent to industrial uses that could be in conflict with residential uses;*
- *Dwellings will not lie within the 55 day-night average noise level (DNL) or higher areas established by the FAA; and*
- *Multi-modal transportation options will be incorporated into residential design.*

Response: Keeping the employment on site will reduce traffic congestion. The type of employment located on site will also be a benefit to the community because the work space is not appropriate for industrial uses, so the site will actually improve air quality versus an industrial use on site. Being environmentally conscious, the project will have more landscaping and gardens on the site than are required which will also improve the air quality. The amount of industrial waste that goes into the air and the ground will be reduced and offset by having the Work/Live included in this area.

The Property is located outside the 55 DNL line (see the Scottsdale Airport Noise Contours Map below) and the buildings will be designed with upgraded building materials and insulation to provide appropriate sound attenuation. Multi-modal transportation options will be available to the The Bahia Project owners to include, but not limited to, walking, bicycling, driving and public transit. The Property is located just east of the Loop 101, which provides regional access. Bell Road, which is ¼ mile to the north, is designated as a potential future transit route on the Greater Airpark Transit Connections map in the GACAP. The GACAP Pedestrian/Bicycle Network plan shows planned trail connectivity along the Loop 101, Bell Road and along the Old Verde Canal, all of which are within ¼ mile of the Property. A transit park and ride facility is located at the Scottsdale and Thunderbird Road approximately 2.5 miles away. Lastly, there are no heavy industrial, noisy uses in the Horseman's Park employment core that would be in conflict with the proposed use.

Policy NH 3.3 Support the integration of workforce housing and a diversity of dwelling types within the Greater Airpark.

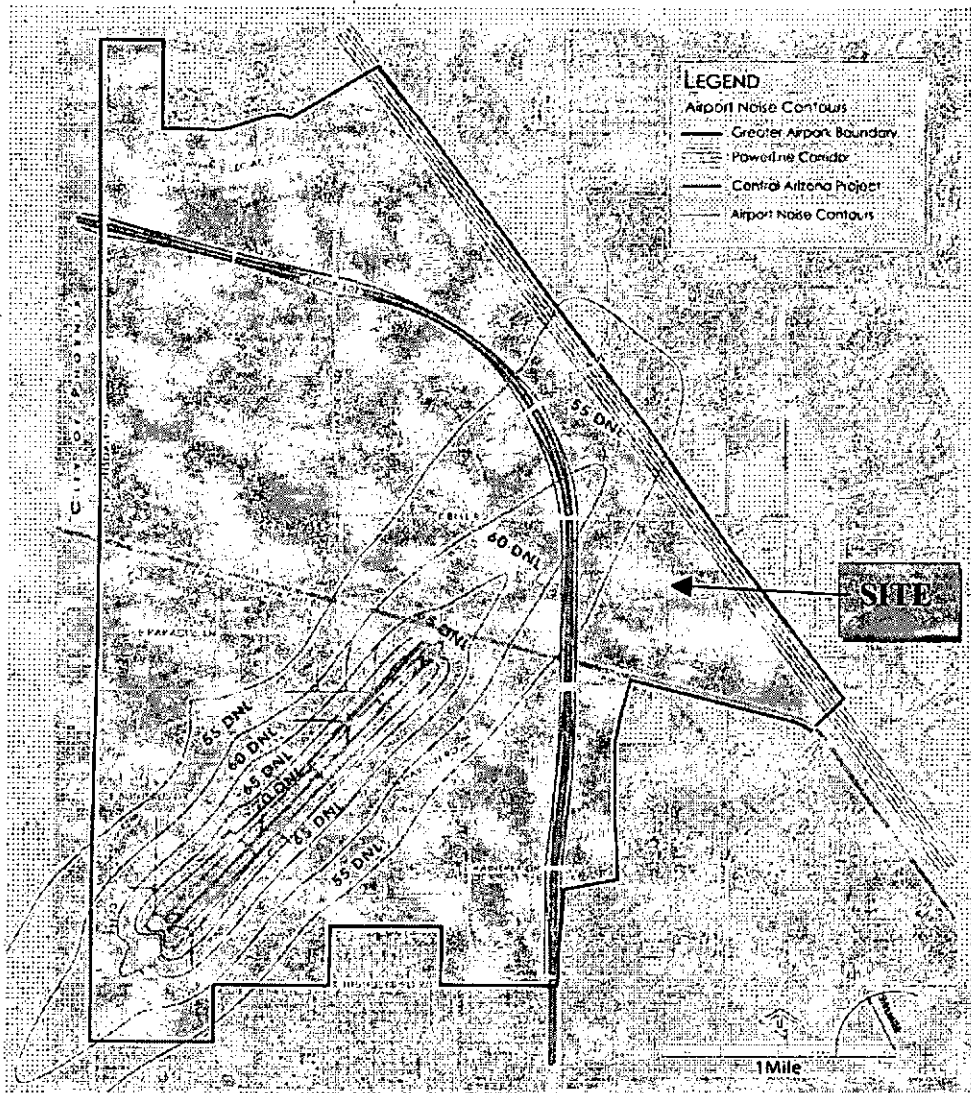
Policy NH 3.3.3 Encourage live-work units in the Airpark Mixed Use-Residential and Regional Tourism Future Land Use Areas in the Greater Airpark.

Response: The proposed development will provide a unique office/residential mixed-use experience for the business owners of Scottsdale. As noted above and throughout the GACAP, the work/live concept is promoted and supported in AMU-R areas. The proposed GPA will maintain the integrity of the employment core by keeping an employment base on site as the primary use with the residential component being secondary.

Airport Information

Scottsdale Airport Noise Contours (2009) GACAP Page 30

Noise contours surrounding the Scottsdale Airport denote day-to-night (DNL) average noise levels. Noise sensitive uses are not encouraged in 55 DNL and higher areas. These contours are often updated to reflect new noise levels as a result of new aircraft technologies.



Sound from the highway and airport approaches has been considered and will be included in the CC&R's. Consequently, these concerns have also been incorporated within the design elements of the project. The following graphic is taken from the Scottsdale Airport, the project site is located outside of the Flight path for both incoming and departing aircraft from Scottsdale Airport.



