

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The October 18, 2018  
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: October 18, 2018 Item No. 5  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

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## ACTION

### Wolff Legacy Scottsdale 14-DR-2018

**Location:** West of the northwest corner of East Legacy Boulevard and North Pima Road

**Request:** Approval of the site plan, landscape plan and building elevations for a new minimal residential healthcare facility, with approximately 191,654 square feet of building area, comprised of 152 dwelling units in two, multi-story residential buildings and 22 units in one-story cottages, all on a 13.98 acres site.

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## OWNER

Michael Lieb- Torino Holdings, LLC  
(602) 870-9741

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## ARCHITECT/DESIGNER

Davis Architecture  
Michael Edwards  
(480) 638-1125

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## ENGINEER

Sustainability Engineering Group  
Ali Fakh  
(480) 588-7226

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## APPLICANT CONTACT

John Berry  
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(480) 385-2753

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## BACKGROUND

### Zoning

On August 28, 2018 the City Council approved the associated Cases 7-GP-2017 and 23-ZN-2017 for a Non-major General Plan Amendment and Zoning District Map Amendment from Central Business, Environmentally Sensitive Lands, Hillside District and Industrial Park, Environmentally Sensitive Lands, Hillside District (C-2, ESL HD and I-1, ESL HD) to Commercial Office, Environmentally

Sensitive Lands (C-O, ESL) to accommodate a new residential healthcare facility. The C-O, ESL district allows various commercial uses including but not limited to place of worship and educational services and residential healthcare facilities.

### **Context**

The property is located at the northwest corner of East Legacy Boulevard and North Pima Road. North of the site is the La Curvata office development, to the west, beyond the La Curvata office development, is the City of Scottsdale Water Campus, to the east is a combination of residential densities, to the southeast will be a Chase Bank (Case 13-DR-2018) and to the south is State Land. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- North Existing office development (La Curvata), zoned Industrial Park, Environmentally Sensitive Lands, Hillside District (I-1, ESL HD).
- South Vacant, undeveloped State Land, zoned Industrial Park, Planned Community District, Environmentally Sensitive Land, Hillside District (I-1, PCD ESL HD).
- East Existing single-family residential development (Ironwood Village), zoned Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-5, ESL HD).
- West Existing office development (La Curvata), zoned Industrial Park, Environmentally Sensitive Lands, Hillside District (I-1, ESL HD).

### **Key Items for Consideration**

- City of Scottsdale General Plan 2001, as amended
- Development Review Board Criteria
- 2016 Transportation Master Plan
- 1-GP-2004: Desert Scenic Roadways
- 55-ZN-1990: Environmentally Sensitive Lands
- 23-ZN-2017: Rezone from C-2, ESL HD & I-1, ESL HD to C-O, ESL
- An average 50-foot-wide Desert Scenic Roadway buffer along East Legacy Boulevard
- An average 100-foot-wide Scenic Corridor along North Pima Road
- A 50-foot-wide Vista Corridor easement over existing natural wash

## **DEVELOPMENT PROPOSAL**

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### **Purpose of Request**

The applicant is requesting approval of the site plan, landscape plan, and building elevations, for a new minimal residential healthcare facility on a 13.98-acre site.

### **Neighborhood Communication**

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During the zoning district map amendment process, the applicant mailed notification letters with the open house information to property owners within 750 feet of the site and a Project Under Consideration sign was posted on November 6, 2017. The open house meeting was held on November 16, 2017 at the Scottsdale Marriott at McDowell Mountain Resort located at 16770 North Perimeter Drive. Three people attended the open house and expressed support for the project. The applicant's public outreach report is attached to this report.

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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The General Plan Land Use Element describes the Office land use designation as “a variety of office uses” that may be either residential in scale and character or part of a larger-scale campus setting, “depending upon the location of the use”. The request conforms to the General Plan description of Office as the applicant proposes a senior living facility in a campus setting.

Access to the site is provided by two new driveways along with a deceleration lane will be located along North Pima Road and East Legacy Boulevard. Pedestrian connectivity along both street frontages is comprised of a new 8-foot-wide sidewalk and an 8-foot-wide unpaved trail that will connect to existing trails within the Ironwood master planned community. As part of the Zoning District Map Amendment, the applicant received approval of a Parking Master Plan that reduced the parking requirements by approximately twenty percent. On-site parking is provided along with alternative transportation modes such as shuttles to reduce the parking demand.

Development of the vacant parcel is comprised of a new minimal residential healthcare facility that is centrally located to maximize setback from Pima Road. The facility is broken into two, 3-story wings, with a central pool and outdoor amenity space. Single-story cottages are oriented in a duplex pattern along the west and north edges of the site. The Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” using “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. The development project utilizes muted earth tones, consistent with City policies, guidelines, and Environmentally Sensitive Lands Ordinance. Building materials and finishes include stucco, metal accents, metal shade canopies, and insulated glass. Desert earth-toned paint colors are proposed with a light reflective value less than 35 percent. Paint colors include ‘Baked Potato,’ ‘River Rock’ and ‘Tea Bag’ applied to the EIFS and ‘Molasses’ applied to the metal accent bands. Mechanical equipment is located on the roof of the building and will be fully screened by parapets. Service entrance sections are fully screened with an architecturally integrated enclosure.

Based upon the proposed development, the minimum required Natural Area Open Space (NAOS) is 3.02 acres or twenty-five percent of the site area. The applicant is providing 3.45 acres, or twenty-eight percent of the site area. With two street frontages, most of the NAOS is located within the existing natural wash and along Pima Road and Legacy Boulevard.

Perimeter landscaping complies with the Ironwood Master Environmental Design Concept Plan and comprised of various desert species such as, Saguaro, Ironwood, Bursage, and Ocotillo. Desert plant materials are also provided along all sides of the buildings footprints and comply with the Environmentally Sensitive Lands Overly Plant list. Salvageable plant materials will be replanted within the construction limits to blend with the surrounding desert.

### Development Information

- Existing Use: Vacant, undeveloped parcel
- Proposed Use: Minimal Residential Health care facility
- Buildings/Description: Residential Area: 144,533 sq. ft.  
Clubhouse: 16,871 sq. ft.

- Cottages: 30,250 sq. ft.
- Total Building Area: 191,654 sq. ft.
- Parcel Size: 608,909 gross square feet (14 acres)
- Building Height Allowed: 48 feet, measured from existing natural grade
- Building Height Proposed: 48 feet, measured from existing natural grade
- Parking Required: 218 spaces
- Parking Provided: 175 spaces per approved parking master plan
- Open Space Required: 126,310 square feet (2.9 acres)
- Open Space Provided: 279,047 square feet (6.4 acres)
- NAOS Required: 3.45 acres
- NAOS Provided: 3.45 acres
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Provided: 0.36
- Number of Dwelling Units Allowed: 12.5 dwelling units/gross lot area (23-ZN-2017)
- Number of Dwelling Units Proposed: 12.5 dwelling units/gross lot area
- Density Allowed: 175 Units (23-ZN-2017)
- Density Proposed: 175 Units

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Wolff Legacy Scottsdale per the attached stipulations, finding that the provisions of the General Plan policies and goals and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENTS**

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**Planning and Development Services**

- Current Planning Services
- Traffic Engineering
- Water Resources
- Fire and Life Safety Services
- Plan Review

**STAFF CONTACT**

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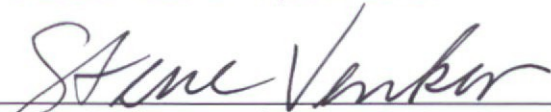
**APPROVED BY**

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Meredith Tessier, Report Author

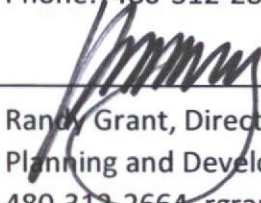
Date 09/20/2018



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

Date 10/3/18



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

Date 10/5/18

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Natural Area Open Space (NAOS) Plan
  - 7. Building Elevations
  - 8. Perspective
  - 9. Streetscape Elevations
  - 10. Material and Color Board
  - 11. Landscape Plans
  - 12. Electrical Site Plan
  - 13. Neighborhood Outreach Report

**AMENDED Stipulations for the  
Development Review Board Application:  
Wolff Legacy Scottsdale  
Case Number: 14-DR-2018**

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

AMENDED DEVELOPMENT STANDARDS APPROVED BY THE DEVELOPMENT REVIEW BOARD WITH ELIMINATIONS IN ~~STRIKETHROUGH~~ AND ADDITIONS IN **BOLD** DUE TO TYPOGRAPHICAL ERRORS

**APPLICABLE DOCUMENTS AND PLANS:**

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:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Davis Architecture, with a city staff date of 08/29/2018.
  - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Sustainability Engineering Group with a city staff date of 08/29/2018.
  - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative V Design Studio, Inc., with a city staff date of 08/29/2018.
  - c. The case drainage report submitted by Sustainability Engineering Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - d. The water and sewer basis of design report submitted by Sustainability Engineering Group and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable General Plan, Zoning and Minor Subdivision cases for the site were: 47-Z-87, 7-GP-2017, 23-ZN-2017, 2-MD-2018.

**ATTACHMENT A**

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

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

**ARCHITECTURAL DESIGN:**

**Ordinance**

- C. No paint colors shall have a Light Reflective Value (LRV) greater than thirty-five (35) percent and exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.
- D. Building height shall not exceed forty-eight (48) feet, excluding rooftop appurtenances, measured from existing natural terrain prior to grading.

**DRB Stipulations**

- 2. Surface materials of walls, retaining walls or fences shall be compatible with the main building.
- 3. 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 plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
- 4. 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 plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
- 5. At time of final plans, the applicant shall demonstrate that shade structure materials have a density of seventy-five (75) percent or greater to maximize the effectiveness of the shade structure.

**SITE DESIGN:**

**Ordinance**

- E. Pursuant to 23-ZN-2017, Maximum dwelling units shall not exceed 175 dwelling units, and the maximum density shall not exceed 12.5 dwelling units per acre.
- F. Pursuant to 23-ZN-2017, a Scenic Corridor easement shall be provided along Pima Road with an average width of 100 feet.
- G. Pursuant to 23-ZN-2017, a Desert Scenic Roadway setback shall be provided along East **Legacy Boulevard** ~~Bell Road and North Thompson Peak Parkway~~. The Desert Scenic Roadway setback shall be a minimum width of thirty-five (35) feet and an average width of fifty (50) feet, measured from right-of-way. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition.

ATTACHMENT A

- H. Pursuant to 47-Z-87 & 23-ZN-2017, the owner shall dedicate to the City a continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100-year – 2-hour rain event. The minimum width of the easement shall be 50 feet wide or more to accommodate the wash flow and shall include any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. If there are areas within the wash which are disturbed by development, the wash area shall be restored as closely as possible to their natural, pre-development state.
- I. The design and construction of walls along the Vista Corridor shall comply with 47-Z-87.

**DRB Stipulations**

- 6. Final plan approval is subject to staff approval and recordation of final plat (2-MD-2018).
- 7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- 8. With the final plan submittal, the owner shall provide grading and revegetation plans which shows the contouring and revegetation of cuts and fills that blends with the surrounding terrain to the satisfaction of plan review staff. If bare native rock surfaces are proposed, the owner shall provide a methodology by which natural patina is applied to all rock surfaces.
- 9. With the final plan submittal, the owner shall provide wall elevations and details to show the undulation of all walls on-site to follow the natural terrain, to the satisfaction of plan review staff.
- 10. The shared screen wall located along the future development pad shall not conflict or cross any future and/or existing easements including, but not limited to; Scenic Corridor, Utility, Natural Area Open Space easement, and Non-motorized Public Access Easement. Final placement of the wall shall not disrupt pedestrian circulation and is subject to the satisfaction of plan review staff.
- 11. At time of final plans, the applicant shall demonstrate that the shared screen wall located along the perimeter of the future development pad located at the southwest corner of the overall site terminates at the required 50-foot-wide Desert Scenic Roadway Setback along Legacy Boulevard and the required 100-foot-wide Scenic Corridor Easement along Pima Road.

**NATURAL AREA OPEN SPACE (NAOS):**

**Ordinance**

- J. Pursuant to 23-ZN-2017, the development shall dedicate a minimum of 3.02 acres of Natural Area Open Space.

**DRB Stipulations**

- 12. At time of final plans, the owner shall dedicate 3.02 acres of Natural Area Open Space.
- 13. All areas delineated as undisturbed NAOS shall be left undisturbed, except that additional plant materials, indigenous to the site may be introduced to the NAOS.
- 14. The NAOS easement shall exclude all man-made structures and material including but not limited to, sidewalks, headwalls, rip rap, and walls.

15. Trails located within Natural Area Open Space shall be minimally improved, hand dug and shall have minimum impact on plants identified in the Native Plant Ordinance. The trail design and location are subject to the DSPM Section 8-3.200 and satisfactory of plan review staff.

**LANDSCAPE DESIGN:**

**Ordinance**

- K. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.
- L. Pursuant to 47-Z-87, plant materials that are not indigenous to the area shall not exceed twenty-five (25) feet in height and shall be limited to yards enclosed by walls and solid fences that are a minimum three (3) feet in height.

