



Marked Agendas

Approved Minutes

Approved Reports

**The March 5, 2020
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: March 5, 2020
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

One Scottsdale Planning Unit III Master Site Plan and Phase I 61-DR-2015#2 and 7-PP-2007#3

Location: 20001 North Scottsdale Road

Request to consider the following:

1. Site plan, building elevations and landscape plan approval for a new 130 room hotel, and a revision to the previous approved conceptual master site plan, and phasing plan for a new multi-phased development consisting of 420,000 square feet of office located in two (2) multi-story buildings, 38,300 square feet of retail located in four (4) single-story buildings and two (2) multiple level parking structures;
2. Preliminary Plat approval for a 7-lot commercial subdivision all on a +/- 22-acre site.

OWNER

RKCCLL investments, LLC
DMB Associates, Inc
Michael Burke
480-367-7000

ARCHITECT/DESIGNER

Davis Architects
Mike Edwards
480-638-1100

ENGINEER

Erickson & Meeks Engineering LLC
Jeff Erickson, P.E.
602-452-2729

APPLICANT CONTACT

Kurt Jones
Tiffany & Bosco, P.A.
(602) 452-2729

BACKGROUND

Zoning

This site is zoned Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning. This zoning was established with case 20-ZN-2002. The One Scottsdale P-C zoning and land use budget allows a mix of commercial, service, office, hotel, and residential uses.

In 2016, the Development Review Board approved a master site plan, building elevations, landscape plan and phasing plan for a new multi-phase development consisted of approximately 576,000 square feet of office space in four (4) 3-story buildings, along with two (2) multiple level parking structures, and four (4) future commercial building pad sites. Phase one of the previous approved master site plan consisted of one (1) 3-story, 154,500-square-foot office building and the western half of a parking structure, both located at the northeastern portion of the site. Site improvements included vehicular access along N. Scottsdale Road and N. 73rd Street, installation of sidewalks along Thompson Peak Parkway, N. Scottsdale Road and N. 73rd Street and landscaping throughout Phase I including street frontages. Future commercial pads required separate Development Review Board review and approval. For more detailed information, the previous approved master site plan is attached to this report.

Context

The property is located on the east side of N. Scottsdale Road between E. Thompson Peak Parkway on the north, E. Legacy Boulevard on the south, and N. 73rd Street on the east. Surrounding uses include existing commercial, multi-family residential and vacant land owned by the City of Phoenix.

Adjacent Uses and Zoning

- North Existing Commercial, Discount Tire Corporate Headquarter zoned, Commercial Office, Planned Community District (C-O PCD).
- South Vacant, undeveloped land within the One Scottsdale Planning Unit II, zone Planned Community District (PCD).
- East Existing multiple-family Residential, zoned Planned Regional Center and Planned Community District (PRC PCD).
- West Vacant, undeveloped land with the City of Phoenix

Key Items for Consideration

- Development Review Board Criteria
- Scottsdale Sensitive Design Principles
- One Scottsdale Master Environmental Design Concept Plan (MEDCP)
- Development will be phased
- The future commercial pads and site improvements shall return as future DRB applications for review and approval
- Scenic Corridor along N. Scottsdale Road frontage
- No public comments, as of date of this report

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval of a site plan, building elevations and landscape plan for a new 130 room hotel with 500 square feet of conference room, and a revision to the previous approved conceptual master site plan, and phasing plan for a new multi-phased development consisting of 420,000 square feet of office located in two (2) multi-story buildings, 38,300 square feet of retail located in four (4) single-story buildings and two (2) multiple level parking structures. Additionally, the applicant is requesting preliminary plat approval to subdivide the 22-acre site into seven (7) parcels for future commercial development.

Revisions to the master site plan and phasing plan include a hotel proposed off the central driveway off Scottsdale Road. The hotel will be the initial phase which includes site improvements and landscaping along N. Scottsdale Road and N. 73rd Street. Additional revisions include two (2) major office buildings on the north and south end of the property along with parking structures on the north and south side of the hotel to serve the office, dining and retail uses. With this application, the Development Review Board will be approving the hotel and associated site improvements. Future phases will return to the Development Review Board for review and approval of the site plan, landscape plan and building elevations. For more detailed information, phasing plans are attached to this report.

Neighborhood Communication

On July 29, 2019, the applicant mailed notification letters and the proposed site to property owners within 750 feet. In addition, the applicant contacted the surrounding neighbors including the apartment community developer, the Arizona State Land Department, Discount Tire's corporate headquarters, Scottsdale Healthcare (Honorhealth), and the Vi at Grayhawk, an assisted living facility. On August 13, 2019, city staff mailed application submittal notification postcards to property owners within 750 feet of the site. As of the drafting of this report, staff has not received any public comment regarding this Development Review Board application.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

In 2002, the zoning on this property was changed to Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning, with case 20-ZN-2002. The General Plan land use designation for this site is Mixed-Use Neighborhoods. The property is planned to have a mix of office and commercial uses. The site is also located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, and hotel uses. The proposed development conforms to the General Plan and Character Areas Plan for a mixed-use medium to high scale project.

Planning Unit III within One Scottsdale is bounded by E. Thompson Peak Parkway on the north, N. Scottsdale Road on the west, E. Legacy Boulevard on the south and N. 73rd Street to the east. Access to the site is provided by the existing driveways along N. Scottsdale Road and N. 73rd Street that

were established in case 20-ZN-2002. Site improvements within Phase I include a new southbound left turn lane, a 10-foot-wide concrete path and an 8-foot-wide trail along N. Scottsdale Road. For the entire site, on-site parking is provided with two (2) multi-level parking garages and surface parking.

Development of the vacant parcel for Phase 1 is comprised of a new 130 room hotel with 500 square feet of conference room that is centrally located and on the eastern side of the site. The remainder of the site plan includes two (2) major office building on the north and south end of the property. The western portion of the master plan depicts four (4) future inline commercial pads and drive-through options. Main building entrances face towards the interior of the site and pedestrian amenities include pavers and landscaped gathering areas for employees and patrons. Overall, the master site plan creates the opportunity for mixed commercial uses.

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 hotel utilizes muted earth tones, consistent with City policies and guidelines. Additional architectural design criteria and guidelines are outlined in case 1-MP-2006 which established a Master Environmental Design Concept Plan (MEDCP) for the entire One Scottsdale project. The MEDCP outlines architectural design concepts, landscape, circulation, drainage, hardscaping, walls, lighting, and signage concepts. One Scottsdale has four (4) architectural styles approved with the overall MEDCP that include traditional, urban, contemporary, and a mixture of traditional and contemporary. The proposed contemporary style of the hotel is consistent with the contemporary architectural style of the Henkel office building to the south, and the southern portion of the apartment development to the east. Building materials and finishes include; Fiber Cement painted “Navajo Beige”, “Mojave Brown” CMU, EIFS painted “Winter Morn”, “Center Ridge”, “Ecru Wealth” and “Limelight” and Metal painted “Jet”. Mechanical equipment is located on the roof of the building and will be fully screened by parapets and the Service Entrance Sections (SES) is located within the building.

In conformance with the Scenic Corridor setback requirements of case 20-ZN-2002, the project is setback from N. Scottsdale Road a minimum of sixty (60) feet, and an average of one hundred (100) feet. The corridor will contain native landscaping, an 8-foot-wide sidewalk, a 10-foot wide trail and a drainage swale. The planting palette for Phase I complies with the One Scottsdale MEDCP and comprised of various desert species such as; Ironwood, Ocotillo, Saguaro, Creosote, and Yucca. Desert landscaping will be provided at the base of the hotel and along N. Scottsdale Road and N. 73rd Street. Salvageable plant materials will be replanted within the constructions limits to blend with the surrounding desert.

