Marked Agendas
Approved Minutes
Approved Reports

The September 7, 2017 Development Review Board Meeting Agenda and Minutes can be found at

http://www.scottsdaleaz.gov/boards/development-review-board

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date:

September 7, 2017

Item No. 4

General Plan Element:

Character and Design

General Plan Goal:

Foster quality design that enhances Scottsdale as a unique

southwestern desert community.

ACTION

Artesia PA-1 16-DR-2017

Location:

7279 North Scottsdale Road

Request:

Request approval of the site plan, landscape plan, and building elevations for a new

242-unit multi-family development, comprised of 4, four-story buildings, with approximately 545,738 square feet of building area, and a subterranean parking

garage, located within the 31.2-acre Artesia mixed-use development.

OWNER

Atresia Development Partners, LLC

480-515-8100

ARCHITECT/DESIGNER

Bucilla Group Architecture, Inc.

ENGINEER

Kimley-Horn

APPLICANT CONTACT

John Berry

Berry Riddell

480-385-2727

BACKGROUND

Zoning

The site is zoned Multiple-family Residential, Planned Community (R-5 P-C).

Context

The subject property is located along the east side of North Scottsdale Road, approximately 1,000 feet north of the intersection of East Indian Bend Road and North Scottsdale Road.

Adjacent Uses and Zoning

North

Existing residential units are located north of the site in the Multiple-family Residential, Planned Community (R-5 P-C) zoning district. An office building is located farther north in the Central Business (C-2) zoning district.

• South Existing multi-family residential units area located south of the site in the Multiple-family Residential (R-5) zoning district.

 East A vacant portion of the larger Artesia site is located directly east of the site. A golf course and a portion of the Indian Bend Wash are located farther east in the Open Space (OS) zoning district.

 West The commercial component of the Artesia site is located directly west of the site in the Neighborhood Commercial, Planned Community (C-1 P-C) zoning district. North Scottsdale Road lies farther west of the commercial center.

Key Items for Consideration

- Density on this portion of project being reduced from its original entitled density (2-ZN-2005)
- Design compatibility with existing Artesia development and surrounding developments
- One email received in opposition to proposed development

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a proposed collection of four buildings on the partially constructed Artesia site. The four buildings will contain 242 units on four levels all built over an existing underground parking garage. A community facility and other amenity areas will be provided with the site development.

Neighborhood Communication

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has received one email with concern regarding the proposed development project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed residential development reflects the goals and policies of the Character and Design Element of the General Plan 2001 and the Scottsdale Sensitive Design Principles by varying the physical massing to create different points of perception at the human scale and by enhancing the proposed building relationship with the adjacent shopping center and other existing residential units by providing large outdoor living spaces on all levels of the building and varying building materials and setbacks. In addition, the project utilizes large outdoor amenity areas to emphasize the project's connection with the natural environment.

Vehicular access to the site is adequately provided by two existing entrances to the larger shopping North Scottsdale Road, one at the northern end of the larger Artesia site and another near the central portion of the site. The central entrance has additional modifications planned as part of the larger development of the Artesia site that will further enhance the access to the Artesia site. Parking is provided for residents of the four buildings in a large, underground parking garage. In addition, guest parking is provided in several areas near each building throughout the development site. Pedestrian connectivity is provided to the adjacent shopping center and other areas of the residential site with new sidewalks that will connect to existing sidewalks throughout the site, as well as to the main roadways adjacent to the site. Two separate amenity areas are provided for outdoor activities as well as a large community facility near the main entrance to the development site. Several other secondary outdoor spaces are provided as well as large outdoor verandas

adjacent to each unit of the buildings.

The proposed residential buildings are comprised of four floors and approximately 486,000 square feet of interior space. The new community building adds another 60,000 square feet of space for the PA-1 development project. The buildings have been designed in a contemporary aesthetic with each elevation featuring a variation in massing, materials and colors that provide an appropriate connection to the existing buildings at the site and in the larger areas as a whole. Shading elements over windows and outdoor areas have been provided to reduce solar exposure and heat gain to the building and the outdoor living areas. The building utilizes several massing forms to reduce overall bulk while also incorporating several architectural design elements to separate wall expanses, add visual interest, and create shading for the building's outdoor balconies. Mechanical equipment will be located on the roof of the building, appropriately concealed behind rooftop parapets.

Landscape and hardscape improvements for the site are focused on enhancing amenity areas located outside the building footprints, as well as the arrival and community building location at the northern portion of the site. Two large pool areas are provided at the norther and southern areas of the development project with a pedestrian paseo connecting the two amenity areas. Plant material has been chosen to enhance the outdoor spaces and utilizes plant material adapted and appropriate for the desert climate of Scottsdale. Lighting has been designed to provide adequate illumination on the site for operational activities while maintaining low glare and other design considerations, as per city guidelines.

Development Information

Existing Use: Vacant, partially-developed multi-family residential site

Proposed Use: Multi-family residential

• Parcel Size: 39 gross acres (entire R-5 portion of Artesia site)

9.77 net acres (PA-1 area only)

Common building space: 60,108 square feet

Residential space: 485,630 square feet

• Total Building Area: 545,738 square feet

Building Height Allowed:
 68 feet, including rooftop appurtenances

Building Height Proposed:
 57 feet, including rooftop appurtenances

Parking Required: 499 spaces

• Parking Provided: 592 spaces (531 underground / 61 ground-level)

Open Space Required: 107,192 square feet / 2.56 acres (PA-1 area only)

Open Space Provided: 171,757 square feet / 3.94 acres (PA-1 area only)

Number of Dwelling Units Allowed: 268 units (8-DR-2006 – PA-1 area only)

Number of Dwelling Units Proposed: 242 units (PA-1 area only)

Density Allowed: 27.4 dwelling units per acre (2-ZN-2005 – PA-1 area only)

Density Proposed: 24.8 dwelling units per acre (PA-1 area only)

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Artesia PA-1 development project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT Planning and Development Services **Current Planning Services** STAFF CONTACT Brad Carr, AICP, LEED-AP Principal Planner 480-312-7713 E-mail: bcarr@ScottsdaleAZ.gov **APPROVED BY** Brad Carr, Report Author Date 8/28/17 Date 8/28/17 Steve Venker, Development Review Board Coordinator Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov Randy Grant, Director Planning and Development Services 480-312-2664, rgrant@scottsdaleaz.gov **ATTACHMENTS** Stipulations/Zoning Ordinance Requirements A. 1. Context Aerial 1A. Close-Up Aerials 2. **Zoning Map** 3. Applicant's Narrative 4. Combined Context Aerial and Site Plan 5. Site Plan 6. Pedestrian Circulation Plan 7. **Building Elevations**

- 8. Perspectives
- Material and Color Board 9.
- Landscape Plans 10.
- **Neighborhood Input** 11.

