



Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

Trip Generation Comparison

Parking Master Plan



Nationwide

Project
**SCOTTSDALE NATIONWIDE
OFFICE BUILDING**
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

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ARCHITECTURAL STUDIO

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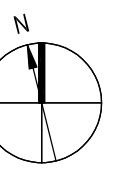
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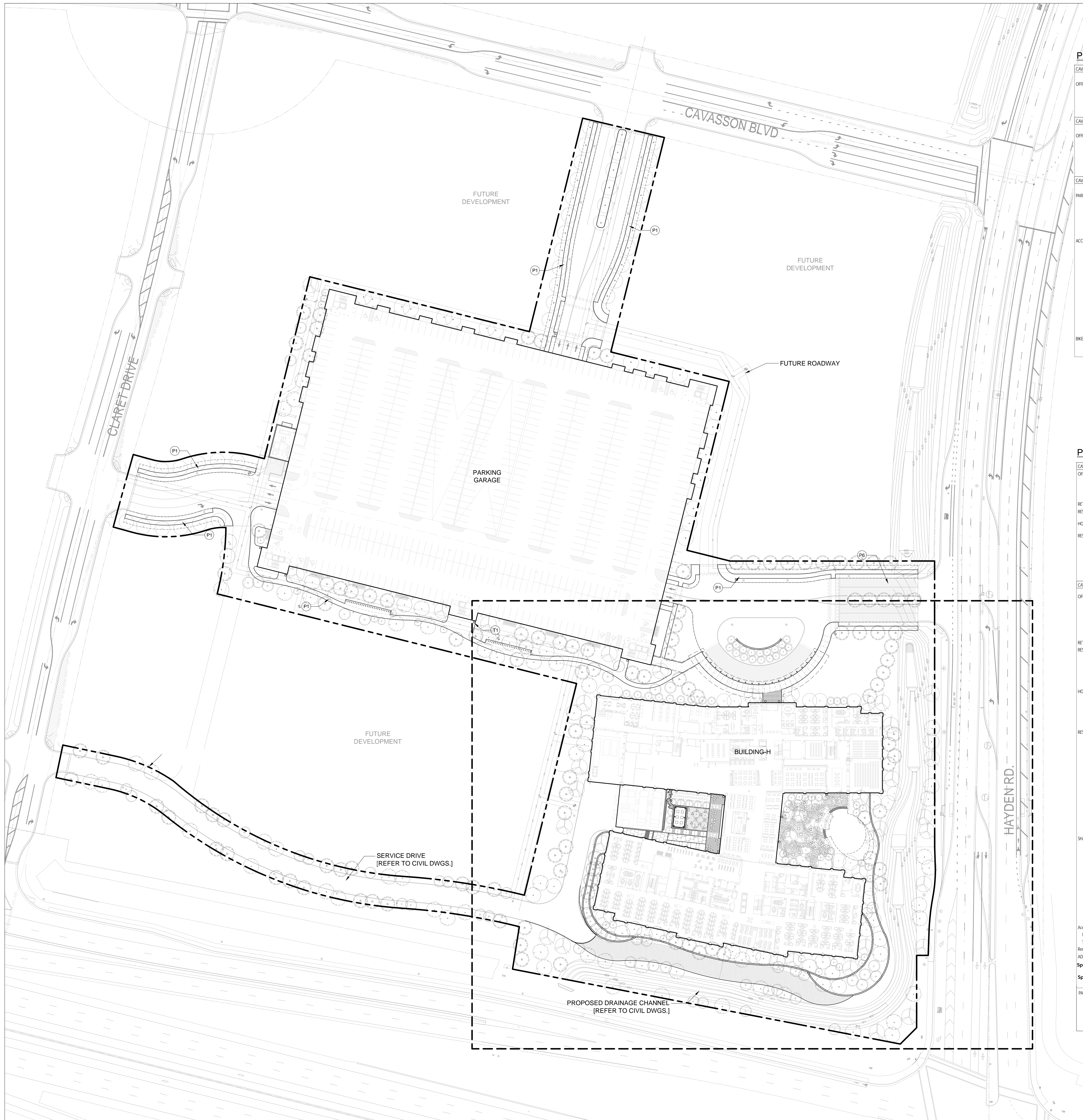
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**PARKING DATA
CURRENT & FUTURE**

Original drawing is 44 x 34. Do not scale contents of this drawing.
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33-0



PARKING DATA - CURRENT DEVELOPMENT

CAVASSON BUILDING DATA - CURRENT DEVELOPMENT				
OFFICE	Nationwide Office Building	465,435	gsf	
CAVASSON PARKING REQUIREMENTS - CURRENT DEVELOPMENT				
OFFICE	1 space per 300 sf			1551
	Nationwide	Building sf	Parking Factor	Parking Req'd
		465,435	1,300	1,551
				total required 1,551
CAVASSON PARKING DATA				
PARKING SPACES PROVIDED				
	Parking Garage	3,750		
	Surface parking	0		
	Total	3,750		
ACCESSIBLE PARKING REQUIREMENTS				
	Parking Required	1551		
	Parking Provided	3,750		
	Scottsdale Zoning (Req'd @ 4%)	62		
	Scottsdale Zoning (Req'd @ 2%)	31		
	ADA Requirement (Provided)	48		
	Provided	Garage	56	
		Surface	0	
			56	
BIKE PARKING				
	Bike Parking Req'd	100	1 per 10 spaces required, 100 max	
	Bike Parking Provided	100		

PARKING DATA - FUTURE DEVELOPMENT

CAVASSON BUILDING DATA - FUTURE DEVELOPMENT						
OFFICE	Nationwide Office Building	460,000	gsf			
	Office 1	150,000	gsf			
	Office 2	150,000	gsf			
RETAIL & RESTAURANT	Retail	0	gsf			
	Restaurant	20,000	gsf			
HOTEL	Hotel	105	-beds			
RESIDENTIAL	Apartment 1 (100 beds)	90	-1 bed			
	Apartment 2 (100 beds)	30	-2 bed			
	Apartment 3 (100 beds)	90	-1 bed			
		30	-2 bed			
		75	-1 bed			
		25	-2 bed			
CAVASSON PARKING REQUIREMENTS - FUTURE DEVELOPMENT						
OFFICE	1 space per 300 sf			2,553		
	Nationwide	Building sf	Parking Factor	Parking Req'd		
	Office 1	150,000	1,300	1,535		
	Office 2	150,000	1,300	500		
RETAIL RESTAURANT	1 space per 200 sf			167		
	1 space per 100 sf					
	Retail	0	1,250	0		
	Restaurant	20,000	1/100	167		
HOTEL	1.25 spaces per guest room (assume no conferencing)			169		
	Hotel	No. of Beds	Parking Factor	Parking Req'd		
		105	1.25 bed	169		
RESIDENTIAL	1.5 spaces per 1 bed 1.7 spaces per 2 bed			476		
	Apartment 1 (100 bed)	No. of Beds	Parking Factor	Parking Req'd		
		90 - 1 bed	1.5 bed	117		
		30 - 2 bed	1.7 bed	51		
	Apartment 2 (100 bed)	No. of Beds	Parking Factor	Parking Req'd		
		90 - 1 bed	1.5 bed	117		
		30 - 2 bed	1.7 bed	51		
	Apartment 3 (100 bed)	No. of Beds	Parking Factor	Parking Req'd		
		75 - 1 bed	1.5 bed	98		
		25 - 2 bed	1.7 bed	45		
				subtotal required 3,345		
SHARED PARKING CALCULATIONS						
		Weekdays			Weekends	
		7am-7pm	7am-6pm	6pm-12am	7am-7pm	7am-12am
Office		127	2,533	127	0	1,520
Retail		0	0	0	0	0
Restaurant		83	117	167	75	117
Hotel		169	110	152	169	110
Residential		476	362	405	476	369
		855	3,021	850	729	2,056
						total required 3,021
Accessible Parking Requirements - Future						
	Non Office Parkers	728	488	725	720	556
	Scottsdale Zoning (Req'd @ 2%)	15	10	14	14	11
	Remaining Spaces Left to Office	3,022	5,262	3,027	3,050	5,214
	ADA Requirement	40	45	40	40	41
	Spaces required	55	52	55	55	54
	Spaces Provided	56	56	56	56	56
PARKING SPACES PROVIDED						
	Parking Garage	3,750				
	Surface parking	0				
	Total	3,750				



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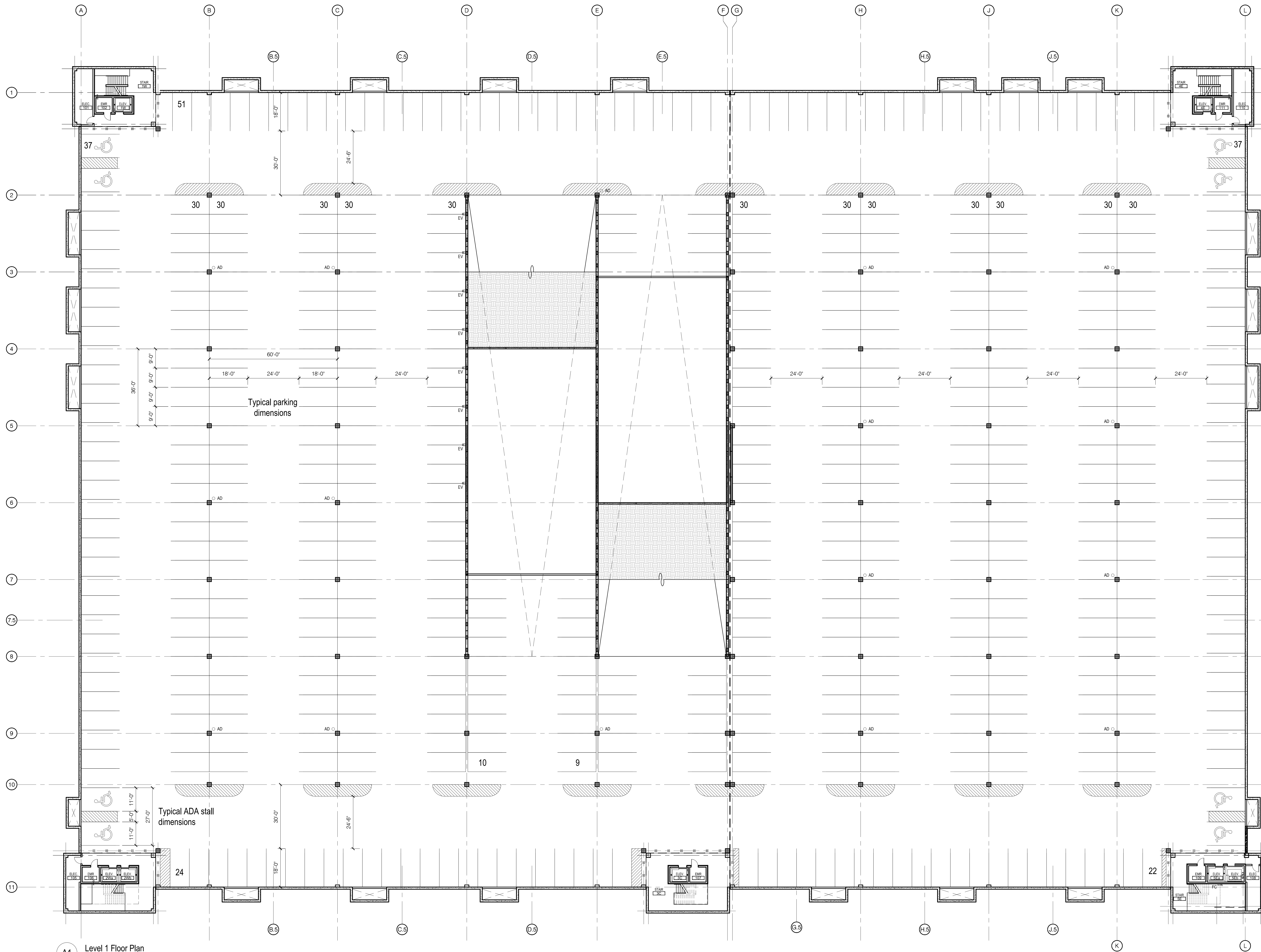
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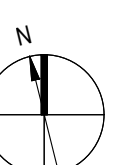
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A1 Level 1 Floor Plan
SCALE: 1/16" = 1'-0"



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LEVEL 1 PLAN

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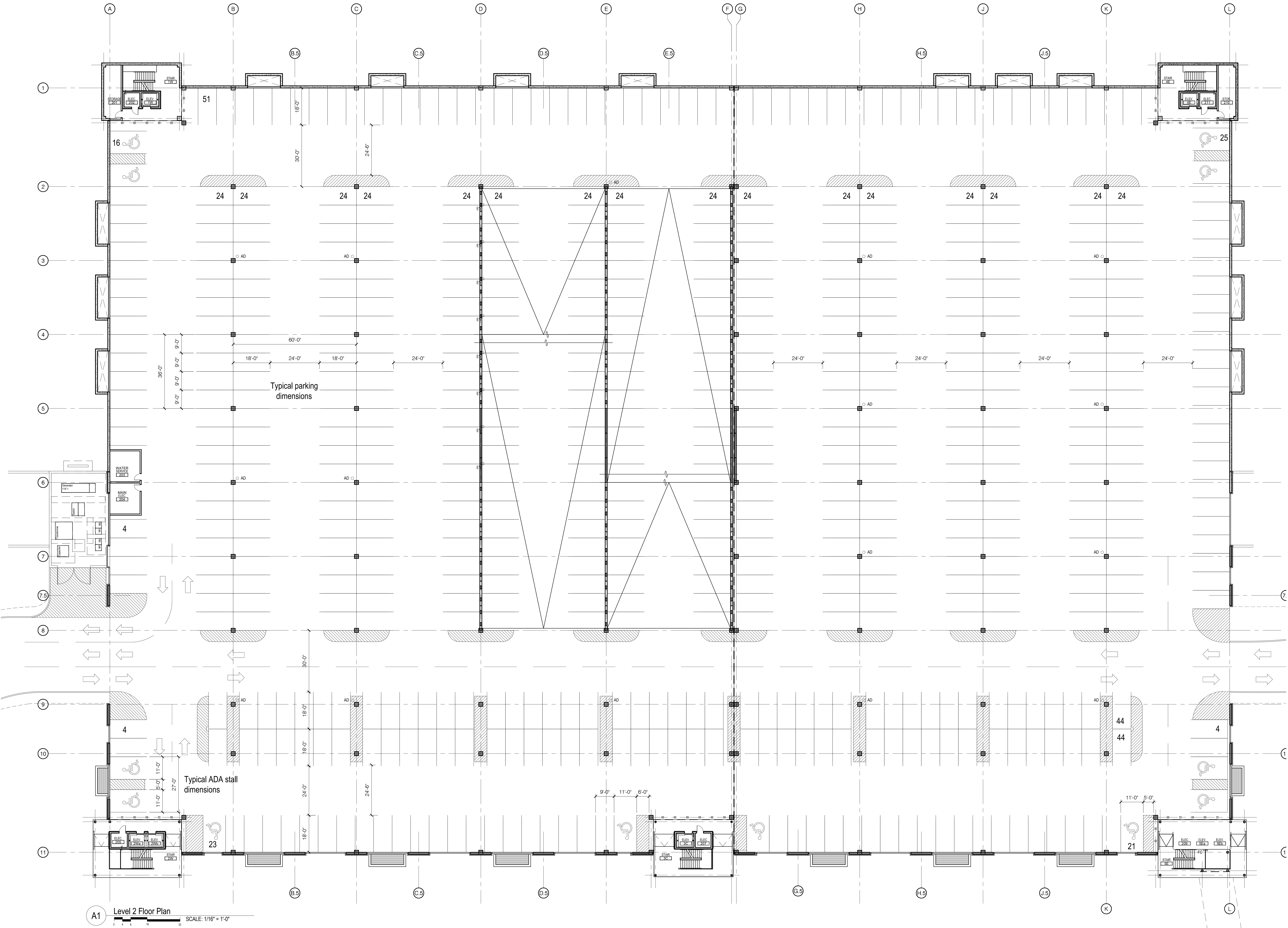
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LEVEL 2 PLAN

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A1 Level 2 Floor Plan SCALE: 1/16" = 1'-0"



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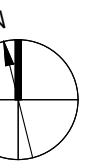
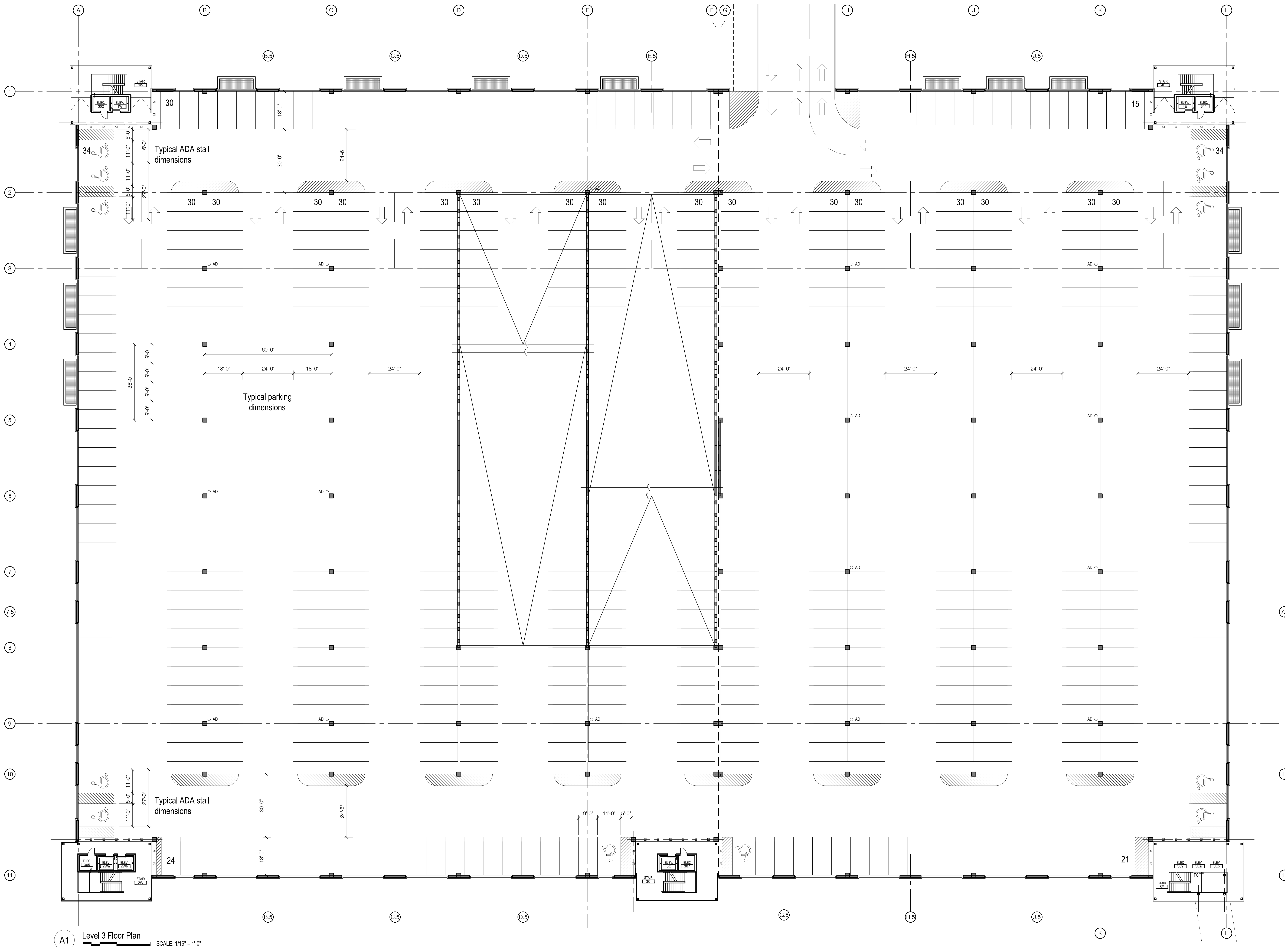
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LEVEL 3 PLAN

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A1 Level 3 Floor Plan SCALE: 1/16" = 1'-0"



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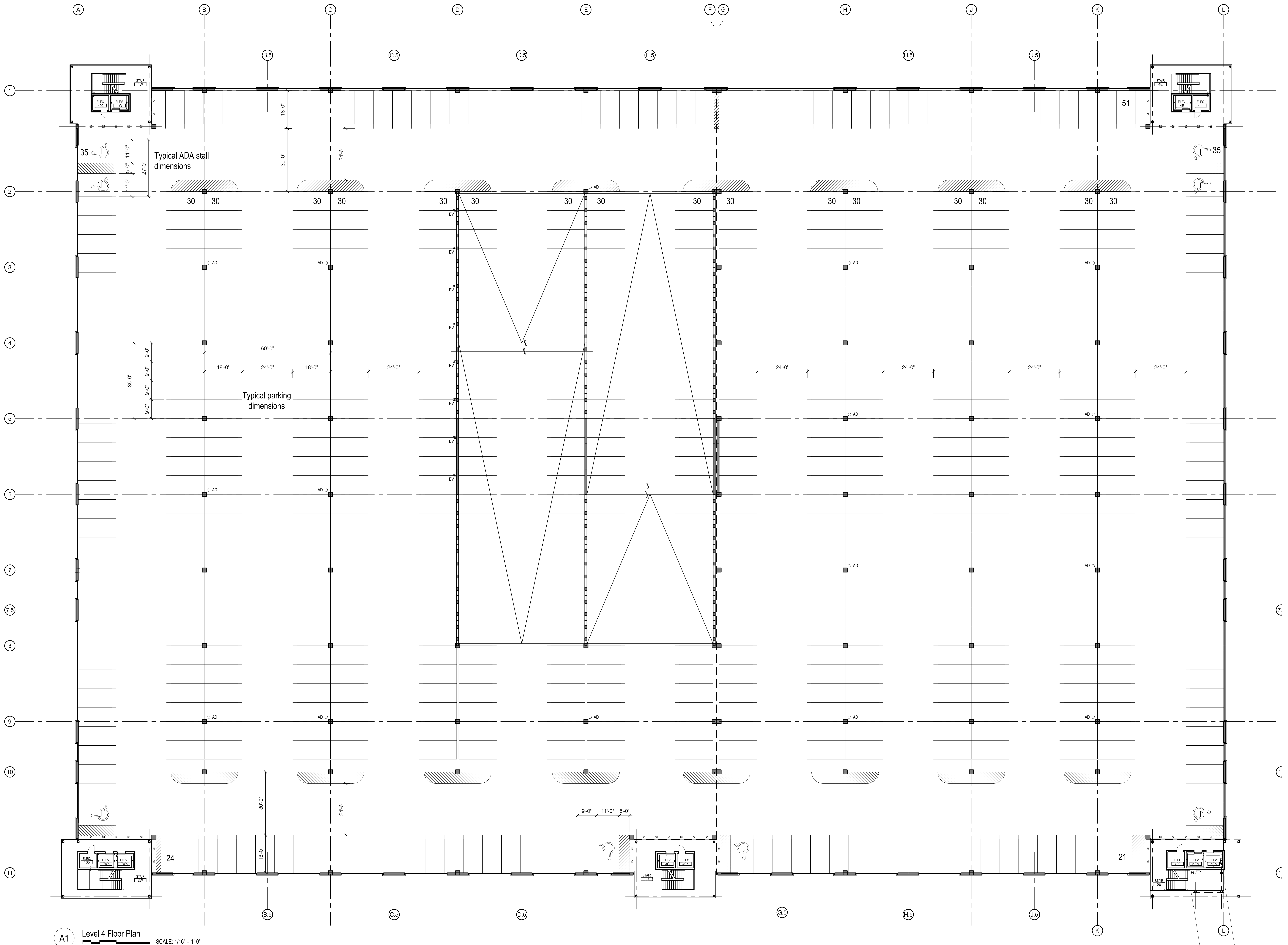
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LEVEL 4 PLAN