Development Information

- Existing Use: Vacant, undeveloped land
- Proposed Use: 130 room Hotel (Phase 1), Office/Retail/Commercial Pad/Parking Garage (Future Phase)
- Parcel Size: 27.87 gross acres
21.61 net acres

	941,930 square feet
• Hotel space:	66,800 square feet
• Maximum Allowable Floor Area Allowed Entire Parcel:	1,800,000 gross square feet of office/commercial/retail per Case 20-ZN-2002
• Floor Area Proposed Phase 1:	66,800 gross square feet
• Floor Area Proposed Entire parcel:	525,100 gross square feet
• Building Height Allowed:	45 feet, excluding rooftop appurtenances
• Building Height Proposed:	45 feet, excluding rooftop appurtenances
• Parking Required Phase 1:	163 spaces
• Parking Provided Phase 1:	130 spaces thru parking reduction
• Parking Required All Phases:	1,716 spaces
• Parking Provided All Phases:	2,602 spaces
• Open Space Required All Phases:	141,290 square feet / 3.24 acres
• Open Space Provided All Phases:	267,160 square feet/6.13 acres
• Open Space Required Phase 1:	14,832 square feet
• Open Space Provide Phase 1:	19, 420 square feet

PRELIMINARY PLAT IMPACT ANALYSIS

Preliminary Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The preliminary plat has seven (7) commercial lots which includes a Scenic Corridor, Public Non-Motorized Access Easement, and a Drainage Flood Control Easement along North Scottsdale Road.

Airport Vicinity

The site is located approximately 2.5 miles north of the Scottsdale Airport terminal and within the AC-1 Airport Influence Zone, which allows for hotel and residential uses provided a fair disclosure statement and Avigation Easement is recorded as a condition of development or building permit approval.

Transportation/Trails

Access to the site is provided by the existing driveways off N. Scottsdale Road that was approved as part of the 2002 entitlements. Other site access is provided along N. 73rd Street, which in an internal roadway that runs north/south along the west side of the existing apartment complex from E. Legacy Boulevard to E. Thompson Peak Parkway. An 8-foot-wide meandering multi-use trail and a 10-foot-wide concrete sidewalk will be provided along N. Scottsdale Road and E. Thompson Peak Parkway.

For Phase I, the applicant also requested approval of a Parking Master Plan which was reviewed and accepted by the Current Planning and Transportation Division. Pursuant to the Zoning Ordinance Section 9.104.F., a parking master plan is an option to promote the safe and efficient design of

parking facilities for sites larger than two (2) acres. The City recognized that strict application of required parking standards or ratios may result in excessive pavement and impermeable surfaces and may discourage the use of alternate transportation modes. According to the Zoning Ordinance parking table, the required number of parking stalls for the hotel rooms would be 163 parking stalls and the applicant is requesting approval to provide 130 parking stalls resulting in a twenty (20) percent reduction with the condition of limiting the conference space to 500 square feet. The Parking Master Plan outlined the required criteria to warrant acceptance of the reductions. In summary, the anticipated parking demand for the hotel use is between 64 and 104 parking stalls based on various parking demand studies. For the entire site, approximately 1,716 spaces are required, and 2,606 parking spaces will be provided within multi-level parking garages and surface parking.

Drainage

A drainage report was reviewed by the Stormwater Management Department. The owner is dedicating a drainage easement of the proposed drainage basin located along N. Scottsdale Road.

Water/Sewer

The Water Resources Department has reviewed and accepted the Water and Sewer Design Reports. The developer is responsible for providing all water and wastewater infrastructure improvements, including a new service lines, connections, fire hydrants, and manholes to serve the development.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community. The nearest fire station is within 2.5 miles of the site and is located at 20355 N. Pima Road. The City's public safety division reviewed the site plan and determined the internal circulation accommodates fire truck access and maneuverability for emergency services. There are no anticipated impacts associated with this request.

Open Space

Based on the proposed master planned development, the minimum required open space on the subject site is 141,290 square feet. For the entire site, the developer will provide 267,160 square feet of open space.

Policy Implications

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed.

STAFF RECOMMENDATION

Recommended Approach:

1. Staff recommends that the Development Review Board approve One Scottsdale Planning Unit III site plan, building elevations and landscape plan for a new 130 room hotel, and a revision to the previous approved conceptual master site plan, and phasing plan for a new multi-phased development consisting of 420,000 square feet of office located in two (2) multi-story buildings, 38,300 square feet of retail located in four (4) single-story buildings and two (2) multiple level parking structures per the attached stipulations, finding that the provisions of the General Plan Rural Neighborhoods policies and goals and the Development Review Criteria have been met.
2. Staff recommends that the Development Review Board approve the Preliminary Plat, per attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Water and Wastewater Resources

Plan Review

Fire and Life Safety Services

Traffic Engineering

Stormwater Management

STAFF CONTACT

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APPROVED BY



Meredith Tessier, Report Author

02/25/2020
Date



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2/25/2020
Date



Randy Grant, Executive Director
Planning and Development Services
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

2/27/20
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Development Plan
 - 5. Preliminary Plat
 - 5A. Preliminary Plat Stipulations
 - 6. Previous DRB approved Master Conceptual Site Plan
 - 7. Master Conceptual Site Plan
 - 8. Master Phasing Plan
 - 9. Phase I Site Plan
 - 10. Circulation Master Plan
 - 11. Land Use and Open Space Budget
 - 12. Building Elevations
 - 13. Hotel Perspectives
 - 14. Hotel Streetscape Elevations
 - 15. Material and Color Board
 - 16. Landscape Plans
 - 17. Electrical Site Plan
 - 18. Exterior Lighting Cutsheets
 - 19. Neighborhood Involvement

**Stipulations for the
Development Review Board Application:
One Scottsdale Planning Unit III Master Site Plan and Phase I
Case Number: 61-DR-2015#2**

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Davis Architecture, with a city staff date of 01/14/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Davis Architecture, with a city staff date of 01/14/2020.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Laskin & Associates, Inc., with a city staff date of 01/14/2020.
 - d. The case drainage report submitted by Civil & Environment Consultants and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Civil & Environmental Consultants, Inc. and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning is 20-ZN-2002, 20-ZN-2002#3 and 1-MP-2006 (MEDCP).

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. Building height for the property shall conform to the building height as shown on the Allowable Building Height graphic set forth in Schedule E of case 20-ZN-2002.

DRB Stipulations

2. 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

CASE NO. 61-DR-2015#2

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.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- D. Pursuant to 20-ZN-2002, with each Development Review Board application, the developer shall include a revised Land Use Budget indicating the number of dwelling units, hotel rooms and/or gross floor area.

DRB Stipulations

4. Parking reduction is based on the maximum of a 500 square foot of conference room area. Any revision to the conference room area shall required additional review and approval.
5. Future Pads as shown on the Master Development Site Plan shall return to the Development Review Board for separate review and approval.
6. All drive aisles shall have a width of twenty-four (24) feet.
7. Prior to issuance of any building permit for the phase I development project, the property owner shall submit plans and receive approval to construct all phase 1 refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details and case site plan dated 01/07/2020. Non-self-contained refuse compactors shall be provided with a drain connected to city sewer system to include a grease, oil and sand separator. Future project developments will be required to provide refuse per city ordinances.

LANDSCAPE DESIGN:

Ordinance

- E. Pursuant to 20-ZN-2002, the landscape buffer along the south side of Thompson Peak Parkway shall be a minimum of thirty (30) feet, and an average of forty (40) feet, as measured from back of curb.
- F. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, the property 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.
9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

EXTERIOR LIGHTING:

Ordinance

- G. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- H. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- I. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- J. 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

- 10. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line.
- 11. Incorporate the following parking lot and site lighting into the project's design:
 - 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.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 12. With the construction document submittal, the property 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 property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 13. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET DEDICATIONS:

- 14. Prior to the issuance of any building permits post Phase I development project, the property owner shall make all dedications as stipulated in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015 not having been addressed with Phase I development project.

TRANSPORTATION INFRASTRUCTURE:

Ordinance

- K. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- L. Prior to the issuance of any building permit for the Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. N. SCOTTSDALE ROAD
 - a. Construct ten (10) foot wide concrete path, separated from back of curb by no less than eight (8) feet, from development project Phase I southern boundary to E. Thompson Peak Parkway. Remainder of path, to E. Legacy Blvd. will be required with future development.
 - b. Construct eight (8) foot wide unpaved trail from development project Phase I southern boundary to E. Thompson Peak Parkway. Remainder of trail, to E. Legacy Blvd. will be required with future development.
 - c. Construct southbound left turn lane and associated transition for, while restricting westbound left turn lanes from, the main Phase I site entrance.
 - ii. N. 73rd Street
 - a. Construct back of curb separated six (6) foot wide sidewalk along Phase I frontage.
- M. Prior to the issuance of any building permit post Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct all improvements stipulated in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015 not having been addressed with Phase I development project.

DRB Stipulations

- 15. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 16. 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).