Stipulations for the

Development Review Board Application:

Artesia PA-1

Case Number: 16-DR-2017

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

APPLICABLE DOCUMENTS AND PLANS:

- 1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Bucilla Group Architecture, with a city staff date of 7/13/2017.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Bucilla Group Architecture, with a city staff date of 7/13/2017.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by OTAK, with a city staff date of 7/13/2017.
 - d. The case drainage report submitted by Kimley Horn and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design reports submitted by Kimley Horn and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning case for the subject site was 2-ZN-2005.

ARCHITECTURAL DESIGN:

Ordinance

B. With the final plans submittal, the property owner shall provide information and details related to the roof drainage system, in compliance with Zoning Ordinance Section 7.105.

DRB Stipulations

All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external

- detailing. With the final plans submittal, the property owner shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
- 3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plans submittal, the property owner shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
- 4. With the final plans submittal, the property owner shall show and provide notation regarding the locations of all building mounted lighting fixtures on the building elevation drawings.

SITE DESIGN:

DRB Stipulations

- 5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- The property owner shall manage the refuse for the site by storing all refuse within the parking structure and shall bring refuse to the designated trash truck loading areas for pick up on regularly scheduled pickup dates.
- 7. With the final plans submittal, the property owner shall provide documentation of/for public ingress/egress easement for the public to have access from N. Scottsdale Road to the interior loop road of the development project. (The main entrance does not appear to provide legal access to parcel 2).
- 8. At locations where parking spaces overhang the abutting sidewalk, the clear width of the sidewalk appears to be too narrow for the adjacent pedestrian path. With the final plans submittal, the property owner shall modify the project plans to increase the sidewalk width at locations of parking spaces so that it complies with the Scottsdale Design Standards & Policies Manual, Section 2-1.808.A.

LANDSCAPE DESIGN:

Ordinance

- C. With the final plans submittal, the property owner shall revise the planting density and layout, based on the mature size of the proposed plants, so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements, in compliance with Zoning Ordinance Sections 10.100 and 10.700.
- D. With the final plans submittal, the property owner shall revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.

EXTERIOR LIGHTING:

Ordinance

E. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.

DRB Stipulations

- 9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 10. With the final plans submittal, the property owner shall revise the lighting plans to ensure all festoon lighting includes a canopy over each lighting source, to the satisfaction of Planning final plans review staff.
- 11. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

Streets. Improvements and Related Dedications:

DRB Stipulations

- 13. Before any building permit is issued for the site, the property owner shall provide documentation of fulfillment of Stipulation #7 from case 2-ZN-2005. (see below)
 - 7. CROSS-ACCESS BETWEEN PARCELS. Before issuance of any building permit the Developer shall obtain a Cross-Access Easement for benefit of the Artesia project across the existing parcels to the south of the proposed project along Scottsdale Road (M&I Bank and <u>Traviata</u> parcels, M.C.R. parcels #174-23-005X and 174-23-120), to allow access to existing traffic signal.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

F. Before any building permit is issued for the site, the property owner shall dedicate a sight distance easement over any sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

DRB Stipulations

14. Before any building permit is issued for the site, the property owner shall dedicate a minimum 12-foot-wide public non-motorized access easement, as shown on the submitted site plan with case 2-ZN-2005 with the city staff date of 9/14/2005. Before any Certificate of Occupancy is issued for the site, the property owner shall construct a minimum 10-foot-wide multi-use trail along the eastern boundary of the parcel. The alignment of the trail shall be subject to approval by the Transportation General Manager, or designee, before dedication, and shall be designed

in conformance with the Design Standards and Policies Manual. The property owner shall provide signs and markers for all trails per the DSPM. The location and design of the signs and markers shall be shown on the final plans.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

- 15. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.
- 16. Prior to the final plans submittal, the property owner shall submit, and obtain approval of, the Final Water and Wastewater Basis of Design Reports from the Water Resources Department, per DSPM Sections 6-1.202 and 7-1.202. The Final Basis of Design Reports shall be in conformance with the Design Standards and Policies Manual and shall address:
 - a. Show the location(s) where the sewer tap(s) tie into the existing public sewer system.
 - b. Show the existing downstream public sewer system has capacity to accept the flows from this development at full build out and meet design requirements.
 - c. Provide results of an updated fire flow test.
 - d. Revise the sewer analysis assuming a 50 gpm flow of pool backwash flow, not 42 gpm as previously shown.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

17. With the final plans submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

ADDITIONAL ITEMS:

Ordinance

G. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.



Artesia PA-1



Artesia PA-1



Artesia PA-1



Artesia PA-1

Artesia

Project Narrative / Development Review Board 589-PA-2016

<u>Location</u>: 7171 N. Scottsdale Road



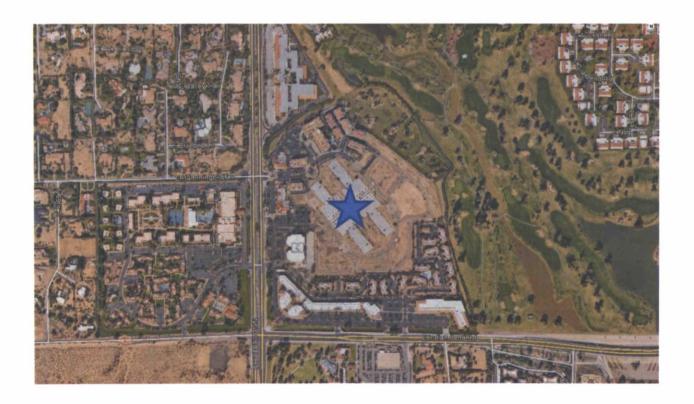
<u>Prepared for:</u> Meritage Homes

Prepared by:
John Berry, Esq.
Michele Hammond, Principal Planner
Berry Riddell LLC
6750 E. Camelback, Suite 100
Scottsdale, AZ 85251
480-385-2727

I. Summary of Request & Background

The request is for a Development Review Board ("DRB") approval of the center portion (referred to as "PA-1") of the Artesia development plan for a property located at 7171 N. Scottsdale Road, north of the northeast corner of Scottsdale and Indian Bend Roads (the "Property").

The Artesia development plan was approved by City Council under case 2-ZN-2005 and subsequently amended (site plan and stipulations) under case 2-ZN-2005#2 in March 2015. More specifically, case 2-ZN-2005 approved R-5 PCD zoning on 39+/- acres and C-1 PCD on 5+/- acres along Scottsdale Road. The #2 case amended the development plan for a 17+/- acre portion of the R-5 PCD site to allow for reallocation in building height and additional density for the units planned along the golf course and southern portion of the Property. This approval also included site plan modification to the C-1 PCD portion of the Property along Scottsdale Road to improve vehicular access to the Property.