The project site is over 1 mile from the Scottsdale Airport, equally well over 6,000 ft from the end of the runway.



Community Mobility

Policy CM 4.2 Improve pedestrian and bicycle connections from adjacent neighborhoods to Greater Airpark destinations.

Response: Bell Road (an Airpark Signature Corridor) is approximately ¼ mile north of the Property is designated as a Pedestrian/Bicycle and trail corridor in the GACAP. Additionally, the Loop 101 and Old Verde Canal (both within ¼ mile of the Property) are designated as trail corridors. Frank Lloyd Wright Boulevard, which is approximately ½ mile to the south, is also designated as a Pedestrian/Bicycle trail corridor on the GACAP

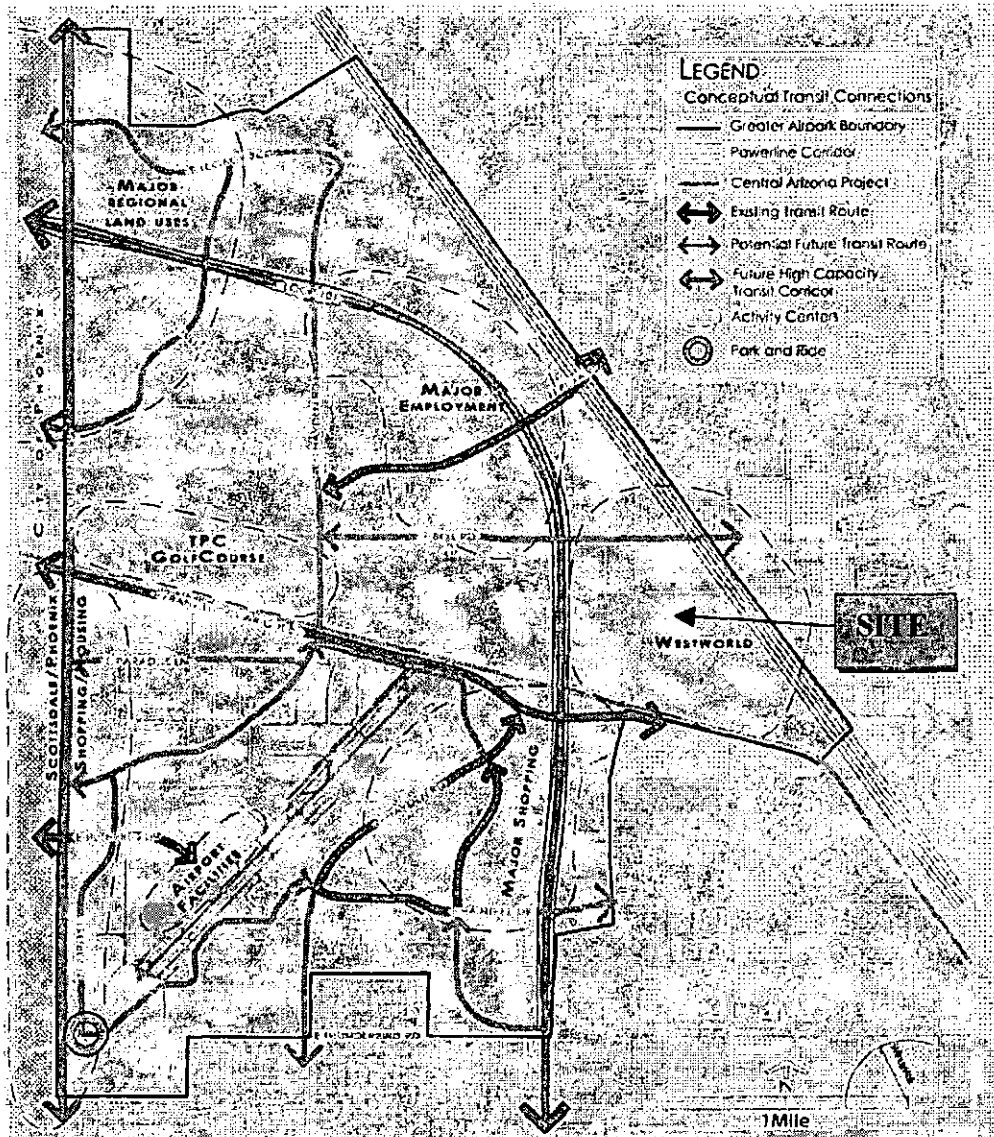
Pedestrian/Bicycle Network plan. All of these streets provide a framework for pedestrian and bicycle connections in the immediate area. The development will create a sustainable, walk-friendly environment for its owners with functional, internal pedestrian connections between site amenities and other land adjoining land uses. The Horseman's Park PCD has a network of sidewalks that provide connectivity to the surrounding area. Bicycle storage will be provided on site in the individual unit garages and via bike racks near the retail/restaurant use at the hard corner.

Policy CM 6.5 Design corridors that accommodate and attract pedestrians and bicyclists, particularly in Airpark Mixed Use Future Land Use Areas and along Signature Corridors.

Policy CM 7.2 Promote more sustainable modes of passenger transportation, such as alternative fuel vehicles, walking, biking, and/or other future technologies.

Response: The site plan has been designed in a manner that pays particular attention to the pedestrian view corridors of the McDowell Mountains as well as connections for the bicyclist along the perimeter of the site. The mixed-use nature of proposed development promotes vehicular trip reduction and a sustainable, walkable community. Work, live, Play land use integrated in this Airpark location increases the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. The Greater Airpark Transit Connections Map (see following page) designates this Property as the "Westworld" activity center. Westworld is a huge benefit to this area and is steps from the development site.

Greater Airpark Transit Connections
 GACAP Page 34



Economic Vitality

Policy EV 1.1 Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.