**DRB Stipulations**

16. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
17. A temporary irrigation system is required in re-vegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

**EXTRIOR LIGHTING:**

**Ordinance**

- M. Pursuant to 23-ZN-2017, the maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 16 feet above the adjacent finished grade.
- N. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- O. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- P. Any exterior luminaire with a total initial lumen output greater than 1600 lumens shall have an integral lighting shield.
- Q. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

18. 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.
19. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
20. Incorporate the following parking lot and site lighting into the project's design:

**ATTACHMENT A**

- 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 calculation.
  - 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.
21. The total lumen per luminaire shall not exceed 24,000 lumens.
  22. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turned off during the post-curfew except for lights for security purposes.
  23. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only.
  24. No lighting shall be permitted in dedicated NAOS, Scenic Corridor, Vista Corridor, or Desert Scenic Roadway Setback easements.

**AIRPORT:**

**Ordinance**

- R. Prior to the issuance of any permit, the owner shall dedicate an Avigation Easement, in a form acceptable to the City Attorney, or designee.

**DRB Stipulations**

25. With the construction document submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
26. With the construction document submittal, the owner shall submit an aircraft noise and overflight disclosure notice that is to be provided occupants, potential homeowners, employees and/or students. Prior to the issuance of a permit, not including a native plant permit, the aircraft noise and overflight disclosure notice shall be in a form acceptable to the Scottsdale Aviation Director.
27. With the construction document submittal, the owner shall submit plans and documentation demonstrating that the development has been designed shall be constructed to reduce interior to exterior noise by at least 25 decibels, in accordance with the most recent the noise attenuation measures at the time of the construction document submittal and set forth in Section 4.00 of Appendix F of the FAA part 150 noise Compatibility Study, as amended.

**ATTACHMENT A**

**STREET DEDICATIONS:**

**Ordinance**

- S. Prior to the issuance of a building permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
- i. A minimum of 55-foot dedication from centerline, along East Legacy Boulevard site frontage for a north street half-right-of-way width.
  - ii. A minimum of 75 feet dedication from centerline, a long North Pima Road site frontage for a west street half-right-of-way.

**STREET INFRASTRUCTURE:**

**Ordinance**

- T. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

- ~~U.~~ **28.** Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- i. EAST LEGACY BOULEVARD
    - ~~a. Construct west bound left turn lane at the existing median opening. Improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the DSPM figures 2225 and 2226.~~
    - b. Construct an 8-foot-wide trail
    - c. Construct an 8-foot-wide path
  - ii. NORTH PIMA ROAD
    - a. Construct right-turn lane improvements (curb, gutter, sidewalk, pavement, etc.) for the new driveway to be located for the remaining parcel on the corner E. Legacy Boulevard and N. Pima Road in accordance with the DSPM.
    - b. Construct an 8-foot-wide trail
    - c. Construct an 8-foot-wide path
- ~~28.~~ **29.** All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- ~~29.~~ **30.** All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

**ATTACHMENT A**

**WATER AND WASTEWATER:**

**DRB Stipulations**

- ~~30.~~ **31.** Before the of civil construction document submittal, the owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
- ~~31.~~ **32.** 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.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- ~~32.~~ **33.** With the civil construction document submittal, the 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.
- ~~33.~~ **34.** All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**MULTI-USE TRAILS AND PATHS:**

**DRB Stipulations**

- ~~34.~~ **35.** Prior to ~~any building permit~~ issuance **of any Certificate of Occupancy** for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum 8-foot-wide multi-use trail along East Legacy Boulevard and North Pima Road frontages. The alignment of the multi-use trail shall be subject to approval by the city's Transportation General Manager or designee and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.
- ~~35.~~ **36.** Prior to ~~any building permit~~ issuance **of any Certificate of Occupancy** for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum 8-foot-wide trail within the 50-foot-wide vista corridor easement located along the western/northern boundary of the parcel. The alignment of the trail shall be coordinated with the Native Plant survey and the COS Planning Department. The owner shall provide signs and markers for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.

**ATTACHMENT A**

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

- ~~36.~~ **37.** Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
- a. A sight distance easement where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
  - b. A continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100-year – 2-hour rain event. The minimum width of the easement shall be 50 feet. The easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse.
  - c. A Scenic Corridor Easement for a Scenic Corridor setback width along Pima Road. The easement shall be a minimum of 100 feet, measured from North Pima Road right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The applicant shall relocate transplanted vegetation from the project to the Scenic Corridor wherever feasible.
  - d. A minimum 10-foot-wide public non-vehicle access easement, to accommodate a multi-use trail along East Legacy Boulevard and N. Pima Road frontages, as shown on the site plan submitted with the city staff date of 7/17/2018.
  - e. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.

**ADDITIONAL ITEMS:**

**Ordinance**

- ~~U.~~ **U.** Signs located within a Scenic Corridor require Development Review Board approval.

**DRB Stipulations**

- ~~37.~~ **38.** Exterior signage is not approved as part of this submittal. All signs require separate review and approval.
- ~~38.~~ **39.** Any flagpoles are subject to separate staff review and approval.

**ATTACHMENT A**



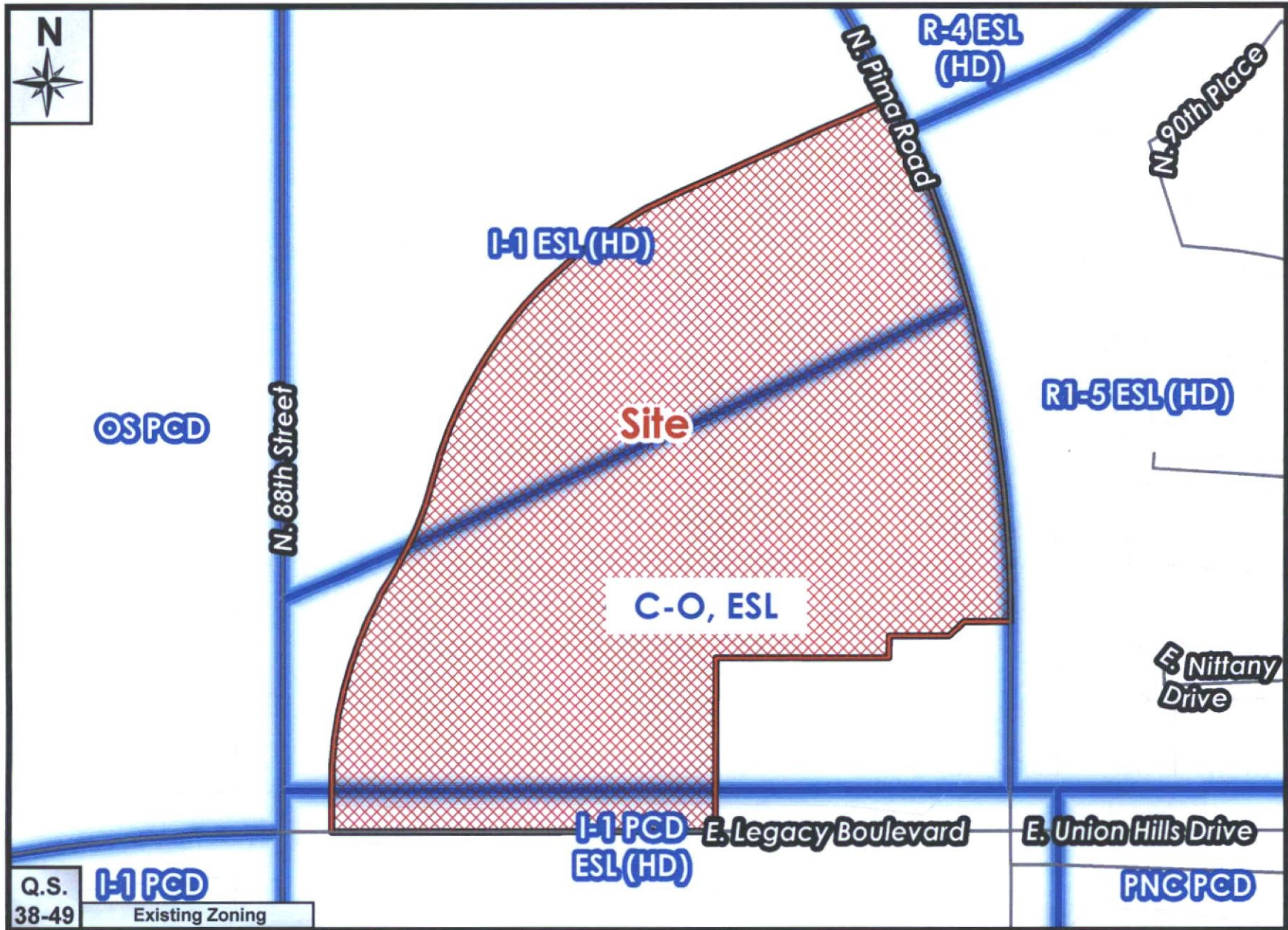
Wolff Legacy Scottsdale

14-DR-2018



Wolff Legacy Scottsdale

14-DR-2018



Wolff Legacy Scottsdale

14-DR-2018

# WOLFF LEGACY SCOTTSDALE SENIOR LIVING



## Development Review Board

### Project Narrative

Pima Road & Legacy Boulevard

July 16, 2018

*Submitted by:*

BERRY | RIDDELL  
LLC

## **PRINCIPALS AND DEVELOPMENT TEAM**

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## PURPOSE AND INTENT

The request is for Development Review Board (“DRB”) approval on a 14+/- gross acre site located at the northwest corner of Pima Road and Legacy Boulevard (the “Property”) for the development of a mixed-use senior living community (“minimal residential health care” per the Zoning Ordinance). At the time of submitting this DRB application, there is an active General Plan Amendment and rezoning request for Office land use and C-O ESL zoning pursuant to cases 7-GP-2017 and 23-ZN-2017 (City Council date targeted for August). The project is consistent with the land use designation, promotes land use balance, and will provide for the achievement of many of the City’s long-term goals.

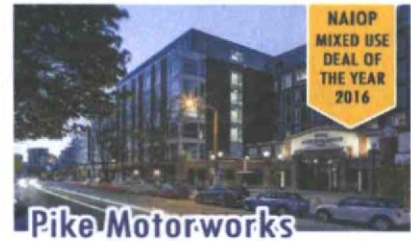
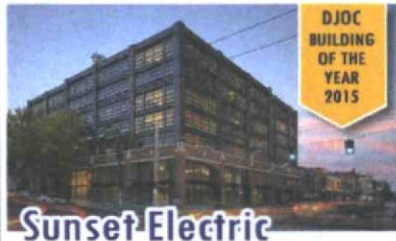


The development will include 175+/- senior residential units consisting of 1-story cottages, a 2-story clubhouse with wellness facility, dining and amenities, and two 3-story residential buildings. A 100' wide (average) scenic corridor will be maintained along Pima Road.

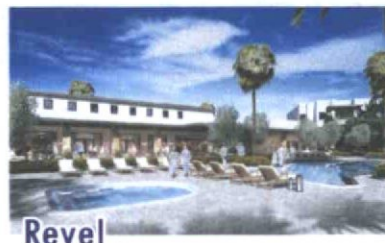
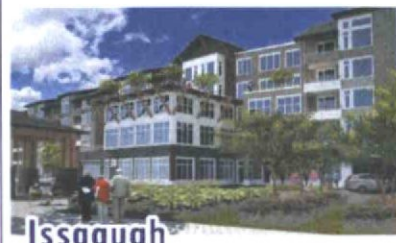
## THE WOLFF COMPANY

The Wolff Company is a fully-integrated real estate private equity firm that is focused on the senior living and multifamily sectors. Since launching its investment management platform, Wolff has raised six funds, comprised of more than \$3 billion in discretionary capital. Headquartered in Arizona, with five regional offices throughout the US, The Wolff Company employs more than 130 professionals. Recipient of the 2015 DJOC Building of the Year and 2016 NAIOP Mixed Use Deal of the Year awards, among other notable accolades, their residential products are representative of the highest caliber of design and innovation as evidenced by the examples below.

### Multifamily



### Senior



## SITE CONDITIONS & LOCATION

### Current Conditions

In 2007, the Development Review Board approved case 5-DR-2007 (Ironwood Festival) for a commercial retail and office building development on the Property, which was never constructed. The approval has since expired, and the Property remains vacant.