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A1 Level 4 Floor Plan SCALE: 1/16" = 1'-0"



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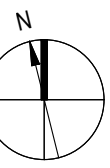
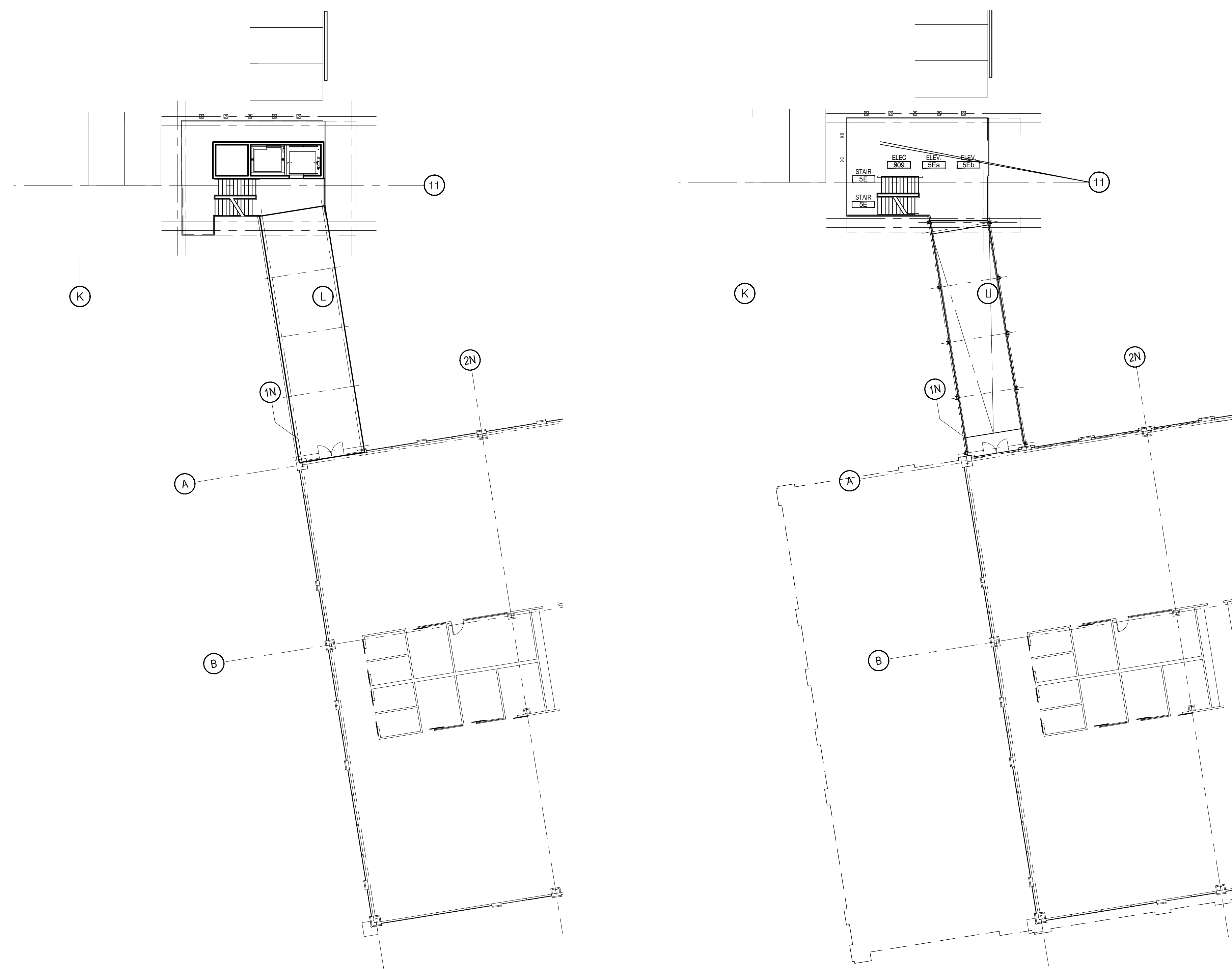
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BRIDGE PLANS

A5 Level 6 - Bridge Roof Plan
SCALE: 1/16" = 1'-0"

A1 Level 4.5 Bridge Floor Plan
SCALE: 1/16" = 1'-0"

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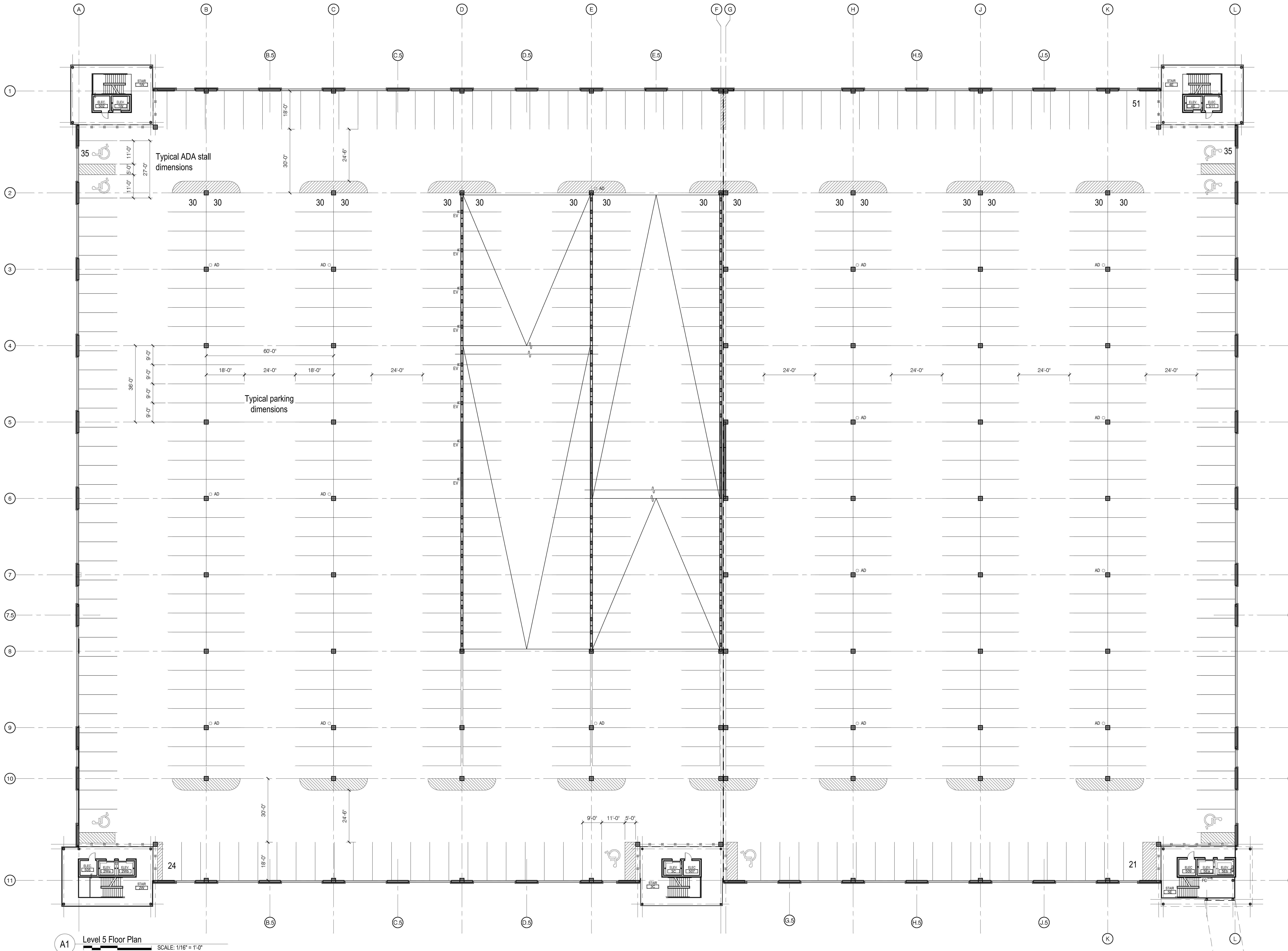
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LEVEL 5 PLAN

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A1 Level 5 Floor Plan SCALE: 1/16" = 1'-0"



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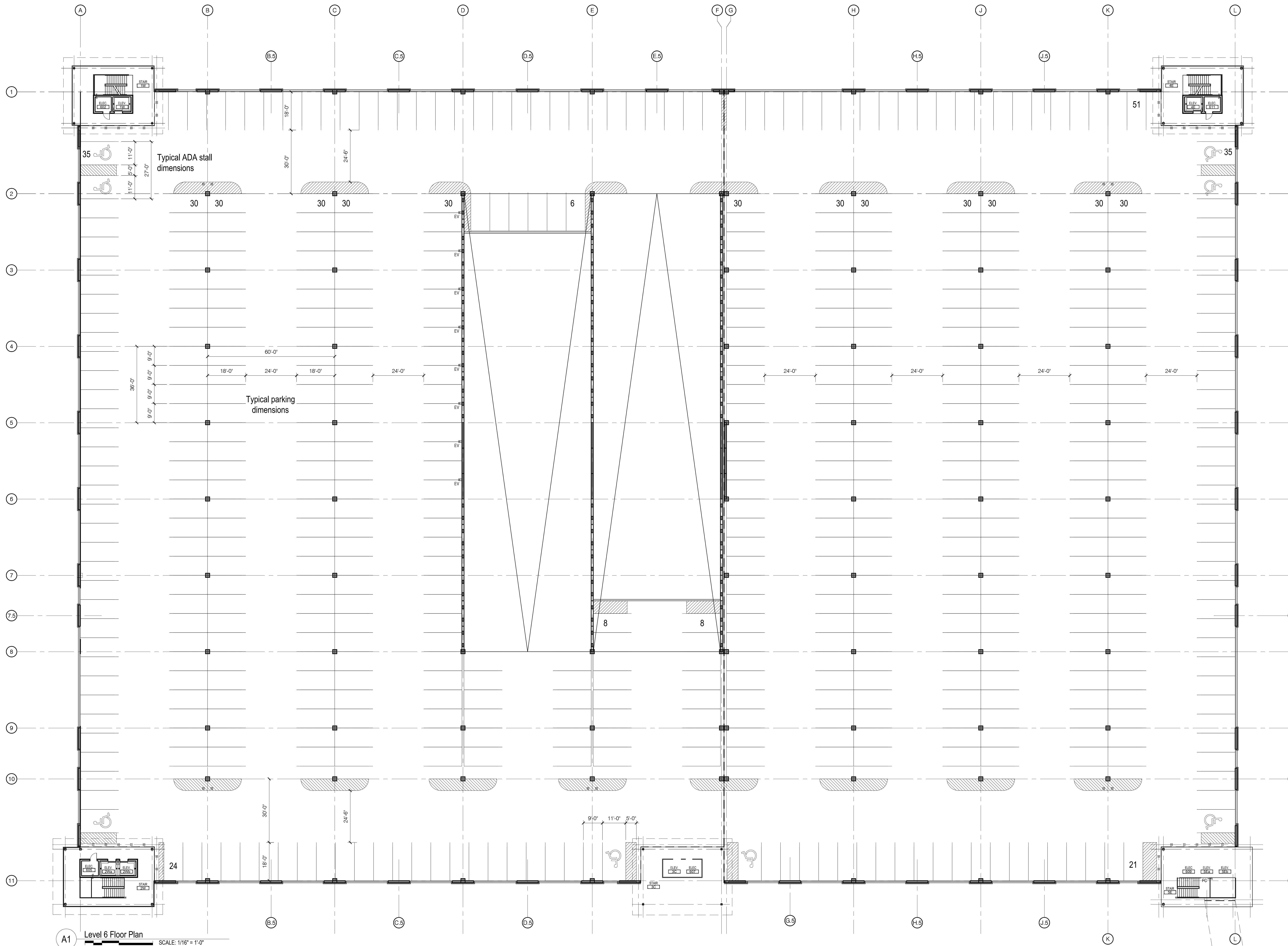
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LEVEL 6 PLAN

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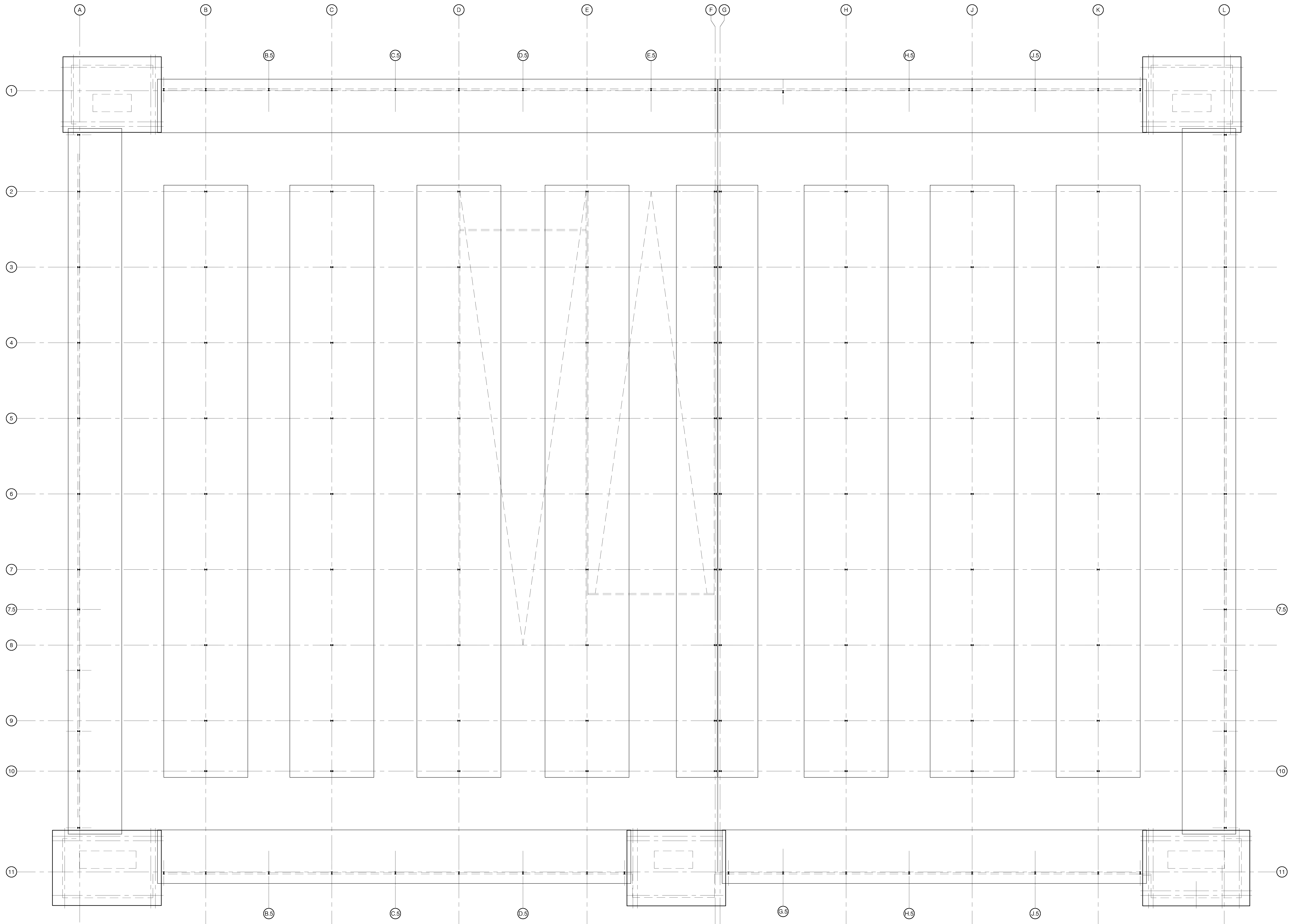
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CANOPY PLAN

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A1 Level 6 Canopy Plans
SCALE: 1/16" = 1'-0"



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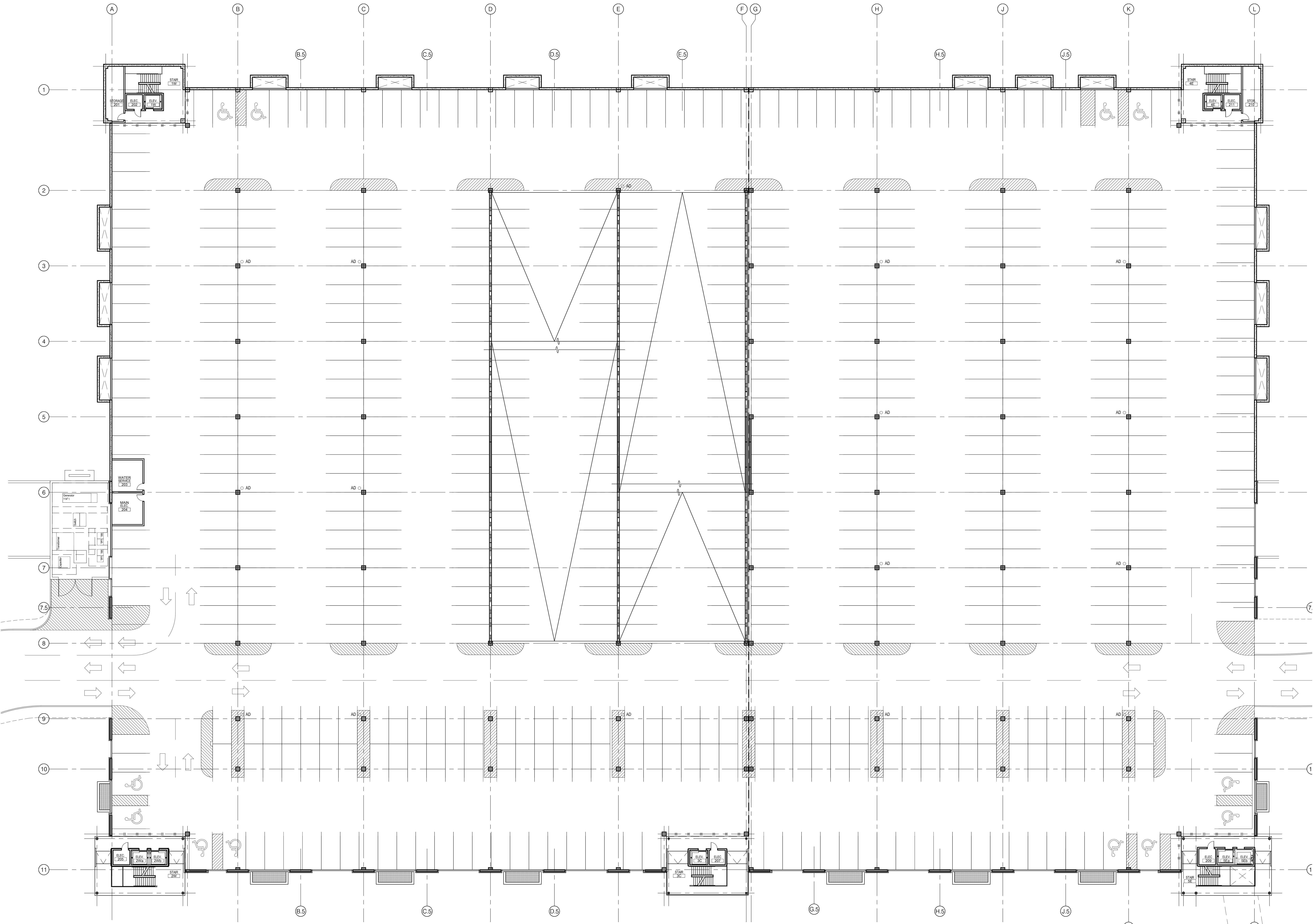
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LEVEL 2 PLAN