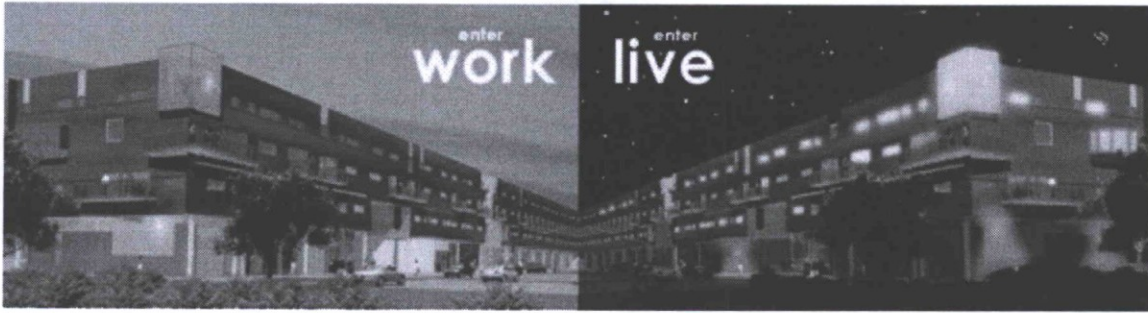
Response: The proposed work, live, Play land use concept achieves this policy on several levels. The construction of new development will generate significant building permit fees and revenue for the City of Scottsdale as well as increased sales tax revenue for the City. Also, the integration of 78 work/live units will capture 78 individual offices in one location not including the support conference space and restaurant/retail space on the ground floor of the commercial hub at the corner of the site.

When compared with other uses that might have gone forward on this site (mini-storage or school fields), this mixed use plan is clearly better for the City and the surrounding property owners. The integration of new development will enhance the City's revenue streams and bring financial benefits to Scottsdale businesses. Business owners/ residents require services, goods, food, and entertainment and draw from local businesses and resources. By creating a walkable environment that already has abundant retail and service opportunities nearby, a land use balance will be created which will strengthen the City's long-term economic stability.

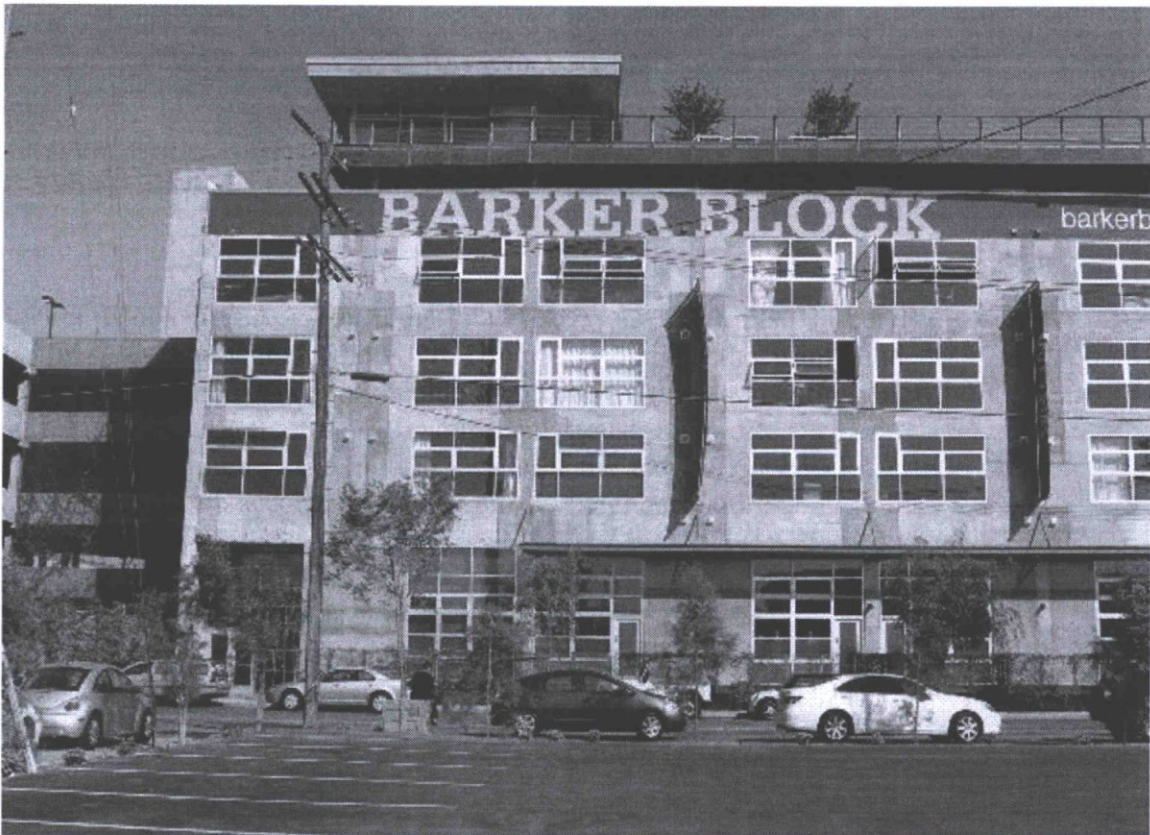
Policy EV 2.5 Aggressively market the Greater Scottsdale Airpark as an ideal destination to live, work and play.

Response: The range of land uses proposed under this application complements the existing mixed-use character of the Scottsdale Airpark. The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the work, live, Play concept, which is memorialized numerous times in the GACAP. Additionally, the surrounding employment core and the nearby retail development provide regional appeal for future owners. This application is driven by the site's surrounding land uses and a strong market demand for this type of mixed-use found in so many major cities. Business and housing trends indicate a fundamental shift away from traditional homeownership and business operations as a result of the growing tech generation and their desire for a true work/live experience and alternative mixed-use options that fit their lifestyle. Below are a few successful examples of work, live, Play developments throughout the United States:

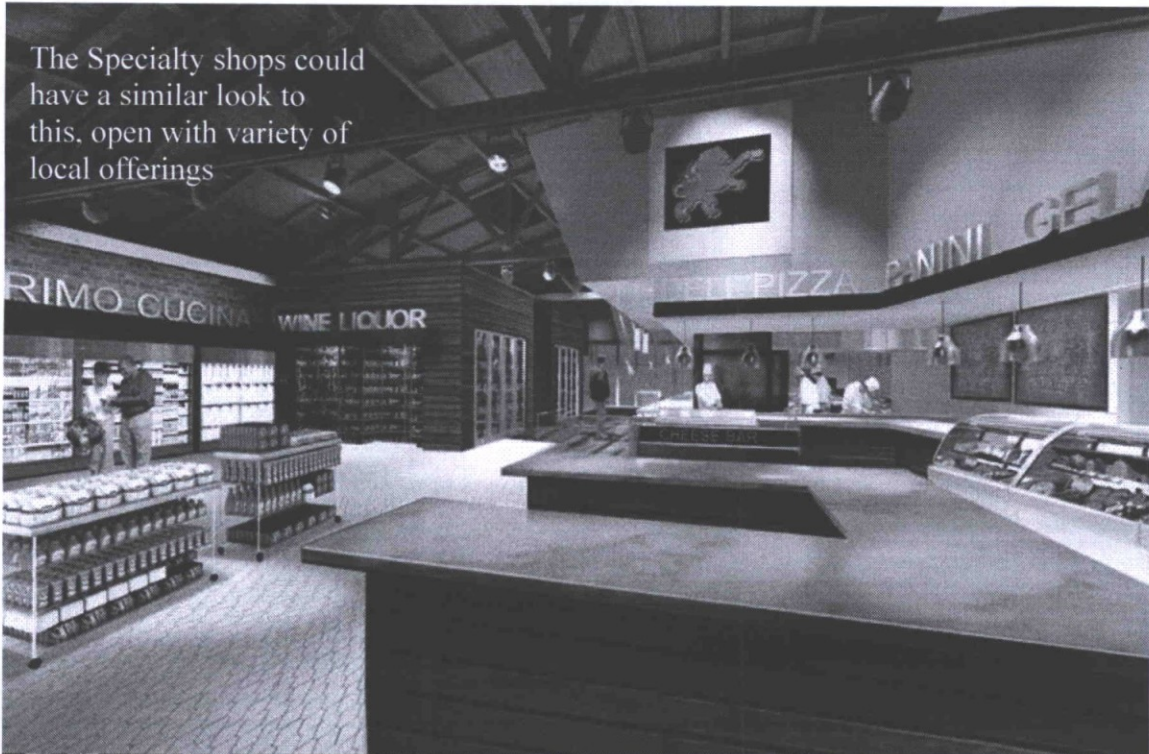
Examples of Successful Mixed Use projects that Bahia has analyzed:



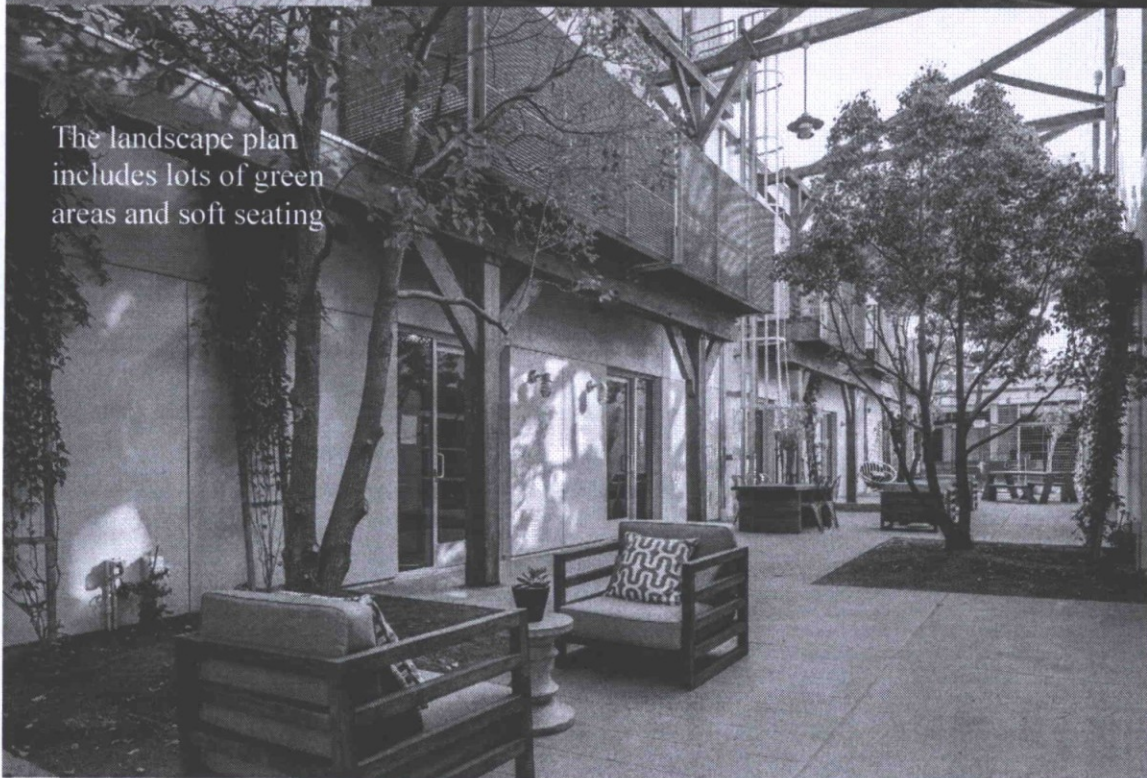
Barker Block in LA – 309 units total, 241 work/live units. Barker Block is an award winning development by the KOR Group to combine the wants and desires of a new generation with the legacy of an older generation. Almost an entirely new build, the KOR Group has reinterpreted the warehouse and industrial yard to include residential housing and foster community. Saving the façade of the old Barker Block furniture factory, the development has succeeded in creating the neighborhood character that millennials are looking for.