WATER AND WASTEWATER:

Ordinance

- N. Prior to the issuance of any building permit for Phase I development project, the on-site sewer system shall be memorialized as a private sewer system contained within private sewer easement to be owned and maintained by a Property Owner's Association memorialized in a final plat of property.
- O. Prior to the issuance of any building permit post Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct all improvements stipulated in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015 not having been addressed with Phase I development project.

DRB Stipulations

17. 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

18. With the civil construction document submittal, the applicant 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.
19. In conjunction with the final plan submittal, the applicant shall revise the drainage report and offsite flow analysis provided by CEC/HELM Engineers dated February 14, 2020 to address the following:
- a) The report shall be revised to reflect a 5' square grid size in the Flo-2D model.
 - b) Incorporation of the existing triple-barrel 36-inch diameter culverts under 73rd Street just south of Thompson Peak Parkway into the Flo-2D model.
 - c) The limits of the Flo-2D model shall be extended to include the southern portion of the development site and the existing 8-foot-wide by 3-foot-high box culvert located at the southwest corner of the development site.
 - d) The stormwater management design for the project will need to address any offsite flows in excess of the capacity of the triple-barrel 36-inch diameter culverts under 73rd Street just south of Thompson Peak Parkway and illustrate how these flows will be conveyed through site.
 - e) Based on the results of the revised report and the resultant offsite flows impacting the project, the applicant may need to revise the design of the proposed onsite stormwater management system to accommodate these flows to meet City requirements.
20. Demonstrate consistency with the accepted master drainage plan and report.
- a. For any design that modifies the accepted master drainage report, the applicant shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
21. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

Ordinance

- P. Pursuant to 20-ZN-2002, the scenic corridor width along N. Scottsdale Road shall be a minimum of sixty (60) feet wide, and an average of one hundred (100) feet wide, as measured from the back of curb.

DRB Stipulations

22. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:

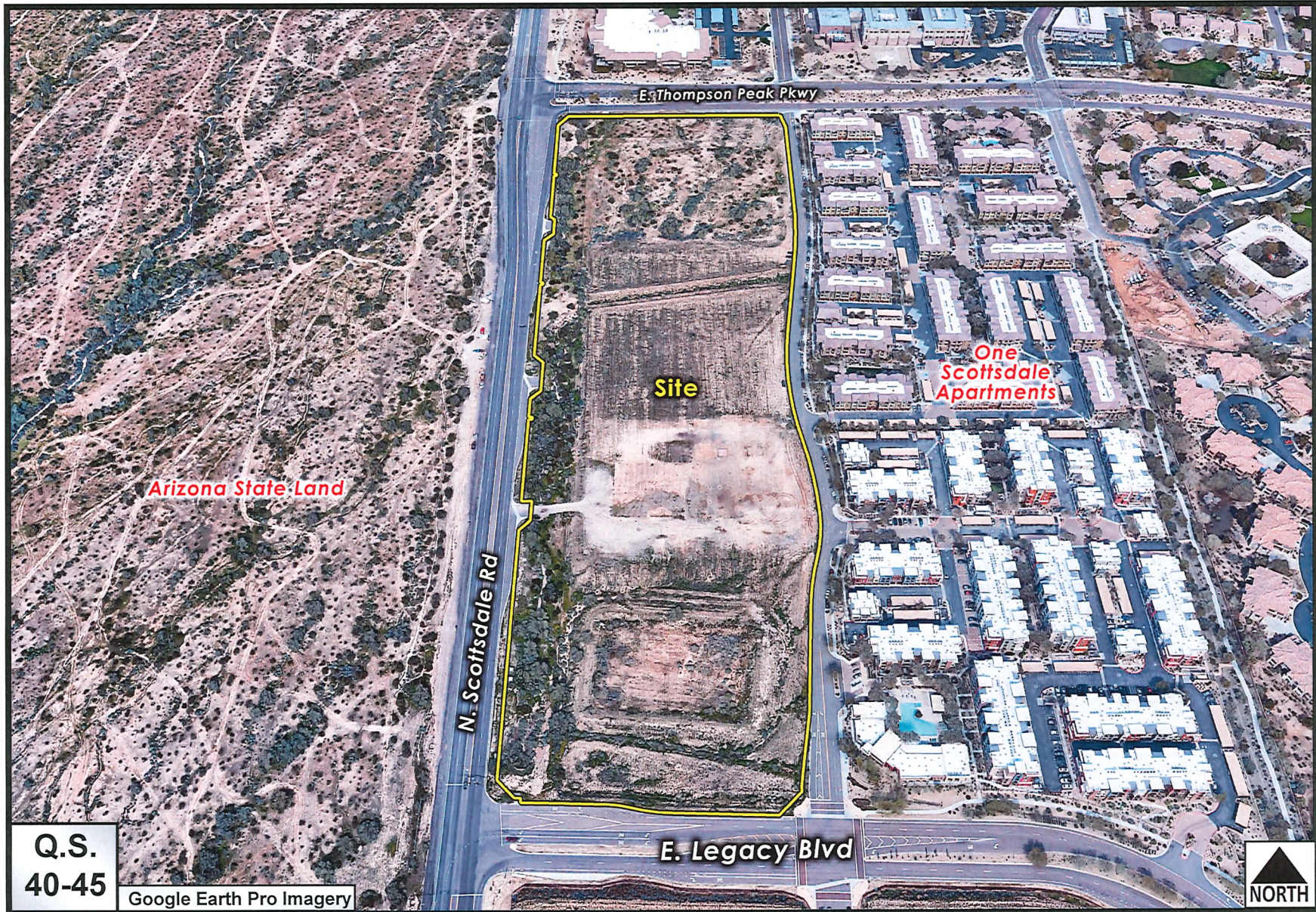
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- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
- b. A Scenic Corridor Easement for a Scenic Corridor setback width along N. Scottsdale Road. The easement shall be a minimum of sixty (60) feet, and an average of one hundred (100) feet wide, measured from back of curb. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
- c. Private pedestrian and vehicular access easement across all drive aisles and sidewalks within development.
- d. Emergency and services access easement across all drive aisles within development.
- e. A public non-vehicle access easement, to accommodate a multi-use trail and path along N. Scottsdale Road, within the scenic corridor easement.
- f. A minimum thirty (30) by fifteen (15) foot-Public Transit Facility and Access Easement to contain future transit facility improvements located at the northeast corner of N. Scottsdale Road and E. Legacy Blvd. in accordance with stipulations in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015.
- g. 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.
- h. A fifteen (15) foot wide Public Non-Motorized Access Easement and Public Utility Easement along N. 73rd Street. Location of dedications are subject to the satisfaction of final plan review staff.