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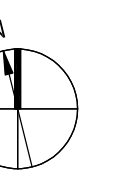
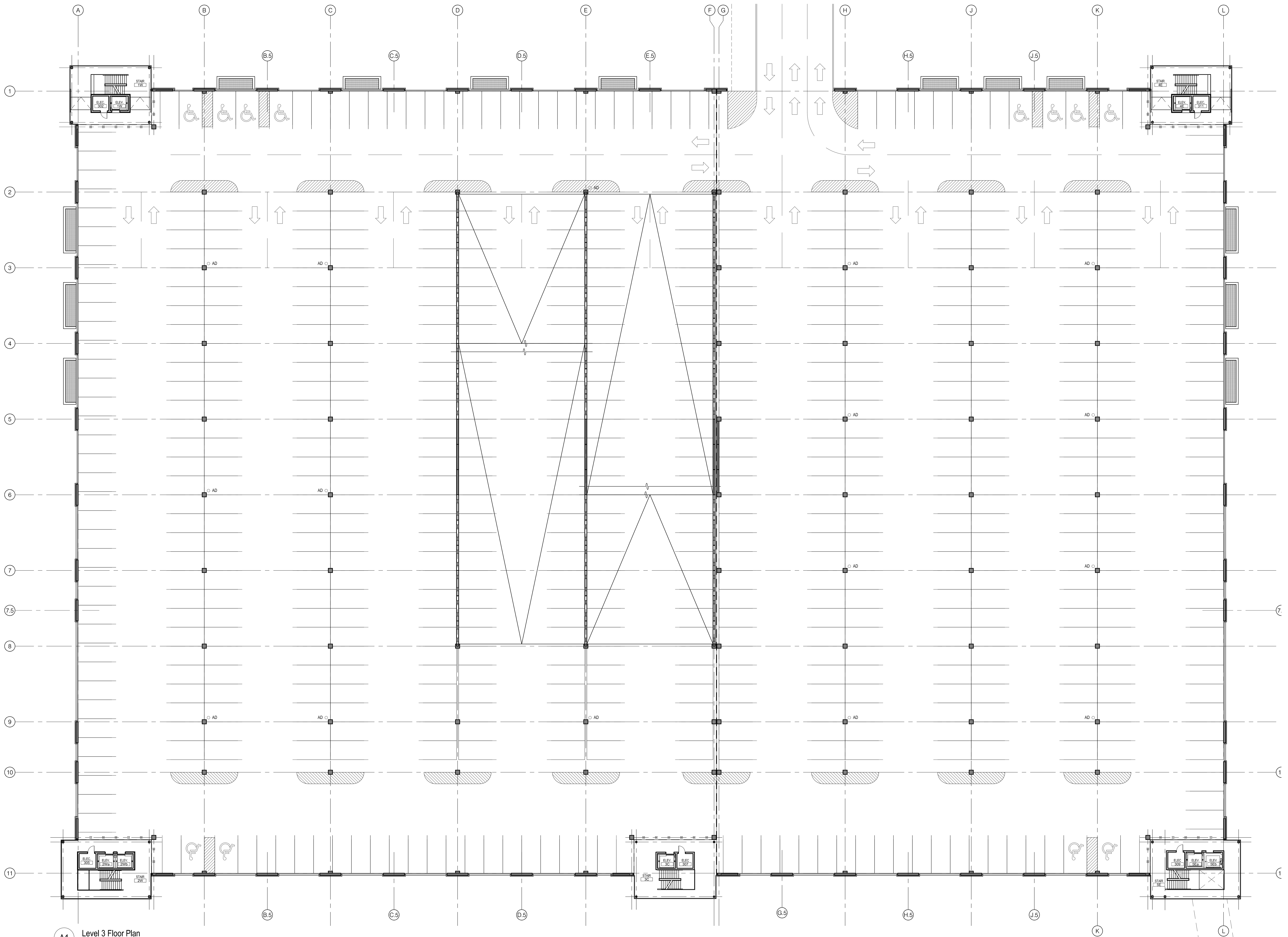
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LEVEL 3 PLAN

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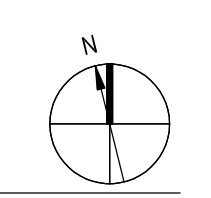
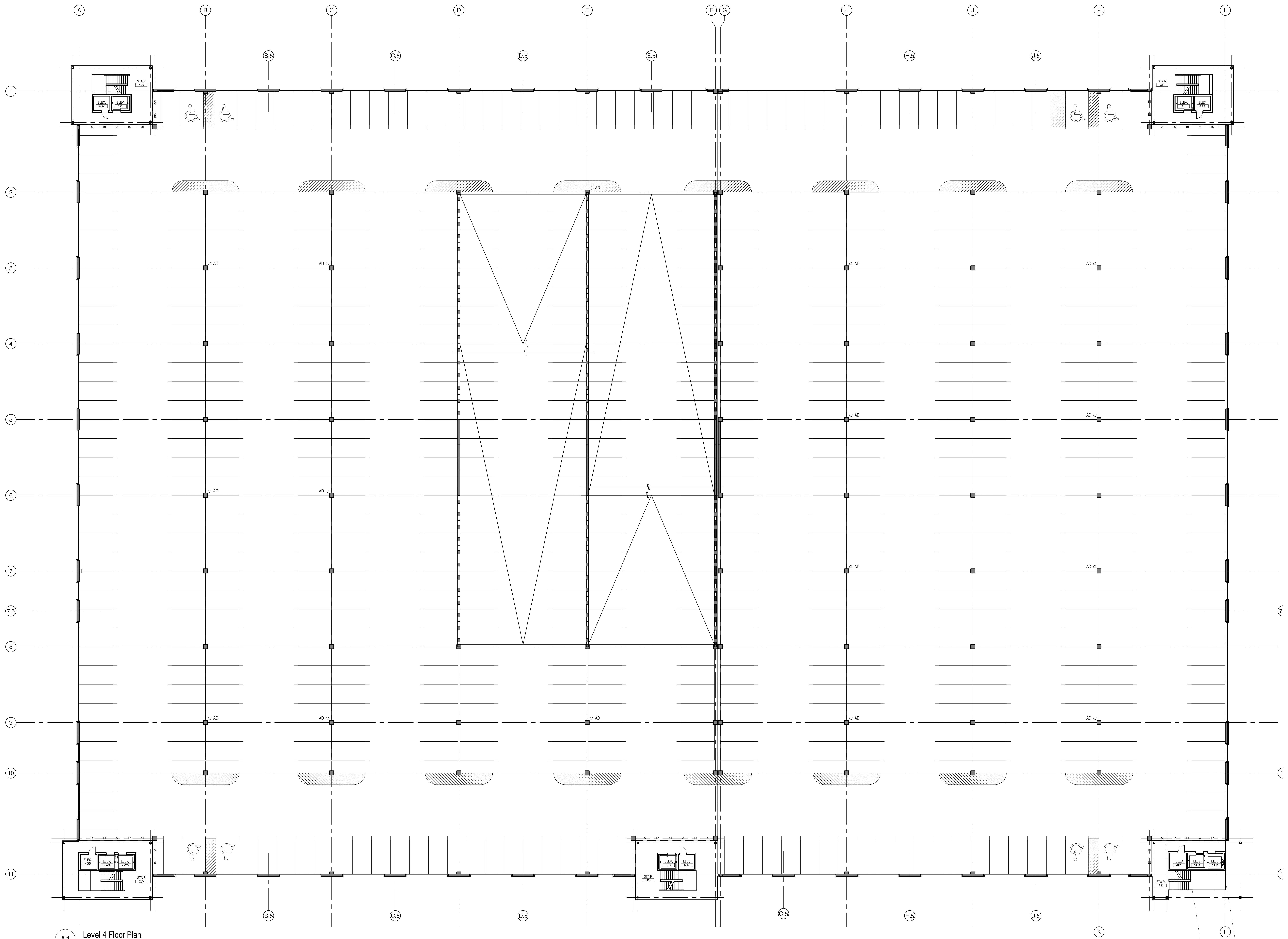
MKS
Landscape Architecture
462 S Ludlow St, Columbus, OH 43215
1 +1 614 621 0796

Larkin & Associates
Landscape Architecture
87 East Weston Avenue Suite 230, Phoenix, AZ 85012
1 +1 602 940 1771

Caruso Turley Scott Structural Engineers
Structural Engineer
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1 +1 480 774 1700

Prater Engineering Associates
MEP Engineer
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1 +1 614 766 4896 | 1 +1 614 766 2354

Bluestone Engineering
Technology Engineer
9119 Northpark Dr, Johnston, IA 50131
1 +1 515 727 0700 | 1 +1 515 727 0777



Professional Seals

No.	Description	Date
1	SCOTTSDALE DBB SUBMITTAL	02/04/2019

**NOT FOR
CONSTRUCTION**

Date of First Issue:
Project No: 17-005
Sheet Title:

LEVEL 4 PLAN

Original drawing is 44 x 34. Do not scale contents of this drawing.
Sheet Number

A1 Level 4 Floor Plan
SCALE: 1/16" = 1'-0"

33-4



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OFFICE BUILDING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

THE
Columbus
ARCHITECTURAL STUDIO

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Columbus, OH 43215 | (614) 541 2801
CBUSARCH.com

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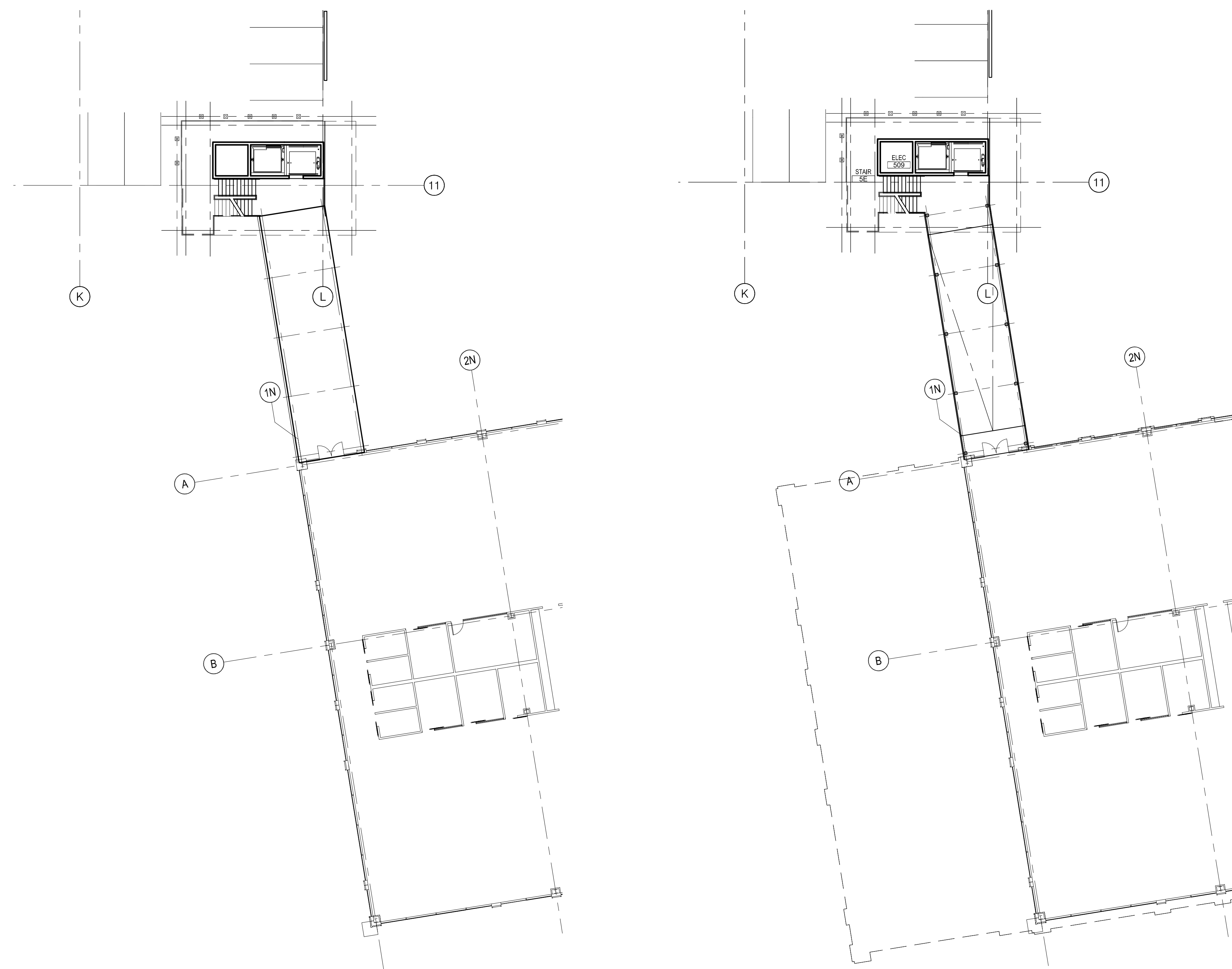
MKSJ
Landscape Architecture
405 S Linden St, Columbus, OH 43215
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67 East Wilson Avenue Suite 230, Phoenix, AZ 85012
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A5 Level 6 - Bridge Roof Plan
SCALE: 1/16" = 1'-0"

A1 Level 4.5 Bridge Floor Plan
SCALE: 1/16" = 1'-0"



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No.	Description	Date
1	SCOTTSDALE DRB SUBMITTAL	02/04/2019

**NOT FOR
CONSTRUCTION**

Date of First Issue:
Project No: 17-005
Sheet Title:

BRIDGE PLANS

Original drawing is 44 x 34. Do not scale contents of this drawing.
Sheet Number:

33-4a



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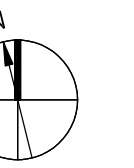
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Professional Seals

No.	Description	Date
1	SCOTTSDALE DRB SUBMITTAL	02/05/2019

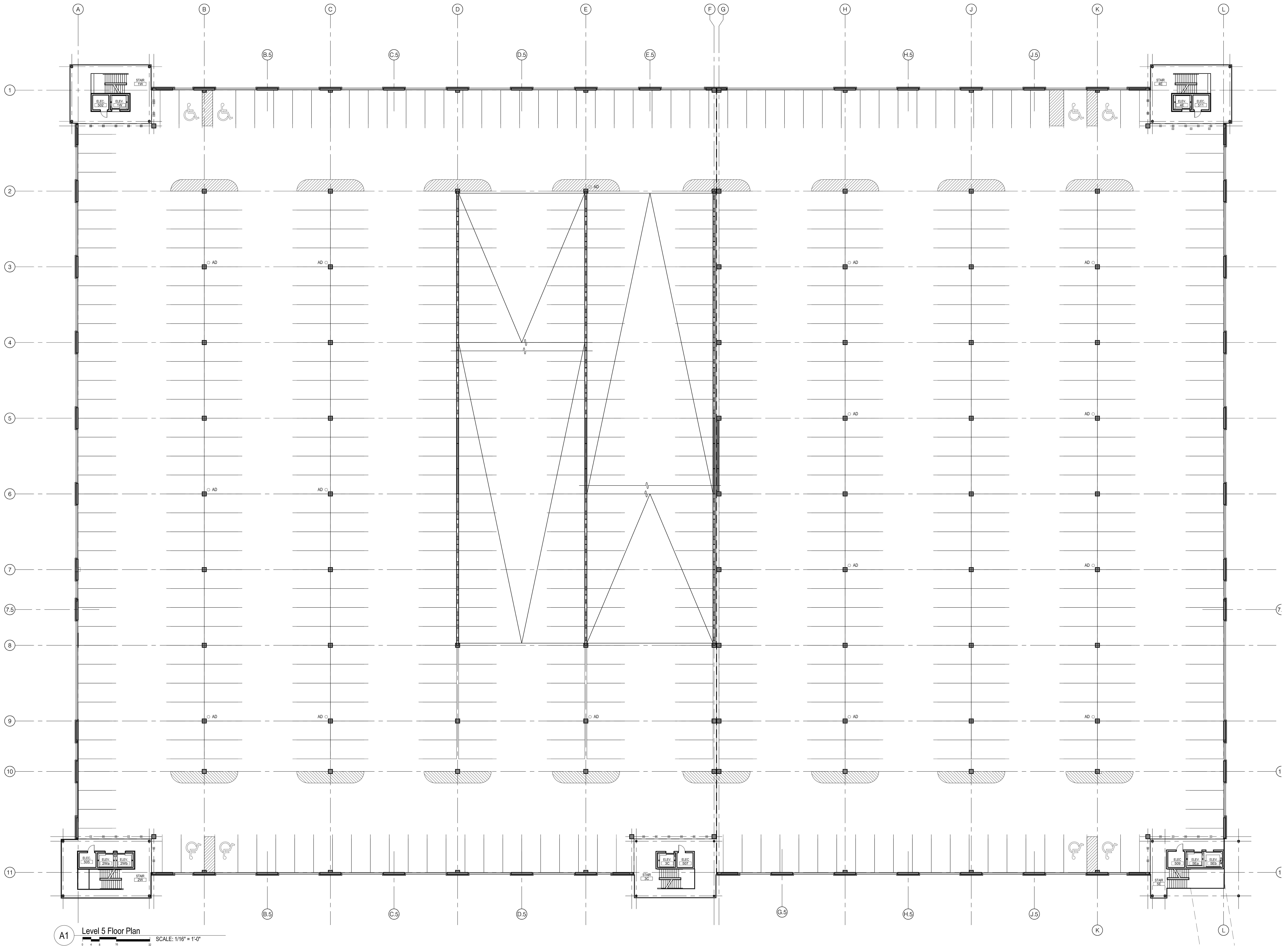
**NOT FOR
CONSTRUCTION**

Date of First Issue:
Project No: 17-005
Sheet Title:

LEVEL 5 PLAN

Original drawing is 44 x 34. Do not scale contents of this drawing.
Sheet Number:

33-5



A1 Level 5 Floor Plan SCALE: 1/16" = 1'-0"



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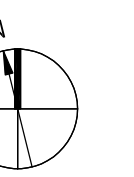
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Professional Seals

No.	Description	Date
1	SCOTTSDALE DRB SUBMITTAL	02/04/2019

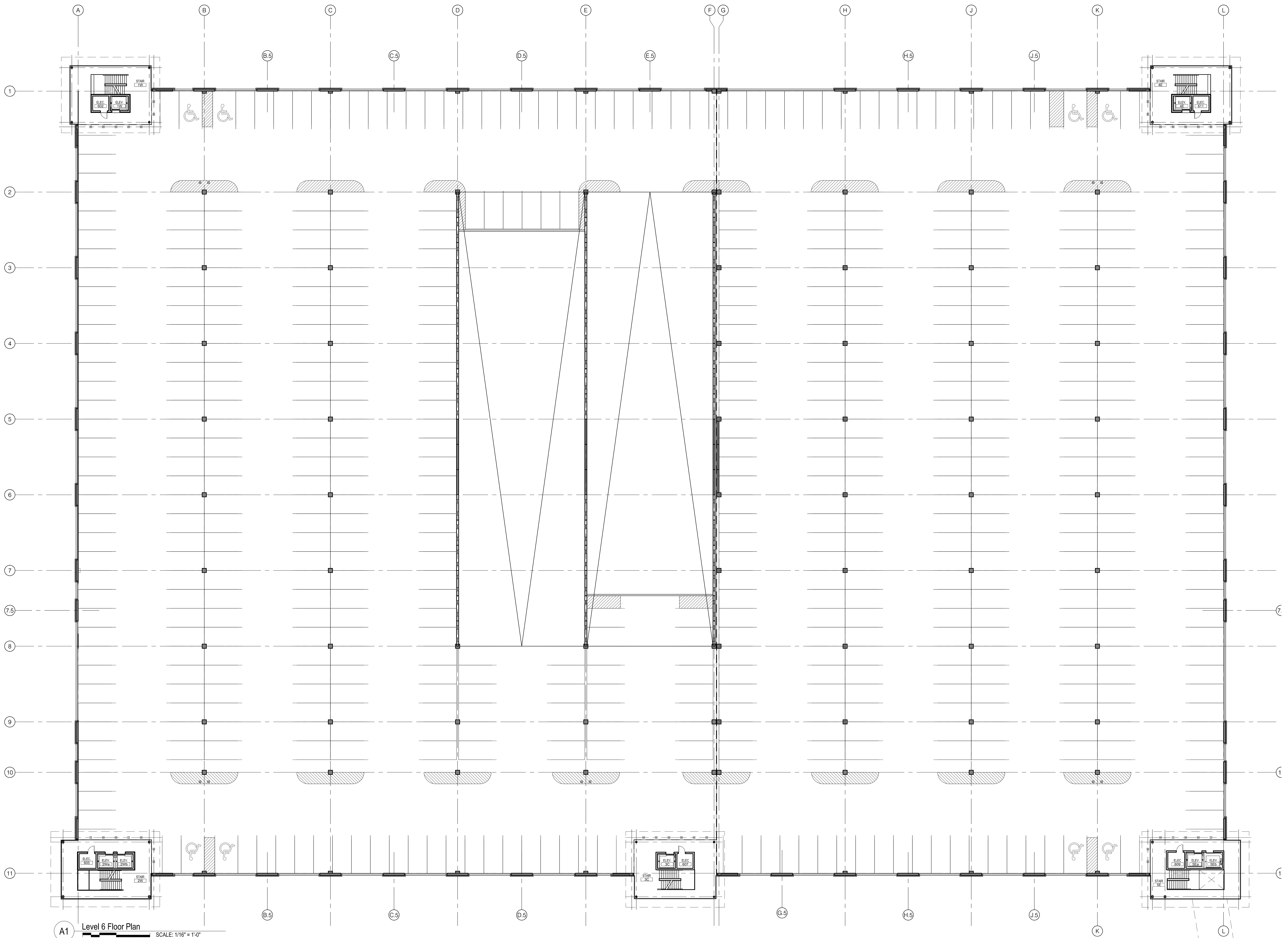
**NOT FOR
CONSTRUCTION**

Date of First Issue:
Project No: 17-005
Sheet Title:

LEVEL 6 PLAN

Original drawing is 44 x 34. Do not scale contents of this drawing.
Sheet Number:

33-6



A1 Level 6 Floor Plan SCALE: 1/16" = 1'-0"



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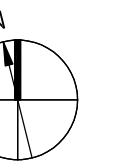
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Professional Seals