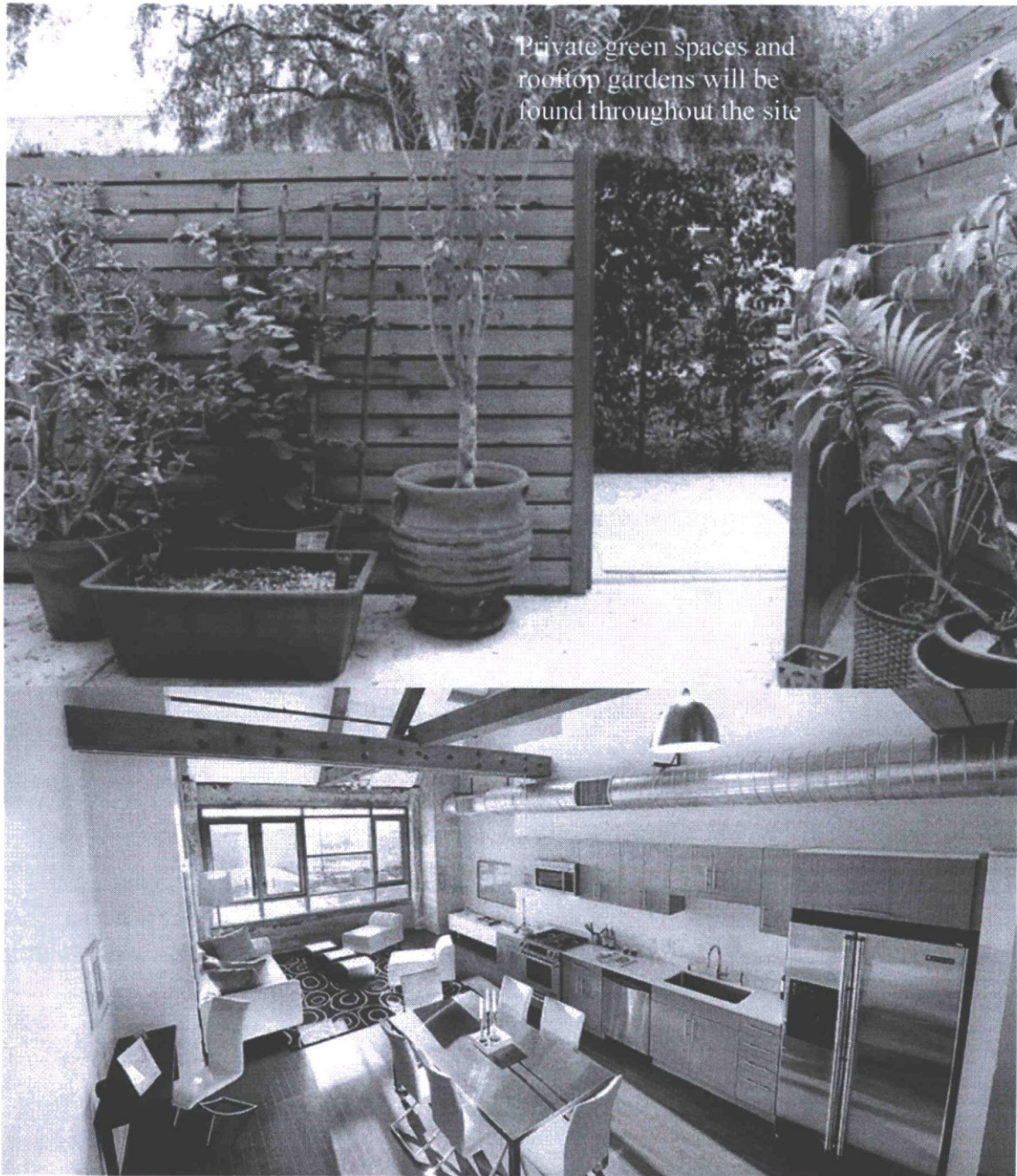


The Specialty shops could have a similar look to this, open with variety of local offerings



The landscape plan includes lots of green areas and soft seating



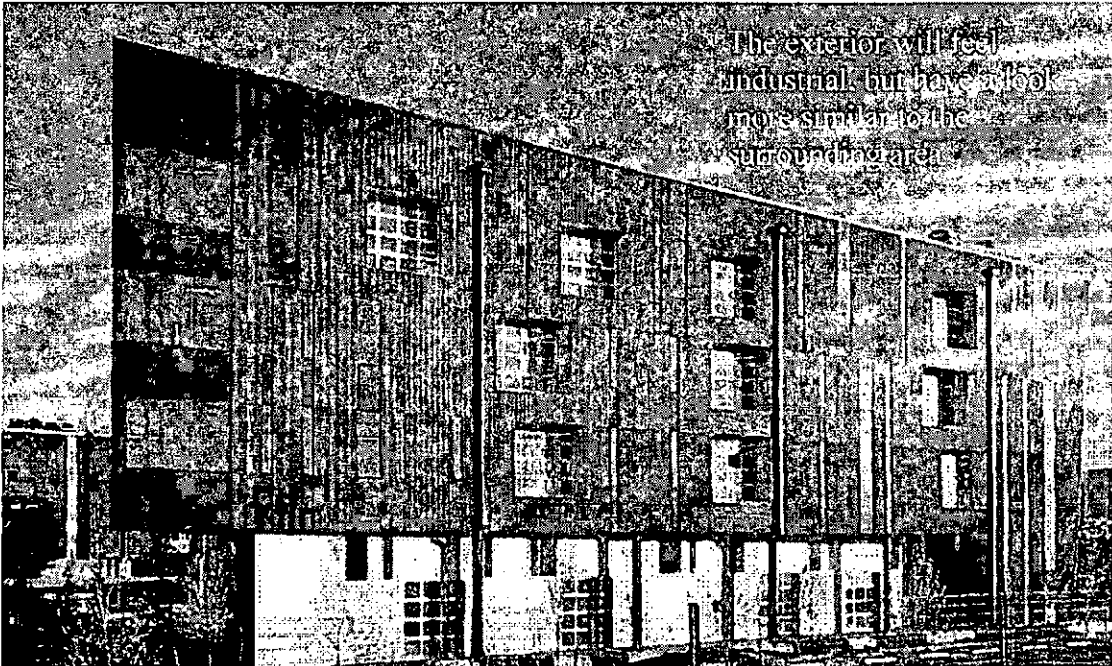
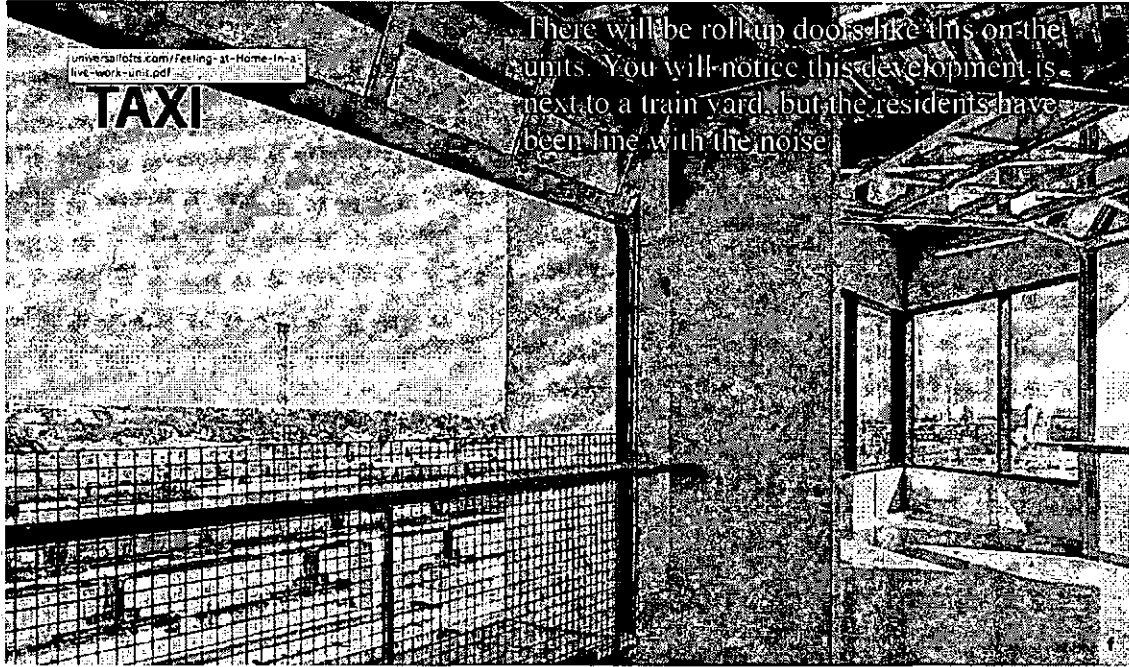