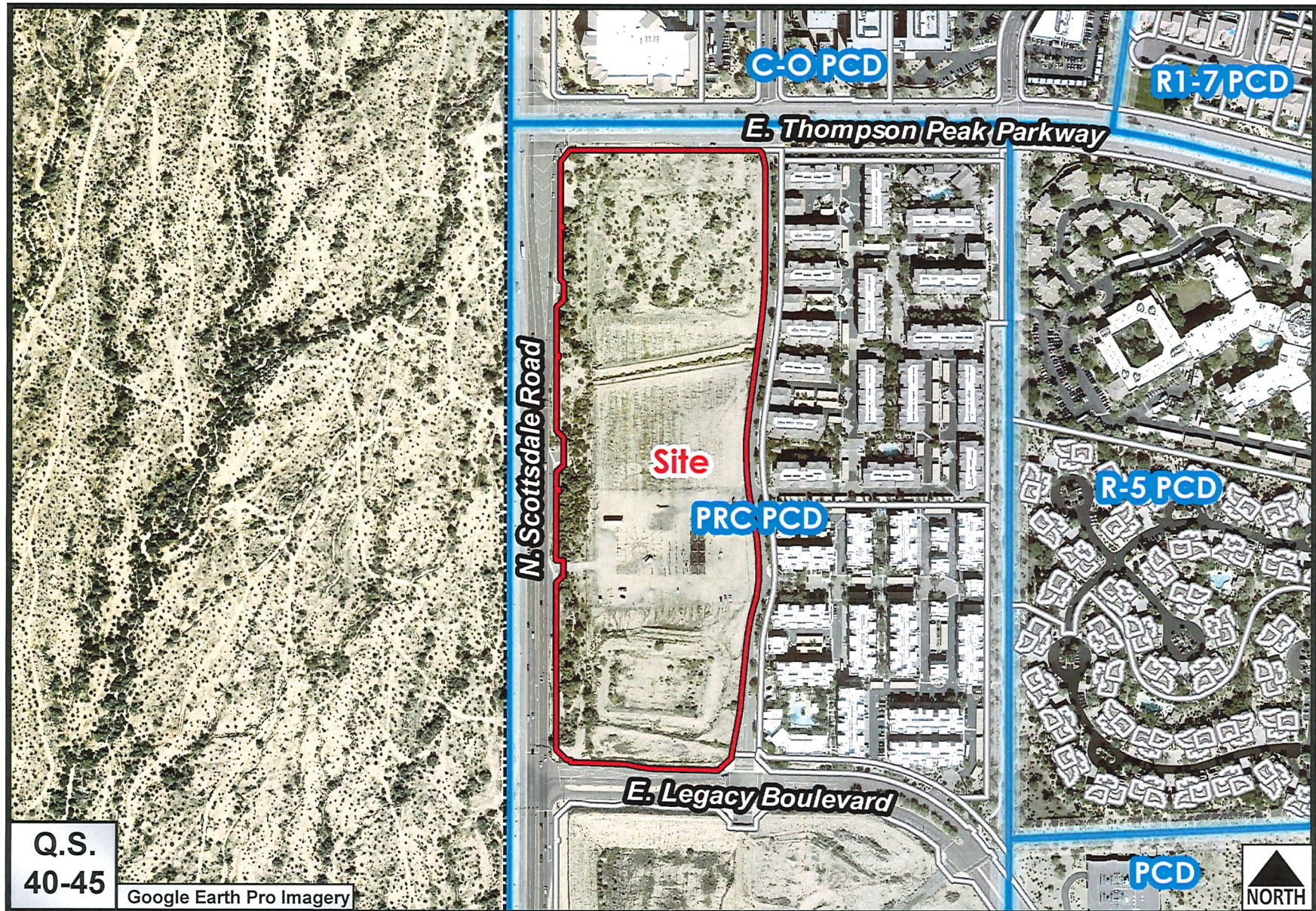
Context Aerial

61-DR-2015#2 & 7-PP-2007#3



Close-up Aerial

61-DR-2015#2 & 7-PP-2007#3



Zoning Aerial

61-DR-2015#2 & 7-PP-2007#3



**TIFFANY
& BOSCO**
P.A.

ONE SCOTTSDALE

HOTEL MASTER PLAN - PLANNING UNIT III

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

JULY 30, 2019

REQUEST

On behalf of RKCCLL Investments LLC ("Property Owner"), DMB Associates, Inc. ("DMB") is requesting the approval of an office, commercial, parking structure and hotel master site plan and hotel site plan for the remainder of Planning Unit III, which is north of Legacy Boulevard within One Scottsdale ("Property"). The proposal, approximately 22 acres, requests Development Review Board ("DRB") approval for the master site plan for the commercial, office and parking garage plans and elevations for the hotel building ("Project").

Previous DRB Approval

Case # 61-DR-2015 approved a master site plan for four (4) three (3)-story office buildings, five (5) commercial pads and two (2) parking garages. The northern parking structure was two levels down, one at grade and three levels above grade. The southern parking structure was two levels down, 1 at grade and five levels above grade. The previous approval placed the parking garages at the southeast and northeast corner of the property. The request approved the first phase that included four (4) office building and parking garage elevations with the elevations of the commercial pads along Scottsdale Road to be submitted at a further date for DRB review and approval. The site plan configuration is a bit different in this DRB proposal, but essentially the same major uses (office), parking structures and commercial uses with the addition of the hotel.

DEVELOPMENT OVERVIEW

One Scottsdale

One Scottsdale is located at the northeast corner of Scottsdale Road and the Loop 101 freeway. One Scottsdale is planned to be a mixed-use development on the north side of the Loop 101 freeway along Scottsdale Road. At build-out, it is anticipated there will be approximately 1.8 million square feet of commercial, office and retail uses, 400 hotel rooms and up to 1,100 residential units, all of which is in conformance with the zoning and other regulating documents approved by the City in 2002 ("2002 Entitlements"). One Scottsdale is envisioned as a vibrant destination with active daytime and nighttime uses for its residents and others throughout the area.



Part of the 2002 Entitlements are master plans for water, wastewater, drainage, transportation and environmental design. The Project conforms to these master plans. Master Plans and planning unit plans were approved for Planning Unit III back in 2012 for the multi-family project on the eastern half of Planning Unit III. Addendums to the approved Planning Unit III plans will be provided as part of the DRB submittal. A Master Environmental Design Concept Plan ("MEDCP") was approved by the DRB that includes landscape, hardscape, architectural styles and other design features for One Scottsdale.

One Scottsdale – Planning Unit III

Planning Unit III within One Scottsdale is bounded by Thompson Peak Parkway on the north, Scottsdale Road on the west, Legacy Boulevard on the south and the western boundary of the Grayhawk community on the east. The Land Use Budget ("Budget") for One Scottsdale allows for a mixture of residential, hotel and commercial/retail/office uses within Planning Unit III. The Budget is specific for Planning Unit III as to the maximum number of residential units (750 maximum), residential densities in certain areas and varying height limitations. The multi-family development to the east (Jefferson on Legacy) has utilized the allowed number of residential dwelling units within Planning Unit III. The Project is located on the western portion of Planning Unit III and includes a mixture of hotel, office, service, commercial, retail and restaurant uses and conforms to all the requirements and development standards set forth in the 2002 Entitlements.

The Project and Surrounding Improvements

The net site area to be developed for this portion of Planning Unit III is approximately 22 acres. The site is directly west of the Jefferson on Legacy apartment community. To the north is the Discount Tire headquarters and Honor Health hospital. To the west, across Scottsdale Road is the City of Phoenix which is planned for dense and intense mixture of land uses. To the south is the remainder of One Scottsdale within Planning Unit II. The access points to the Property from Scottsdale Road are existing and were approved as part of the 2002 entitlements.

REQUEST

Site Plan

The request is to approve a revised master site plan for the remainder of PU III. Included in the revised plan is a hotel proposed off the main (central) driveway access off Scottsdale Road. The hotel will be the initial phase of development, which includes enhancing the Scottsdale Road scenic corridor along PU III. The remainder of the site plan includes two (2) major office buildings on the north and south end of the Property. The previous master plan approval placed the parking structures on the northeast and southeast corner of the Property, which served four (4) smaller office buildings. The central portion of the master plan depicts future inline shops, pads and some drive-through business possibilities. The overall site plan would create a mixed-use environment of hospitality, office, service, dining and retail uses.

The site plan is configured with three (3) access driveways off Scottsdale Road. Other site access is directed towards an internal roadway that runs north/south along the west side of the adjacent apartment complex from Legacy Boulevard on the south to Thompson Peak Parkway on the north. With



the Scottsdale Road frontage including as scenic corridor and paths and trails, significant landscape setbacks are proposed along Thompson Peak Parkway and Legacy Boulevard.

Architecture

One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. The architectural style of the proposed hotel is contemporary. This contemporary style fits contextually with the currently approved architectural character of Planning Unit III of One Scottsdale. The southern portion of the multi-family project utilized the contemporary architectural character also.

Parking

The parking for the hotel will consist of surface parking with significant setbacks off Scottsdale Road around the building. Parking for the future phases includes approximately 2,000+ parking spaces in the parking structures for the office buildings. Small sections of surface parking spaces are provided for the commercial and office uses.

Open Space

The residential development within Planning Unit III was developed with several parks, open and social spaces for the residents to enjoy. The proposed mixed-use commercial office site will create additional pedestrian connections to and from the site to allow the residents access to the paths around One Scottsdale and other points to the north, south and west.

DEVELOPMENT REVIEW BOARD CRITERIA

The City's zoning ordinance states that the Development Review Board shall be guided by the following criteria when considering an application. They are as follows:

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.

One Scottsdale has an approved zoning case and development agreement which sets for the zoning entitlements for the Property. Master plan requirements and amended development standards provide for a cohesive yet flexible construct for development on the Property. The Request is within the character approved for One Scottsdale through its approved MEDCP and zoning entitlements.

2. The architectural character, landscaping and master plan 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;
 - b. Avoid excessive variety and monotonous repetition;



- 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;

The design character of the area will be enhanced and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings will be contemporary in nature, in keeping with the currently approved architectural character of Planning Unit III of One Scottsdale.