No.	Description	Date
1	SCOTTSDALE DRB SUBMITTAL	02/04/2019

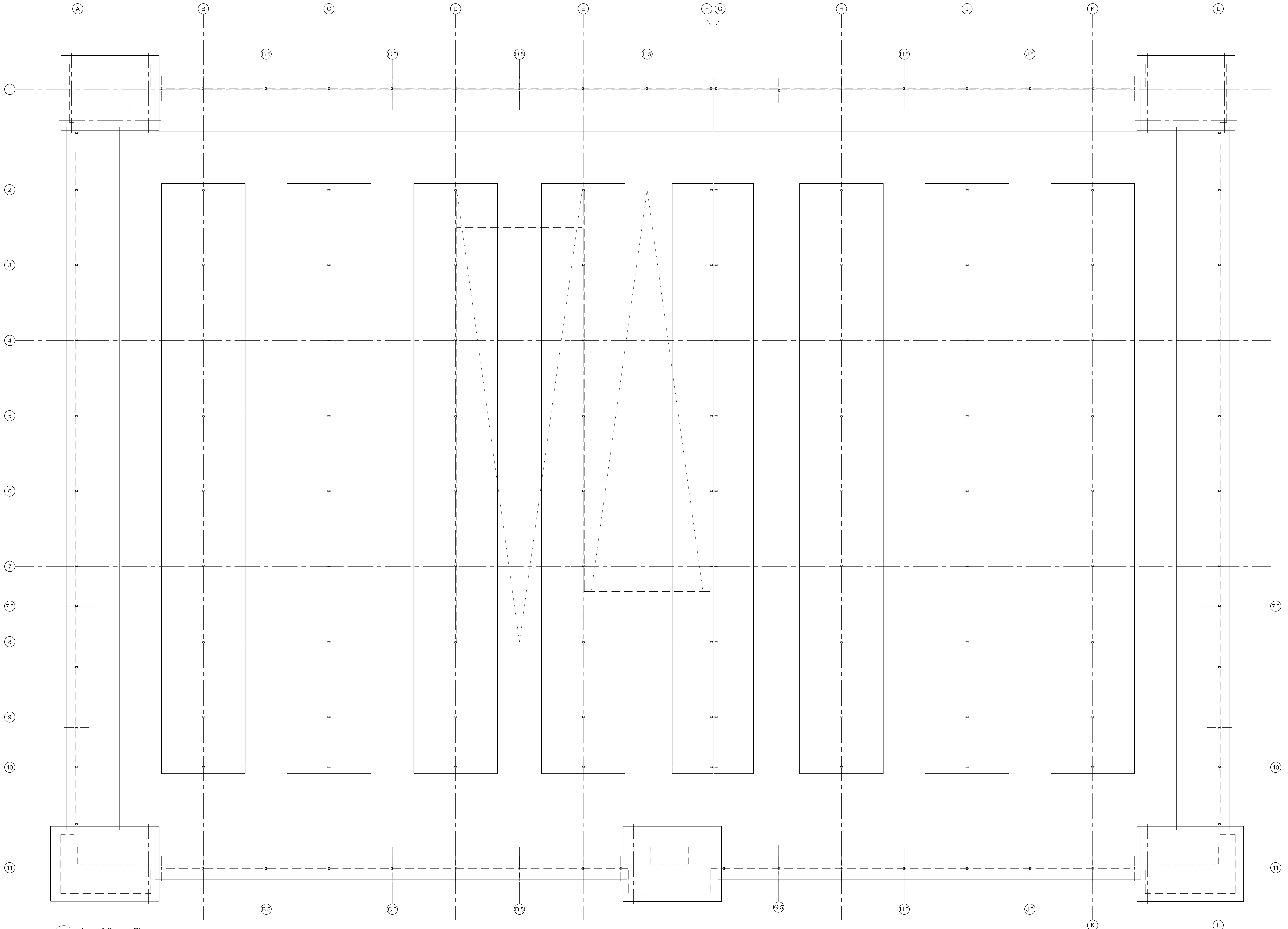
**NOT FOR
CONSTRUCTION**

Date of First Issue:
Project No: 17-005
Sheet Title:

CANOPY PLAN

Original drawing is 44 x 34. Do not scale contents of this drawing.
Sheet Number:

33-7



A1 Level 6 Canopy Plans
SCALE: 1/16" = 1'-0"

6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

STN-1 ARIZONA BROWN SCHIST



MTL-1 DRI-DESIGN ANODIZED DARK BRONZE



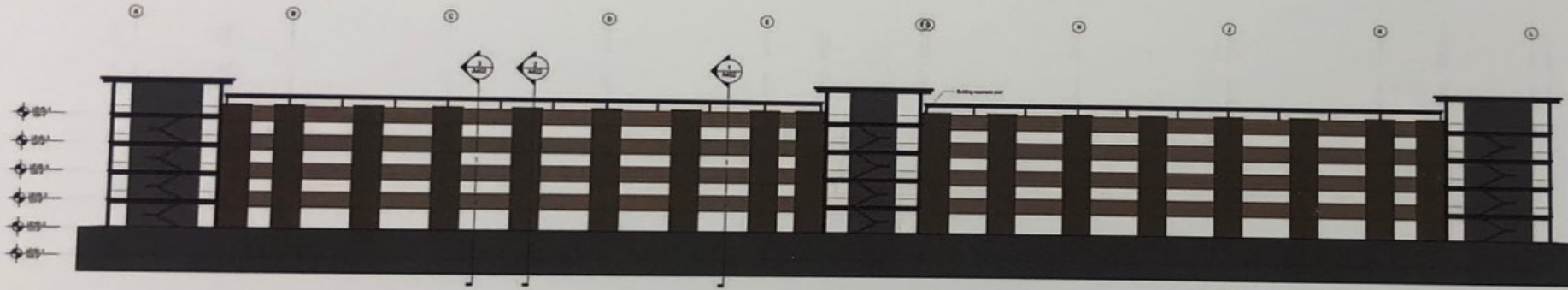
6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

OFFICE EAST ELEVATION



GARAGE SOUTH ELEVATION



MATERIAL LEGEND

- STN-1** ARIZONA BROWN SCHIST
- MTL-1** DRI-DESIGN ANODIZED DARK BRONZE
- GL-1** VIRACON VNE1-54 | 19% EXT. REFLECT.
- GL-2** SPANDREL BLACK

- STN-2** IRONWOOD
- MTL-2** PAINTED URBANE BRONZE
- GFMU-1** TRENDSTONE BLACK MOUNTAIN
- PC-1** MODIFIED MALIBU SUNSET
- WD-1** ALUMABOARD COLONY MAPLE

6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

Glaze this side to
the exterior



VIRACON®

800.533.2080 / viracon.com

GL-2 SPANDREL BLACK



6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

PC-1 MODIFIED MALIBU SUNSET



6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

GFMU-1 TRENDSTONE BLACK MOUNTAIN



WD-1 ALUMABOARD COLONY MAPLE





SCOTTSDALE AIRPORT VICINITY DEVELOPMENT SHORT FORM

For development projects within 20,000 feet of Scottsdale Airport NOT located on an Airpark taxilane or adjacent to airport property

The owner of developments within the Airport Influence Area shall complete forms required by the City and Scottsdale Airport to comply with the Scottsdale Revised Code, Chapter 5 – Aviation and the Airpark Rules and Regulations; and submit the completed forms with final plans to the assigned city project manager.

Project Name: Nationwide Office and Parking Structure	Pre-App: 346-PA-2002
Site Address: 18700 Hayden Road	
Contact name: Danial Hanes	Phone: 614 370-7413

1. HEIGHT ANALYSIS, CH. 5, SEC. 5-354. GENERAL REQUIREMENTS

- Applicants must conduct a height analysis for all projects located within 20,000 feet of Scottsdale Airport.
 1. Complete a height analysis for all structures, appurtenances or construction equipment through the FAA at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>, click on the Notice Criteria Tool (left side). If you do not exceed criteria, submit this FAA response from the website with your packet or you must complete step 2.

IF required by FAA, complete Step 2

 2. Submit an FAA form 7460-1 Notice of Proposed Construction or Alteration for review and determination. Please allow about 45 days for this process. A copy of the FAA's response will be required prior to final plan approval.

2. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE, CH. 5, SEC. 5-356 & SECT. 5-357

- Incorporate the Airport Disclosure for Development around Scottsdale Airport language into the CC&Rs or other procedural documents and provide a copy. *Exhibit A*
- An avigation easement will need to be granted to the city. If not already recorded for property, submit a notarized Avigation Easement form with packet to your project manager. *Exhibit B*

3. APPLICANT'S SIGNATURE

Signature: 

Date: February 1, 2019

Aviation Approval:

Date:

Comments:

For questions regarding this form or aviation-related requirements, contact Scottsdale Airport at 480-312-2321.



Notice of Proposed Construction or Alteration - Off Airport

[Add a new Case Off Airport - Desk Reference Guide V_2018.2.0](#)

[Add a New Case Off Airport for Wind Turbines - Met Towers - Desk Reference Guide V_2018.2.0](#)

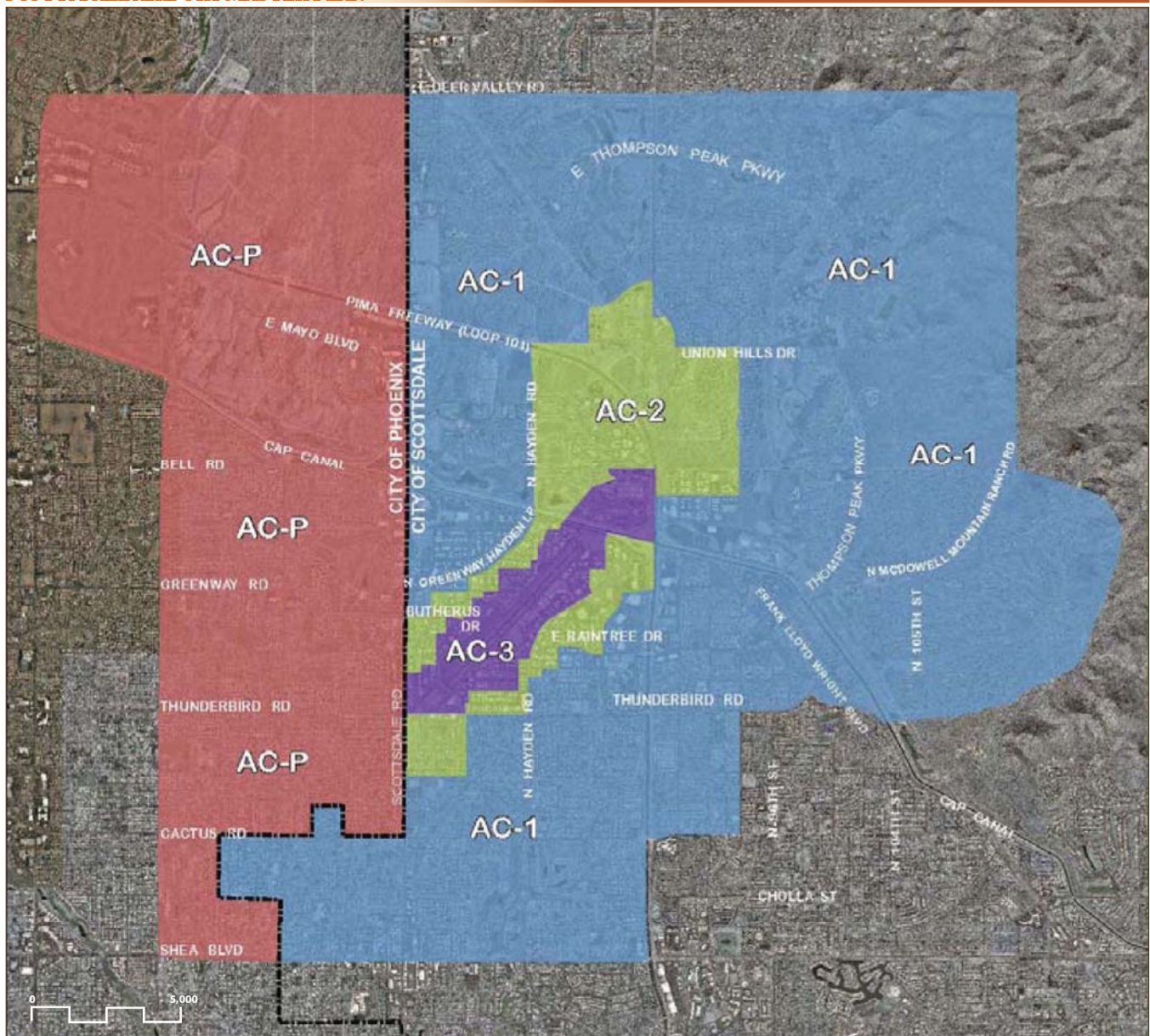
Project Name: THE C-000505737-19	Sponsor: The Columbus Architectural Studio
---	---

Details for Case : Nationwide Office Building and Garage

[Show Project Summary](#)

Case Status		Date Accepted: 02/04/2019	
ASN: 2019-AWP-660-OE		Date Determined:	
Status: Accepted		Letters: None	
		Documents: None	
Public Comments: None		Project Documents: None	
Construction / Alteration Information		Structure Summary	
Notice Of: Construction		Structure Type: Building	
Duration: Permanent		Structure Name: Nationwide Office Building and Garage	
if Temporary : Months: Days:		FDC NOTAM:	
Work Schedule - Start: 04/01/2019		NOTAM Number:	
Work Schedule - End: 02/01/2021		FCC Number:	
<i>*For temporary cranes-Does the permanent structure require separate notice to the FAA? To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed. If it is not filed, please state the reason in the Description of Proposal.</i>		Prior ASN:	
State Filing:		Proposed Frequency Bands	
Structure Details		Select any combination of the applicable frequencies/powers identified in the Colo Void Clause Coalition, Antenna System Co-Location, Voluntary Best Practices, effective 21 Nov 2007, to be evaluated by the FAA with your filing. If not within one of the frequency bands listed below, manually input your proposed frequency(ies) and power using the Add Specific Frequency link.	
Latitude:	33° 39' 26.21" N	Add Specific Frequency	
Longitude:	111° 54' 35.65" W	Low Freq	High Freq
Horizontal Datum:	NAD83	Freq Unit	ERP
Site Elevation (SE):	1624 (nearest foot) PASSED	ERP Unit	
Structure Height (AGL):	115 (nearest foot)		
Current Height (AGL):	(nearest foot)		
<i>* For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal</i>			
Minimum Operating Height (AGL):	(nearest foot)		
<i>* For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.</i>			
Requested Marking/Lighting:	None		
	Other :		
Recommended Marking/Lighting:			
Current Marking/Lighting:	N/A Proposed Structure		
	Other : <input type="text"/>		
Nearest City:	Scottsdale		
Nearest State:	Arizona		
Description of Location:	Office Building and Parking Structure		
<i>On the Project Summary page upload any certified survey.</i>			
Description of Proposal:	New Construction		

SCOTTSDALE AIRPORT MASTER PLAN



LEGEND AND TABLE KEY

----- Municipal Boundary

Airport Influence Areas

AC-1
 AC-3
 AC-2
 AC-P

NP - Not Permitted

P - Permitted with Use Limitations

(1) - Aviation easement required under Sec. 5-357

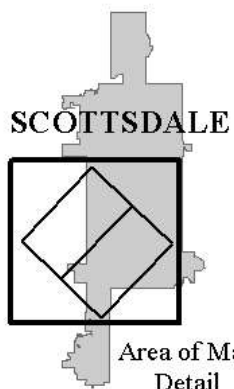
(2) - Noise attenuation required under Sec. 5-358

Noise Sensitive Uses	AC ¹ -3	AC-2	AC-1
Dwelling unit*	NP	P (1) (2)	P (1)
Manufactured home*	NP	P (1) (2)	P (1)
Elementary and secondary school*	NP	P (1) (2)	P (1)
Hospital*	NP	P (1) (2)	P
Travel accommodation*	NP	P (1) (2)	P
Place of worship	NP	P (1) (2)	P (1)
Cultural, civic, and social organization	NP	P (1) (2)	P (1)

* The terms dwelling unit, manufactured home, elementary and secondary school, hospital and travel accommodation defined in the Basic Zoning Ordinance.

¹ AC - Airport Compatibility District

Scottsdale Airport Traffic Pattern Airspace



Map Date: October 18, 2001

EXHIBIT A

SAMPLE FAIR DISCLOSURE FOR DEVELOPMENT AROUND SCOTTSDALE

AIRPORT NOTICE TO PURCHASERS

OF PROXIMITY TO THE SCOTTSDALE AIRPORT

To include in CC&R's or disclosure notice:

Proximity to Airport.

Each Owner of a Lot in the Airport Influence Area identified in Chapter 5 of the Scottsdale Revised Code acknowledges that, as of the date of this notice:

(a) The Lot is close to the Scottsdale Airport (the "Airport"), located generally between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south and Scottsdale Road on the west.

(b) The Airport is operated as a general aviation reliever/commercial service airport for Scottsdale and North Phoenix, and used generally for airplanes, jets and helicopters.

(c) Aircraft using the Airport may fly over the Lot and adjacent properties at altitudes that vary for several reasons, including weather conditions, aircraft type, aircraft performance and pilot proficiency.

(d) The majority of takeoffs and landings occur between 6:00 a.m. and 11:00 p.m., but the Airport is open 24 hours each day, so takeoffs and landings may occur at any time.

(e) The number of takeoffs and landings at the Airport average approximately 400 each day, but that number varies and may increase.

(f) Aircraft using the Airport will generate noise, the volume, pitch, amount and frequency of which will vary for several reasons, including weather conditions, aircraft type, aircraft altitude and aircraft number.

(g) Airport management attempts to minimize aircraft noise and its influence on Lots in the Airport Influence Zone, but there is no guarantee that such attempts will be effective or remain in place.

The Owner accepts and assumes any and all risks, burdens and inconvenience caused by or associated with the Airport and its operations (including noise), and agrees not to assert or make any claim arising out of the Airport and its operations against the City of Scottsdale, its elected and appointed officials, officers, directors, commissioners, representatives, employees, and agents.

Any questions regarding the operation of the Airport can be directed to the Airport Administration office at 480-312-2321.

See City staff for official document. Signed documents accepted by City only after approval of legal description.

WHEN RECORDED, RETURN TO:

City of Scottsdale
One Stop Shop/Records
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Exempt from Affidavit of Value
under A.R.S. § 11-1134(A)(2, 3)



**CITY OF SCOTTSDALE
AVIGATION EASEMENT**

Project No. _____

APN _____

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received _____ (collectively "Grantor") grants to the City of Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive easement upon, over and across the parcel of land (the "Property") described on the legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of the easement is for a right of flight for aircraft in the airspace above the Property.

1. "Aircraft" means any manned or unmanned device that flies.
2. Without limitation, the right of flight includes the right to operate aircraft over and near the Property, and cause any noise, vibration, fumes, light, exhaust, odors, fuel vapor particles, electronic interference, dust, annoyances, nuisances, emissions, and any other effects relating to operating aircraft (collectively "Aircraft Effects").
3. All Aircraft Effects are included within the scope of the easement, including without limitation those that reach or affect the Property or improvements to the Property, interfere with other uses of the Property, annoy users of the Property, and are caused or made worse by any changes in the following:
 - 3.1 The size, number, method of propulsion, weight, noisiness, design, fuel, category, type or other characteristics of aircraft, and in any aircraft practices, laws, rules, policies, circumstances, customs, protocols or procedures.
 - 3.2 The airport size, orientation, configuration, location, runway length, improvements or other characteristics, and in any airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.
 - 3.3 The flight paths, flight frequency, flight timing, airport operations, climbing and descending, altitudes, takeoff and landing, air traffic control, and in any related aircraft and airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.

Douglas A. Ducey
Governor



Lisa A. Atkins
Commissioner

Arizona State Land Department

1616 West Adams, Phoenix, Arizona 85007
(602) 542-4631

January 18, 2018

Greg Novak
Sales and Commercial Leasing Administrator
Arizona State Land Department
1616 W. Adams
Phoenix, Arizona 85007

RE: Cultural Review for Application 53-119887-00-100 (Core North, Inc.)

Dear Mr. Novak:

Core North, Inc. filed an Application to Purchase Land (53-119887-00-100) with the Arizona State Land Department (ASLD) for the disposition of State Trust Land at public auction, located in Maricopa County (T4N R4E, Section 25 and 26), encompassing 134 acres. Therefore, per the 2016 Interagency Service Agreement (ISA) between the ASLD, the State Historic Preservation Office (SHPO), and the Arizona State Museum (ASM), the area cited in the above-captioned application has been reviewed in comparison to ASLD's cultural resource records. This review is undertaken to make a recommendation to ASLD's Sales and Commercial Leasing regarding any properties which may be eligible for the Arizona Register of Historic Places that are known to be located within or nearby the requested area for sale. In addition, to make a recommendation to the Sales and Commercial Leasing Section of any efforts ASLD should ask the applicant to undertake to identify currently unknown Register eligible properties potentially affected by ASLD selling the subject property at public auction (53-119887-00-100).

The results of this research revealed that a cultural resources inspection was completed by Environmental Planning Group, LLC (EPG) within the area cited in the application. Core North, Inc. arranged for Environmental Planning Group (EPG) to inspect the subject area for cultural resources. That inspection was conducted under Arizona Antiquities Act Permit No. 2017-059bl and is documented in the report entitled *Archaeological Survey of the Core North Development in Scottsdale, Maricopa County, Arizona* (December 20, 2017). The report was reviewed for associated Rights of Way (16-119941-00-100, 16-119942-00-100, and 16-119943-00-100), and no sites were identified in the subject area. As a result, no historic properties will be affected, and no additional cultural resources survey is recommended.

Letter to Mr. Novak
Sale Application 53-119887-00-100
January 18, 2018
Page 2 of 2

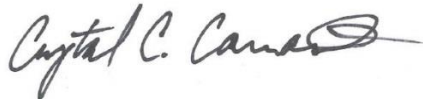
Therefore, the ASLD Cultural Resources Section recommends to the ASLD Sales and Commercial Leasing Section that the following patent conditions be included with Sale 53-119887-00-100:

In the event that previously unreported cultural resources are encountered during ground disturbing activities, all work must immediately cease within 30 meters (100 feet) until a qualified archaeologist has documented the discovery and evaluated its eligibility for the Arizona or National Register of Historic Places in consultation with the lead agency, the SHPO, and Tribes, as appropriate. Work must not resume in this area without approval of the lead agency.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30 meters (100 feet) of the discovery and the area must be secured. The Arizona State Museum, lead agency, SHPO, and appropriate Tribes must be notified of the discovery. All discoveries will be treated in accordance with NAGPRA (Public Law 101-601; 25 U.S.C. 3001-3013) or Arizona Revised Statutes (A.R.S. § 41-844 and A.R.S. § 41-865), as appropriate, and work must not resume in this area without authorization from ASM and the lead agency.