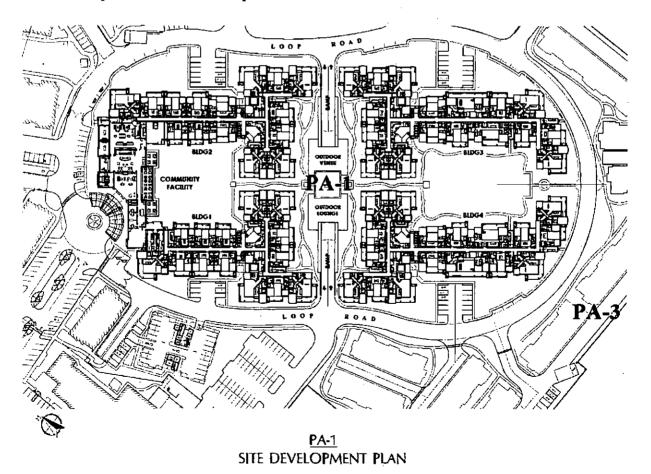


II. Context

The Property is located north of Downtown and just north of the Southern Scottsdale Character Area. The Property, bounded by the McCormick Ranch Golf Course (O-S) to the east, Traviata Condominiums (R-5) and Scottsdale Seville shopping center (C-2) to the south, Scottsdale Plaza Resort (SUP-R) to the west and the Scottsdale Office Center (C-2) to the north. The City-owned McCormick-Stillman Railroad Park is located to the south of Indian Bend Road.

III. Design & Development Plan Summary

The Artesia PA-1 development provides a luxury residential living experience with numerous onsite amenities and a resort-lifestyle that integrates with the existing urban fabric and collection of uses (resort, recreation, employment, retail, support services) in the nearby vicinity further contributing towards the variety of housing options available to the residents of Scottsdale. PA-1 is the center phase of the site as depicted below.



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Residential Buildings

The Artesia mid-rise development consists of 4 buildings grouped around enhanced amenities and open space areas. Buildings will be 4 stories, 50' in height with 1 subterranean parking level and consist of 242 units (234 flats and 8 townhomes). The main visitor entry is thru the community facility frontage drop-off while owners enter into 1 of 2 subterranean garages along the loop road that access 1-2 designated parking spaces per unit and elevators to each floor level and unit. Additionally, guests will park in designated parking bays that front each building edging the loop road.

Within the cluster of buildings, resident plans range from 1,250 to 3,750 square feet. The plan variations allow for 2br/2ba units up to 3br/3.5ba units that have den/libraries and home theaters. By design, the main focus in the units are the entry zones, great room functions and exterior verandas that are so appealing and usable. In example, entry areas are intended as the 'meet and greet' private space prior to fully entering into each residence, while great room areas of kitchen, dining and living room are designed to be open, large and exposed to the exterior verandas. The glazing facing the verandas contain larger than average sliding doors that when open activate the indoor / outdoor space of enhanced vertical living within a mid-rise development.

The covered verandas are very distinctive as they are the private open space for residents, but moreover, they also serve as an extension of usable square feet above and beyond unit square feet. Also by design, a great majority of bedroom wings, whether master or secondary, have veranda exposure in front of their rooms and subsequently maximize the indoor / outdoor uses across each unit exterior.

As residents, one has access from their own building to the community facility, two separate pool areas, a central spine leading to significant open space between all four buildings, along with a path of travel that allows for a perimeter walkable community. In addition, there are walks that link to the retail frontage of the project and other surrounding retail zones.

The architectural character, massing and texture embody Contemporary Southwest style:

Design Details

- 1. Verandas outdoor spaces with columns disengaged from railing provide contemporary detail
- 2. Eaves corbels / rafter tails provide transitional character and massing
- 3. Railings both glass and wire mesh railing provide contemporary detailing
- 4. Roof both flat roof and sloping tile roof provide transitional character and massing
- 5. Stucco combined smooth / sand finishes provide transitional texture variation

Color and Material

- 6. Building light cream stucco with smooth and sand finishes
- 7. Stone veneer in light coral and medium tone adoquin
- 8. Bronze trim railings, corbels, rafter tails, veranda edges
- 9. Beige trim door and window trim
- 10. Roof tile flat tile grey tone

Community Facility/Clubhouse

The community facility is the meaningful common area/clubhouse amenity for the residences located on the north end of PA-1. The building will be two levels with a roof top deck. The building entry façade serves as the backdrop to the semi-circle drop off under the porte-cochere. Once inside the entry doors, the two-story volume opens up for viewing of the lobby lounge / expansive fireplace wall, and the amazing view toward the multiple pools thru opened multisliding doors.

Beyond the lobby, multiple functions at the ground level include the concierge desk service, the sales gallery for the mid-rise residential units, the automated parcel locker room for mail and parcel deliveries, a bistro / bar lounge with wine lockers, the over-sized lounge gathering area containing seating, multi-media walls, demonstration kitchen, billiards, outdoor patio verandas, along with a service / delivery / storage access area for catering events. Additionally, there is a feature elevator and grand stairway that leads vertically to the second floor and rooftop amenities.

At the second level, multiple activity areas include a group theater for gathering and viewing special events, fitness center with yoga, spinning, exercise equipment and an outdoor relaxation veranda. On the opposite side of the building, there is an outdoor veranda overlooking the pool area, and a gallery leading to the business center setup with conference room for owner use, and the HOA offices at the end of the hall. Please note that moving to and from spaces on the second level, one will experience the overlook down into the lobby with views out to the pool area, and oppositely out to the front entry and water feature.

At the top level, one accesses the roof amenity by the grand staircase or elevator, and is exposed to a large ramada with bar / seating and catering options, along with individual section areas for BBQ and gathering farm tables, and lounge seating in multiple zones with fire and water features. The rooftop will provide that special retreat for distant viewing, overlooks to the pool and engaged space for gathering large groups for entertaining events.

The rear of the community facility faces the outdoor pool zone with four individual smaller pools serving different functions, along with individual surrounding cabanas, lounge chairs, along with central green open space adjacent to two covered verandas for reserved use.

Additionally, there is a kid zone that is tucked into the ground level of Building 2 and faces the rear exterior of the Community Facility. This zone is one of getaway for kids adjacent to the pool and Community Facility.