The project Master Plan provides an average setback along Scottsdale Road of 100' to help the natural flow of existing habitats. The development integrates alternative modes of transportation, including bicycles, within the pedestrian network that encourage social contact and interaction within the community.

The design of the Master Plan's built environment responds to the desert environment and pedestrian environment through the use of overhangs and enhanced landscape at pedestrian connections. The use of high performance glazing will help to reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

The Property is neither in the ESL or the Historic Property Overlay.

- 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.

One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000's. The site is surrounded by access with Legacy Boulevard to the south, Scottsdale Road to the east, Thompson Peak Parkway to the north and a private road (73rd Street) to the east that serves the Property and the existing multi-family project to the east. The design of the site plan will enable full access through the site for residents of the multi-family project from 73rd Street to Scottsdale Road. A new left-in driveway will be cut into the median on Thompson Peak Parkway to 73rd Street as part of this project per the zoning stipulations.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls, or if located on the roof thru the use of architectural screening compatible with the architecture of the building.

This portion of One Scottsdale restricts building height per the 2002 Entitlements. The Property has height restrictions of 45' primarily on the north portion with an additional height limitation of not exceeding a 1710' elevation above sea level requirement. The 'not to exceed above sea level requirement' was agreed upon at the time of zoning and is reinforced in a deed restriction on the property with the Grayhawk



community. Future phase buildings along Scottsdale Road will have to take into consideration the height restrictions and their effect on mechanical equipment and the required screening.

5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The Property is not within the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

There is no proposed Cultural Improvement Program or Public Art Program.

Additional Project Narrative Development Review Board Criteria

The Development Review Board has specific criteria within the zoning ordinance, which serve as the basis for the review and approval of a DRB application. The following are the listed criteria and responses to each of the listed criteria.



- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

Response: The zoning case was approved in 2002 in conformance with the City's General Plan. The zoning also pre-dates the applicable Greater Airpark Character Area Plan ("GACAP"). The GACAP indicates this area as an Airpark Mixed Use – Residential (AMU-R) land use. With the residential project to the east, the proposed employment and support commercial uses implements the desired land uses indicated with the AMU-R goals and policies. The GACAP Conceptual Development Types map designates the Property as a mixture of higher scale (southern portion) and medium scale (norther portion). The proposed building heights and site design are consistent with this designation and the more restrictive height stipulations from the zoning case. The amended development standards are a part of the zoning designation for the Property. The Request complies with and implements the MEDCP character and design. The zoning case stipulated an average 100' wide scenic corridor with a 60' wide minimum. This Request is consistent with this scenic corridor requirement and will implement a sidewalk and trail as part of the design.

- Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

Response: The City's General Plan, GACAP and existing zoning entitlements will allow the Property to develop as a part of a larger mixed-use core. The Request is a component of an overall One Scottsdale master plan that envisions a mixture of uses providing residents, employees, employers and tourists alike a place to live, work, play and shop. This type of development plan creates a sustainable environment to reduce vehicle trips and creates a mixture of uses in one development creating convenience of persons residing or working in the vicinity. The set of zoning restrictions and master plan requirements for the infrastructure of One Scottsdale ensures the City is allowing a development plan that contributes to the health, safety and welfare of the community. There is a need for a hotel in this area for corporate users, the hospital and visitors to the area.

- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response: The Request creates a large employment center directly adjacent to residential development within One Scottsdale and the surrounding Grayhawk community. The office development is benefitting from Scottsdale Road exposure but implements 360 degree architecture to respond to its adjacent residential neighbor and the views to the east to the McDowell Mountains. View corridors into the site from Scottsdale Road and from the east will enable adjacent uses convenient and easy access by vehicle, bicycle, and pedestrians. A generous scenic corridor and gradual stepping of the site from north to south will ensure the development plans fit into the existing surrounding and developed context of the area.



- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: The site plan is designed with several access points on all sides of the project. Although there is no direct access to Thompson Peak Parkway, 73rd Street on the eastern side of the Property provides for access from Thompson Peak Parkway to the Project. A left-in median cut will be designed as part of the Request per the 2002 Entitlements. The scenic corridor will provide for a sidewalk and trail. The master pedestrian plan demonstrates the many paths within the site and connections off the Property. The design and function of 73rd Street to the east provides for convenient vehicle and pedestrian access from other One Scottsdale uses. The multiple access points from Scottsdale Road, Legacy Boulevard and 73rd Street provides for safe and convenient access plan and fulfills this DRB criterion.

- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. The architectural style of the proposed hotel is contemporary, as will be the future buildings located in Planning Unit III of One Scottsdale. This contemporary style fits contextually with the currently approved architectural character of Planning Unit III of One Scottsdale.

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

Response: Mechanical equipment and their associated screening shall be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls, or if located on the roof thru the use of architectural screening compatible with the architecture of the building.

- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

Response: Within Planning Unit III of One Scottsdale, overall building massing and architectural features will express and celebrate the natural horizontal features of this portion of the Sonoran Desert. Exterior building materials, colors, and textures will echo the desert environment also. Pedestrian areas and building entrances will be heavily shaded thru the use of landscape features and/or architectural building elements. The scale of the buildings within Planning Unit II will be in keeping with the existing residential development directly to the east of the site. All sides of the buildings will have consistent architectural detail and character for "four-sided-architecture". Changes in the use or location of exterior building materials, paint colors, and/or textures will occur in a logical and well thought out fashion.

- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.



Response: The Property is not located within the City's ESL area.

- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: The Property is not located within a historic property designation.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

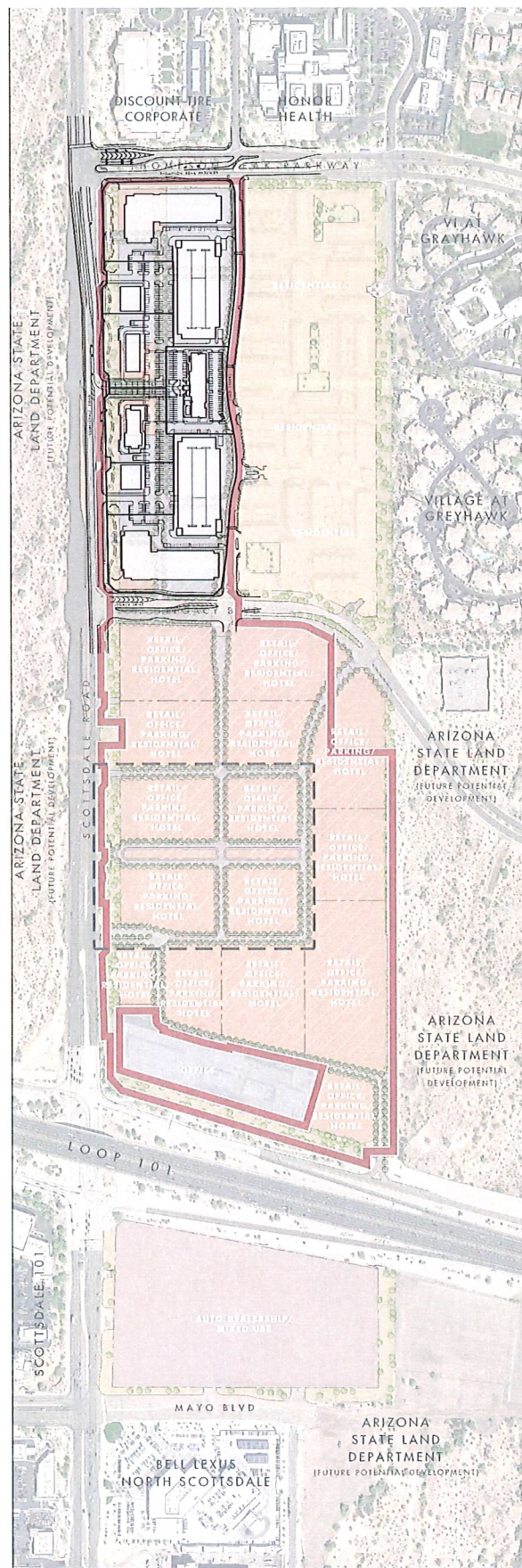
Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: The Property is not located within the downtown district.