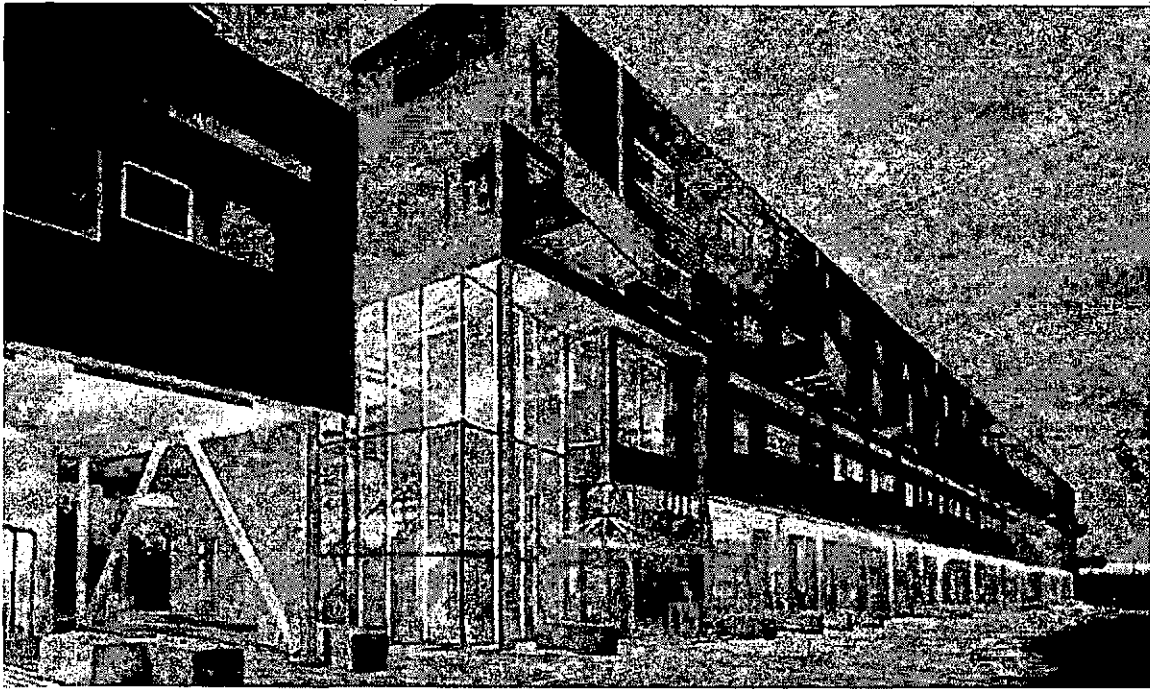
Private green spaces and rooftop gardens will be found throughout the site

TAXI in Colorado - Home to residents and over 80 creative businesses, TAXI is a mixed-use community rife with inspiration. The campus, which is still expanding, is made up of six buildings and amenities, including a fitness center, cafe, coffee shop, salon, early childhood education center, outdoor cinema, one-of-a kind pool and community garden, which are designed to keep the community connected.

Its gritty, urban location may seem off the beaten path, but what was once the heart of Denver's industry has transformed a former industrial site.

TAXI was the brainchild of Mickey Zeppelin and his son Kyle, who saw a need to create a community that fostered the use of creative spaces for the new workforce. The campus has become a catalyst for collaboration and communication amongst businesses, residences and the community, making it more than a place to work or live, but something that is truly unique.





Environmental Planning

Policy EP 1.3 Promote landscape design and irrigation methods that contribute to water and energy conservation.

Response: In conjunction with H&S International, Greey Pickett has created a landscape design plan that will create a distinct landscape character for this enclave of work/live units that blends the features of the area in a cohesive and coherent manner. With a judicious use of water as a design element, there has been an intentional preference to surround the project with native plants.

The landscaping for the proposed development will be in accordance with the existing City approved landscape palette found in nearby developments including. Low water-use indigenous plants and trees will be used throughout the project. Turf areas will be limited to interior areas for active and passive recreation. Trees and landscaping will be used to provide shade within the parking lot and for the buildings, thereby reducing the heat-island and reducing overall energy consumption for cooling. Low voltage landscape lighting will be used throughout the site as an efficient way to light the pathways and landscape areas while still meeting the dark-sky ordinance.

Policy EP 4.2 Encourage all developments to respect and respond to the Sonoran Desert climate.