Your continued cooperation with this office in considering the potential for impacts to Arizona's cultural resources is appreciated. If you have any comments or concerns, please contact me at 602-542-6603 or by email at ccarrancho@azland.gov.

Sincerely,



Crystal C. Carrancho
Archaeological Projects Specialist

C: Mary-Ellen Walsh, SHPO
Gloria Nichols, ASLD Rights of Way Project Leader
Michael Phalen, Core North, Inc.

Enclosure: Tribal Consultation List

Arizona State Land Department Cultural Resources Section
Tribal Consultation List

If you have any comments or concerns, please provide them at this time. If there are none, this document may be retained for your records. Should you require additional documentation, i.e. maps or reports, please request via email for digital copies.

Application No.: 53-119887-00-100

Date: January 18, 2018

Tribes:

- Ak-Chin Indian Community
- Chemehuevi Indian Tribe
- Cocopah Indian Tribe
- Colorado River Indian Tribes
- Fort McDowell Yavapai Nation
- Fort Mojave Indian Tribe
- Fort Sill Apache Tribe
- Fort Yuma-Quechan Tribe
- Gila River Indian Community
- Havasupai Tribe
- Hopi Tribe
- Hualapai Tribe
- Kaibab Band of Paiute Indians
- Mescalero Apache Tribe
- Moapa Band of Paiute Indians
- Navajo Nation
- Paiute Indian Tribe of Utah
- Pascua Yaqui Tribe
- Pueblo of Zuni
- Salt River Pima-Maricopa Indian Community
- San Carlos Apache Tribe
- San Juan Southern Paiute
- Tohono O'odham Nation
- Tonto Apache Tribe
- Ute Mountain Ute
- White Mountain Apache Tribe
- Yavapai-Apache Nation
- Yavapai-Prescott Indian Tribe
- Pueblo of Acoma

Archaeological Survey of the Core North Development in Scottsdale, Maricopa County, Arizona

Prepared for Core North, Inc | December 2017



An Archaeological Survey of the Core North Inc Development in Scottsdale, Maricopa County, Arizona

Prepared for: Core North, Inc.

Prepared by: Ryan Arp, MA and David Field

Summary: A Class III survey of the project area was conducted as due diligence for complying with the relevant cultural resource regulation, A.R.S. §41-865. Careful inspection of the +/-220-acre project area found no evidence for cultural sites or features, human remains, or funerary objects. **No further cultural resources work is required.**

In the unlikely event that human remains or funerary objects (an object discovered in close proximity to human remains and interred with the remains) are encountered during construction, all work must immediately cease within the vicinity, the area be secured, and the Arizona State Museum notified of the discovery in accordance A.R.S. § 41-865.

Note: This report of a negative archaeological survey employs reporting forms required by the Arizona State Historic Preservation Office.

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

1. REPORT TITLE

1a. Report Title: Archaeological Survey of the Core North Development in Scottsdale, Maricopa County, Arizona

1b. Report Author(s): Ryan Arp and David Field

1c. Date: 12/20/2017

1d. Report No.: EPG Technical Report 2017-52

2. PROJECT REGISTRATION/PERMITS

2a. ASM Accession Number: 2017-0535

2b. AAA Permit Number: 2017-059bl

2c. ASLD Lease Application Number(s): N/A

2d. Other Permit Number(s): Arizona State Land Department Application Number 03-119279-99

3. ORGANIZATION/CONSULTING FIRM

3a. Name: Environmental Planning Group, LLC

3b. Internal Project Number: CORENORTH 0001

3c. Internal Project Name: Core North Class III

3d. Contact Name: Steve Swanson

3e. Contact Address: 4141 North 32nd Street, Suite 102, Phoenix, AZ 85018

3f. Contact Phone: 602-956-4370

3g. Contact Email: sswanson@epgllc.co

4. SPONSOR/LEAD AGENCY

4a. Sponsor: Core North, Inc.

4b. Lead Agency: Arizona State Museum (compliance with A.R.S. §41-865)

4c. Agency Project Number(s): N/A

4d. Agency Project Name: N/A

4e. Funding Source(s): Private

4f. Other Involved Agencies: Arizona State Land Department

4g. Applicable Regulations: A.R.S. §41-865

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

5. DESCRIPTION OF PROJECT OR UNDERTAKING:

Core North, Inc. proposes to purchase parcels of state land that total +/-220-acres that are located off of the intersection of Legacy Boulevard and Hayden Road in the City of Scottsdale, Arizona (the "project"). The majority of the land parcels are located off the southwest corner of Legacy Boulevard and Hayden Road and north of the Pima Freeway. The remaining parcels are inclusive of road and utility right of ways that are north and south of Arizona State Route 101. A Class III survey of the project in this state would provide due diligence for complying with A.R.S. §41-865.

6. PROJECT AREA/AREA OF POTENTIAL EFFECTS:

The project area consists of the +/-220-acre footprint associated with the Development.

7. PROJECT LOCATION

7a. Address: N. Hayden Road, Scottsdale, Arizona

7b. Route:

7c. Mileposts Limits:

7d. Nearest City/Town: Scottsdale

7e. County: Maricopa

7f. Project Locator UTM: 415529 Easting 3724713 Northing

7g. NAD: 1983

7h. Zone: 12

7i. Baseline & Meridian: GSRBM

7j. USGS Quadrangle(s): Currys Corner

7k. Legal Description(s): T4N, R4E, S ½ of Section 26, W ½ of Section 25, N ½ of Section 36, N ½ of Section 35.

8. SURVEY AREA

8a. Total Acres: +/-220

8b. Survey Area

1. Land Jurisdiction	2. Total Acres Surveyed	3. Total Acres Not Surveyed	4. Justification for Areas Not Surveyed
State	220	0.0	N/A

9. ENVIRONMENTAL CONTEXTS

9a. Landform: Alluvial plain

9b. Elevation: 1,630 ft amsl

9c. Surrounding Topographic Features: McDowell Peak, Indian Bend Wash

9d. Nearest Drainage: Indian Bend Wash

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

9e. Local Geology: Holocene Surficial Deposits

9f. Vegetation: Desert upland; Sonoran desert scrub (Brown 1994)

9g. Soils/Deposition: Momoli gravelly sandy loam (Hendricks 1985)

9h. Buried Deposits: Not likely.

9i. Justification: Erosion of banks wrapping the CAP water campus as well as naturally occurring washes did not reveal any cultural materials eroding out of their banks. Erosion of banks ranged from 10 centimeters to over 4 meters.

10. BUILT ENVIRONMENT:

The project consists of undeveloped land that is located off of the Pima Freeway. Hayden Road and Legacy Boulevard are well-traveled major arterial roads that frame the majority of the project area. The rights of way parcels south of the Pima Freeway are a mixture of imported gravels suitable for parking lots during major events in Scottsdale. North of the project area is additional undeveloped land, with large single family residential housing developments that have been developed within the last 15 to 20 years.

11. INVENTORY CLASS COMPLETED

11a. Class I Inventory:

11b. Researcher(s):

11c. Class II Survey:

11d. Sampling Strategy: N/A

11e. Class III Inventory:

12. BACKGROUND RESEARCH SOURCES

12a. AZSITE:

12b. ASM Archaeological Records Office:

12c. SHPO Inventories and/or SHPO Library:

12d. NRHP Database:

12e. ADOT Portal:

12f. GLO Maps: 1914 GLO plat of T4N, R4E and 1920 GLO plat of T4N, R5E shows five unpaved roads, with one road that runs close to the project area (on part of the Legacy Boulevard alignment) labeled "Road to Frontier Springs" and a canal south of the project area labeled "Rio Verde Canal."

12g. Land- Managing Agency Files: N/A

12h. Tribal Cultural Resources Files: N/A

12i. Local Government Websites: <http://www.scottsdaleaz.gov/historic-zoning>

12j. Other: 1964 United States Geological Survey 7.5' Topographic Map Quad of Currys Corner, Arizona displays two paved roads (Scottsdale and Bell Roads) and an unpaved road (Pima Road), with a canal to the south of the project area labeled "Old Rio Verde Canal".

13. BACKGROUND RESEARCH RESULTS

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

13a. Previous Projects Within Study Area.

Project Number	Project Name	Reference
1972-5.ASM	Granite Reef Aqueduct	(Kemrer et al. 1972)
1978-64.ASM	Granite Reef Aqueduct Reach 11 CAP	(Brown 1978)
1982-36.ASM	State Land Application 60-83916 Survey	(Lange 1982)
1983-130.ASM	State Land Application 54-80231 Survey	(Madsen 1983)
1985-11.ASM	State Land Application 54-90815 Survey	(Rozen 1985b)
1985-30.ASM	State Land Application 23-91605 Survey	(Rozen 1985a)
1986-46.ASM	Forest City Scottsdale Company Cultural Resource Survey	(Myers 1986)
1988-192.ASM	Outer Loop Freeway Between 15th Avenue and Scottsdale Road	(Curtis and Stone 1988)
1989-208.ASM	Core North Project	(Breternitz and Landis 1989)
1989-96.ASM	ADOT-Scottsdale	(Stone 1989)
1990-125.ASM	Materials Storage Area within the Outer Loop Alignment	(Stone 1990)
1991-129.ASM	20 Acres in Northern Scottsdale	(Hackbarth 1991)
1993-110.ASM	Landmark Land/Scottsdale Road	(Woodall and Stone 1993)
1994-91.ASM	Greenway-Hayden Crossing of Reach 11	(Gifford 1994a)
1994-230.ASM	Greenway-Hayden Crossing of Reach 11	(Gifford 1994b)
1994-437.ASM	DMB Survey	(Foster et al. 1994)
1995-297.ASM	DC Ranch	(Owens 1995)
1996-194.ASM	ADOT/Pima Road/Outer Loop Intersection	(Stone 1996)
1996-214.ASM	Scottsdale Downing Substation Survey	(DeMaagd 1996)
1998-223.ASM	Scottsdale Survey/Ironwood Parcel	(Stubing 1998)
1999-128.ASM	Downing Substation Feeders	(Moreno 1999)
1999-305.ASM	Scottsdale Sites	(Aguila 1999)
1999-381.ASM	Scottsdale Complex PH13XC081	(Hurlbut 1999)
2000-86.ASM	91st Street and Bell Road	(Schmidt 2000)
2000-205.ASM	Scottsdale Rd.-Princess Blvd. Project	(Aguila 2000)
2000-235.ASM	Land Research II Archaeological Survey	(Courtright 2000)
2000-394.ASM	Pima Freeway Crossings	(DeMaagd 2000)
2000-427.ASM	SR 101 Pima Ultimate Freeway Seg. 9A	(Webb 2000)
2000-507.ASM	Perimeter and Princess Survey	(Lindly 2000)
2001-59.ASM	SR 101L Pima Ultimate Freeway Seg. 9A	(Webb 2001a)
2001-480.ASM	APS Downing Cell Tower Survey	(Slawson 2001)
2001-687.ASM	Pima and Cave Creek Survey	(Lundin 2001)
2001-730.ASM	Omega 67	(Webb 2001b)
2002-297.ASM	Corrigan-Marley Stacked 40s Survey	(Robinson 2002)
2003-233.ASM	COP-Bell Road Survey	(Lundin 2003)
2003-996.ASM	Pima Rd./Downing-Olson Drive Survey	(Hackbarth 2003)

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

Project Number	Project Name	Reference
2003-1134.ASM	Hayden and Bell Roads	(Rapp 2002)
2003-1570.ASM	Scottsdale Road	(Santos 2003)
2004-485.ASM	Center Drive and Frontage Road Project	(Alter and Dobschuetz 2004)
2004-634.ASM	80 acres at 94th Street & Bell	(North et al. 2004)
2004-671.ASM	City of Scottsdale Arsenic Pipeline	(Lausten 2004)
2004-1877.ASM	Hayden Road Improvement Project, Segments 2 and 3	(Baker 2002)
2005-17.ASM	Pima Road	(Lausten and Brown 2005)
2005-261.ASM	Bell Road and 94th Street Survey	(Shaw 2002b)
2005-263.ASM	Bell and Pima Roads Survey	(Shaw 2002a)
2005-425.ASM	4.ac Princess Drive Survey	(Bellavia et al. 2005)
2006-26.ASM	Scottsdale Road Conduit	(Lonardo and Brown 2006)
2006-262.ASM	Center Line Drive Waterline	(Rowe 2006)
2006-493.ASM	Granite Reef Substation	(Wilcox 2006)
2007-536.ASM	Scottsdale Commerce Center	(Archual 2007)
2008-524.ASM	Core South 22 Parcel	(Bellavia and Mitchell 2007)
2008-55.ASM	Princess Road Communication Line	(Luhnow 2008)
2009-478.ASM	Scottsdale Cell Towers	(Rayle et al. 2009)
2009-488.ASM	Scottsdale Road Improvement Project	(Hyman and Brown 2009)
2010-359.ASM	AT&T K687	(Luchetta and Moses 2010)
2011-237.ASM	Lexus Site	(Stone 2011)
2011-652.ASM	Monterey Homes	(Condrey and Breternitz 2003)
2014-26.ASM	Public Cell Towers	(Luchetta and Moses 2014)
2014-217.ASM	Raintree to East End 69 kV Line Siting	(Lonardo 2015)
SHPO-2001-1736	Archstone at Chauncey Ranch	(Ryden and Mitchell 2001)
SHPO-2001-2210	Bechtel Telecommunications No. PH202-02	(Slawson 2001)
SHPO-2001-2291	18000 North Scottsdale Road	(Ryden and Mitchell 2001)
SHPO-2001-2545	Z2001143	(Ryden and Mitchell 2001)
7.3305.SHPO	Pipe Construction Project	AZSITE
7.3007.SHPO	Archaeological survey of 39	AZSITE
7.3322.SHPO	Greenway-Hayden Road	AZSITE
11-42-16B.BLM	Unknown	AZSITE

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

13b. Previously Recorded Cultural Resources within Study Area.

Previously recorded sites in the review area.			
Site Number (AZ prefix, ASM suffix)	Age	Description	NRHP Status
U:5:156	Multicomponent	Rock feature and structure	Determined eligible
U:5:157	Prehistoric	Rock features, rock alignment, artifact scatter	Unevaluated
U:5:273	Historic	Structures and artifact scatter	Recommended not eligible
U:5:245	Prehistoric	Artifact scatter	Recommended not eligible
U:5:274	Historic	Road	Recommended not eligible
U:5:37*	Prehistoric	Roasting pit	Determined eligible
U:5:35	Prehistoric	Cremation and artifact scatter	Unevaluated
U:5:69	Prehistoric	Artifact scatter	Determined not eligible

Site AZ U:5:37(ASM) was mis-plotted in AZSITE as being within the Project area, but has been replotted in the correct location based on its site card coordinates.

13c. Historic Buildings/Districts/Neighborhoods: None

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

14. CULTURAL CONTEXTS

14a. Prehistoric Culture: Hohokam

14b. Protohistoric Culture: O'odham

14c. Indigenous Historic Culture: Akimel O'odham

14d. Euro-American Culture: Euro-American Ranchers and Miners

15. FIELD SURVEY PERSONNEL

15a. Principal Investigator: Dr. Steve Swanson

15b. Field Supervisor: Dr. Steve Swanson

15c. Crew: Ryan Arp, Christopher Rayle, David Field, Andrew Vorsanger, John Palmer, Jennifer Gordon, and Spenser Branch

15d. Fieldwork Date(s): 12/19/2017

16. SURVEY METHODS

16a. Transect Intervals: ≤ 15 meters

16b. Coverage (%): 100

16c. Site Recording Criteria: N/A

16d. Ground Surface Visibility: 100%

16e. Observed Disturbances: The CAP water campus is in the southeastern portion of the project and has a large excavated area south of the campus with earthen berms built around the southern and western edges of the water campus that are approximately 20 meters in height with 20% slopes. The area directly south of the water campus is characterized by an excavated area that is approximately 15 acres in size that is surrounded by steep berms to the east and west.

17. FIELD SURVEY RESULTS

17a. No Cultural Resources Identified:

17b. Isolated Occurrences (IOs) Only:

17c. Number of IOs Recorded: 3

17d. Table of IOs:

IO Number	Description	Date Range	UTM Easting	UTM Northing
1	Wingfield plainware bowl body sherd	AD 200 to AD 1450	415472	3725091
2	Wingfield plainware jar body sherd	AD 200 to AD 1450	415760	3724814
3	Brown and white stone glazed, 10 sherds	1800s	415274	3724592

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

18. COMMENTS: Archaeological survey of the +/-220-acre project area resulted in the identification of three isolated occurrences. No cultural sites or features were encountered. No further work is recommended.

19. ATTACHMENTS

19a. Project Location Map:

19b. Land Jurisdiction Map:

19c. Background Research Map(s):

19d. GLO Map(s):

19e. References:

20. CONSULTANT CERTIFICATION

I certify the information provided herein has been reviewed for content and accuracy and all work meets applicable agency standards.



Signature

Cultural Resources Director

Title

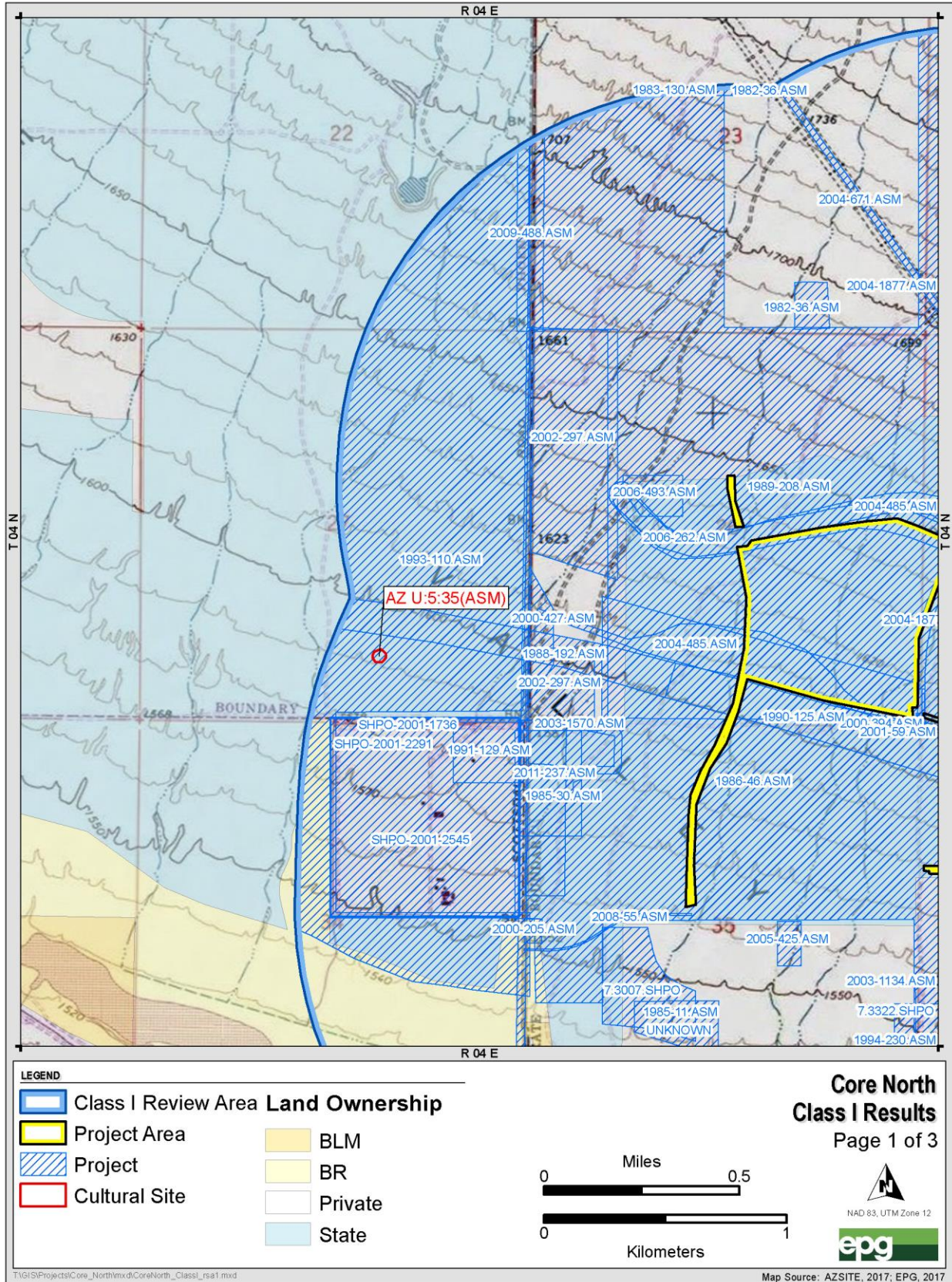
21. DISCOVERY CLAUSE

If human remains or funerary objects (an object discovered in close proximity to human remains and interred with the remains) are encountered during ground-disturbing activities, all work must immediately cease within the vicinity, the area be secured, and the Arizona State Museum notified of the discovery in accordance A.R.S. § 41-865.