Summary

The request is to approve a master site plan for the remainder of One Scottsdale's Planning Unit III. The initial phase will be the hotel use along with the approval of the elevations. The elevations for the office buildings, parking structure and commercial pad development on the remaining portion of the master site plan will return for DRB approval for the elevations, building colors and materials, if the site plans are consistent with this master site plan request. The proposed development conforms to the City's General Plan and Character Area Plan for a mixed-use medium to high scale project. When fully developed, the proposed 22 acre site will provide for major employers and support commercial and restaurant users in compliance with the 2002 Entitlements. We respectfully request the DRB's approval of the Request.



■ USES AS SHOWN
 (" / " EQUALS "AND, OR")
 ■ OFFICE

■ RESIDENTIAL
 ■ AUTO DEALERSHIP / MIXED USE

■ OUTDOOR ACTIVITY AREA
 ■ MIXED USE PEDESTRIAN
 CORE DISTRICT
 ■ AMENDMENT BOUNDARY

NOTE:
 Block dimensions, roadway,
 alley and pedestrian
 alignments and locations are
 conceptual in nature. Final
 site plan subject to approval
 by Development Review
 Board.

The drawings and information depicted herein are
 conceptual only and are not intended to represent final
 architecture, planning or design strategy. We do not
 represent, warrant, or guarantee the accuracy or
 completeness of the information or data provided
 herein. This is a conceptual drawing and may not be
 reproduced or used for any purpose without the written
 permission of DMB.



DEVELOPMENT PLAN OVERLAY

LAND ATTACHMENT 4 ATION



61-DR-2015#2

NOTES

1. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&T'S AND DESIGN GUIDELINES.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-46.
4. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD, IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
5. ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #35833" UNLESS OTHERWISE NOTED.
6. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
7. 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.
8. MODIFICATIONS TO THE EASEMENT DELINEATIONS AND LOCATIONS MAYBE ALTERED BASED ON FUTURE DEVELOPMENT CONDITIONS AS SUCHM THESE EASEMENT MODIFICATIONS MAY BE PROCESSED THROUGH THE MAP OF RELEASE AND MAP OF DEDICATION PROCESS.

REFERENCE DOCUMENTS

MAP OF DEDICATION, WEST 80 ACRES OF SECTION 26, BOOK 431, PAGE 12
SPECIAL WARRANTY DEED, DOCUMENT NO. 2007-0757265
FINAL PLAT FOR ONE SCOTTSDALE, BOOK 971, PAGE 8
MAP OF DEDICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5
REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

PARENT PARCEL LEGAL DESCRIPTION

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #0401301320 L, DATED OCTOBER 16,
2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" WITH A DEPTH OF 1' AND
VELOCITY OF 3 FPS.

BASIS OF BEARING

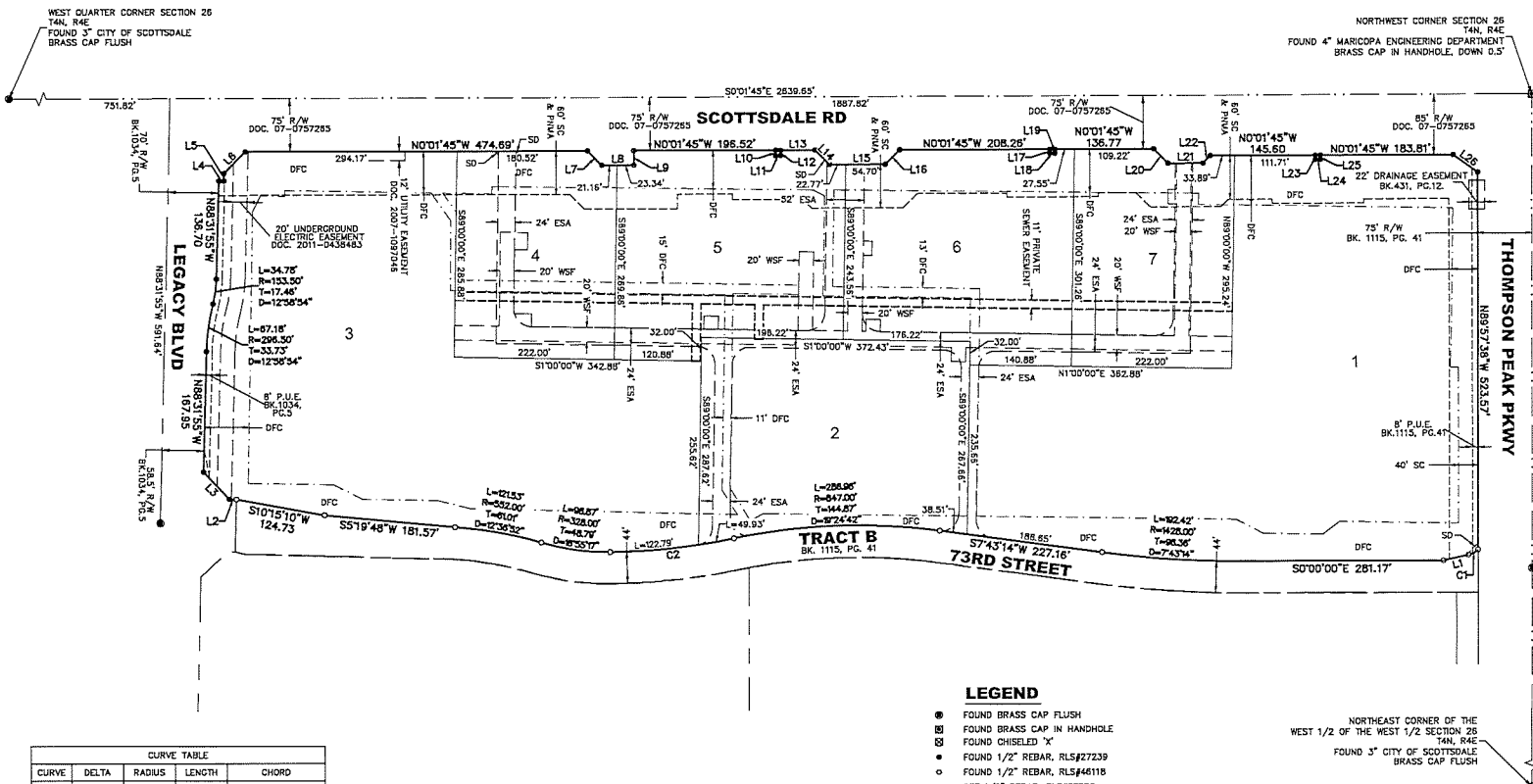
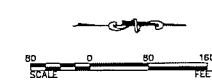
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN
IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS, SAID LINE BEARS
SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURV.AZ.COM

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 01/24/2020
SCALE: N.T.S.
SHEET: 2 OF 3



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	34°51'55"	25.00'	15.21'	S28°42'47"E 14.98'
C2	11°08'39"	888.00'	172.72'	N8°07'08"W 172.45'

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S12°51'32"E	35.90'	L14	N44°58'15"E	28.28'
L2	S1°28'05"W	9.67'	L15	N0°01'45"W	77.47'
L3	S46°28'05"W	52.08'	L16	N45°01'45"W	28.28'
L4	N0°01'45"W	6.96'	L17	N89°58'15"E	5.70'
L5	N89°58'15"E	9.98'	L18	N0°01'45"W	7.00'
L6	N45°02'02"W	42.45'	L19	S89°58'15"W	5.70'
L7	N44°58'15"E	28.28'	L20	N44°58'15"E	28.28'
L8	N0°01'45"W	44.50'	L21	N0°01'45"W	48.75'
L9	S89°58'15"W	20.00'	L22	N45°01'45"W	14.14'
L10	N89°58'15"E	7.40'	L23	N89°58'15"E	5.70'
L11	N0°01'45"W	7.00'	L24	N0°01'45"W	7.00'
L12	S89°58'15"W	7.40'	L25	S89°58'15"W	5.70'
L13	N0°01'45"W	47.51'	L26	N35°32'37"E	41.59'

LOT AREA TABLE			
LOT #	AREA (SQ)	AREA (AC)±	
1	283,898	6.52	
2	98,879	2.27	
3	256,691	5.89	
4	63,281	1.45	
5	85,364	1.96	
6	87,854	2.01	
7	65,657	1.51	