### Surrounding Context

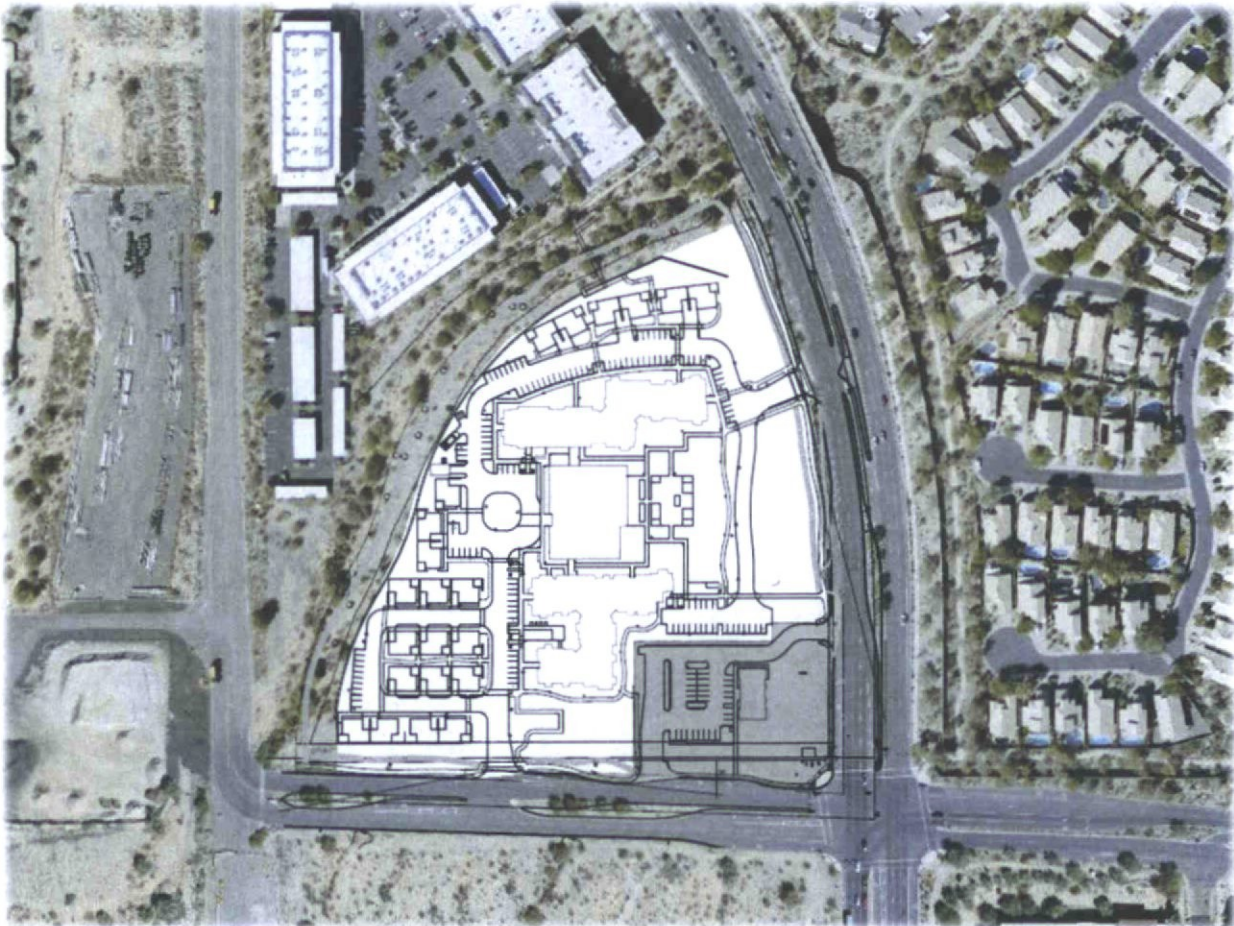
Traditionally, senior living flourishes when surrounded by such synergistic uses as complementary commercial services, single-family residential and open space/recreational opportunities, and this Property is ideally situated. The Property is surrounded by a variety of synergistic land uses that complement the proposed senior living community. North of the site is the La Curvata office development, to west is the City of Scottsdale Water Campus, to the east is a combination of residential densities, to the southeast is commercial retail (surrounded by residential), and to the south is State Land as depicted below. The plan incorporates sensitive design elements that will create appropriate transitions between the adjacent uses. This land use is a compatible fit with the surrounding context and will promote the character of the established Ironwood neighborhood to the east and DC Ranch to the southeast.



## DESIGN CONCEPT

Responding to the established context, the proposed site design features purposeful walkways, a pool, abundant desert-themed landscaping, and building massing that respects the character of the adjacent uses. The main clubhouse building has been centrally positioned, to maximize setbacks from Pima Road (over 300+/- feet from Pima Road edge of pavement) as well as desert landscaping provided on all sides. Centering on the clubhouse, the facility is broken into two wings, north and south (both three-story buildings), with a central pool and outdoor amenity space on the east side of the clubhouse. The dense native landscaping that wraps the Property creates an enhanced pedestrian experience by providing shade and aesthetic interest, while also obscuring the buildings when viewed from adjacent homes and businesses. Along Pima Road, the building setback is significant. The closest building is approximately 180+/- feet from Pima Road edge of pavement and approximately 400+/- feet from the Ironwood Village single family lots on the east side of Pima Road.

### Context Site Plan

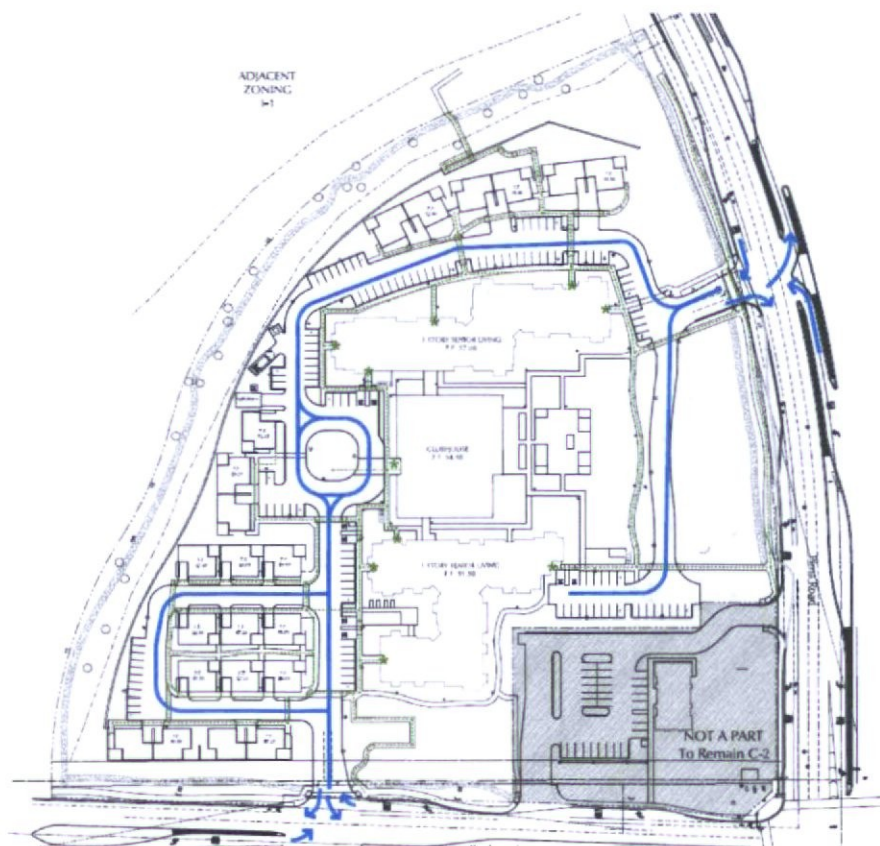


The arrangement of the site is specifically designed for the benefit of residents and their mobility needs, but also promotes a synergistic land use pattern with the adjacent uses. Single-story cottages oriented in a duplex pattern along the west and north edges will provide the residents with a high level of independence, with the north and south 3-story residential buildings more centrally located.

The proposed senior living community will allow residents to locate in a supportive, active, adult environment while maintaining close proximity to support services, family, and social circles. The ability to age in place while keeping one's lifestyle intact has become a key element in the quality of life and health for the senior population. Surrounded by neighborhoods, the incorporation of this use, in a way that blends into the overall character of the neighborhood, makes it easier for people to transition when needed, rather than being pushed out of the neighborhood because of lack of availability for senior lifestyle living with minimal care services on site.

A unique feature of this Property is its proximity to the adjacent wash along the north and Pima Road scenic corridor along the east, which will encourage recreational and fitness opportunities for the residents. The proposal will enliven an undeveloped Property into an appropriate land use that will bring additional business to the existing commercial development in the area (both La Curvata and DC Ranch Crossing), promote pedestrian linkages, increase utilization of the trail system by providing connectivity, and provide a needed service to the community in a manner that respects the scale of development of the existing context.

### Site Circulation



## DEVELOPMENT PLAN

This proposal consists of a minimal residential health care/independent senior living facility with 175+/- units, including the cottages. Independent living provides seniors an opportunity to enjoy a vibrant, social and active lifestyle with plenty of flexibility and mobility while still providing minimal healthcare services (dining, transportation and wellness/medical).

Ingress/egress occurs at two locations: along Pima Road, a major arterial, and Legacy Boulevard, a minor arterial with a future connection planned to the west (Union Hills alignment). Surface parking will be integrated throughout the site. A deceleration lane along both access points will be provided and/or maintained to facilitate efficient vehicular traffic interaction between the Property and the street. By nature of the type of residency, senior living generates a much lower traffic count than traditional residential uses and the parking provided can be reduced without deleterious impacts on the neighborhood, visitors or residents. Both a parking study and traffic study are provided with this application. Vehicular access to the Property will incorporate indigenous landscape material and setbacks shield the use from adjacent properties.

Features of the design include interior courtyards, a pool, and a clubhouse with wellness/medical. Amenities will be centrally located to increase accessibility for all residents and are designed and intended for the use of the residents and their guests. A variety of active and passive recreational opportunities are provided to accommodate residents, primarily in the form of walking paths, courtyards and access and established path system to the east along Pima Road. Inner courtyards provide a shaded refuge for residents and are easily accessible to all rooms.

The proposed senior living development will appeal to our aging demographic by providing a senior lifestyle with multiple support services such as central dining, transportation service and limited medical assistance including a designated Wellness Center (within the central clubhouse building). The Wellness Center will host residents on-site private consultations with their respective medical providers. The Wellness Center will be configured to allow a wide variety of appointments across multiple medical disciplines. On-site staff will help residents coordinate with their wellness/medical providers. Following is a list (although certainly not limited to) of medical uses the Wellness Center will be designed to serve: Concierge Medicine Home Health Care, Outcall Physicians (physicals and annual checkups), Outcall Nurses (flu shots and vaccinations), Podiatry Services, Chiropractor, Massage Therapist, Physical Therapy, Speech Therapy, Hearing Aid Consultant, Nutritionist, Occupational Therapy, Mental Health Counselor and Psychiatrist.



## DEVELOPMENT REVIEW BOARD CRITERIA CONFORMANCE

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:** Wolff Legacy Scottsdale Senior living will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, and General Plan. While the GPA and zoning narrative submitted under separate application speaks in more detail to the broader context of the General Plan, below is a summary of how this proposal complies.

The proposal is supportive of the desired values defined in the General Plan, which include those goals for a community that “*facilitates human connection by anticipating and locating facilities that enable human communication and interaction*” and “*creates, revitalizes, and preserves neighborhoods that have long-term viability, unique attributes and character, livability, connectivity to other neighborhoods in the community, and that fit together to form an exceptional citywide quality of life.*” Wolff Legacy Scottsdale Senior Living provides an opportunity for a compatible land use that increases options for seniors in this community, respects the character of the neighborhood and represents a vibrant, attractive development. The community vision is supported by this proposal, and the development will promote the achievement of many long-term goals outlined in the City’s General Plan as the proposed development promotes revitalization and housing sustainability for the residents of Scottsdale.

The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the need for senior housing will increase as that group moves into the more dependent stages of life. Within that spectrum, this senior living community provides an independent and flexible lifestyle for seniors with minimal health care amenities. 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 activity, and providing needed housing for a growing demographic.

Bounded by land designated as Cultural Institutional, Employment, Commercial and Suburban Neighborhoods, this site is an appropriate location for the proposed senior living community with an Office land use designation. Respecting that the property directly to the east of Pima Road consists of single-family development, the building massing pattern is significantly setback from Pima Road and the site plan provides a layering of building heights to create visual interest and an organic design. The designated Character Type in this community is Employment, which consists of a variety of commercial, employment and support service opportunities woven into the fabric of the land use pattern. Pima Road is designated as a Visually Important Roadway and preservation of the scenic corridor is paramount.

**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 Wolff Legacy Scottsdale Senior Living facility is a compatible development with the existing residential, office and commercial context. The building architecture has been carefully designed with a residential scale and appearance, which creates a welcoming environment for residents and supports consistency in neighborhood character. Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers to separate the use. The proposal supports an appropriate land use pattern the neighborhood character through incorporation of streetscape amenities (curbs/sidewalks) as well as internal courtyards and walking paths for residents and visitors.

**b. *Avoid excessive variety and monotonous repetition;***

**Response:** The buildings have a modern Southwestern design with a variety of textures, colors and building finishes. The architectural elements provide solar shading and overhangs, and celebrate the Sonoran Desert setting by creating outdoor living spaces, recreational amenities and gathering spaces. The architectural design (as discussed in detail above) proposes one-story cottages along the north and west edges of the Property, which provides a thoughtful transition from the La Curvata office development. The three-story buildings are appropriately placed at the center of the Property, set back from view of Ironwood Village residential development to the east.



**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 Conformance section found in the following section.

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

**Response:** Because the Property is located in ESL, the proposed landscape plan recognizes the visual significance and the important role mature desert landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding native desert environment and provides an enhanced visual setting for the new senior residential community. Additionally, the landscape design is mindful of the pedestrian realm providing ample clearance along sidewalks and light fixtures, while still providing shade and a desert-lush experience for its residents and visitors. The landscape palette will consist of abundant ESL approved, low-pollen varieties to promote water conservation and reduce the urban heat island effect.

**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:** Ingress/egress occurs at two locations: along Pima Road, a major arterial, and Legacy Boulevard, a minor arterial with a future connection planned to the west (Union Hills alignment).

Surface parking will be integrated throughout the site. Deceleration lane along both access points will be provided and/or maintained to facilitate efficient vehicular traffic interaction between the Property and the street. By nature of the type of residency, senior living generates a much lower traffic count than traditional residential uses and the parking provided can be reduced without deleterious impacts on the neighborhood, visitors or residents. Vehicular access to the Property will incorporate indigenous landscape material and setbacks shield the use from adjacent properties.