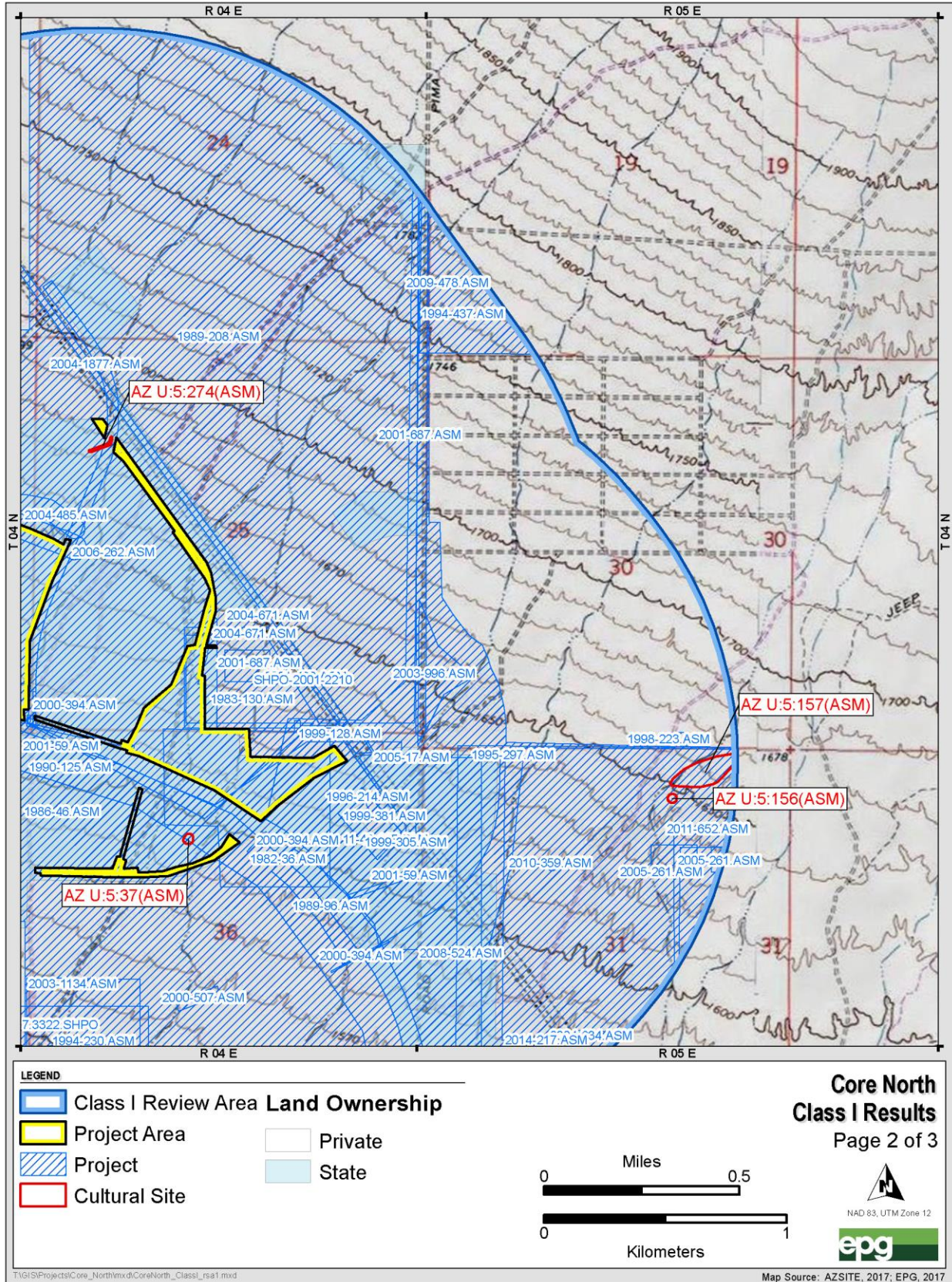
STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM



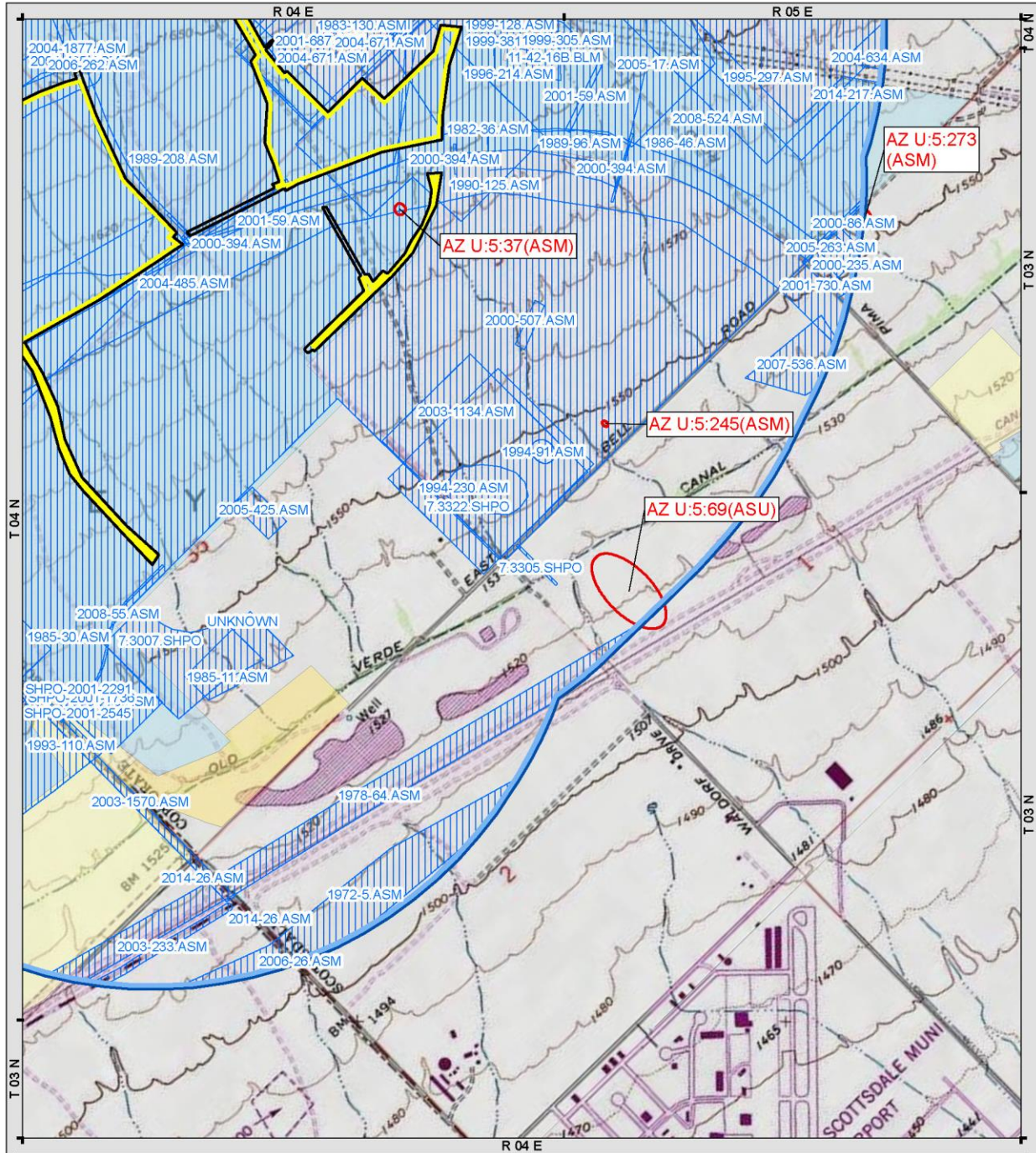
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LEGEND			
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	Project Area		BR
	Project		Private
	Cultural Site		State

**Core North
Class I Results**
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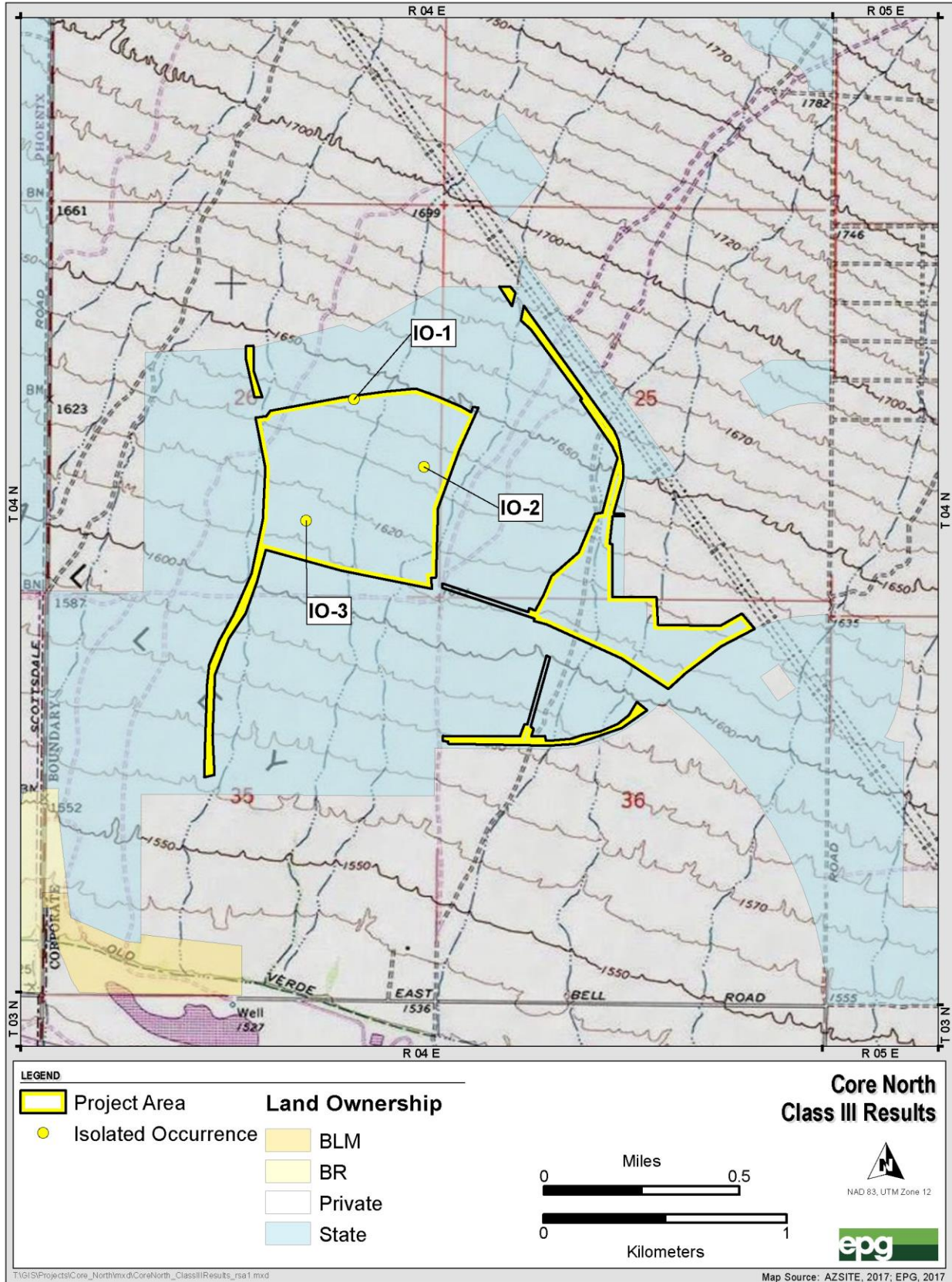
NAD 83, UTM Zone 12

Miles

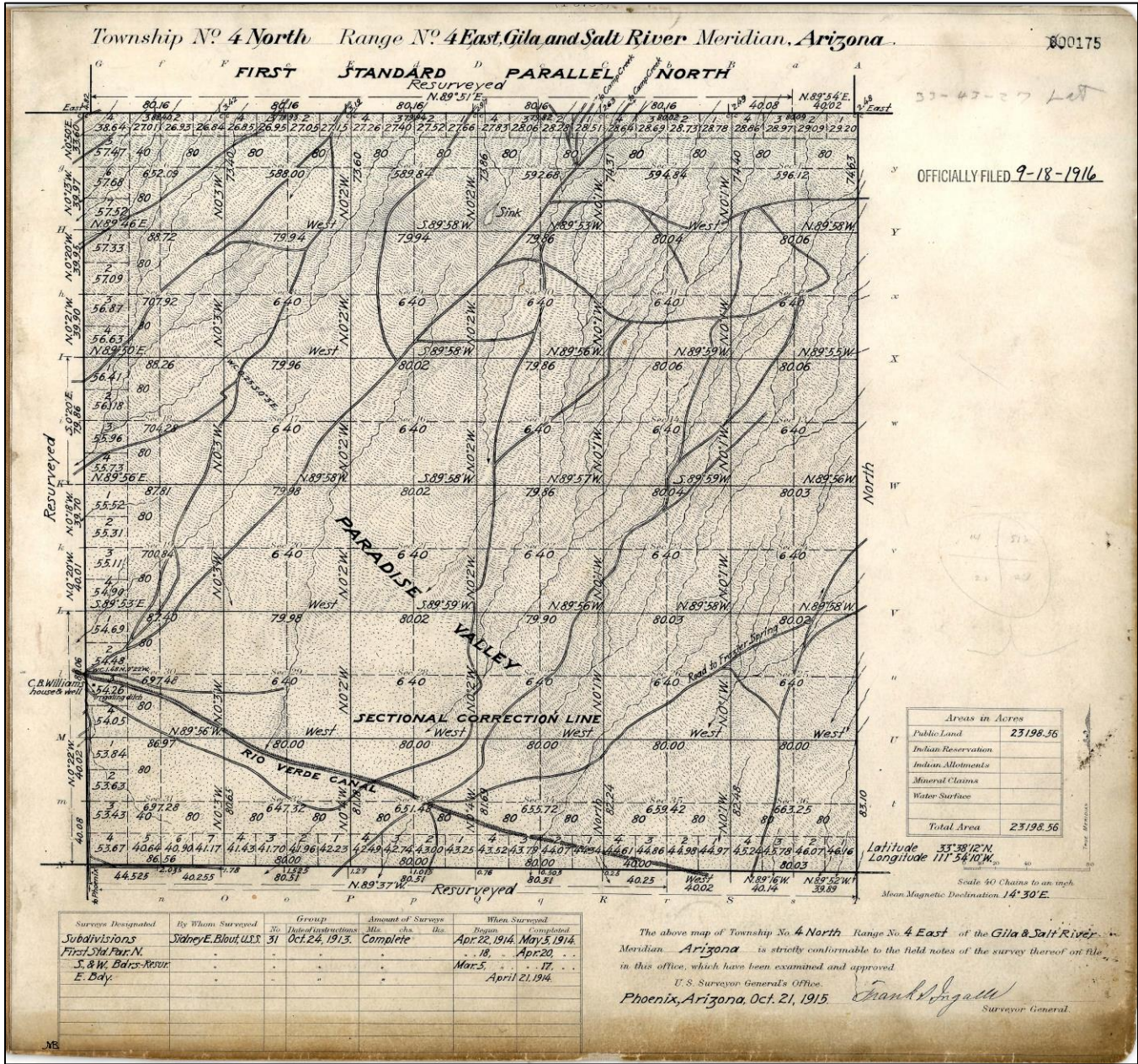
Kilometers

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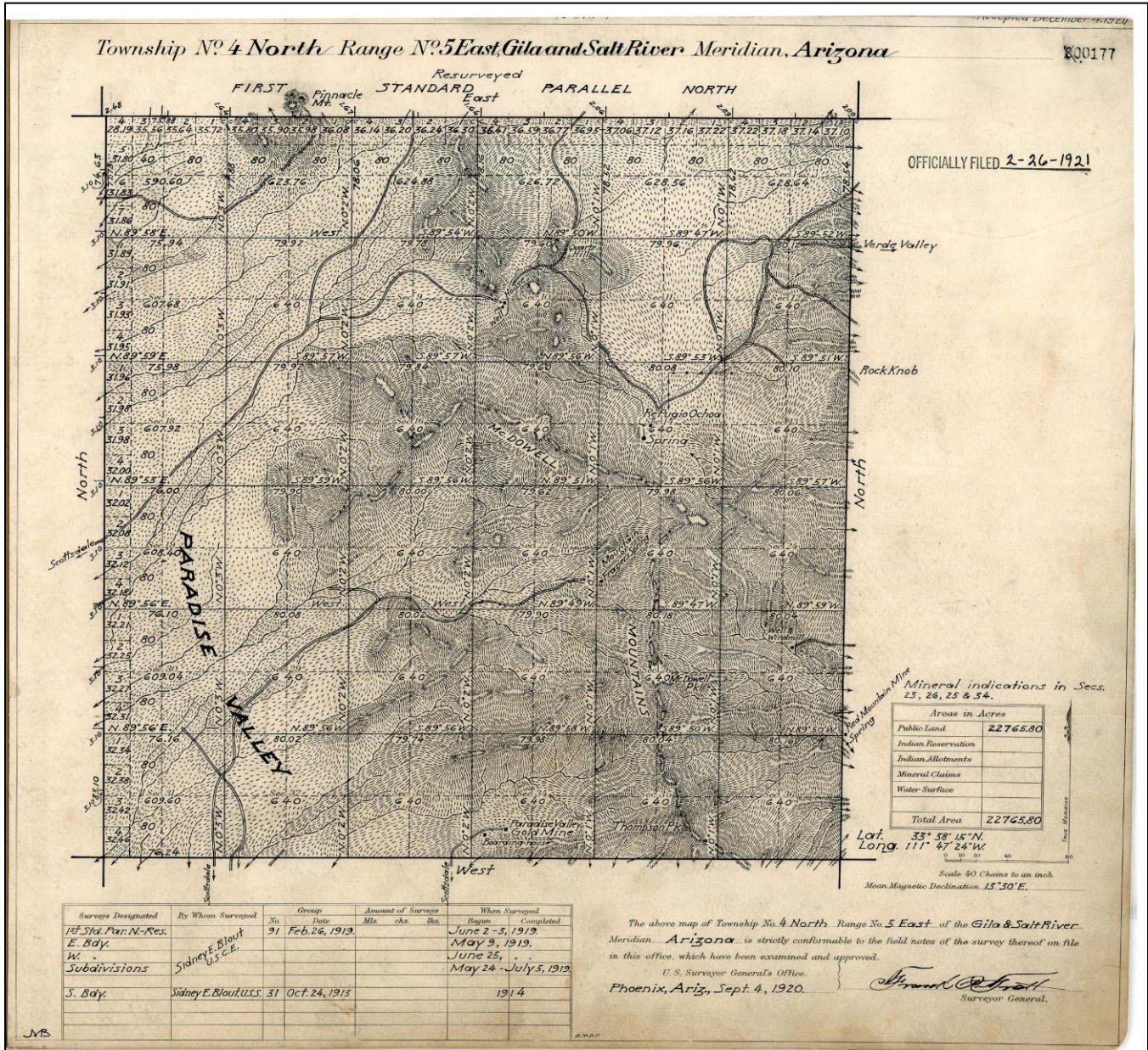
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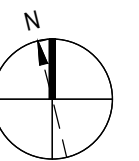
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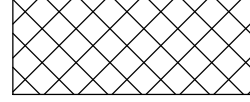
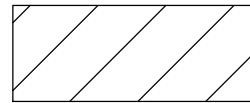
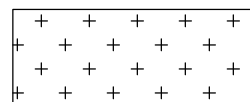

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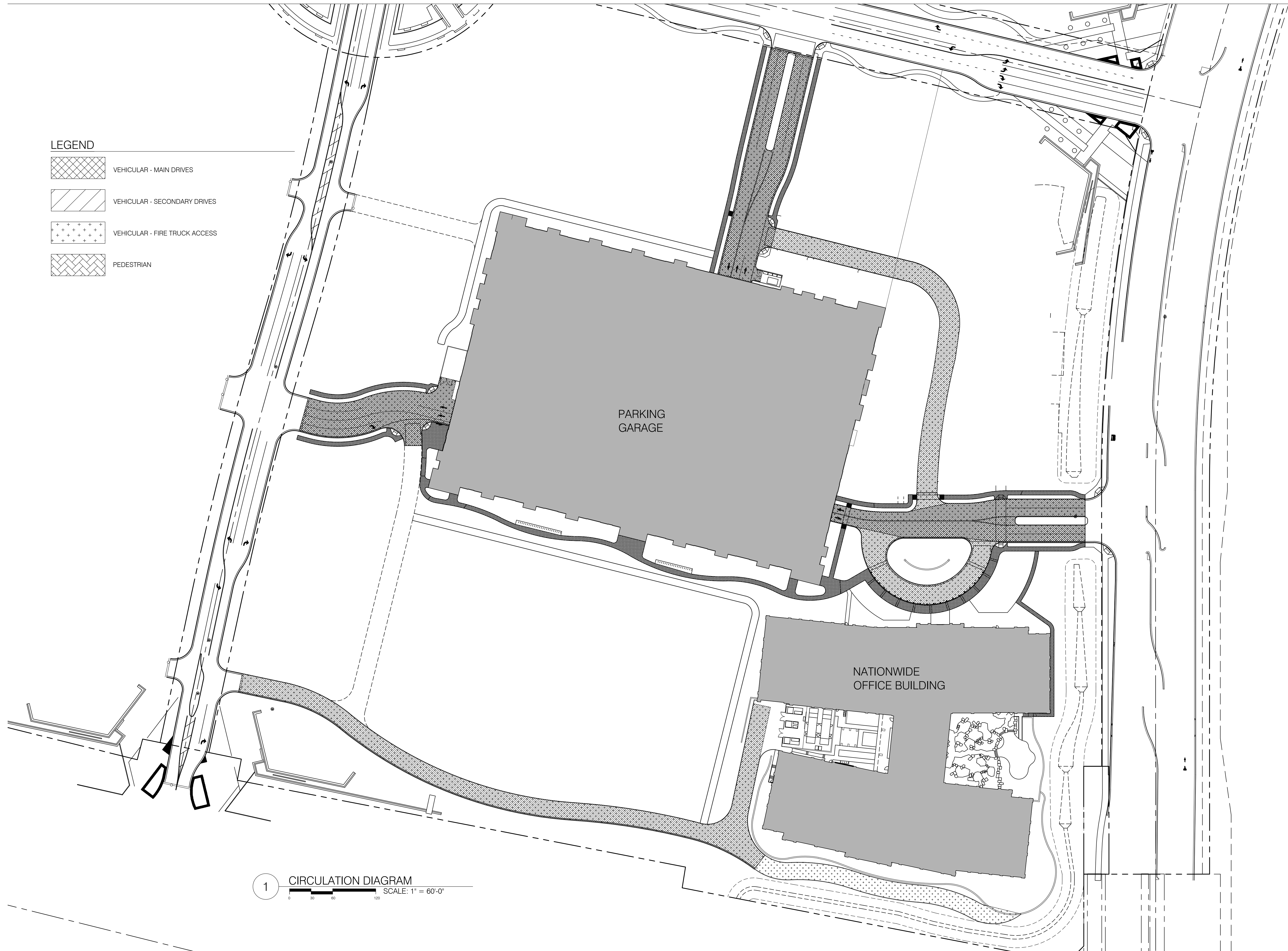
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**PEDESTRIAN AND
VEHICULAR
CIRCULATION**