- LEGEND**
- FOUND BRASS CAP FLUSH
 - ⊗ FOUND BRASS CAP IN HANDHOLE
 - ⊗ FOUND CHISELED "X"
 - FOUND 1/2" REBAR, RLS#27239
 - FOUND 1/2" REBAR, RLS#44118
 - SET 1/2" REBAR, RLS#35883
 - M.C.R. MARICOPA COUNTY RECORDS
 - BK./PG. BOOK & PAGE
 - APN ASSESSOR PARCEL NUMBER
 - R/W RIGHT OF WAY
 - DFC DRAINAGE AND FLOOD CONTROL EASEMENT
 - WSF WATER AND SEWER FACILITIES EASEMENT
 - SC SCENIC CORRIDOR EASEMENT
 - ESA EMERGENCY AND SERVICE ACCESS EASEMENT
 - PNMA PUBLIC NON-MOTORIZED ACCESS EASEMENT
 - SD SIGHT DISTANCE EASEMENT
- BOUNDARY LINE
SECTION LINE
CENTER LINE
ADJACENT BOUNDARY LINE
EXISTING EASEMENT
DFC
WSF
PRIVATE SEWER

NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 SECTION 26 T4N, R4E FOUND 3" CITY OF SCOTTSDALE BRASS CAP FLUSH

**PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA**



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 01/24/2020
SCALE: 1"=80'
SHEET: 3 OF 3

SIG
SURVEY INNOVATION
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Land Surveying Services
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**Stipulations for the
Development Review Board Application:
One Scottsdale Planning Unit III
Case Number: 7-PP-2007#3**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat prepared by Survey Innovation Group, Inc, with a city staff date of 01/27/2020.
 - b. Master Drainage Plan for One Scottsdale Master Drainage Plan; submitted by Wood/Patel, accepted on 02/10/2012.
 - c. Case Drainage Report for One Scottsdale Planning Unit III; submitted by Civil & Environment Consultants, accepted on 02/20/20.
 - d. Case Grading and Drainage Plan for One Scottsdale Planning Unit III; submitted by Civil & Environment Consultants, accepted on 02/20/20.
 - e. The water and sewer basis of design report submitted by Civil & Environmental Consultants, Inc. and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the subject site were: 61-DR-2015, 20-ZN-2002, 20-ZN-2002#3.

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.

SUBDIVISION PLAT REQUIREMENTS

EASEMENT DEDICATIONS:

Ordinance

- C. Pursuant to 20-ZN-2002, the scenic corridor width along N. Scottsdale Road shall be a minimum of sixty (60) feet wide, and an average of one hundred (100) feet wide, as measured from the back of curb.

- D. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
- i. A private sewer easement to a Property Owner's Association along with the following added plat note: The maintenance and operation of private sewer shall be the sole responsibility of the Property Owners Association. These private sewers will remain private and will never convert to public ownership. City shall have the right, but not the obligation in an Emergency, such as sewer overflow, to enter the property to make necessary repairs in the event Owner's forces are not present to address or are inadequately addressing the Emergency. City will back charge all parcels within this plat through and on the next water bill for any and all costs to the City associated with the Emergency.

DRB Stipulations

2. Prior to the issuance of a permit for the development project, the owner shall dedicate the public easements illustrated on the preliminary plat and the following additional easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat 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. Dedicate a minimum of sixty (60) feet wide, and an average one hundred (100) feet wide Scenic Corridor Easement, measured from back of curb along the east side of Scottsdale Road and dedicate a public-nonmotorized easement upon, over and across the Scenic Corridor Easement to accommodate a shared use path and unpaved trail. 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.
 - c. An Avigation Easement across the property.
 - d. A minimum thirty (30) by fifteen (15) foot-Public Transit Facility and Access Easement to contain future transit facility improvements located at the northeast corner of N. Scottsdale Road and E. Legacy Blvd. in accordance with stipulations in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015.
 - e. A fifteen (15) foot wide Public Non-Motorized Access Easement and Public Utility Easement along N. 73rd Street. Location of dedications are subject to the satisfaction of final plan review staff.
3. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to a Property Owners Association on the final subdivision plat:
 - a. A private cross access easement across continuous drive aisles crossing parcel boundaries to point of intersection with public rights of way or private street tract.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCES

DRB Stipulations

4. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

LANDSCAPE DESIGN:

DRB Stipulations

5. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

- E. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

6. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. 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.
 - ii. 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. All exterior luminaires shall be included in this calculation.
 - iii. 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.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

7. 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.
8. 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.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- G. 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

9. Prior to the issuance of any building permit for the Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- i. N. SCOTTSDALE ROAD
 - a. Construct ten (10) foot wide concrete path, separated from back of curb by no less than eight (8) feet, from development project Phase I southern boundary to E. Thompson Peak Parkway. Remainder of path, to E. Legacy Blvd. will be required with future development.
 - b. Construct eight (8) foot wide unpaved trail from development project Phase I southern boundary to E. Thompson Peak Parkway. Remainder of trail, to E. Legacy Blvd. will be required with future development.
 - c. Construct southbound left turn lane and associated transition for, while restricting westbound left turn lanes from, the main Phase I site entrance.
 - ii. N. 73rd Street
 - a. Construct back of curb separated six (6) foot wide sidewalk along Phase I frontage.
10. Prior to the issuance of any building permit post Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct all improvements stipulated in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015 not having been addressed with Phase I development project.
11. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
12. 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 Sherwin Williams (SW7055) Enduring Bronze (246-C7).

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

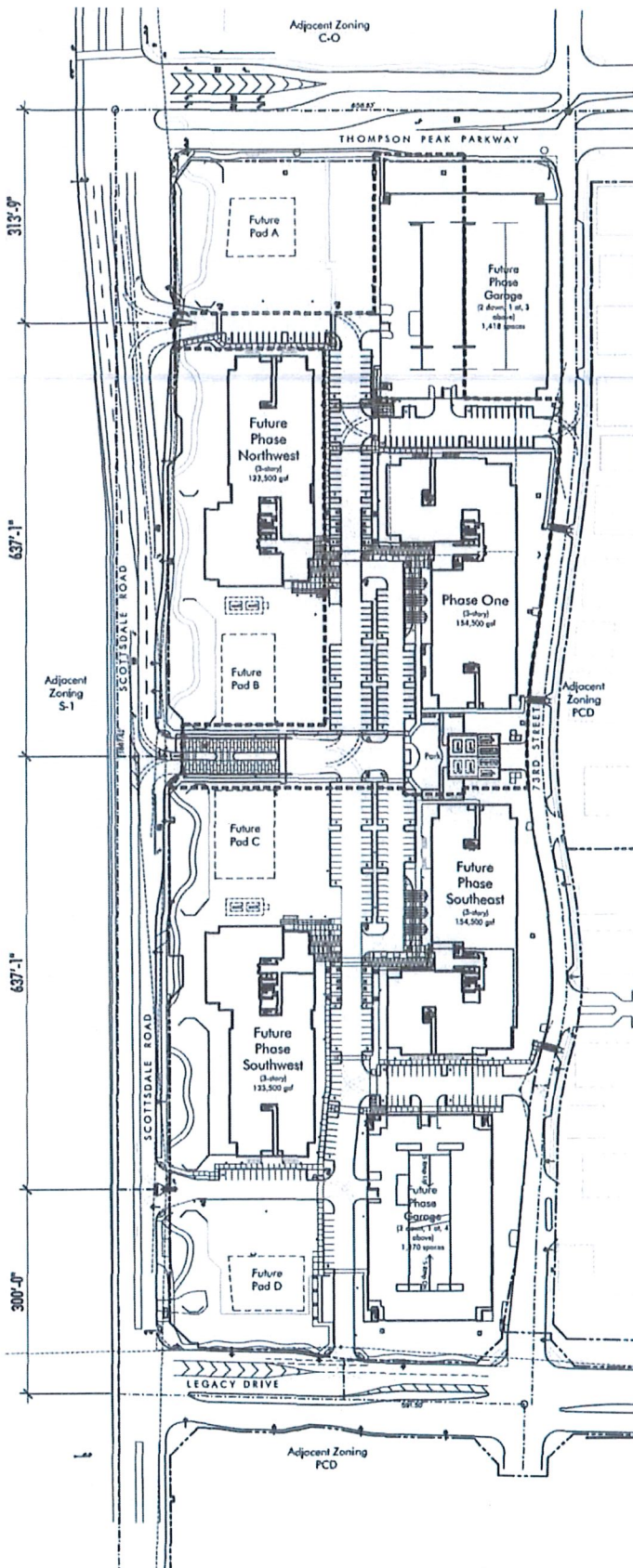
13. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
14. With the civil construction document submittal, the applicant shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
15. In conjunction with the final plan submittal, the applicant shall revise the drainage report and offsite flow analysis provided by CEC/HELM Engineers dated February 14, 2020 to address the following:
- a) The report shall be revised to reflect a 5' square grid size in the Flo-2D model.
 - b) Incorporation of the existing triple-barrel 36-inch diameter culverts under 73rd Street just south of Thompson Peak Parkway into the Flo-2D model.