## SCOTTSDALE'S 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 proposed development will utilize a variety of Sonoran Desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents. Housing proportions in this project are respectful of the adjacent uses and building masses and tiered to mimic the heights of the adjacent developments. Landscape buffers and the orientation of the main buildings in the center of the Property will respect the adjacent single-family residences. The Wolff Company has designed their buildings to complement and architecturally blend with the surrounding community. A significant landscape buffer is provided along Pima Road, consistent with the scenic corridor design principles.

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

**Response:** The proposed landscape plan recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community. The developer has taken special consideration in providing meaningful open space and recreational amenities for the residents and visitors. Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers creating an open space setting for the development. Well-shaded perimeter sidewalks, internal courtyards

and walking paths for residents and visitors are integrated throughout. The utilization of the trails contained within the established scenic corridor along Pima, desert scenic roadway setback along Legacy and wash corridor to the north, will connect residents to an opportunity for recreation, fitness and alternate modes of transportation. This nearby multi-use system of pathways will encourage the sense of community for residents, through its connection to the greater neighborhood.

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

**Response:** The site is relatively flat from a topography standpoint. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

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

**Response:** To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. New landscaping materials will contribute to the urban 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 should become self-sustaining relative to water demand. The plant variety for the proposed development is noted above.

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 street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. As shown below, the design features a significant landscaping setback, which will provide shade over the existing sidewalk and create a buffer between the senior living community and minor arterial street.

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:** Residents, visitors, and employees are encouraged to utilize the existing and proposed pedestrian connections contained within this mixed-use setting by accessing the trail system along Pima Road within the scenic corridor, along Legacy Boulevard within the desert scenic roadway setback, and along the northern wash corridor/vista corridor (as shown on the site plan per the City's request). Doubling as a recreational and fitness opportunity, the trail system will provide a valuable amenity to residents of the facility. The mixed-use nature of the area provides access from the Property to adjacent developments encouraging walkability to support services such as the range of retail uses at DC Ranch Crossing at the southeast corner of the intersection.

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 pedestrians, providing well-shaded perimeter sidewalks, internal courtyards and walking paths for residents and visitors. The landscaping of the site is intended to provide a desert-lush, pedestrian friendly environment similar to the surrounding built developments.

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

**Response:** As this Property is located adjacent to a single-family residential community, special design considerations create appropriate land use transitions from the medium density senior living facility to the adjacent homes. The primary building massing is oriented in the center of the Property, transitioning to one and two-story residences along the shared edge to the east. Parking areas are located away from the residential district, to create an appropriate land use pattern that respects the scale of the adjacent neighborhood.

Specific design considerations have been made in terms of the orientation of the buildings in relation to the adjacent uses. A tiered building massing protects the adjacent uses from negative impacts. Buffers are created through landscape setbacks, building massing, and by locating the majority of parking away from less intense land uses. Given the diverse range of land uses that surround the Property, the proposal represents an appropriate fit for the existing context. This proposal will create a land use pattern that respects the residential nature of the area, while providing a needed service to the residents within the community.

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. Building materials and finishes will include stucco, metal accents, metal shade canopies and insulated glazing.

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

**Response:** The pedestrian connectivity and recreational opportunities near the site are considered primary amenities for the residents and reduce vehicle trips. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices may include, but are not limited to, passive solar design, insulated glass, low-flow water fixtures, and energy efficient HVAC and appliances.

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 the Property. The desert character will be upheld through the careful selection of

plant materials in terms of scale, density, and arrangement. The range of plant materials will include, but are not be limited to Palo Verde varieties, Mesquite, Desert Willow and Ironwood trees interspersed and accented with Agave, Ocotillo, Jojoba, Brittlebush, and Creosote to name a few.

- 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 and incorporate salvaged native plants (see landscape plan and native plant plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Pima Road and Legacy Boulevard.

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

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City's dark sky policies with fully shielded fixtures, while maintaining safety for future residents and in conformance with City lighting standards. A lighting plan has been submitted with the DRB application.

- 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.

## ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE

### *Sec. 6.1011. - Purpose.*

*The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:*

- A. *Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.***
- B. *Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***
- C. *Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.**

**Response:** The Environmentally Sensitive Lands Ordinance (ESLO) was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS and dedication of scenic corridor and desert scenic roadway setback.
- Sensitive placement of internal driveways and other improvements to complement the natural landscape.
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
- Protection and preservation of significant topographic features, washes, large boulder outcroppings and vista corridors, with the exception of the required pedestrian trail connection proposed in the vista corridor and scenic corridor.
- Protection of wildlife habitats through preservation of natural washes and connective NAOS.
- Utilization of desert appropriate architecture and materials through the integration of overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.

**Sec. 6.1070 – Design Standards.**

**G. Site and Structure Development Design Standards.**

**1. Within the ESL:**

- a. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.**

**Response:** Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.**

**Response:** Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.*

**Response:** Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO.

- d. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.*

**Response:** Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes.

- e. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.*

**Response:** Development design and construction techniques will blend in terms of scale, form and visual character to the natural surround landform.

- f. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.*

**Response:** Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.*

**Response:** Exterior paint colors will conform the maximum 35% LRV standard.

- h. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.*

**Response:** Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

**Response:** Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The landscape architect referenced the list of indigenous plants for the proposed landscape design.

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

**Response:** Turf areas (if any) shall be limited to enclosed areas not visible to offsite properties.

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV*

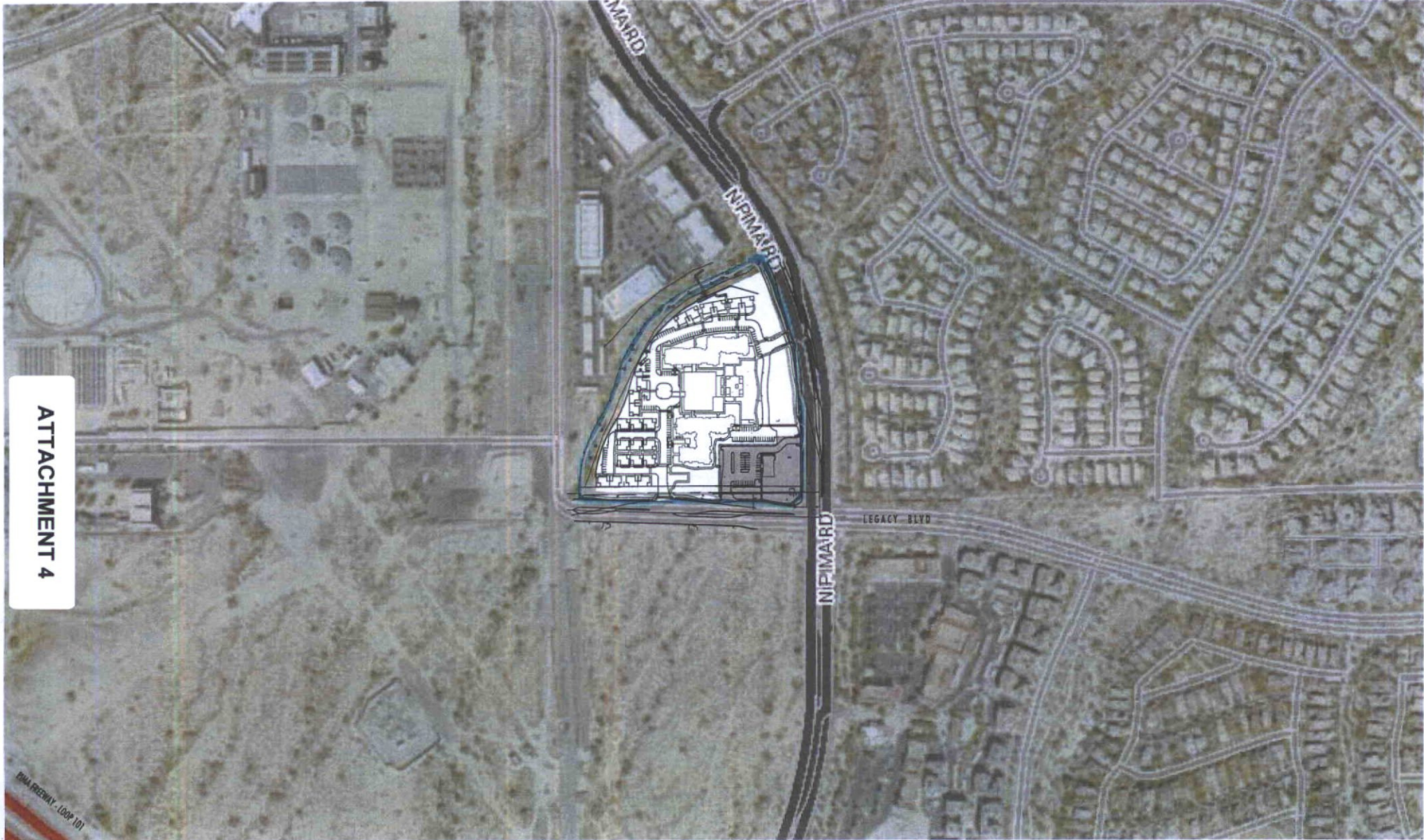
*of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

**Response:** All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*
  - i. Justification for the request.*
  - ii. Plans showing:*
    - (1) That the application will result in an equal or enhanced quality of open space.*
    - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
    - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
    - (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

*An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.*

**Response:** The 50+ cfs wash along the northwestern edge is being preserved with this development proposal.



ATTACHMENT 4

DWA PROPERTY - LOOP 101

# WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona



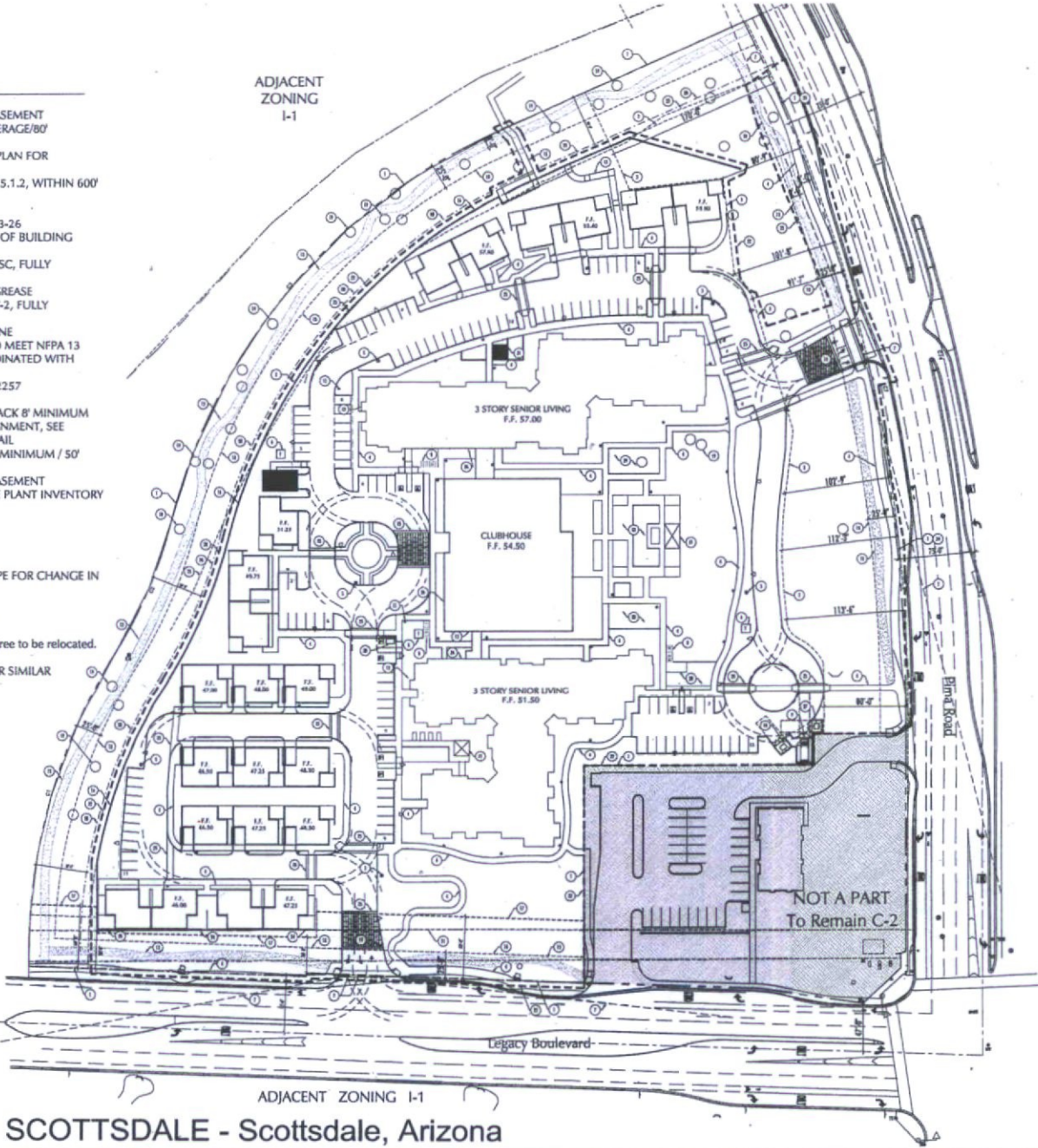
CONTEXT AERIAL  
SCALE: 1"= 160'-0"  
17165.000 - 5/2/2018