Landscape/Outdoor Spaces

Artesia's design concept from a site improvement perspective is "resort residential." A series of well linked "outdoor rooms" connect the resident to a variety of active and passive recreational spaces for the enjoyment of residents and guests. These spaces include pools, water features, fire features, solid roof shade structures, outdoor barbeques and outdoor kitchens. The planting design will complement the architecture, is more sun tolerant on the perimeter loop road and more shade tolerant in the internal courtyards due to the solar orientation of the 4-story structures. The importance of pedestrian linkage to connect this parcel to adjacent retail, restaurant and recreational amenities is well recognized and will be a critical component of the project's success. Landscaping is an important part of the Artesia resort-like environment and has been designed in a manner that enhances the pedestrian realm and emphasizes shaded walkways and shaded amenity areas in response to the desert environment.

IV. Development Review Board Criteria (Sec. 1.904)

- A. In considering any application for development, the Development Review Board shall be guided by the following criteria:
- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: Artesia PA-1 will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. While the zoning narrative submitted, and approved under separate application (2-ZN-2005#2, March 2015), outlined in more detail the broader context of the General Plan, below is a summary of how this proposal complies. The Property is described as being part of the "Resort Corridor" on the Character Type Map in the General Plan. The General Plan specifically identifies the Resort Corridor as consisting of concentrations of a variety of high-amenity residential, specialty retail, tourist accommodations, quality office and recreational uses. The proposed DRB submittal is

consistent with the specified uses within the Resort Corridor. The Property is not located within a specific Character Area of the General Plan, but is within close proximity to both the Southern Scottsdale Character Area and Downtown Plan.

The General Plan highlights the City's desire to maintain and expand the diversity of interconnected land uses and pedestrian synergy. Artesia fulfills this goal by bringing additional residential development to the Resort Corridor, further anchoring its presence and strengthening the economic stability of Scottsdale and helping to maintain a balance of land uses and promoting the "live-play-work" philosophy highlighted in the General Plan. The proposed development accomplishes a range of goals and policies including the redevelopment of a property, integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding range of uses including commercial, recreation and resort.

- 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: The overall project architectural character is respectful of the surrounding built environment with heights and massing consistent with the zoning approved plans.

The site is relatively flat with existing underground parking. The common open space areas and landscape character of the proposed development includes a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate. The planting design includes dense planting patterns and shade trees in areas with the most human interaction such as entries, amenity areas and pedestrian areas.

b. Avoid excessive variety and monotonous repetition;

Response: In addition to the comments above, a critical design quality that was considered in the building design was the importance of human scale. Human scale provides for both a higher quality pedestrian environment, which is created with a variety of small-scale buildings elements rather than a single large unarticulated building, and a sense of "home" for the residents. Inherently this type of design lends itself to visually interesting architecture vs. monotonous repetition or static building forms.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: Please see the Scottsdale Sensitive Design Principle section below.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: With predominately underground parking, the development has removed the pedestrian obstacle of the parking lot from the streetscape and reinforced the idea of other alternative means of circulation. The ground level will also be activated with an open plaza-like feel. All buildings have 3 points of access to interior and exterior open spaces. There are also select units with direct access from the private verandas to the common open space areas. The common area will include quality hardscape surfaces, pedestrian furniture/seating, and shaded areas to enhance the pedestrian experience. The pedestrian connections around and through the site reflect a healthy urban environment and reinforce the desire to engage with the community through close proximity to a range of uses.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Mechanical equipment, both rooftop and ground plane will be screened by the building and/or walls and vegetation.

- 5. Within the Downtown Area, the building and site design shall: Not applicable.
- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;
- b. Location near pedestrian circulation routes consistent with the existing or future development or natural features;
- c. Location near the primary pedestrian or vehicular entrance of a development;
- d. Location in conformance with the Design Standards and Policies Manual for locations affection existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Location in conformance and to standards for public safety.

Response: Public Art, or the relocation of Public Art, is not part of this application but the applicant acknowledges the requirements for future applications.

B. The burden is on the applicant to address all applicable criteria in this section.

Response: Acknowledged above.



V. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. The design character of any area should be enhanced and strengthened by new development.

Response: The building configuration, architectural character, site circulation, pedestrian connectively, quality and amount of open scape, landscaping, and collection of amenities all factor into providing a design that enhances the unique southwestern character of Scottsdale. In keeping with the existing buildings on site, the new buildings will play off the established architectural theming, materials, and details for contextual appropriateness while providing a fresh new architectural style responding to today's market demand and providing the types of units buyers are seeking in today's market.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

Response: Although the setting of this site is suburban in character and does not have natural features such as washes and natural area open space, the developer has taken special consideration in maintaining providing meaningful open space, view corridors and recreational amenities for the residents tying back to the existing open space amenity (McCormick Ranch Golf Course) along the east of the Artesia development plan. The site has approximately 56% Open Space.

3. Development should be sensitive to existing topography and landscaping.

Response: The property is a redevelopment site. All landscaping will consist of low-water use desert appropriate landscaping materials. See Landscape Plan.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Response: The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the suburban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand. See Landscape Plan.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Response: The site falls within the Suburban Streetscape per the Streetscape Map in the General Plan. The proposed development does not have a significant portion that touches Scottsdale Road but modifications and new entry elements are designed in a manner that is consistent with the Suburban Streetscape and Scottsdale Road plant palette. Pedestrian circulation along both the perimeter and internal to Artesia is an important feature of this project, as numerous retail, restaurant, resort/hotel, and recreational uses are within walking distances from this site.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: The Artesia site is located along Scottsdale Road, a major arterial and just north of Indian Bend Road, a minor arterial. The Scottsdale Road corridor is flanked with commercial and resort development, which provide both a local and regional draw. This Property is nestled between commercial uses on the west, multifamily on the south and developed open space (golf) on the north and northwest and is naturally a very walkable location based on the surrounding context.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

8. Buildings should be designed with a logical hierarchy of masses.

Response: Central to the overall Artesia development plan, the proposed use of building massing for PA-1 is compatible to surrounding developments and is appropriately placed back from Scottsdale Road. Building articulation and stepped massing promote a natural hierarchy of the built form.

9. The design of the built environment should respond to the desert environment.

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents. The private outdoor living spaces proposed with this project far exceed the City requirements ranging from approximately 200 s.f. to 1,000 s.f.

As noted above, Artesia's design concept from a site improvement perspective is resort residential. A series of well linked outdoor rooms connect the resident to a variety of active and passive recreational spaces for the enjoyment of residents and guests. These spaces include pools, water features, fire features, solid roof shade structures, outdoor barbeques and outdoor kitchens. The planting design will complement the architecture, is more sun tolerant on the perimeter loop road and more shade tolerant in the internal courtyards due to the solar orientation of the 4-story structures. The importance of pedestrian linkage to connect this parcel to adjacent retail, restaurant and recreational amenities is well recognized and will be a critical component of the project's success. Landscaping is an important part of the Artesia resort-like environment and has been designed in a manner that enhances the pedestrian realm and emphasizes shaded walkways and shaded amenity areas in response to the desert environment.