Response: Sensitive to the evolving context of this area over time, this development will maximize the views of the scenic McDowell mountains and the surrounding desert landscape. With rooftop garden and work spaces, this project will be able to adequately

show off the natural Sonoran beauty and give guests to the area, the ability to appreciate these incredible vistas. The project will proudly showcase the combination of natural shapes, textures and materials from this region and incorporate shade structures.

Special attention has been given to the site planning and building aesthetic for this development proposal to uphold the distinctive character of Scottsdale and the Airpark area. The design envisioned for the Property will respect and enhance the unique climate and vegetation of the Sonoran Desert to help sustain our community and quality of life. The applicant's approach to the overall design is focused on providing harmony and compatibility with the visions and framework of the Airpark area.

Policy EP 4.8 Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building orientation, landscape buffers, colors, textures, material and lighting.

Policy EP 5.4 Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous adapted desert plants.

Response: To further elaborate on the statements above, the buildings have been designed in a manner to respond to the Sonoran Desert climate through the use of solar shading, landscaping, recessed windows, articulation, material selection, textures, paint colors, scale and massing in balance with the surrounding community. The development proposal promotes a rich desert landscape palette in a contemporary theme that celebrates the unique character and quality of the Sonoran Desert while providing an attractive context appropriate setting for the buildings.

Character & Design

Policy CD 1.1 Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:

Airpark Mixed Use Future Land Use Areas (AMU & AMU-R)

The character of these areas is pedestrian-oriented, urban, and human-scale and features a variety of open spaces, gathering areas, and multi-modal transportation options. Multi-modal transportation should include bicycle and transit access connected to a pedestrian network to encourage social contact and interaction among the community. Design elements should be oriented toward people, such as the provision of shelter and shade for the pedestrian, active land uses at the ground floor/ street level, and a variety of building forms and facade articulation to visually shorten long distances. A variety of textures and natural materials is encouraged to provide visual interest and richness, particularly at the pedestrian level. Design of this Future Land Use Area should be based on a small city block layout with mid-block connections to promote greater walkability. The public realm

may be activated through building and site design, orientation toward the street, high-activity uses on the street level, and the integration of public art.

Response: The proposed development achieves this policy in the following ways:

- Mixed-use work, live, Play philosophy enhanced with proposed combination of uses
- Building design includes context appropriate massing, architecture and materials
- Special attention given to pedestrian linkages both internal to the site and along the perimeter to emphasize connectivity
- Compatibility with surrounding context
- Site and building design focused on Sonoran Desert climate through the use of solar shading, recessed windows, articulation, material selection, textures, paint colors, scale and massing
- Open space maximized; development provides abundant open space with 49,200 s.f. or 26.2% of the site (all inclusive).

There will be gathering areas where minds can come together in an environmentally friendly setting. The Rooftop studios will be completely unique in Scottsdale as well and will capitalize on the incredible views of the McDowell Mountains. Also, while the townhouses and condos will have a contemporary look and feel, the undertones will be industrial, with roll up garage doors and metal frames, to keep the look and feel similar to the surrounding area.

Policy CD 1.2 Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area character.

Response: The on-site lighting will be designed in a manner to minimize glare and conserve energy while respecting and remaining consistent with the neighboring land uses. One of the lighting goals will be to provide appropriate low-level pedestrian scale lighting (bollard and foot lighting) for pedestrians walking at night. The lighting will be integrated with the abundant desert landscaping proposed with this development.

IV. Planned Commerce Park

This application includes a range of exhibits including the site plan, elevations, renderings, solar shade studies, pedestrian/vehicular circulation plan, landscape plan, and civil engineering information which demonstrate the character and high-level of design proposed for this site.

The building is a contemporary, modern, dynamic place with a Scottsdale Airpark

identity that will draw people with its strong architectural identity. Using the Sonoran desert environment as the inspiration, there is cohesion in the landscaping and green spaces. The natural washes on the site collect and transfer the waters from all over the area. The design symbolizes this by pulling from different design features and creating a continuity of textures and aesthetics while adding features like decorative paving, public art, hanging gardens, shared plazas and other civic amenities.

The purpose of the PCP district is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the GACAP. The PCP district should:

- A. Accommodate mixed-use commerce and employment centers.*
- B. Provide a dynamic complement to the employment cores with support retail, service, tourism, cultural, and residential uses.*

Response: The proposed PCP zoning will allow for the integration of a work, live, Play development on the subject 4.3+/- acre site. This development strongly contributes to the mixed-use sustainable character of the Scottsdale Airpark and complements the existing commerce and employment uses as well as the recreation, retail and service uses of the surrounding area.

The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian synergy with ground level commercial uses, and providing an employment/living mixed-use concept that reduces trip generation and fits well within the existing employment context.

- C. Promote efficient and safe traffic circulation system through the inclusion of a mix of complementary uses and provisions for multiple modes of travel.*

Response: While being focused on bringing employment to the site, the Work/Live use lends itself to lower traffic than other commercial uses such as office condos. The automobile circulation on site will be kept to minimum as owners will stay and work on site. The incorporation of the restaurant on the site should actually increase pedestrian circulation both on site and from the surrounding site during peak hours for lunch and dinner, complimentary to the times currently being used by Scottsdale Preparatory to drop off and pick up students. We have made great efforts to help Scottsdale Prep improve their traffic circulation and have been spearheading the process of working with the City. Based on the preliminary traffic study data, the Work/Live concept is the best use to keep employment onsite but decrease traffic from a traditional office use. The restaurant/retail will cause some traffic but will be largely during lunch and dinner, at completely opposite times from the Scottsdale Preparatory pick up and drop off.

The site plan sufficiently addresses the proper circulation plan for both fire and sanitation.

The site plan has been designed in a manner that pays particular attention to the pedestrian and bicyclist along the perimeter of the site. The mixed-use nature of proposed development promotes vehicular trip reduction and a sustainable, walkable community. The residential land use integrated in this Airpark location increases the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network.

D. Promote architectural excellence and creative design through development standards that create high quality character for structures, site plans, and streetscapes.

E. Promote adjacent neighborhoods through strict development standards while encouraging innovative site planning and environmental sensitivity throughout the PCP district.