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- KEYNOTES**
- PROPERTY LINE
  - 58' DRAINAGE AND FLOOD CONTROL EASEMENT
  - PIMA ROAD SCENIC CORRIDOR, 100' AVERAGE/80' MINIMUM
  - CONCRETE SIDEWALK, SEE DIMENSION PLAN FOR DIMENSIONS
  - FIRE HYDRANT, SPACED PER 2015 IFC 507.5.1.2, WITHIN 600' AROUND THE EXTERIOR PERIMETER
  - TRANSFORMER
  - SIGHT DISTANCE TRIANGLE PER DSPM 5.3-26
  - BICYCLE PARKING SPACE 2x6 WITHIN 50' OF BUILDING ENTRANCE
  - REFUSE COMPACTOR, TO MATCH RJ-250SC, FULLY SCREENED
  - RESTAURANT REFUSE DUMPSTER WITH GREASE CONTAINMENT AREA PER MAG DTL 2147-2, FULLY SCREENED TO 6' HEIGHT
  - FDC - LOCATED WITHIN 4'-8" OF CURB LINE
  - FIRE RISER ROOM, SPRINKLER SYSTEM TO MEET NFPA 13
  - 8' TRAIL, FINAL LOCATION TO BE COORDINATED WITH NATIVE PLANT SURVEY
  - CH-2 SITE DRIVEWAY PER COS DETAIL #2257
  - 6' CONCRETE SIDEWALK
  - RETAINING WALL 2' ABOVE GRADE, SETBACK 8' MINIMUM FROM APPROVED VISTA CORRIDOR ALIGNMENT, SEE SOUTH BUILDING ELEVATIONS FOR DETAIL
  - DESERT SCENIC ROADWAY SETBACK, 35' MINIMUM / 50' AVERAGE
  - 25' NON-MOTORIZED PUBLIC ACCESS EASEMENT
  - EXISTING SALVAGEABLE TREE, SEE NATIVE PLANT INVENTORY
  - 50' VISTA CORRIDOR EASEMENT
  - 30' SEWER LINE EASEMENT
  - BUILDING ENVELOPE
  - TOP OF BANK
  - 75' ROW per 23-ZN-2017
  - PEDESTRIAN CROSSWALK, SEE LANDSCAPE FOR CHANGE IN MATERIAL AND COLOR
  - INTERIOR SES ROOM
  - RECYCLE CONTAINER, FULLY SCREENED
  - GREASE, OIL AND SAND INTERCEPTOR
  - AMENITY - PICKLE BALL COURT, existing tree to be relocated.
  - AMENITY - DOG PARK
  - AMENITY - RAMADA, CABANA, TRELIS OR SIMILAR
  - AMENITY - GAME LAWN
  - AMENITY - POOL AND SPA
  - SITE SCREENING WALL 3'-8" ABOVE GRADE, SEE SOUTH BUILDING ELEVATIONS FOR DETAIL

ADJACENT ZONING I-1



ADJACENT ZONING I-1

**PROJECT DATA**

Address	8890 East Legacy Blvd Scottsdale, Az. 85255
Site Area:	12.08 acres net (526,291 nsf) 13.98 acres gross (608,909 gsf)
APN	215-07-238
Zoning Existing	C-2 ESL (HD), I-1
Zoning Proposed	C-O ESL
Open Space Required	126,310 sf (24%)
Front Open Space	63,155 sf (50% Open Space)
Pima Minimum	13,980 sf
Pima Not required to exceed	34,950 sf
Legacy Minimum	11,140 sf
Legacy Not required to exceed	27,850 sf
Open Space Provided	271,216 sf (51%)
Front Open Space	97,332 sf (77% of required OS)
Pima Front Open Space	75,398 sf
Legacy Front Open Space	21,934 sf
Height Allowed	48'
Height Provided	48'
Density Allowed	539 Units (40 / Gross Lot Area)
Total Units:	174 Units (includes cottages)
Residential Area:	144,533 sf gross (152 units)
Cottage Area Total:	30,250 sf gross (22 units)
Clubhouse Area:	16,871 sf gross
Total Area:	191,654 sf gross
FAR Allowed per C-O	425,500 gsf (.8)
FAR Provided	191,654 gsf (.36)
Parking Required:	218 spaces (1.25 / unit)
Bicycle Required	22 (1 space per 10 Parking Spaces Required)
*Parking Provided:	175 spaces
Surface	131 spaces
Cottage	44 spaces
Bicycle Parking	24 spaces
* Refer to Parking Master Plan Prepared by J2 Engineering, April 19, 2018 for parking reduction.	
Accessible Spaces Required	7 (4% per COS ZO 9.106)
Accessible Spaces Proposed	8



**WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona**

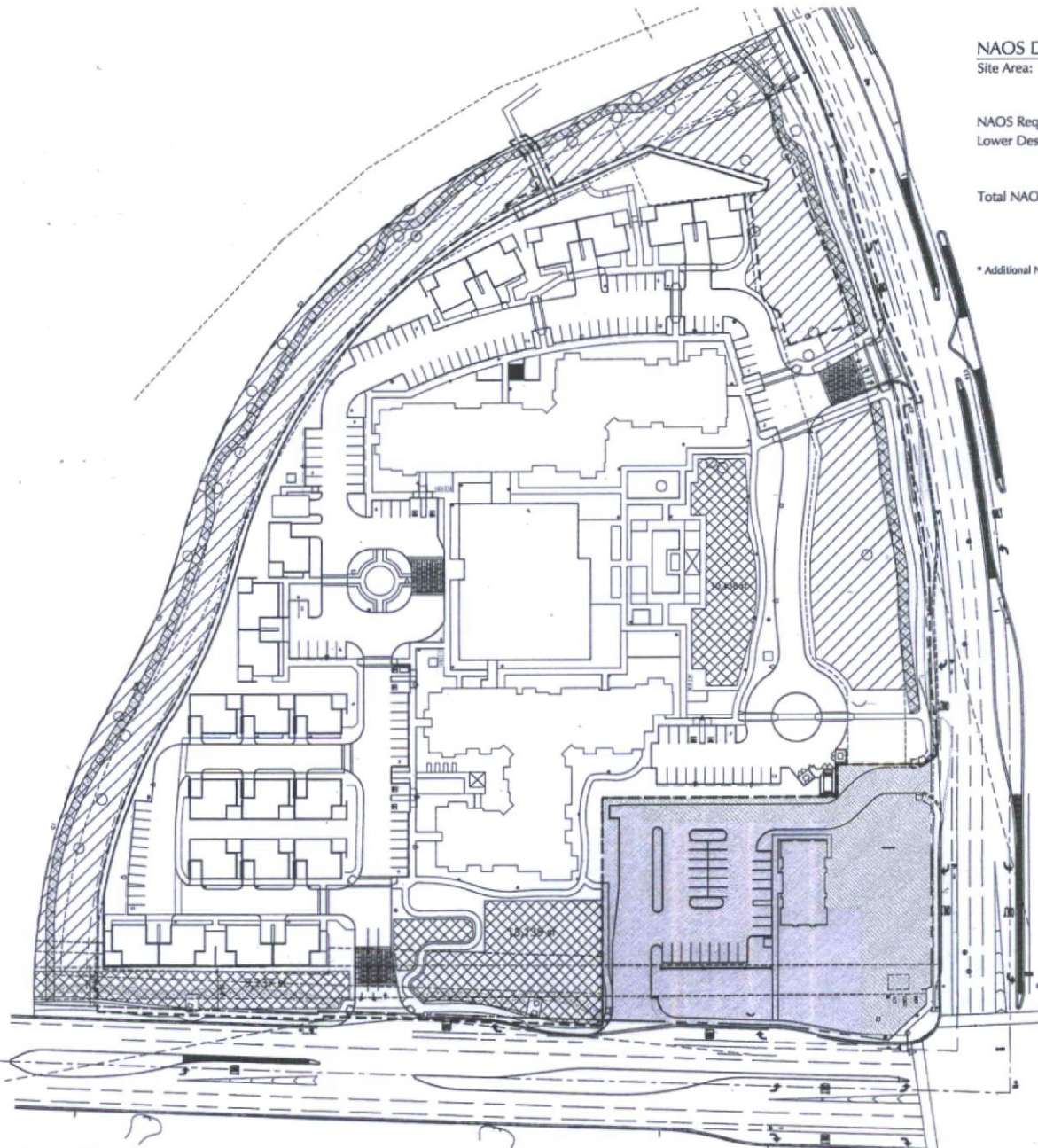
SCALE: 1" = 50'

SITE PLAN

17165.000 - 08/27/2018



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**NAOS DATA**

Site Area: 12.08 acres net (526,291 nsf)  
13.98 acres gross (608,909 gsf)

NAOS Required  
Lower Desert, 0%-5% slope Average 131,573 sf (25%)  
Revegetation Allowed 39,472 sf (30% of NAOS)

Total NAOS Provided 140,870 sf (27%) - 3.2 Acres  
 NAOS 88,559 sf  
 NAOS Revegetation \*52,311 sf (40% of Required NAOS)

\* Additional NAOS Revegetation provided to meet Parcel 1 and 2 NAOS per Land Use Table 47-ZN-87



NAOS Site Plan

Revised: 7/16/18 17165.000 - 1/25/18



**WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona**

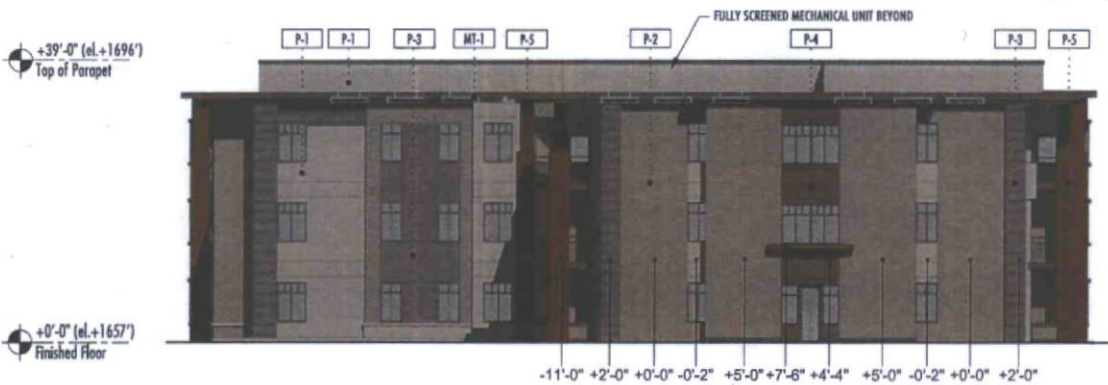
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ELEVATION - South (West)



ELEVATION - South (East)



ELEVATION - West

**MATERIAL LEGEND**

P-1	Dunn Edwards DEC717 Baked Potato, LRV 34
P-2	Dunn Edwards DE6061 River Rocks, LRV19
P-3	Dunn Edwards DE6062 Tea Bag, LRV 12
P-4	Dunn Edwards DE6399 Molasses, LRV 7
P-5	Dunn Edwards DEC706 Rosewood, LRV 17
MI-1	Metal panel to match Dunn Edwards DE6399 Molasses, LRV 7
GL-1	1" clear insulated glazing
GL-2	1" insulated glazing to match Viracon Gray



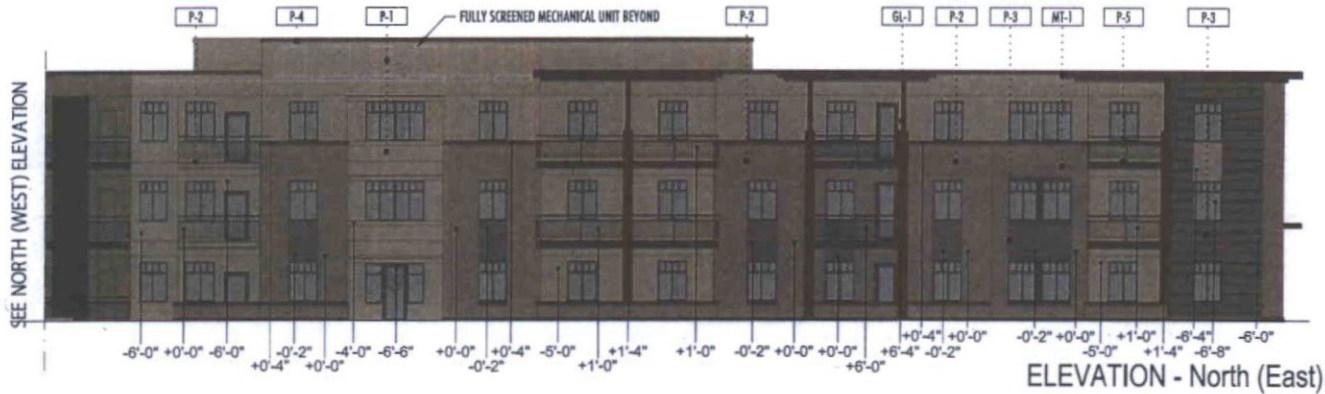
NORTH BUILDING ELEVATIONS  
17165.000 - 08/27/2018



WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona

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+39'-0" (el.+1696')  
Top of Parapet