This response also relates to number 11 & 12. Below.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. Green building will provide eco-friendly construction methods and materials, good ventilation design, breathable walls, and use of natural, non-toxic products and materials. The exploration and use of solar fields on the rooftops is underway as well.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of PA-1. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. See Landscape plan.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

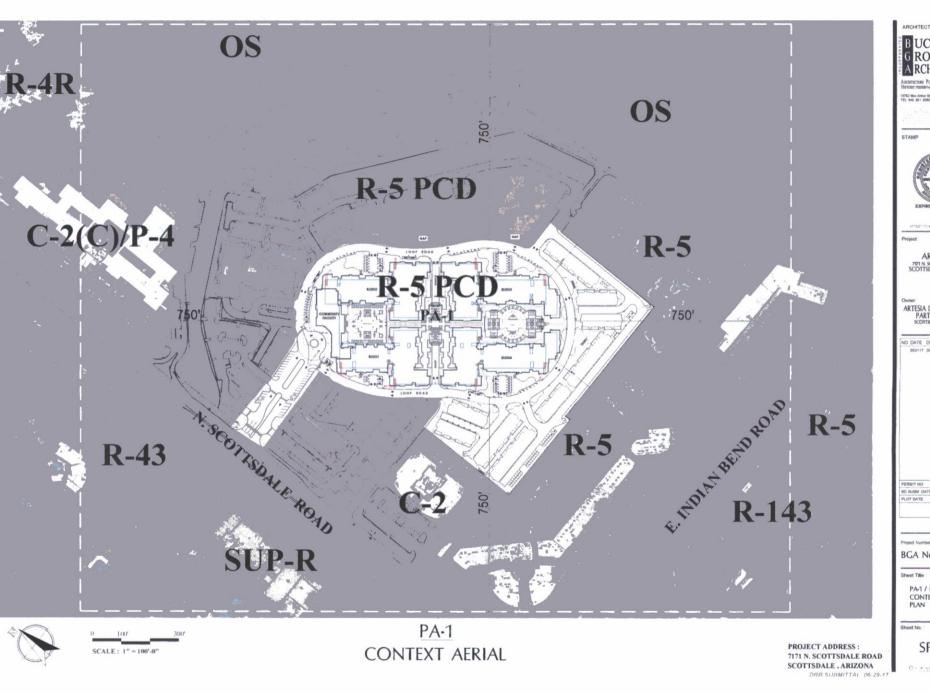
Response: The proposed development will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern for Artesia and along Scottsdale Road (see Landscape Plan).

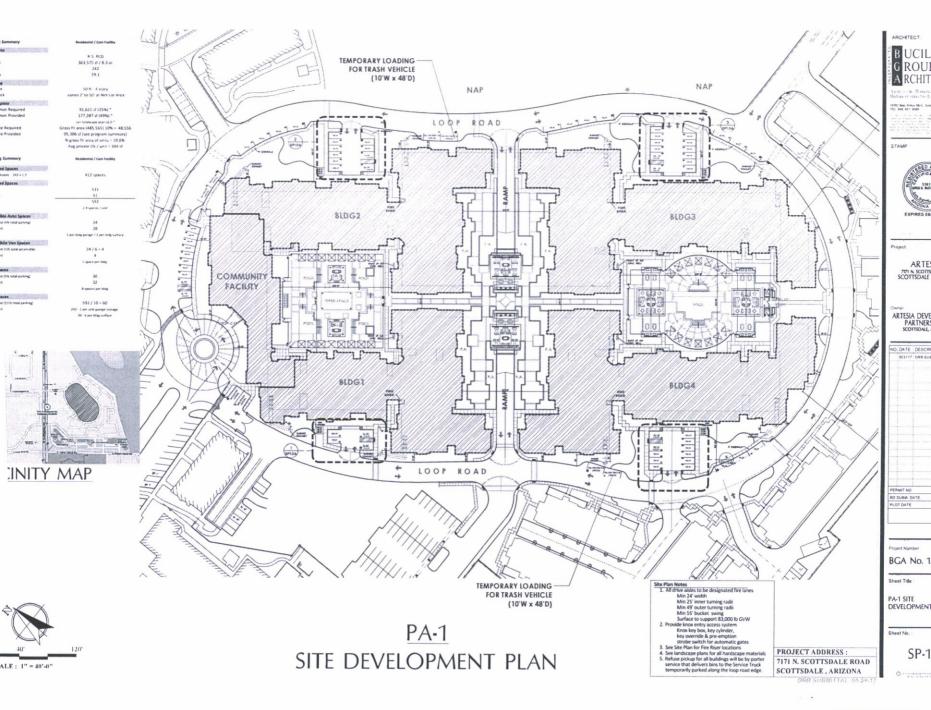
13. The extent and quality of lighting should be integrally designed as part of the built environment.

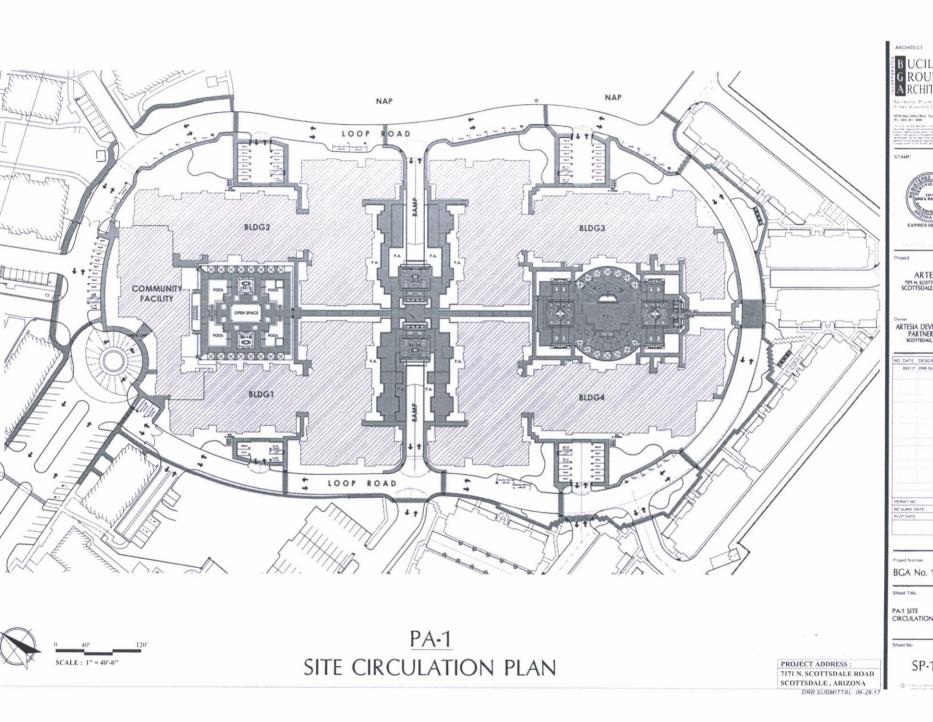
Response: Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for future residents. See Lighting Plan and Photometric Plan.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