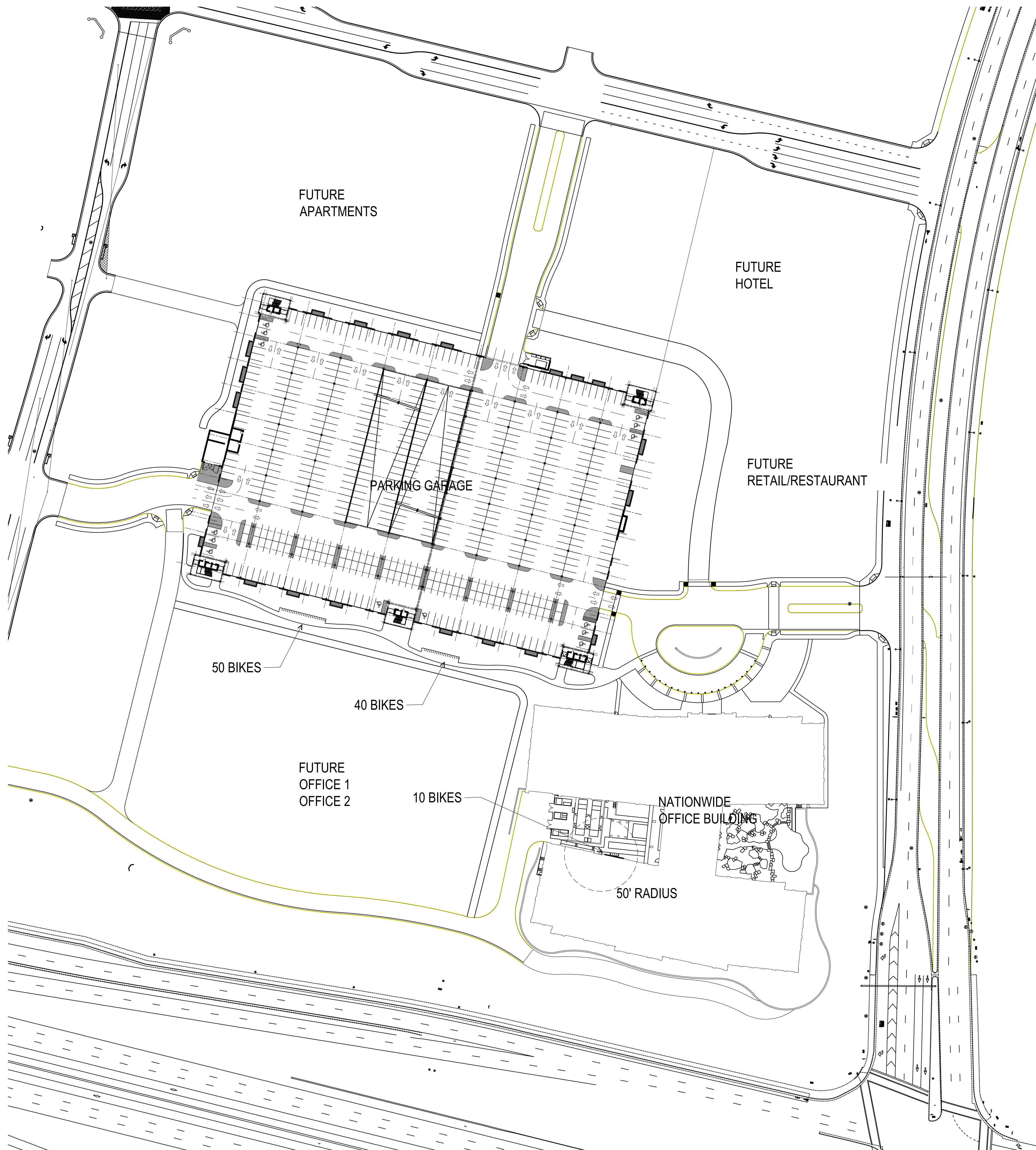
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LEGEND

-  VEHICULAR - MAIN DRIVES
-  VEHICULAR - SECONDARY DRIVES
-  VEHICULAR - FIRE TRUCK ACCESS
-  PEDESTRIAN



1 CIRCULATION DIAGRAM
SCALE: 1" = 60'-0"



CAVASSON BUILDING DATA - CURRENT DEVELOPMENT						
OFFICE	Nationwide Office Building		465,435	gsf		
CAVASSON PARKING REQUIREMENTS - CURRENT DEVELOPMENT						
OFFICE	Nationwide Office Building	Building sf	465,435			
		Parking Factor	1 space per 300 sf			
		PARKING SPACE REQUIRED	1,551			
CAVASSON PARKING DATA						
PARKING GARAGE		Garage Parking Provided	3,750			
		Surface Parking Provided	0			
		TOTAL PARKING SPACE PROVIDED	3,750			
ACCESSIBLE PARKING		Scottsdale Zoning (Req'd @ 4%)	62			
		Scottsdale Zoning (Req'd @ 2%)	31			
		ADA Req'd	48			
		Accessible Garage Parking Provided	56			
		Accessible Surface Parking Provided	0			
		TOTAL ACCESSIBLE PARKING PROVIDED	56			
BIKE PARKING		Bike Parking Factor	1 per 10 spaces	100 max		
		Bike Parking Required	100			
		TOTAL BIKE PARKING PROVIDED	100			
CAVASSON BUILDING DATA - FUTURE DEVELOPMENT						
OFFICE	Nationwide Office Building	460,000	-gsf			
	Office 1	150,000	-gsf			
	Office 2	150,000	-gsf			
RETAIL & RESTAURANT	Retail	0	-gsf			
	Restaurant	20,000	-gsf			
HOTEL	Hotel	135	-beds			
RESIDENTIAL	Apartment 1 (120 Beds)	90	-1 bed			
		30	-2 bed			
	Apartment 2 (120 Beds)	90	-1 bed			
		30	-2 bed			
	Apartment 3 (100 Beds)	75	-1 bed			
		25	-2 bed			
CAVASSON PARKING REQUIREMENTS - FUTURE DEVELOPMENT						
OFFICE	1 space per 300 sf				2533	
		Building sf	Parking Factor	Parking Required		
		Nationwide Office Building	460,000	1/300	1533	
		Office 1	150,000	1/300	500	
		Office 2	150,000	1/300	500	
RETAIL	1 space per 250 sf				0	
		Retail	0	1/250	0	
RESTAURANT	1 space per 120 sf				167	
		Restaurant	20,000	1/120	167	
HOTEL	1 space per 1.25 guest room (assume no conferencing)				169	
		No. of Beds	Parking Factor	Parking Required		
		Hotel	135	1.25/Bed	169	
RESIDENTIAL	1.3 spaces per 1 bed				477	
	1.7 spaces per 2 bed					
		No. of Beds	Parking Factor	Parking Required		
		Apartment 1 (120 Beds)	90 - 1 bed	1.3/bed	117	
			30 - 2 bed	1.7/bed	51	
		Apartment 2 (120 Beds)	90 - 1 bed	1.3/bed	117	
			30 - 2 bed	1.7/bed	51	
		Apartment 3 (100 Beds)	75 - 1 bed	1.3/bed	98	
			25 - 2 bed	1.7/bed	43	
FUTURE DEVELOPMENT REQUIRED SUB-TOTAL					3346	
SHARED PARKING CALCULATIONS						
		Weekdays			Weekends	
		12am-7am	7am-6pm	6pm-12am	12am-7am	7am-6pm
	Office	127	2533	127	0	1520
	Retail	0	0	0	0	0
	Restaurant	83	117	167	75	117
	Hotel	169	110	152	169	110
	Residential	476	262	405	476	309
		855	3022	851	720	2056
SHARED PARKING CALCULATIONS REQUIRED TOTAL					3021	
ACCESSIBLE PARKING REQUIREMENTS - FUTURE						
	Non Office Parkers	728	488	723	720	536
	Scottsdale Zoning (Req'd @ 2%)	15	10	14	14	11
	Remainign Spaces Left for Office	3,022	3,262	3,027	3,030	3,214
	ADA Requirement	40	43	40	40	42
	Spaces Required	55	52	55	55	54
	Spaces Provided	56	56	56	56	56



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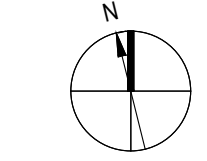
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**PARKING DATA
 CURRENT & FUTURE**

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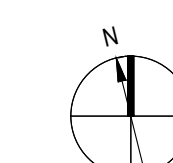
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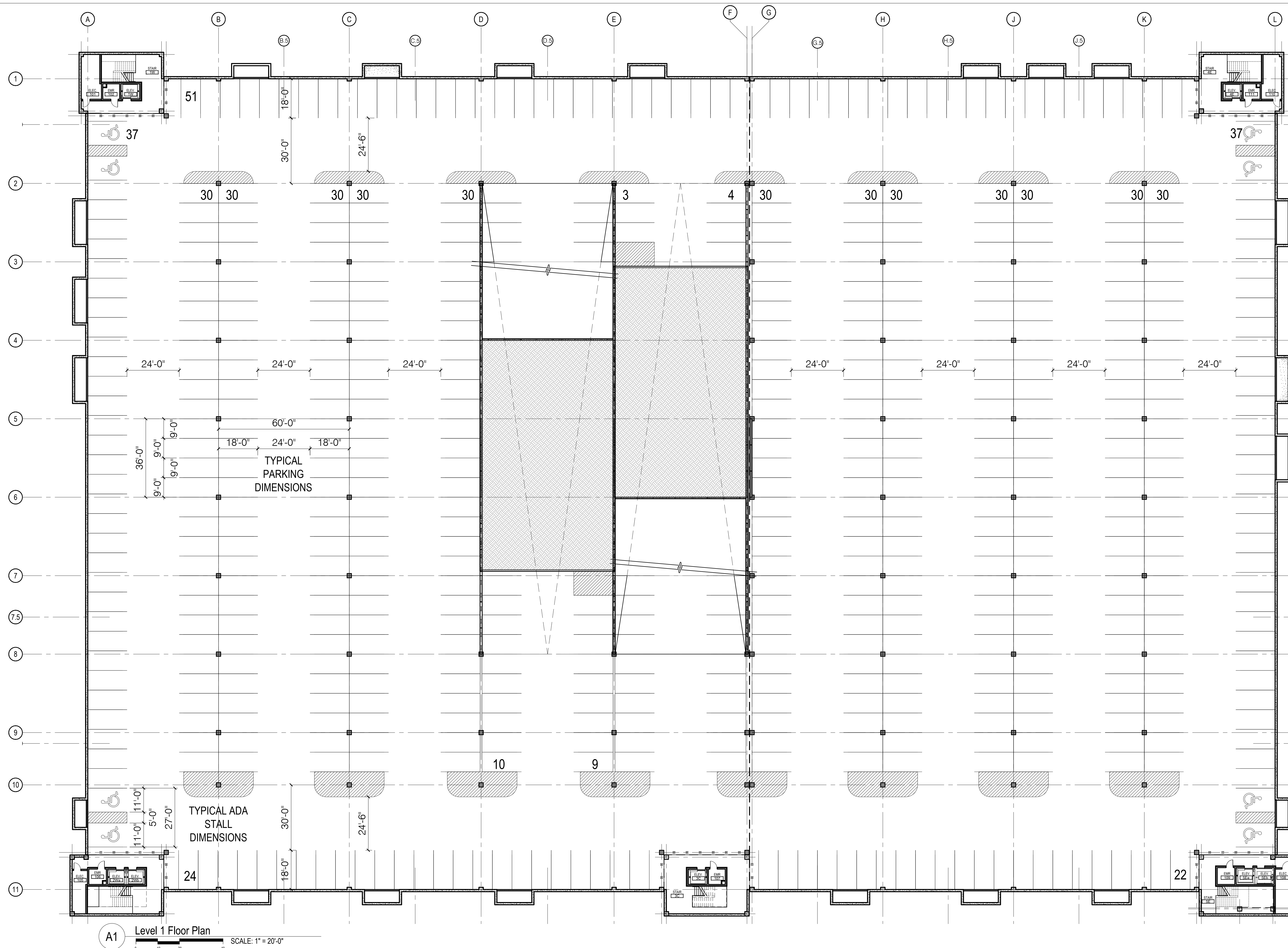
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LEVEL 1 PLAN

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A1 Level 1 Floor Plan



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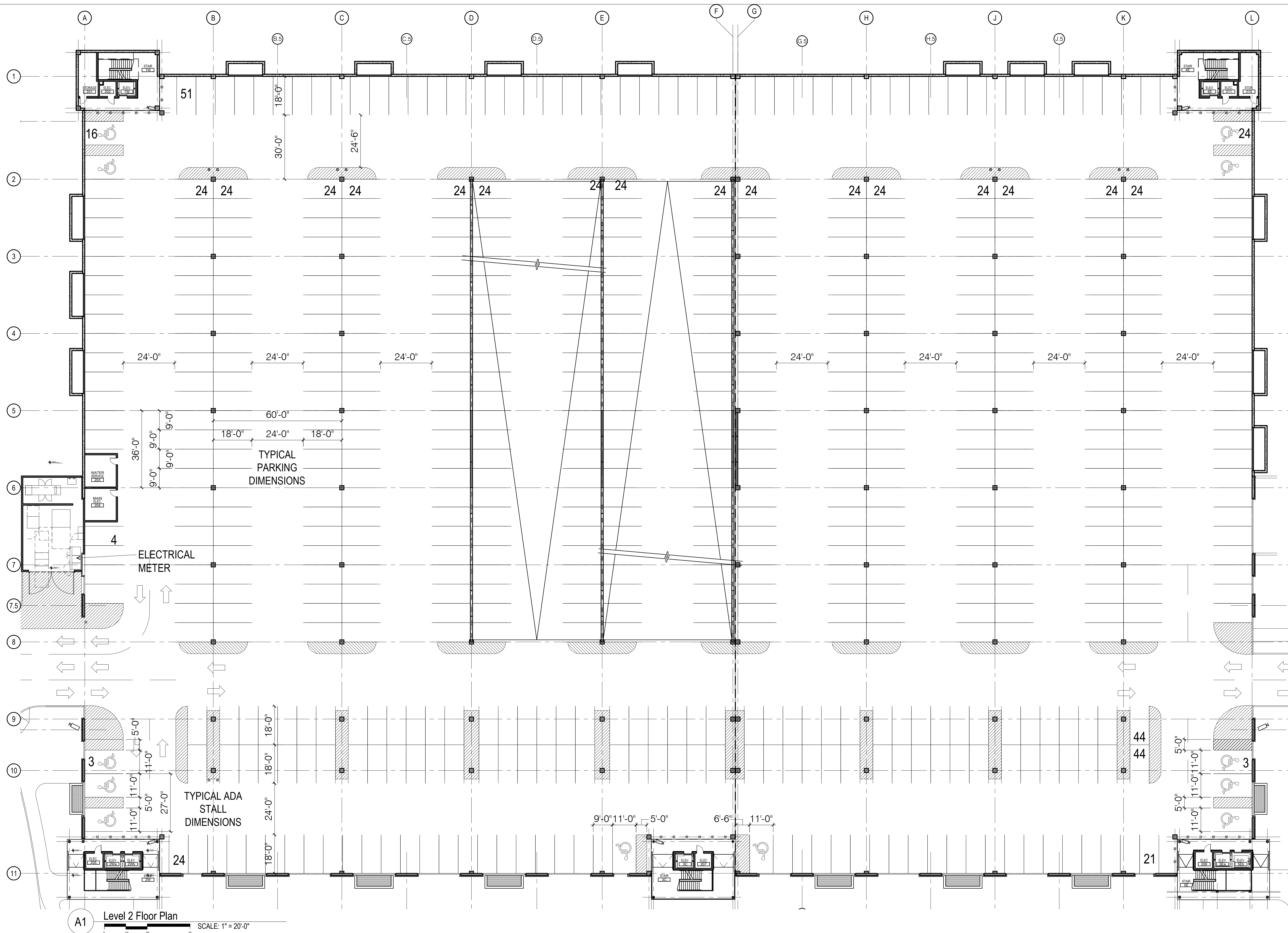
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LEVEL 2 PLAN

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A1 Level 2 Floor Plan
SCALE: 1" = 20'-0"



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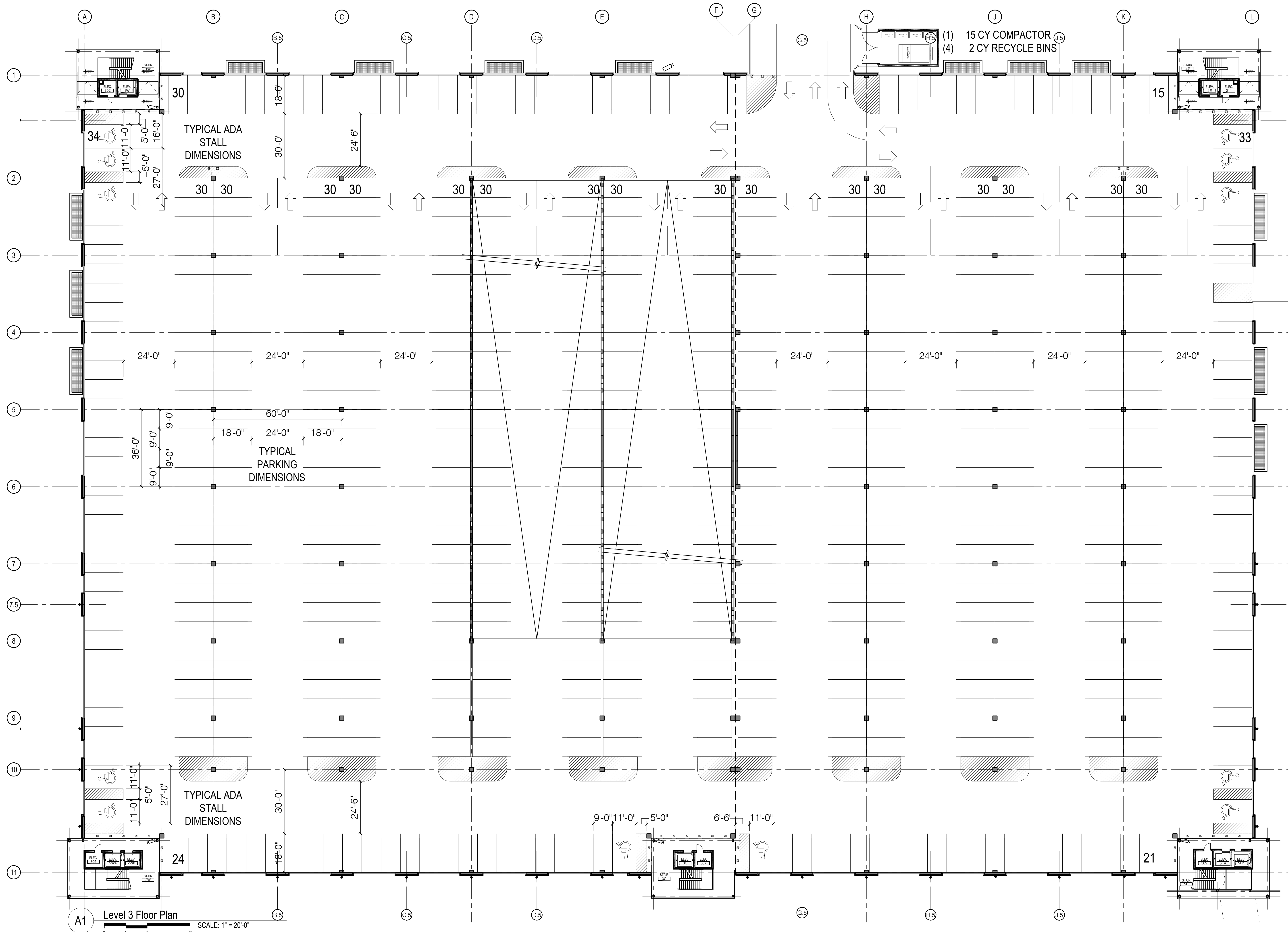
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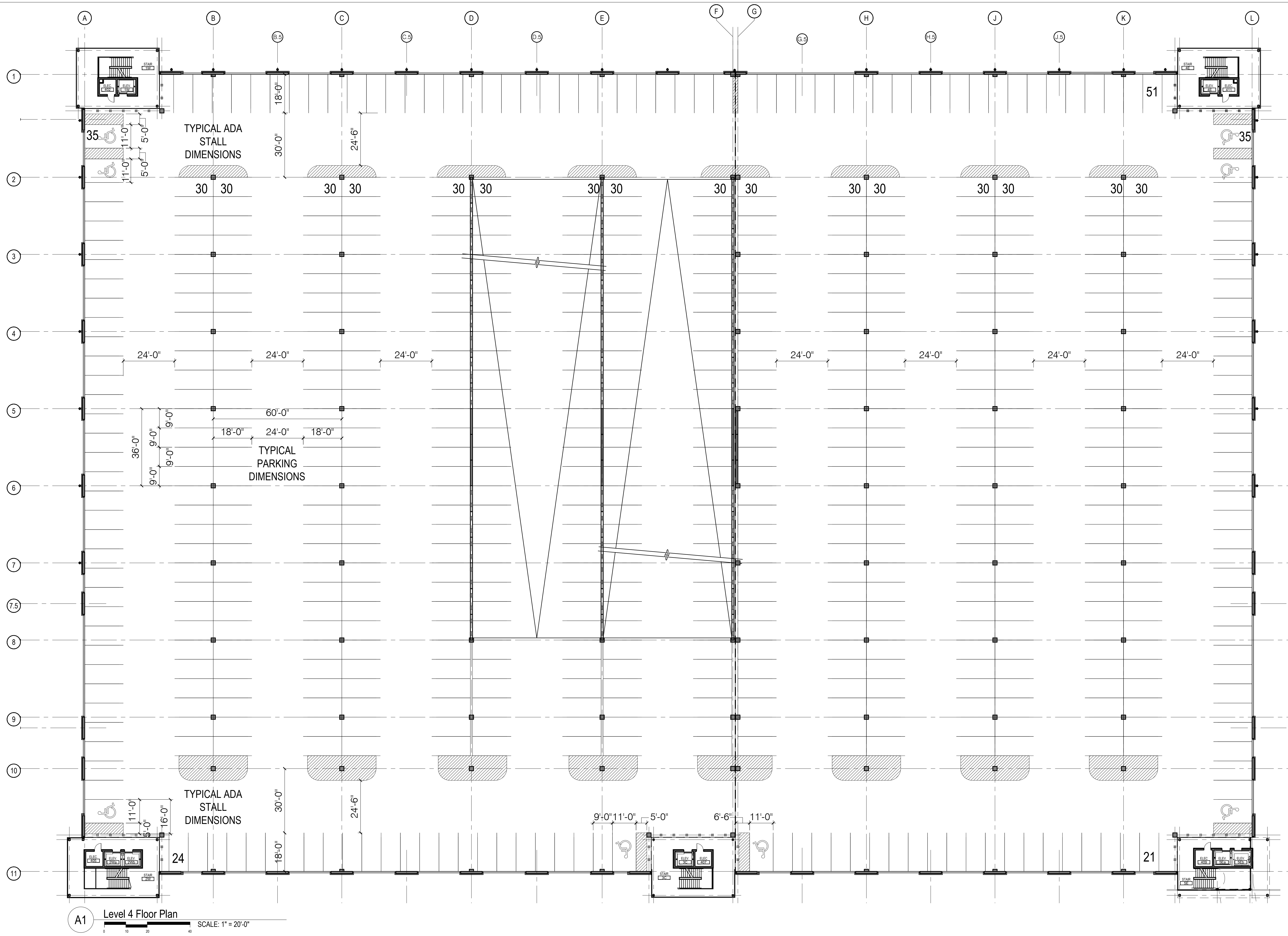
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LEVEL 3 PLAN