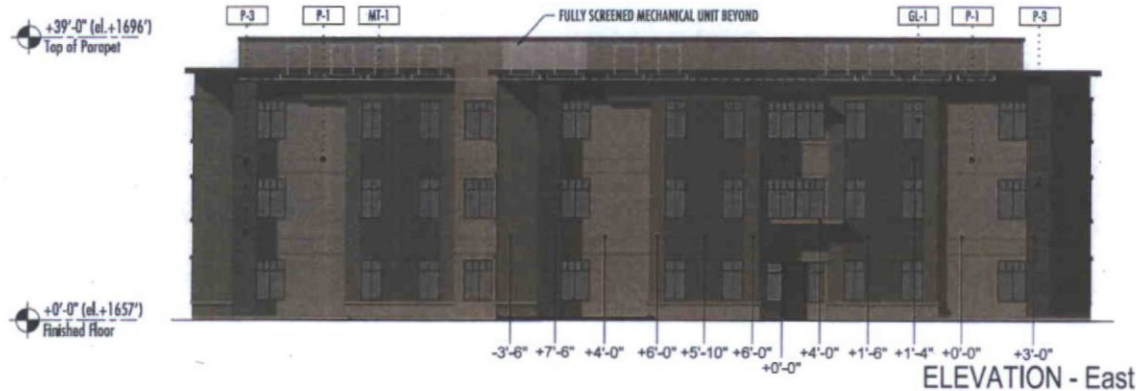
+0'-0" (el.+1657')  
Finished Floor

+39'-0" (el.+1696')  
Top of Parapet



+0'-0" (el.+1657')  
Finished Floor

+39'-0" (el.+1696')  
Top of Parapet



+0'-0" (el.+1657')  
Finished Floor

**MATERIAL LEGEND**

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- GL-2 1" insulated glazing to match Viracon Gray

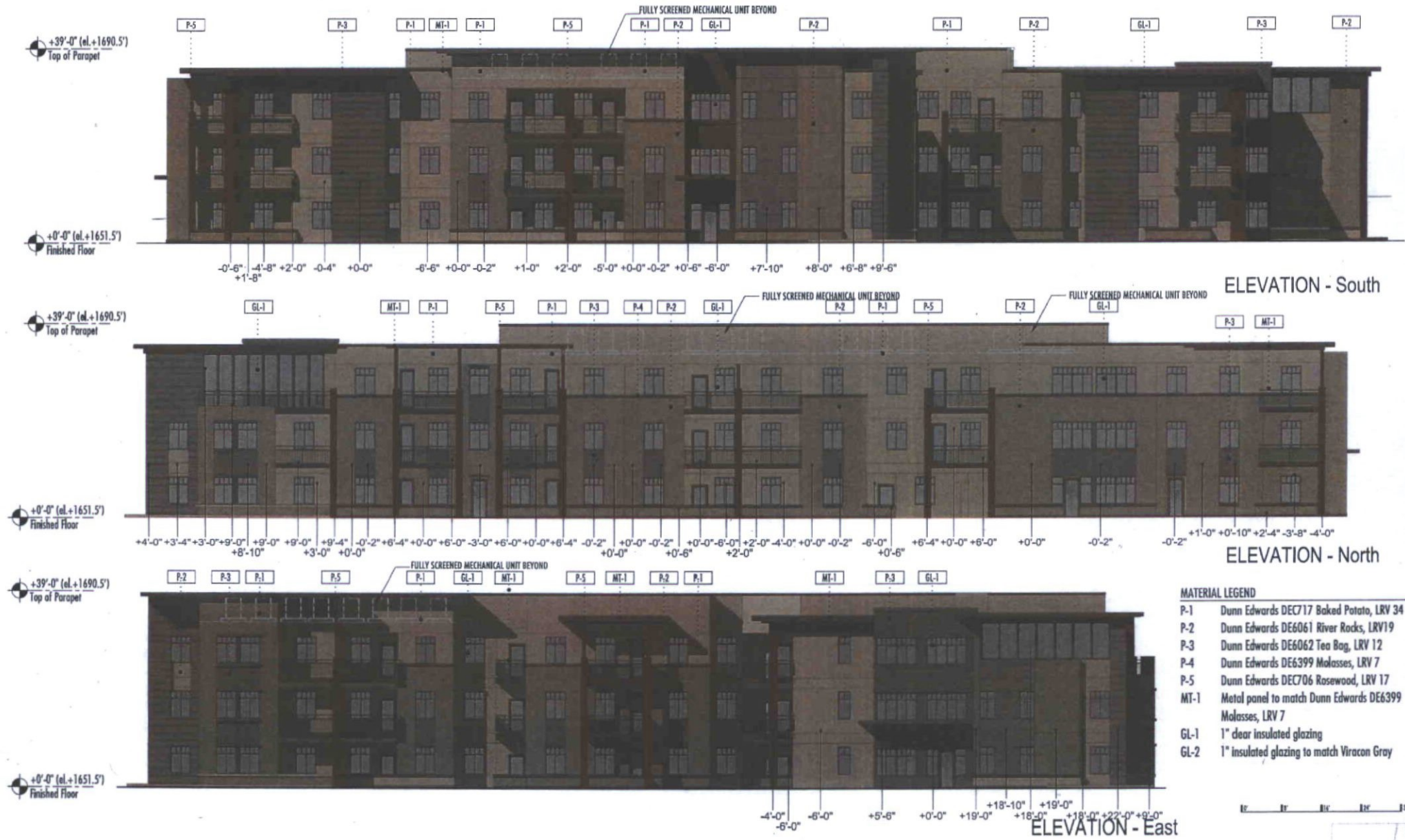


NORTH BUILDING ELEVATIONS  
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ELEVATION - South

ELEVATION - North

ELEVATION - East

**MATERIAL LEGEND**

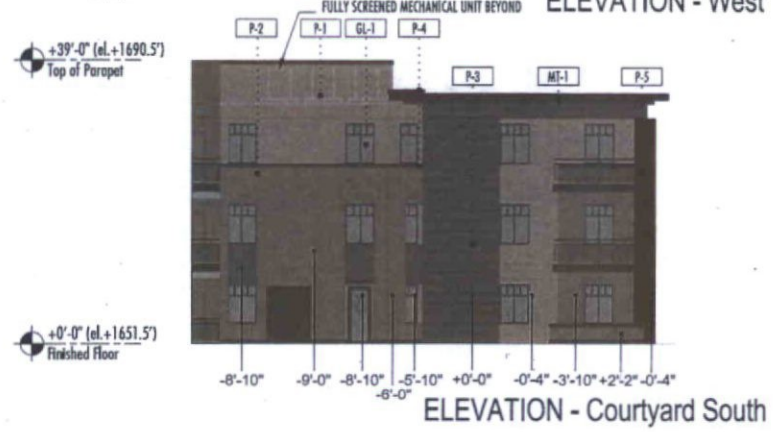
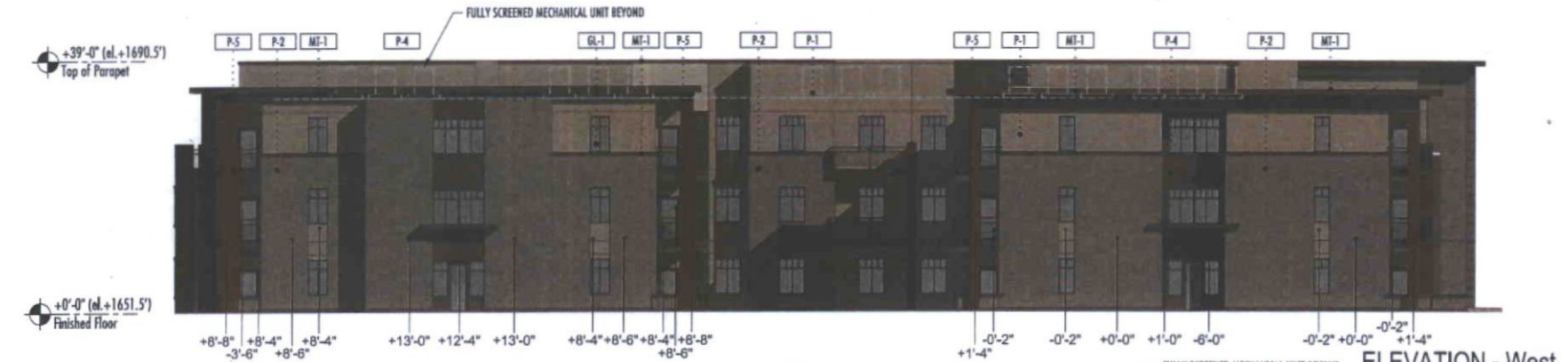
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P-5	Dunn Edwards DEC706 Rosewood, LRV 17
MT-1	Metal panel to match Dunn Edwards DE6399 Molasses, LRV 7
GL-1	1" clear insulated glazing
GL-2	1" insulated glazing to match Viracon Gray

**WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona**

SOUTH BUILDING ELEVATIONS  
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SOUTH BUILDING ELEVATIONS  
17165.000 - 08/27/2018

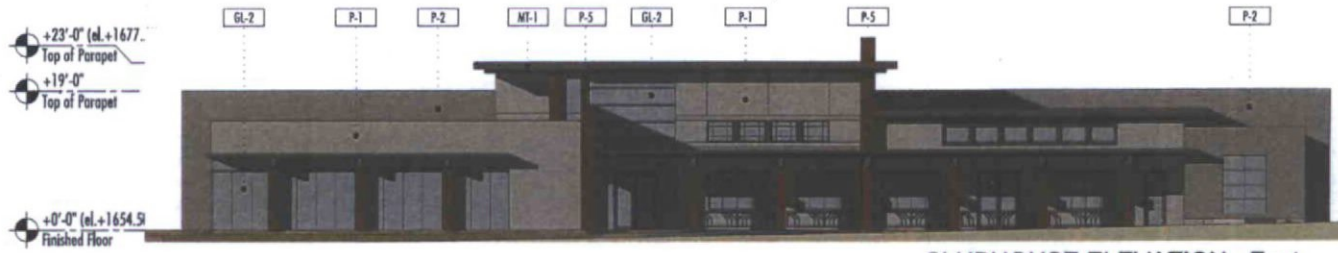


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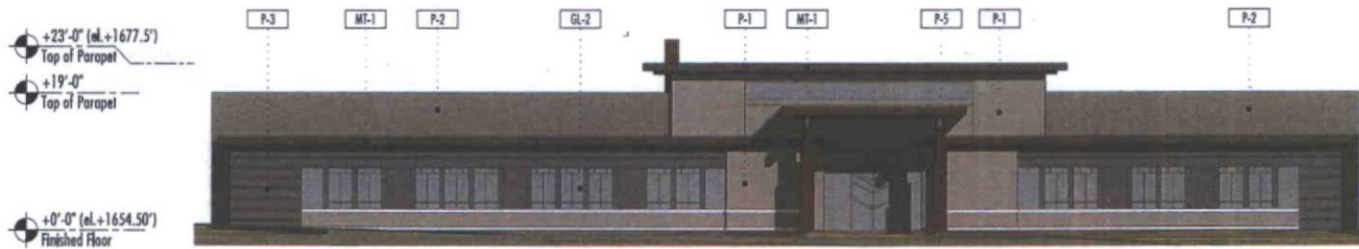
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**MATERIAL LEGEND**

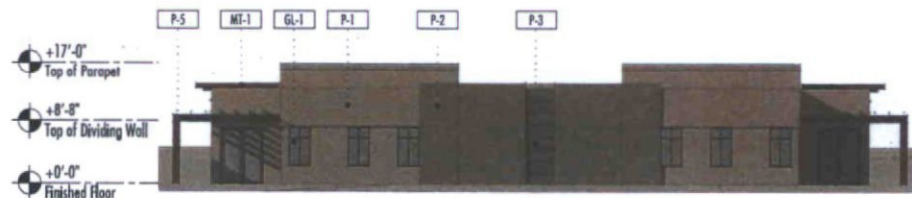
- P-1 Dunn Edwards DEC717 Baked Potato, LRV 34
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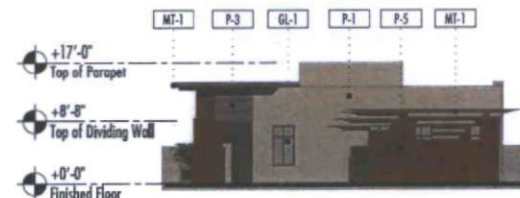
**CLUBHOUSE ELEVATION - East**



**CLUBHOUSE ELEVATION - West**



**COTTAGE ELEVATION - Rear**



**COTTAGE ELEVATION - Side**



**COTTAGE ELEVATION - Front**



**CLUBHOUSE and COTTAGE ELEVATIONS**  
17165.000 - 08/27/2018



**WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona**

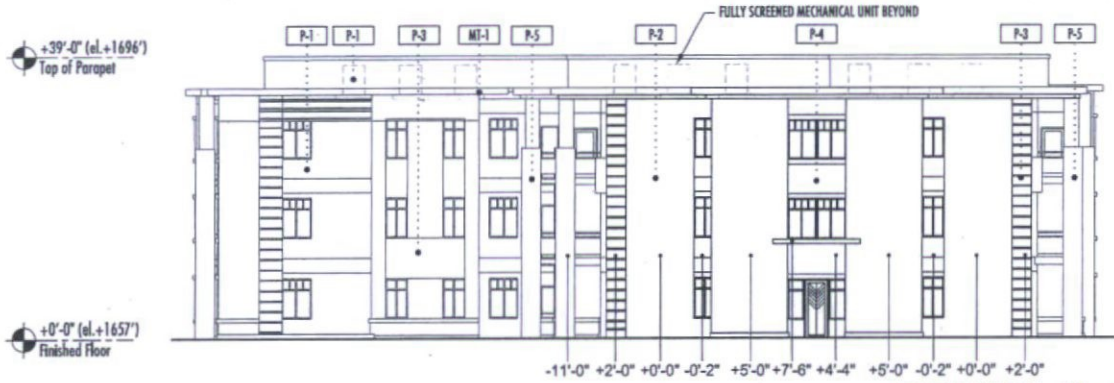
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ELEVATION - South (West)