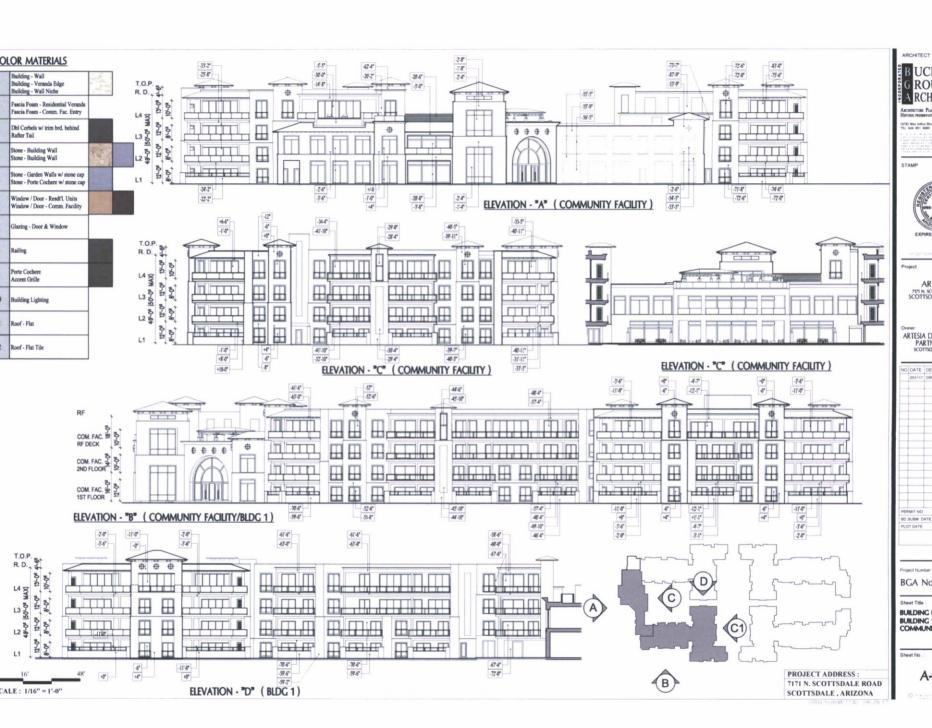
Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.







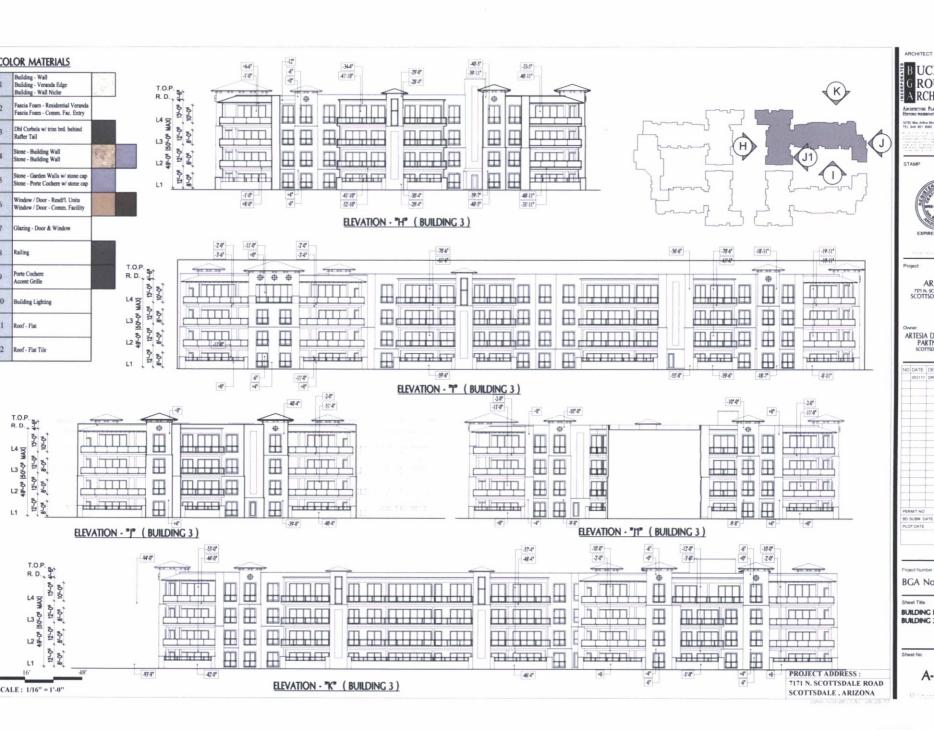




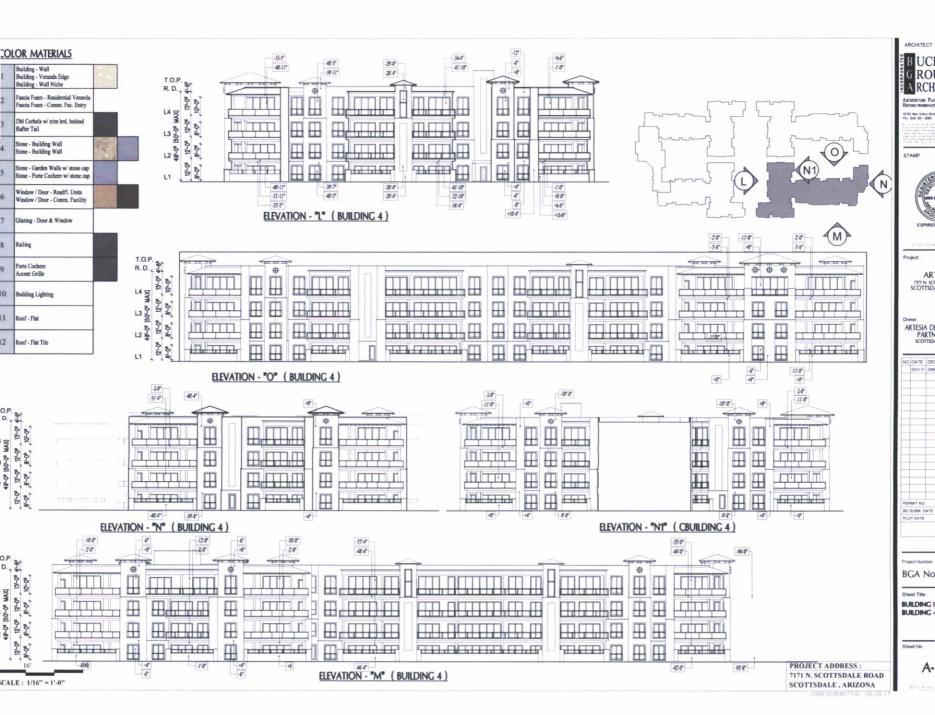












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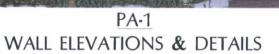