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Level 3 Floor Plan
SCALE: 1" = 20'-0"



A1 Level 4 Floor Plan
 SCALE: 1" = 20'-0"



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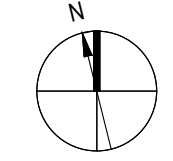
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LEVEL 4 PLAN

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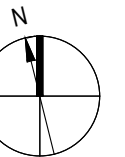
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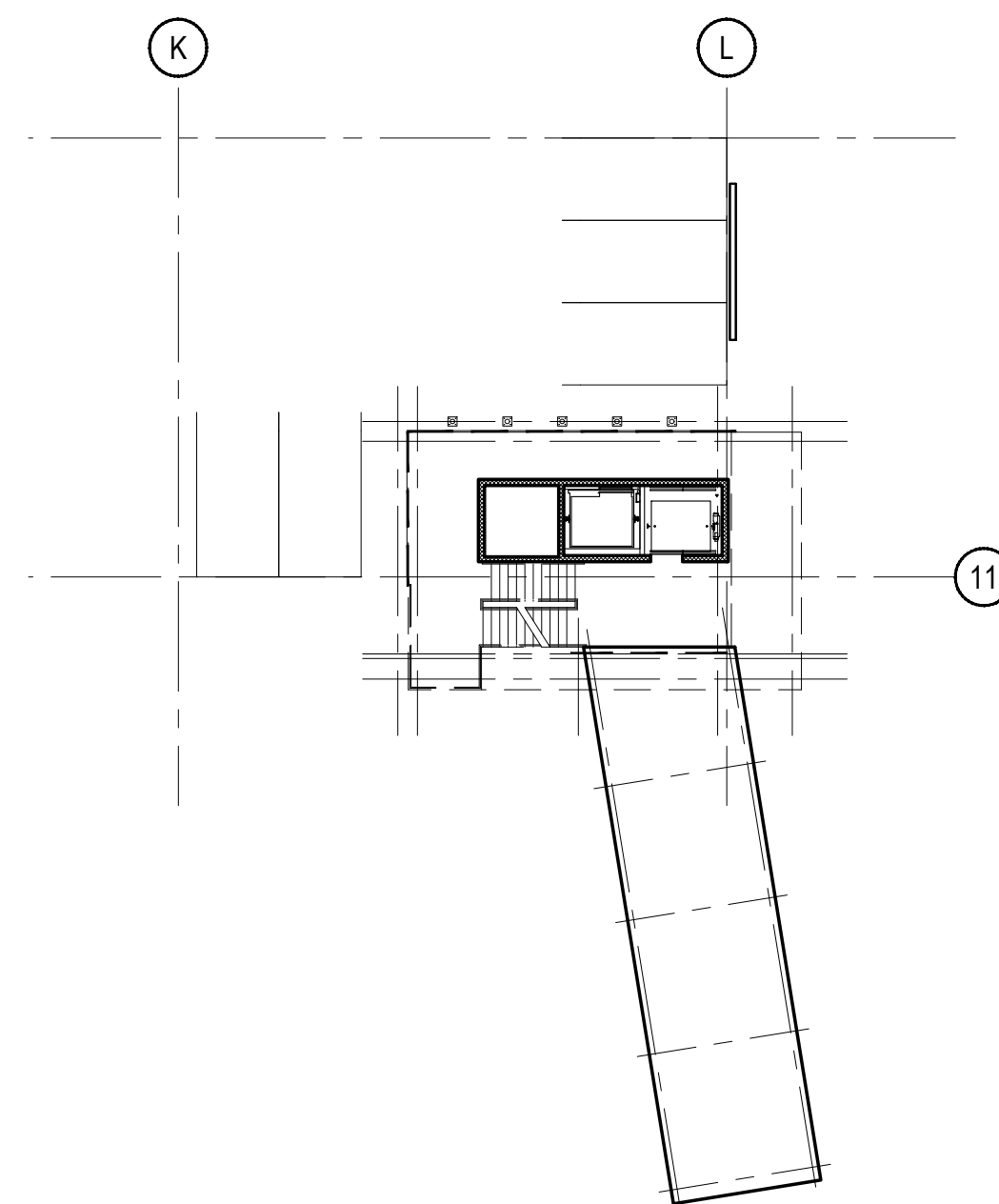
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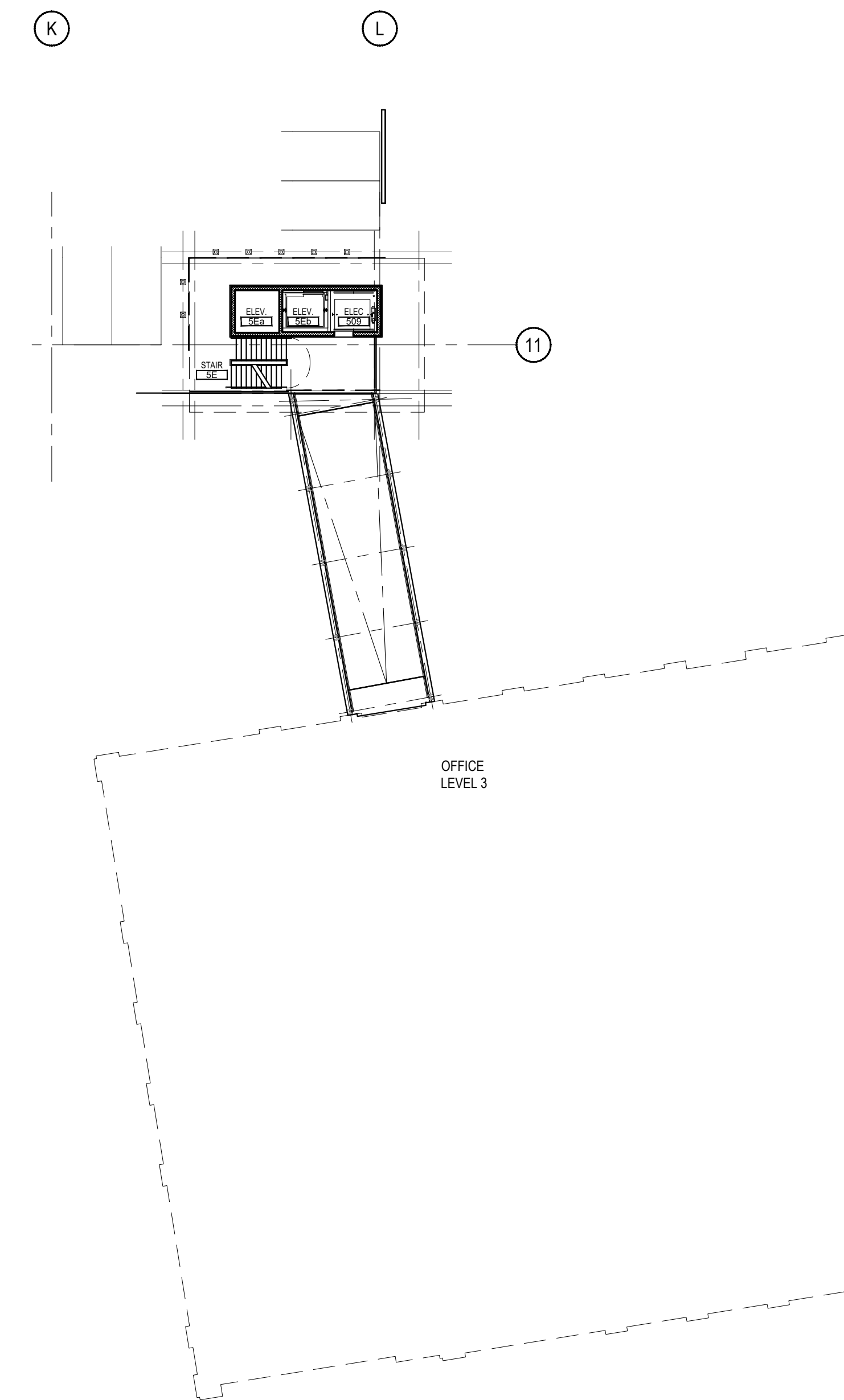
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10 LEVEL 6 - BRIDGE ROOF PLAN
SCALE: 1" = 20'-0"



5 LEVEL 4.5 BRIDGE FLOOR PLAN
SCALE: 1" = 20'-0"

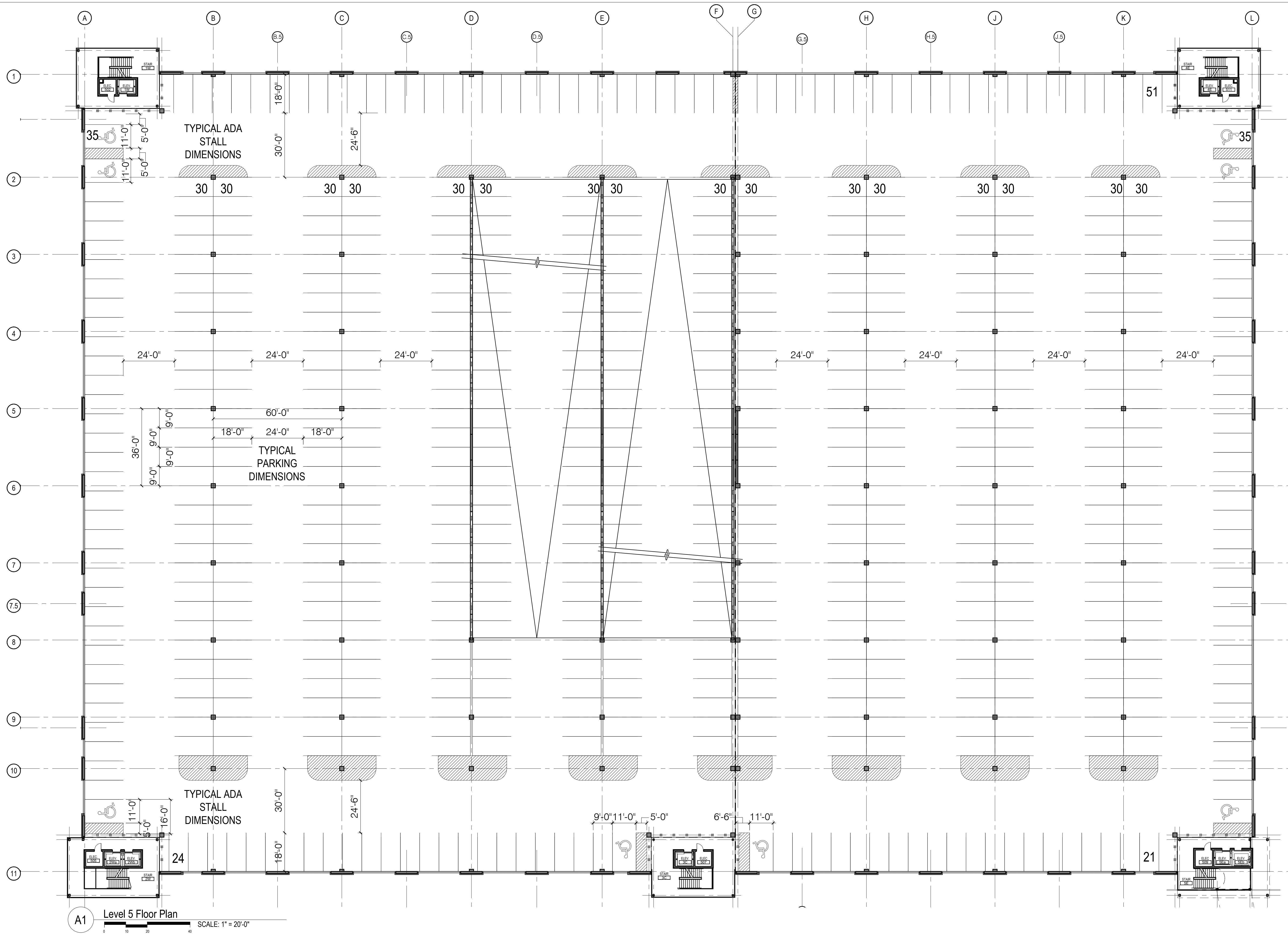
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BRIDGE PLANS

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A1 Level 5 Floor Plan
SCALE: 1" = 20'-0"



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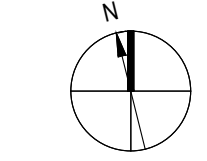
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LEVEL 5 PLAN

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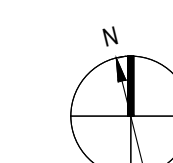
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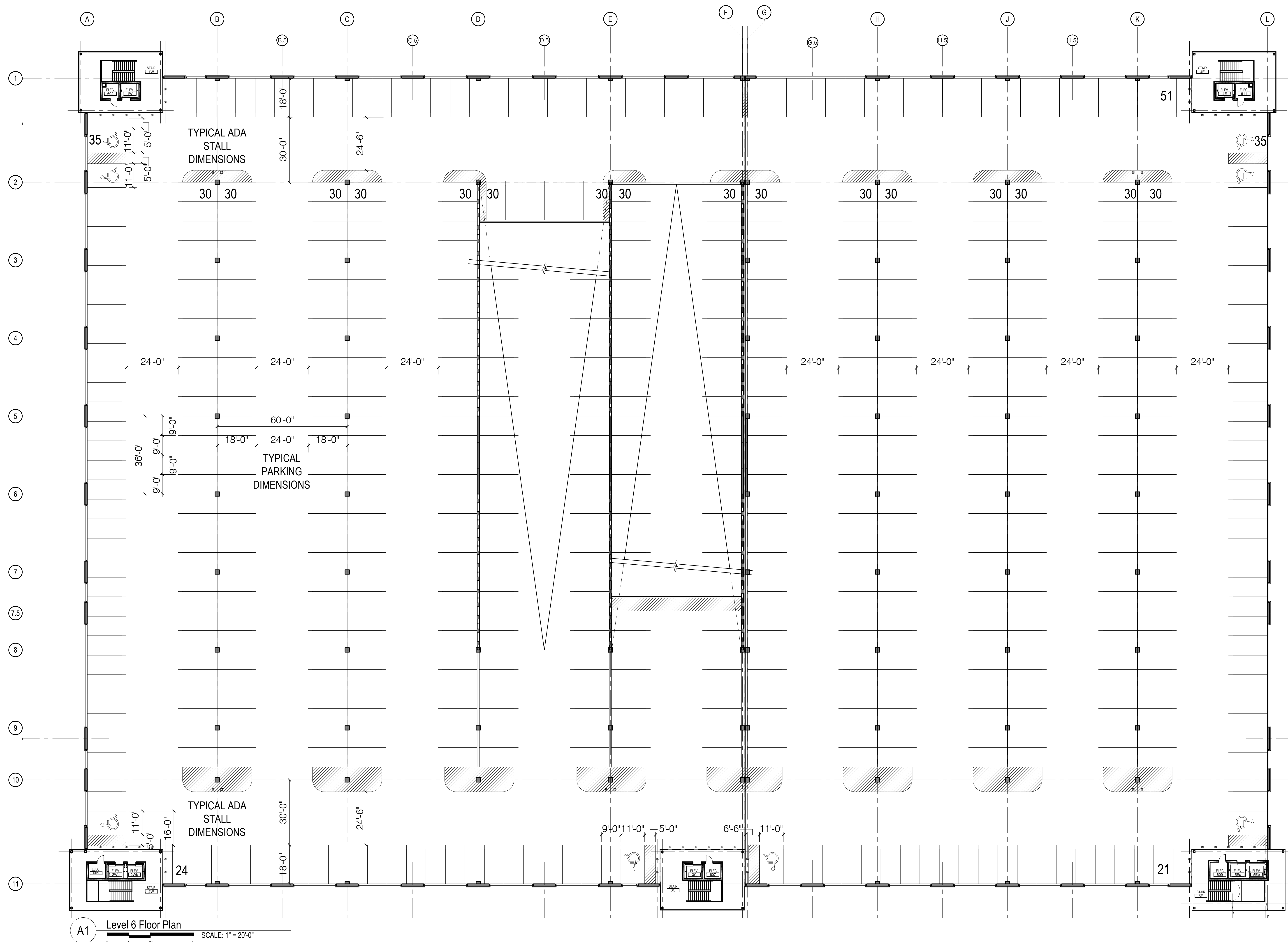
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	SCOTTSDALE DRB SUBMITTAL	03/27/2019

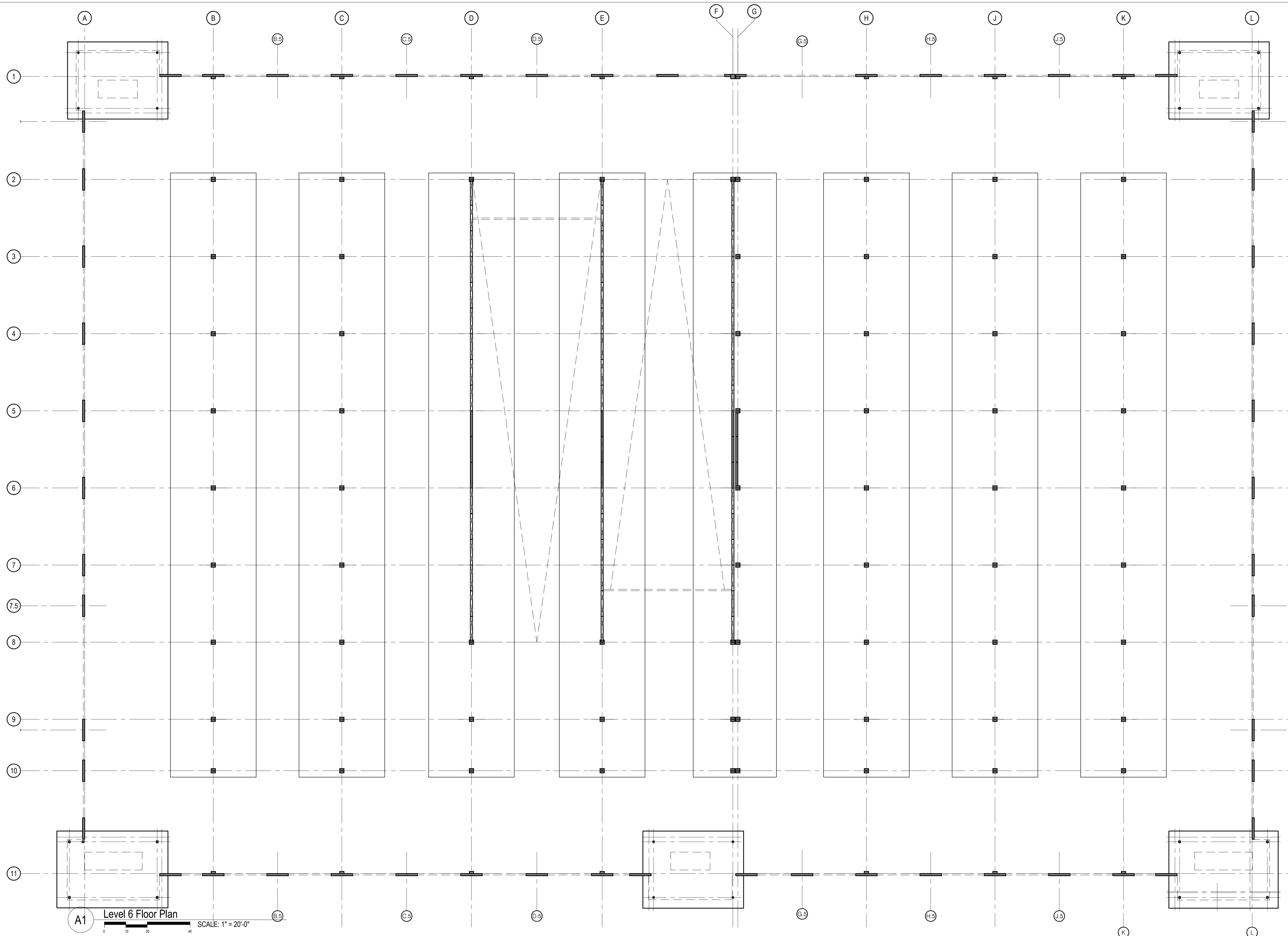
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Date of First Issue:
Project No: 17-005
Sheet Title
LEVEL 6 PLAN

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33-6





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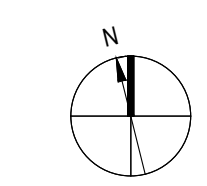
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 Sheet Title
CANOPY PLAN

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33-7