ELEVATION - South (East)



ELEVATION - West

**MATERIAL LEGEND**

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P-2	Dunn Edwards DE6061 River Rocks, LRV19
P-3	Dunn Edwards DE6062 Tea Bag, LRV 12
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P-5	Dunn Edwards DEC706 Rosewood, LRV 17
MI-1	Metal panel to match Dunn Edwards DE6399 Molasses, LRV 7
GL-1	1" clear insulated glazing
GL-2	1" insulated glazing to match Virocon Gray



NORTH BUILDING ELEVATIONS  
17165.000 - 08/27/2018



WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona

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+39'-0" (el.+1696')  
Top of Parapet

+0'-0" (el.+1657')  
Finished Floor



ELEVATION - North (East)

+39'-0" (el.+1696')  
Top of Parapet

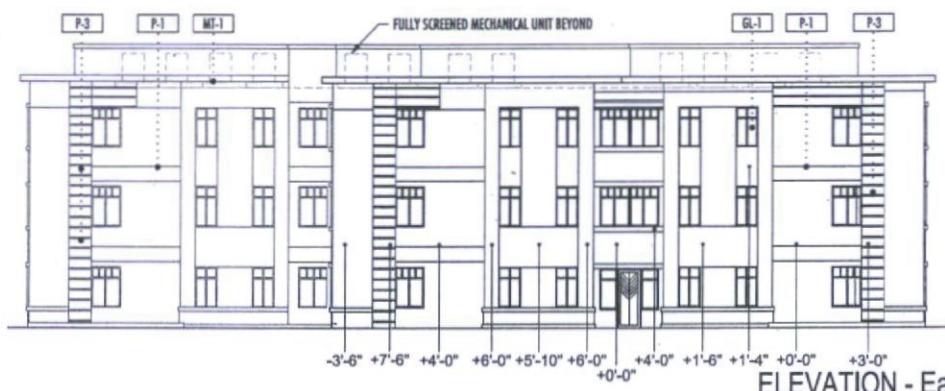
+0'-0" (el.+1657')  
Finished Floor



ELEVATION - North (West)

+39'-0" (el.+1696')  
Top of Parapet

+0'-0" (el.+1657')  
Finished Floor



ELEVATION - East

**MATERIAL LEGEND**

P-1	Dunn Edwards DEC717 Baked Potato, LRV 34
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P-3	Dunn Edwards DE6062 Tea Bag, LRV 12
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**WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona**

**NORTH BUILDING ELEVATIONS**  
17165.000 - 08/27/2018



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+39'-0" (el.+1690.5')  
Top of Parapet

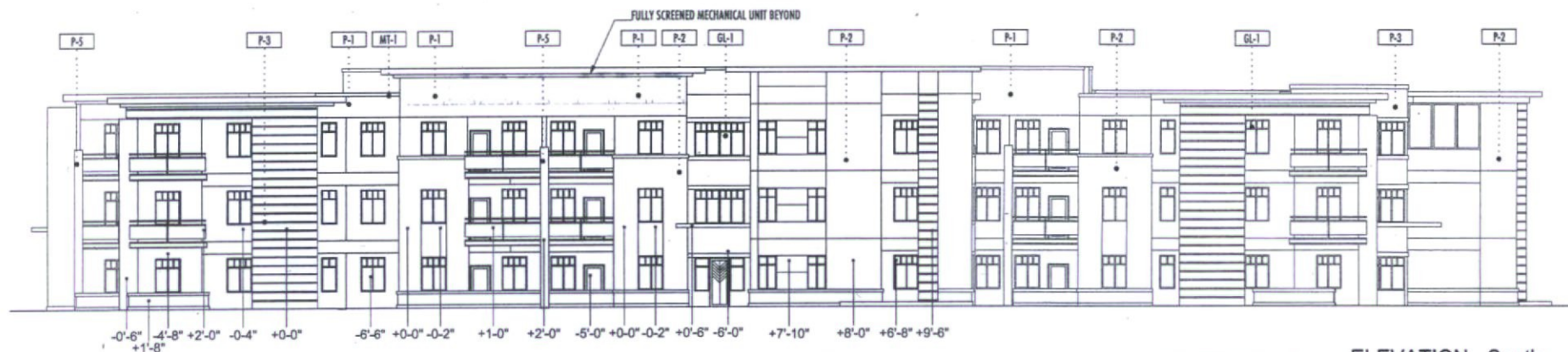
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Finished Floor

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Top of Parapet

+0'-0" (el.+1651.5')  
Finished Floor

+39'-0" (el.+1690.5')  
Top of Parapet

+0'-0" (el.+1651.5')  
Finished Floor



ELEVATION - South



ELEVATION - North



ELEVATION - East

**MATERIAL LEGEND**

- P-1 Dunn Edwards DEC717 Baked Potato, LRV 34
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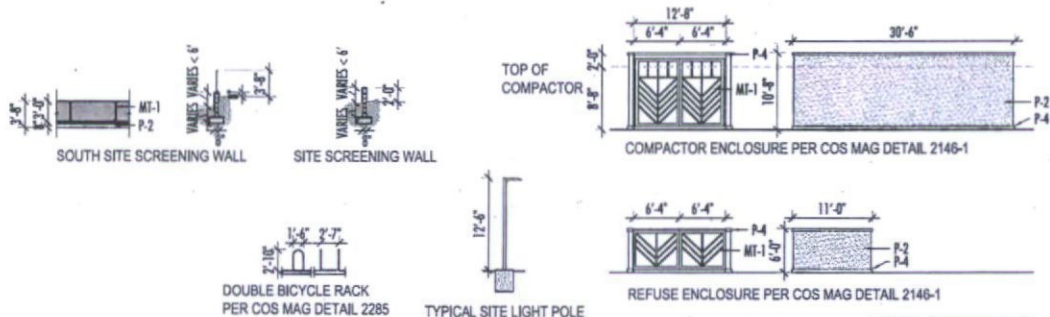
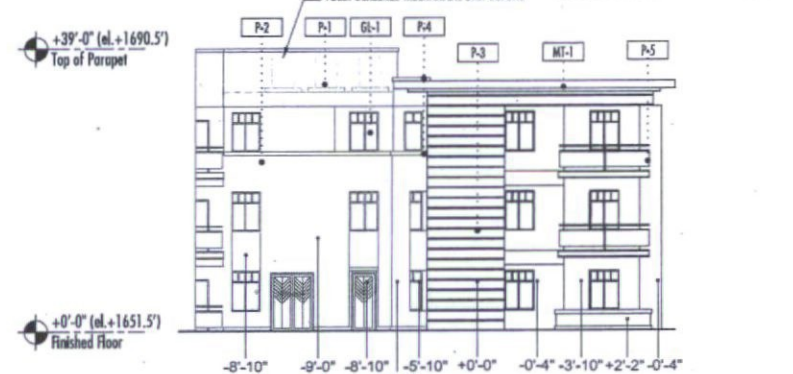
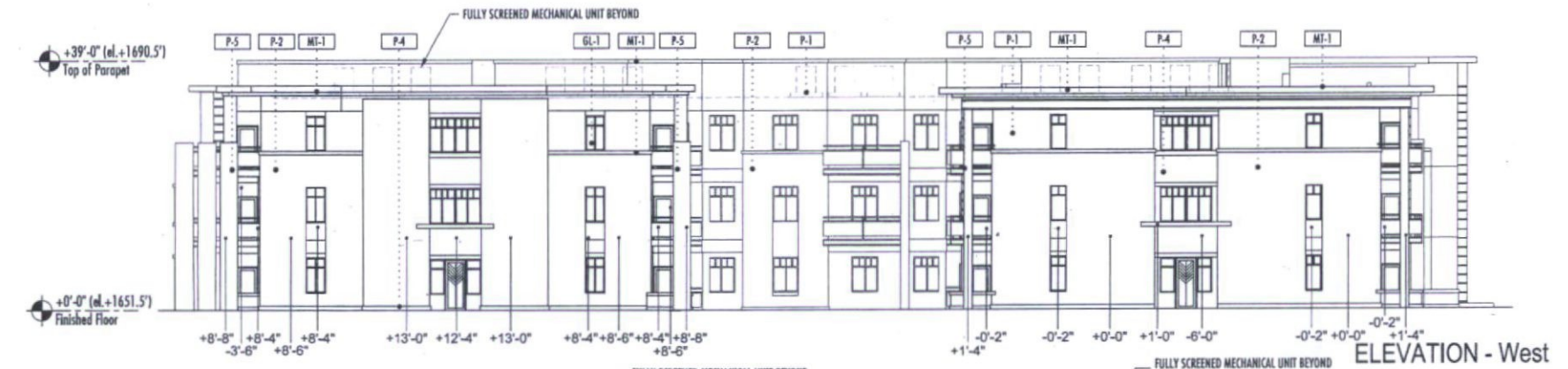


**WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona**

SOUTH BUILDING ELEVATIONS  
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**MATERIAL LEGEND**

- P-1 Dunn Edwards DEC717 Baked Potato, LRV 34
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- P-3 Dunn Edwards DE6062 Tea Bag, LRV 12
- P-4 Dunn Edwards DE6399 Molasses, LRV 7
- P-5 Dunn Edwards DEC706 Rosewood, LRV 17
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- GL-1 1" clear insulated glazing
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**SOUTH BUILDING ELEVATIONS**  
17165.000 - 08/27/2018



**WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona**

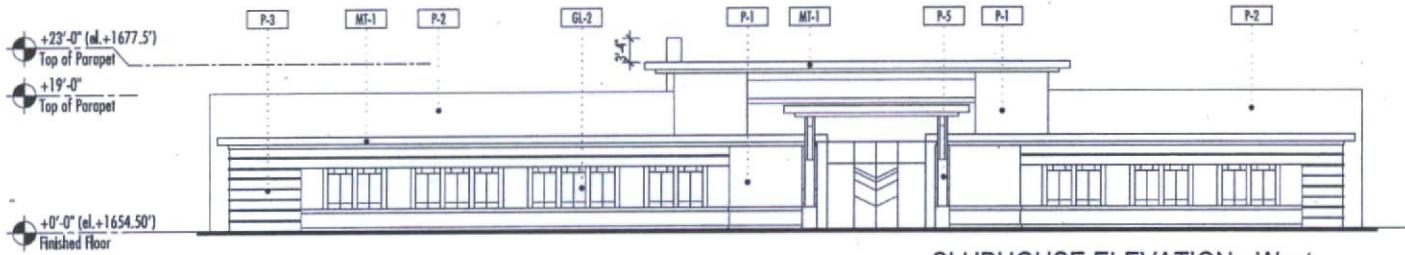
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**MATERIAL LEGEND**

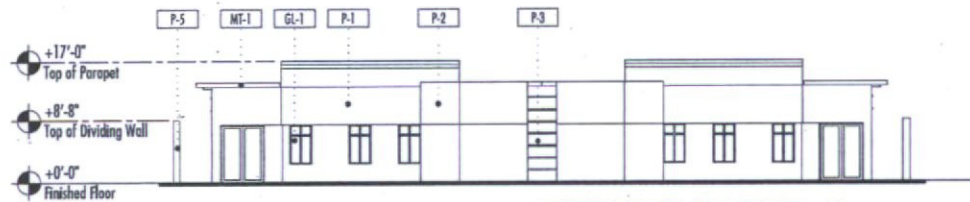
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CLUBHOUSE ELEVATION - East



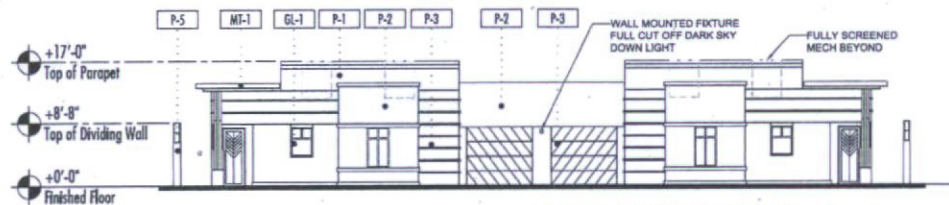
CLUBHOUSE ELEVATION - West



COTTAGE ELEVATION - Rear



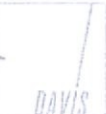
COTTAGE ELEVATION - Side



COTTAGE ELEVATION - Front

0' 10' 20' 30' 40'