COLOR & MATERIAL SUMMARY

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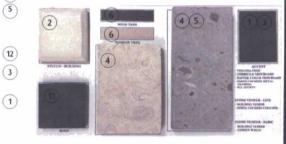
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Building - Wall	16/20 & Smooth Stucoo (specific locations) SW - Shoji White 704
Building - Veranda Edge	Smooth Stucco SW - Black Fox, 7020
Building - Wall Niche	16: 20 Stucco Finish SW - Beach House 7518 (Beige)
Fusica Foam - Residential Vertisda	Foamstone - 12"x12" Profile SW - Shop White 7042
Fuscia Foam - Community Facility Entry	Foamstone - 24"x24" Profile SW - Shop White 7042
Dbl Corbels with trim board behind	10"w x 10"d Profile (Wood or Foam Alt) SW - Black Fox 7020
Rafter Tail	6"w x 6"d Profile (Wood or Foam Alt) SW - Flack Fox 7020
Stone - Building Wall	Coquina Limestone - sanded = 12"x24" veneer with 2" stone cap
Stone - Building Wall	Blanco Limon Cantera = 12"x24" veneer with 2" stone cap
Stone - Garden Walls with stone cap	Coguna Limestone - sanded 12"x24" veneer with 2" slone cap
Stone - Porte Cochere with stone cap	Blanco I imon Cantera 12"x24" veneer with 2" stone cap
Window Door - Residential Units	Vmyl - Beige Frame
Window Door - Community Facility	Vmyl - Dark Bronze Frame (at specific CF locations only)
Glazzing - Door and Window	Solarban - Low F - USG - low-solar gain with FWC criteria Residential - Vinvl - U Factor 0.31 - SHGC 0.23 Community Facility - Vinyl - U Factor 0.40 - SHGC 0.25
Railing	Glazing Panel Module produced SW - Black Fox. 7020 Mesh Panel Module produced SW - Black Fox. 7020
Porte Cochere	RxA steel column with 6x6 surrounding frame. SW - Black Fox 7020
Accent Grille	42"x42"x1" metal frame. SW - Black Fox. 7020
Building Lighting	Entry Exits Verandas LED Pancake Box lighting Hidg Tower Flements LED vertical strip lighting Porte Cechere Pool OS Areas LED horizontal strip lighting
Roof - Flat	Raised Paver Rooftop Tile Tech Pavers - Coral Design Mech Rooftop GAF - Cool Roof
Roof - Flat Tile	Boral - Saxony 900 Slate Stone Mountain Blend

BUILDING FINISHES



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WALL ELEV BUILDING

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16-DR-2017 7/13/17

PROJECT ADDRESS:

7171 N. SCOTTSDALE ROAD

SCOTTSDALE, ARIZONA DRB SUBMITTAL 06-29-17



PA-1
COMMUNITY FACILITY
ILLUSTRATION - 1

PROJECT ADDRESS: 7171 N. SCOTTSDALE ROAD SCOTTSDALE , ARIZONA DRB SUBMITTAL 06-01-17

E.ARIZONA
BMITTAL 06-01-17



PA-1
COMMUNITY FACILITY
ILLUSTRATION - 2

PROJECT ADDRESS: 7171 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA DRB SUBMITTAL 06-01-17

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PA-1
COMMUNITY FACILITY
ILLUSTRATION - 3

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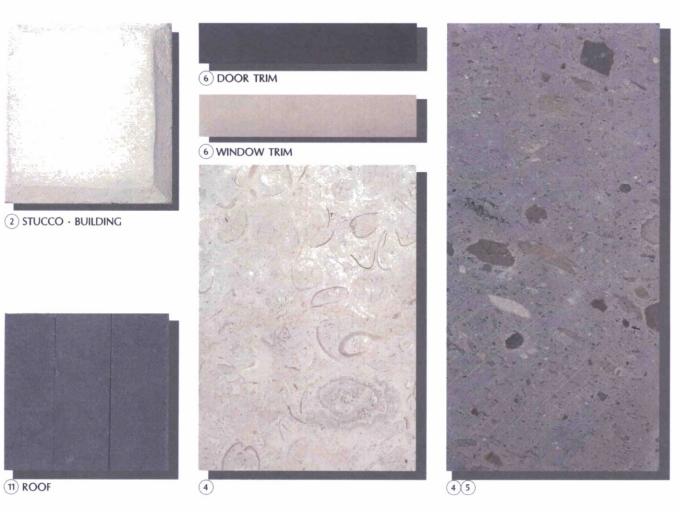
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CALE: 3/16" = 1'-0"

PA-1

COLOR MATERIALS



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COLOR M

· VERANDA EDGE

- CORBELS & TRIM BOARD
- · PORTE COCHERE METAL FRAMING
- · W.I. ACCENT
- STONE VENEER LITE
 - BUILDING VENEER
 - PORTE COCHERE COLUMNS