Response: The Bahia Project' design embodies an Airpark appropriate building with materials and colors that are compatible to existing fabric of the Airpark character while providing unique detailing and presence. The developer intends to create a three and four-story mixed-use development with Southwestern contemporary elevations in keeping with the surrounding character. The site is designed in a cohesive manner that provides visual and physical connectivity through the architectural styles and the hardscape/landscape design.

F. Provide an open space framework of enhanced streetscapes, functional pedestrian spaces, enhanced view corridors and other public environmental amenities.

Response: This project promotes the value of usable open space on several levels. The proposed development will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses. Additionally, the project provides abundant open space with slightly over 26% of the site (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes gathering spaces, common amenities, private outdoor living and work spaces, perimeter landscape buffers, parking lot landscaping and meaningful pockets of internal open space to create privacy for owners, as well as a and a visual oasis and an attractive setting for the buildings.

Promote environmental stewardship and sustainability through the application of recognized and established environmentally responsible building techniques and desert appropriate design approaches.

Response: The Airpark is predominately an employment core area. Integrating the proposed work, live, Play land use will provide an opportunity for Scottsdale business owners to embrace the employment and service core area of the City in a different way. The location of the Property not only provides an opportunity for this unique mixed-use concept in the employment core, but also provides connectivity to the businesses and services established in the nearby area that will enhance their sustainability. The Bahia Project will promote an integrated, sustainable character for the area contributing towards

the work, goals and policies identified in the GACAP. The project will create a sustainable, walk-friendly environment that takes advantage of the huge employment and support service base which surrounds the Property.

Bonus for Increase FAR

The applicant intends to utilize the bonus provision for floor area ratio (FAR) by applying the formula provided in Section 5.4008. Bonus Development Standards. Application of the formula is outlined below:

$$TCE / 1.035 \times 0.1 = SQBA$$

SQBA=square feet of gross floor area bonus

TCE=total construction cost estimate of the improvement

The developer proposes to allocate \$754,986.60 in the form of a direct monetary contribution to the City of Scottsdale.

$$\$754,986.60 / 1.035 \times 0.1 = 72,945.6 \text{ s.f.}$$

Based on the application of the formula the developer will gain an additional 72,945.6 s.f. of gross building area by providing \$754,986.60 to the City.

Bonus for Increased Building Height

The applicant intends to utilize the bonus provision for Building Height by applying the formula provided in Section 5.4008. Bonus Development Standards. Application of the formula is outlined below:

$$TCE / 1.035 \times 0.0001 = FBH$$

FBH = Feet of Building Height Bonus

TCE = total construction cost estimate of the improvement

The developer proposes to allocate \$113,850 in the form of a direct monetary contribution to the City of Scottsdale.

$$\$113,850 / 1.035 \times 0.0001 = 11 \text{ ft of additional height.}$$

Based on the application of the formula the developer will gain an additional 11 feet of building height by providing \$113,850 to the City.

V. PCD Findings

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

- A. *That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.*

Response: This application is in harmony with the General Plan and GACAP as outlined in section III above as well as the established Horseman's Park development plan. Further, the proposed development plan is compatible with the surrounding employment core established in the area. Developing a unique work, live, Play project will further bolster the economic stability of the established employment, recreation, and commercial services in the area.

- B. *That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.*

Response: External roadways adjacent (or near) to the property include the Loop 101, a regional transportation corridor to the west and Bell Road, a minor arterial to the north. These transportation corridors maintain more than sufficient capacity to accommodate proposed vehicle trips for the The Bahia Project work, live, Play development. A complete traffic analysis is provided with the application.

- C. *The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:*

1. *In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.*
2. *In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.*

3. *In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.*

Response: Bahia complements these sensitive design principles in the following ways:

- 30' landscape buffer and setback along Bahia per the Horseman's Park development plan
- Hierarchy of building massing with stepped three and four-story concept
- Pedestrian connectivity along the street frontages and throughout the project
- Connectivity to larger open space network
- Place-making design concepts
- Activation of the street frontages with office/retail at the hard corner of 92nd and Bahia
- Completely unique rooftop studios and gardens

VI. Conclusion

In summary, the applicant is seeking a Non-Major GPA from EMP to AMU-R and rezoning PCD C-2 and PCD I-1 to PCD – PCP/AMU-R on a 4.3 +/- gross acre site located at the southwest corner of 92nd Street and Bahia in the Horseman's Park master plan.

The applicant intends to create a mixed-use work, live, Play development; the The Bahia Project by creating a unique development that consists of 64 individual ground level office spaces with loft-style residential above. Additionally the applicant intends to create an office/retail hub at the corner of 92nd and Bahia which will include business/employment support services such as a coffee shop and/or a lunch and dinner restaurant. The commercial corner will also have office conference space available for the loft owners as well as tenants in the area. Additional work/live units 14 will be provided above the corner building.

As mentioned above, the knowledge-based worker makes up an estimated 30% of the American workforce (and growing), and are known for their contribution towards creating new ideas and new technology. These workers crave a work/live option that is different than the traditional workplace and household environment. One that affords them a flexible schedule and independent loft concept like the cutting edge experience proposed for The Bahia Project work, live, Play development; a development that promotes sustainability, reduced trip generation, environment responsibility and professional synergy.

The proposed mix of uses will enhance the local and regional economic base. The Property is surrounded by a variety of employment, recreational, office, instructional/education and service related business in the Scottsdale Airpark and there is a strong demand for this unique work/live concept.

This is a very unique and exciting project, support from potential patrons of the restaurant. Based on data provided by 3rd party experts, this project will be not only a commercial success but will exemplify the vision that the City hopes to achieve in the area.

The project meets and exceeds the expectations of the City:

- Located within the General Plan targeted “Growth Area”, a Mixed Use Commercial designation will allow for the best use of the site.
- The granting of the proposed zoning will be positive for the public welfare and will enhance the character of the neighborhood.
- It will benefit the existing tenants in the area and the general public. The commercial operations will not disturb nor be detrimental to the public in its normal operation and instead will add to the livelihood of the surrounding area bringing jobs and revenue.
- The commercial and residential mix will increase the visibility of this site and bring attention to the existing retail and attractions.
- The granting of the requested rezoning will not be contrary to the objectives of the General Plan.
- There are positive traffic impacts from the property uses.
- The project fits with the commercial owners already in place; it fits within the General Plan and will strengthen the community.