CLUBHOUSE and COTTAGE ELEVATIONS  
17165.000 - 08/27/2018





PERSPECTIVE - View from Southeast

**WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona**

Perspectives  
17165.000 - 5/2/18





ELEVATION - South, Legacy Boulevard



ELEVATION - East, Pima Road



ELEVATION - North



ELEVATION - West

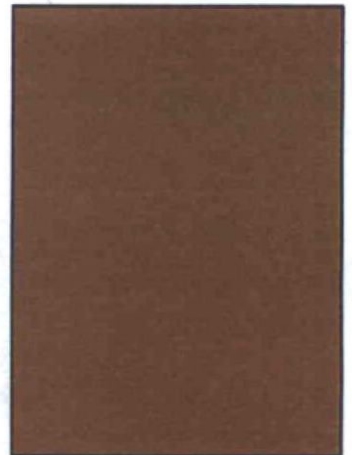
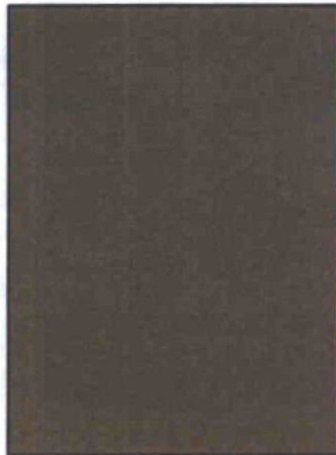
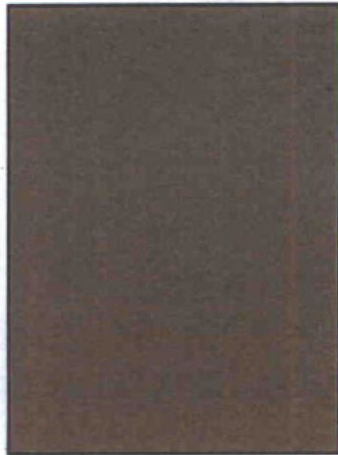
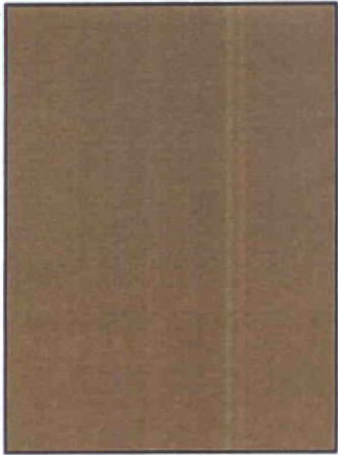


STREETSCAPE ELEVATIONS - RENDERED  
REVISED: 7/16/2018 17165.000 - 5/2/18



WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona

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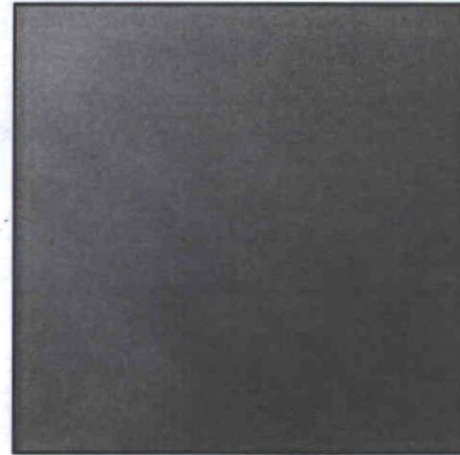
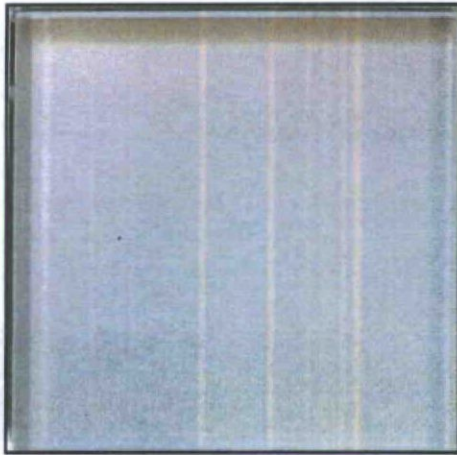
P-1 - Painted to match Dunn Edwards DEC717 Baked Potato, LRV 34

P-2 - Painted to match Dunn Edwards DE6061 River Rocks, LRV19

P-3 - Painted to match Dunn Edwards DE6062 Tea Bag, LRV 12

P-4 - Painted to match Dunn Edwards DEC749 Linen White, LRV 68

P-5 - Painted to match Dunn Edwards DEC706 Rosewood, LRV 17



ATTACHMENT 10

MT-1 - Metal panel to match Dunn Edwards DE6399 Molasses, LRV 7

GL-1 - 1" clear insulated glazing

GL-2 - 1" insulated glazing to match Viracon Gray

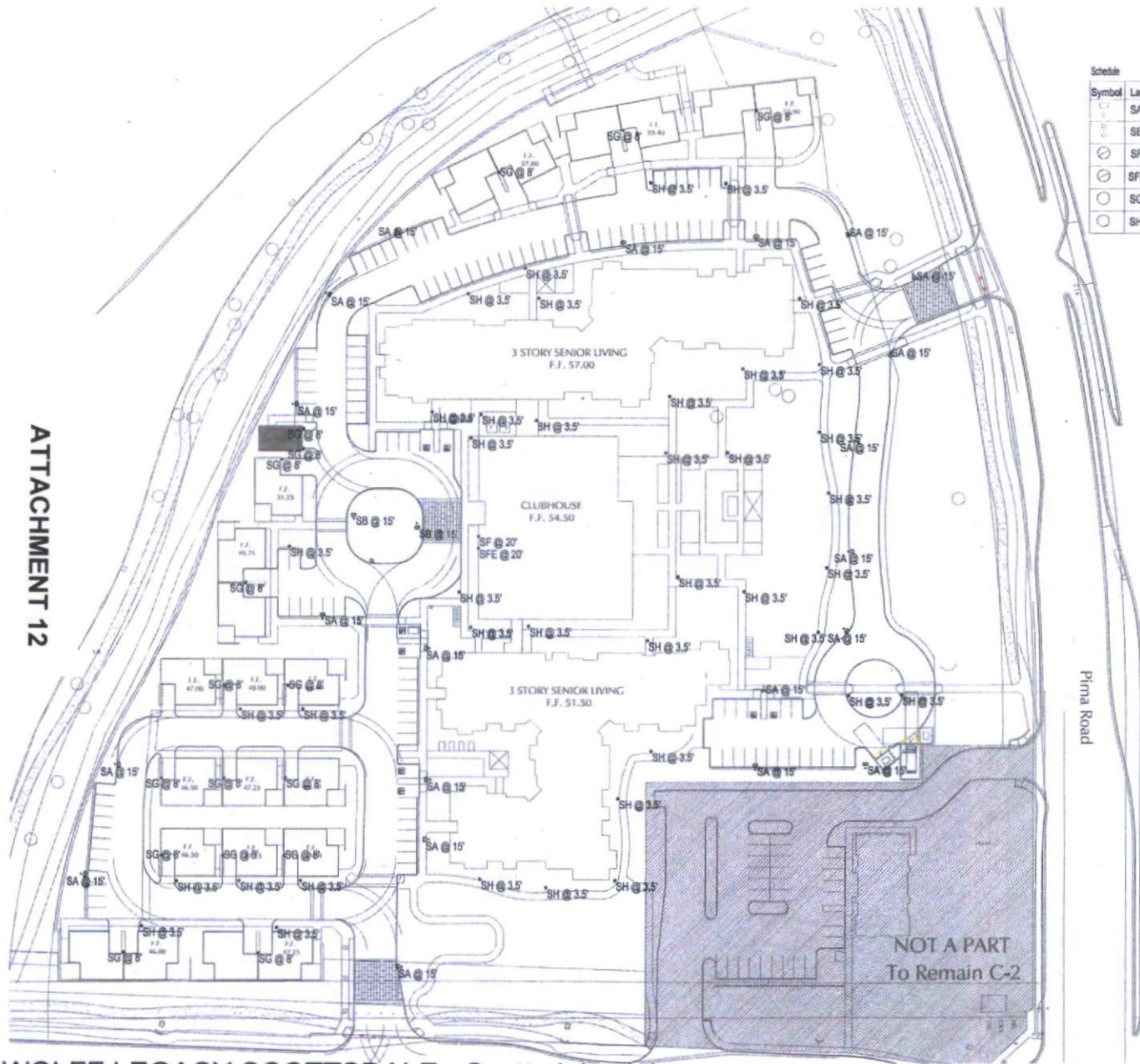
# WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona

MATERIAL SAMPLE BOARD  
MTS  
17165 - 08/27/2018



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Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Lumens	LLF	Wattage
○	SA	Lithonia Lighting	DSX0 LED 40C 700 30K T4M MVOLT HS / SSS 12.5" W/2.5" BASE	SINGLE HEAD DSX0 HEAD W/ TYPE T4M OPTICS AND HOUSESIDE SHIELD	LED	7445	0.91	92
○	SB	Lithonia Lighting	(2) DSX0 LED P4 30K T5W MVOLT / SSS 12.5" W/2.5" BASE	TWIN HEAD DSX0 HEAD W/ TYPE T5W OPTICS	LED	10108	0.91	184
○	SF	Lithonia Lighting	LDN6 30/10 LOGAR LSS MVOLT E210	6IN RECESSED CAN LIGHT W/ CLEAR, SEMI-SPECULAR REFLECTOR	LED	993	0.91	12.75
○	SFE	Lithonia Lighting	LDN6 30/10 LOGAR LSS MVOLT E210 EL	6IN RECESSED CAN LIGHT W/ CLEAR, SEMI-SPECULAR REFLECTOR & EM	LED	993	0.91	12.75
○	SG	WAC Lighting	WS-W2605 BZ	LED WALL MOUNT	LED	1145	0.91	18.1
○	SH	Lithonia Lighting	DSXB LED 12C 530 30K ASY	D-SERIES BOLLARD WITH 3000K LEDS AND ASYMMETRIC OPTICS	LED	2173	0.91	31

SHEET NOTES

1. THIS PROJECT IS LOCATED WITHIN A CITY OF SCOTTSDALE C-3 SUBURBAN AREA, AND IS DESIGNED TO MEET THE ILLUMINANCE RECOMMENDATION AND LIGHT TRESPASS LIMITATIONS OF 2 FOOT-CANDLE AVERAGE, 8 FOOT-CANDLE MAXIMUM, AND 5.8 FOOT-CANDLE VERTICAL MAXIMUM AT 8 FEET ABOVE GRADE AT PROPERTY LINE. REFER TO STATISTICS TABLE.
2. HORIZONTAL PHOTOMETRIC PLAN UTILIZES SPACING OF 10' X 10' BETWEEN EACH POINT.
3. THE PROPERTY LINE CALCULATION UTILIZES A VERTICAL LIGHT TRESPASS CALCULATION WITH SPACING OF 10' BETWEEN EACH POINT, AND AT A HEIGHT OF 8' ABOVE GRADE. SYMBOLS AND VALUES ARE ON THE SAME PLAN AND UTILIZE A DISTINCTIVE SYMBOL.
4. PROPERTY LINE CALCULATION USES INITIAL ILLUMINANCE (NO MAINTENANCE/ LIGHT LOSS FACTOR APPLIED).
5. REFER TO STATISTICS TABLE FOR MAXIMUM, MINIMUM AND AVERAGE ILLUMINANCE OF EACH OF THE HORIZONTAL AND VERTICAL PHOTOMETRIC PLAN.
6. ALL LIGHTING FIXTURES AND ASSOCIATED HARDWARE, INCLUDING POLES, SHALL BE FINISHED IN FLAT BACK OR DARK BRONZE.
7. THE PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM, AND THE POST-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING POST-CURFEW WITH THE EXCEPTION OF LIGHTS USED FOR SECURITY PURPOSES.
8. A PROGRAMMABLE TIMER AND PHOTOCELLS SHALL BE USED TO CONTROL THE PRE- AND POST-CURFEW LIGHTS. PHOTOCELL SHALL BE MOUNTED ON THE NORTH SIDE OF THE BUILDING. PROGRAMMABLE TIMER SHALL INCLUDE A 1-HOUR MANUAL OVERTIDE WITH AN AUTOMATIC TURN OFF FOR AFTER HOURS AND SPECIAL EVENTS USE ONLY. REFER TO SHEET OUTSHEET IN THIS PACKAGE.
9. NO LIGHTING SHALL BE PERMITTED IN DEDICATED WALK CASEMENTS, VISTA CORRIDOR CASEMENTS, AND SCENIC CORRIDOR CASEMENTS.
10. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LANDSCAPE VENDOR TO ENSURE THAT THERE ARE NO CONFLICTS BETWEEN LIGHT FIXTURES AND TREES. LIGHTING DESIGN HAS TAKEN INTO ACCOUNT TREE LOCATIONS AND PROVIDED SEPARATION OF 20' BETWEEN TREE TRUNKS AND LIGHT FIXTURES.

WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona

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LIGHTING PLAN

Scale: 1"=40'-0"  
17165.000 - 07/17/18





**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**Wolff Legacy Scottsdale**  
July 17, 2018

**Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from I-1 ESL and C-2 ESL to C-O ESL and a Minor General Plan Amendment from Employment and Commercial to Office. of an approximately 13.98+/- acre property located at the northwest corner of Pima Road and Legacy Boulevard. The proposed project would result in a senior community with minimal healthcare consisting of 200 luxury independent living units. This Citizen Review Report will be updated throughout the process.

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

**Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since September of 2017. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Initial information about the proposal was provided to the Ironwood Village HOA leadership and then communicated by door-to-door contact by the development team to residents within that community. Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on November 16, 2017 at the Scottsdale Marriott at McDowell Mountains Resort for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

3 interested people attended the Open House. Attendees were supportive of the project and questions were addressed at the Open House. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

Surrounding property owners were also notified via first class mail of the application (14-DR-2018) for site plan and elevations approval at an upcoming Development Review Board meeting. This notification included information about the application and contact information for the developer as well as the City, if they had questions.

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

**ATTACHMENTS:**

Notification Letter  
Notification List  
Affidavit of Posting  
Sign-in sheets