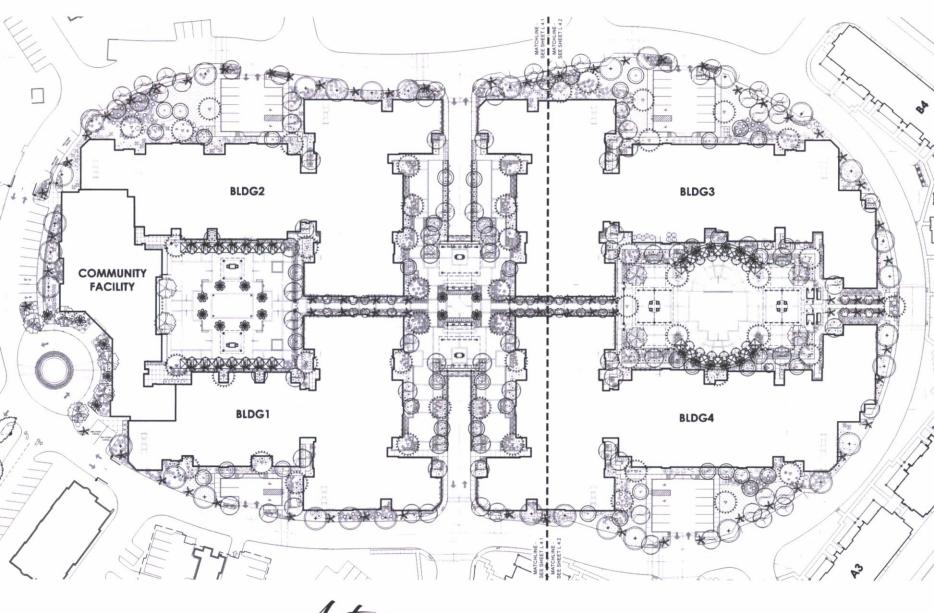
(4)(5) STONE VENEER · DARK

· BUILDING VENEER - GARDEN WALLS

COLOR NOTE: COLORS MAY VARY FROM ACTUAL MATERIAL DUE TO SCREEN AND OR PRINTER SETTINGS FROM SYSTEM TO SYSTEM

> PROJECT ADDRESS: 7171 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA DRB SUBMITTAL 06-01-17





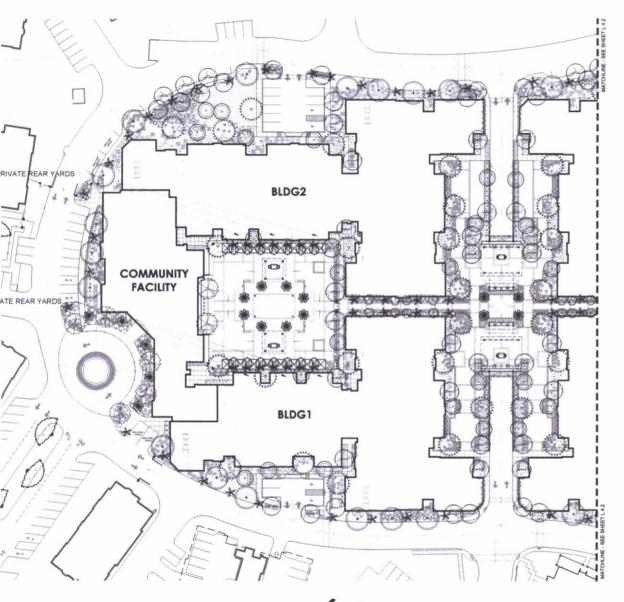
Gucilla Group Architecture

cilla Group Architecture 782 Mac Arthur Blvd., Suite 270 Irvine, CA 92612 Phone: 949-851-9080

w.bg-architecture.com











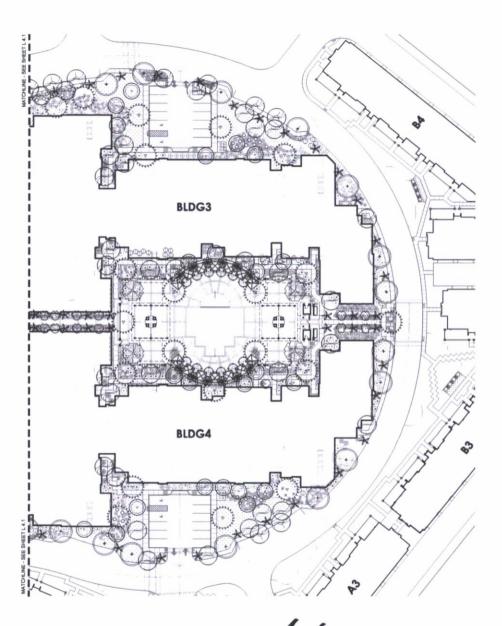
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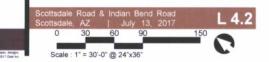


STANDARD TRUNK 24" BOX 48 Quercus virginiano HERITAGE LIVE OAK TANDARD TRUNK 20' HT 29 Caesalpinia pulcherrima RED BIRD OF PARADISE Calliandra californica BAIA FAIRY DUSTER 5 GAL 159 Euphorbia ngida SILVER SPURGE Wisterio sinensis CHINESE WISTERIA • Synthetic Lawn PIONEER 'DARBY' TURF WITH SPRINKLERS 9,733 s.f. AND Q.C. DECOMPOSED GRANITE COLOR DESERT GOLD 1/2" SCREENED XX,XXX s.f

PLANTING LEGEND

Bucilla Group Architecture

cilla Group Architecture 782 Mac Arthur Blvd., Suite 270 Irvine, CA 92612 Phone: 949-851-9080 w.bg-architecture.com Artesia
Landscape Plan - South End





From: Planning Commission

Sent: Thursday, April 06, 2017 11:10 PM

To: Castro, Lorraine

Subject: Planning Commission Public Comment (response #61)

Planning Commission Public Comment (response #61)

Survey Information

Site	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL	http://www.scottsdaleaz.gov/boards/planning-commission/public- comment
Submission Time/Date	4/6/2017 11:08:37 PM

Survey Response

COMMENT

Comment:

I just read the latest bulletin and this is one of the items listed: Near Scottsdale Road and Hummingbird Lane. The owner is requesting approval of the site plan, landscape plan and building elevations for a new 242-unit multi-family building. CASE#16-DR-2017 I watched Scottsdale grow the last 16 years that I lived here and find it very upsetting that so many multi-unit high rise buildings are being built in this beautiful little city. One of the reasons I moved here was because of the mountain views which are constantly being obscured by the high risers. With so many multiunits being built the highways and streets, e.g., Scottsdale Rd will just be worse than it is now with even more traffic. There is barely any public transportation which means more cars and worse air in our beautiful city. How does the City Council not see the future of Scottsdale (one of the cleanest cities) with its many beautiful resorts and arts to admire let the city allow construction of the heights and capacities of these buildings asking for permits? I lived the first part of my life in Chicago and the second part in Philadelphia, both big cities which I love but I am so happy in Scottsdale, with its cleanliness and its natural

beauty. I am afraid this will become just another

mountains and cars chocking impassable roads filling our air with pollution. Thank you for your time. I will try to enjoy living here as long as possible but I cry for the future of the city of Scottsdale.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAM	E:	
First & Last Name:	Iris Hartman	
AND ONE OR MORE OF THE F	OLLOWING ITEMS:	
Email:	irisaz@yahoo.com	
Phone:		
Address:	11011 N 92nd St #1030, Scottsdale, 85260	

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251