- c) The limits of the Flo-2D model shall be extended to include the southern portion of the development site and the existing 8-foot-wide by 3-foot-high box culvert located at the southwest corner of the development site.
 - d) The stormwater management design for the project will need to address any offsite flows in excess of the capacity of the triple-barrel 36-inch diameter culverts under 73rd Street just south of Thompson Peak Parkway and illustrate how these flows will be conveyed through site.
 - e) Based on the results of the revised report and the resultant offsite flows impacting the project, the applicant may need to revise the design of the proposed onsite stormwater management system to accommodate these flows to meet City requirements.
16. Demonstrate consistency with the accepted master drainage plan and report.
- a. For any design that modifies the accepted master drainage report, the applicant shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager, or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

17. Prior to the issuance of any building permit for the Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct the water and sewer systems approved in the Final Basis of Design Reports.
18. 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.



Address	20001 N Scottsdale Road Scottsdale, Arizona 85255	
APN	215-05-010	
Zoning	PCD	
Site Area	27.87 Acres gross 21.61 Acres net	
Building Area		
Phase I	Office	154,500 gsf
Future Phase Northwest	Office	133,500 gsf
Future Phase Southeast	Office	154,500 gsf
Future Phase Southwest	Office	133,500 gsf
Office Area Total		576,000 gsf

Open Space		
Required	941,331 Net Site area x 15%	141,200 sf
Provided		299,600 sf

Parking Required		
Office Phase I	154,500 gsf X 1/300 gsf	515 spaces
Future Phase Northwest	133,500 gsf X 1/300 gsf	445 spaces
Future Phase Southeast	54,500 gsf X 1/300 gsf	515 spaces
Future Phase Southwest	133,500 gsf X 1/300 gsf	445 spaces
Total Parking Required		1,920 spaces
Total Bike Spaces Required	1/10 required vehicle spaces	192 spaces

Parking Provided		
Phase I	Garage	715 spaces
Phase I	Surface	160 spaces
Future Phase North	Garage	703 spaces
Future Phase South	Garage	1370 spaces
Future Phase South	Surface	158 spaces
Total Parking Provided		3,106 spaces
Total Bike Spaces Provided		192 spaces

Accessible Spaces Required 63 spaces
 2% of provided spaces based on parking reduction approval from Zoning Administrator per Sec. 9.105.C.2

Accessible Spaces Provided 64 spaces
 (16 Surface / 24 North Garage / 24 South Garage)



ATTACHMENT #5

Development Review - Master Plan

0' 80' 160' 240' 320'

All dimensions are approximate and subject to change



architecture
interior architecture
space planning
facilities management
landscape architecture
graphic design



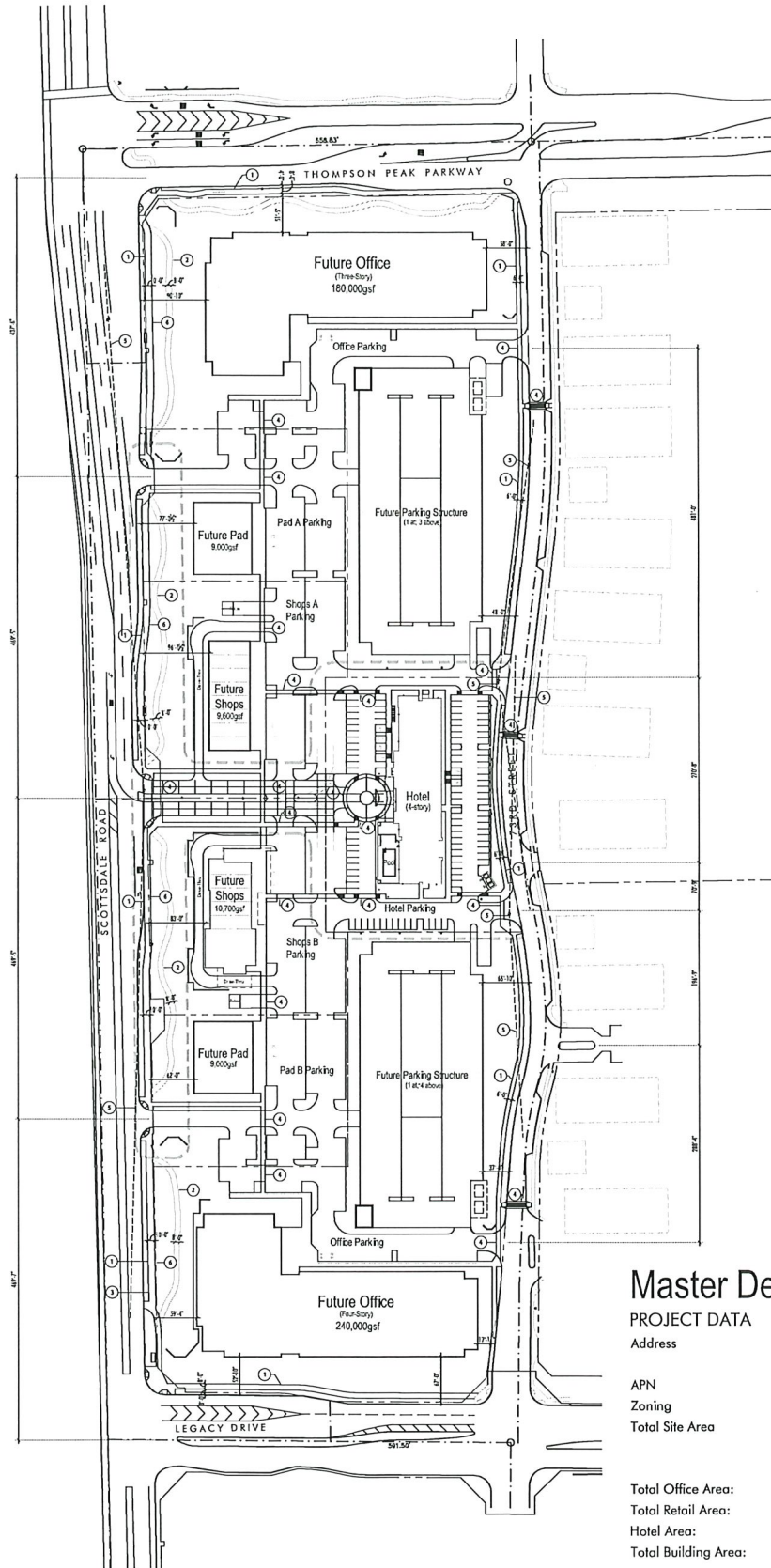
One Scottsdale
Scottsdale, Arizona

61-CR-2015 / 14164
 2.10.15

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ATTACHMENT 6

61-DR-2015
 04/01/16



KEYNOTES

1. Concrete Sidewalk, integral color to match San Diego Buff
2. 8' Multi-Use Trail
3. New bus shelter location and easement to be provided with future phase
4. Pedestrian path, change in paving material and color
5. Site Visibility Triangle
6. 10' detached concrete sidewalk

Master Development Plan

PROJECT DATA

Address 20001 N Scottsdale Road
Scottsdale, Arizona 85255
APN 215-05-010
Zoning PCD
Total Site Area 21.61 acres net
27.87 acres gross

Total Office Area: 420,000sf
Total Retail Area: 38,300sf
Hotel Area: 66,800sf (130 rooms)
Total Building Area: 147,100sf

Total Parking Required: 1,716 spaces
Total Parking Provided: 2,606 spaces (thru parking reduction)
Accessible parking Required: 105 spaces (4% of provided parking)
Accessible Parking Provided: 105 Spaces
Bicycle Parking Required: 172 spaces (1 / 10 auto spaces)
Bicycle Parking Provided: 172 spaces

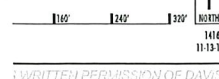
Phase One Boundary: - - - - -



ONE SCOTTSDALE- Scottsdale, Arizona

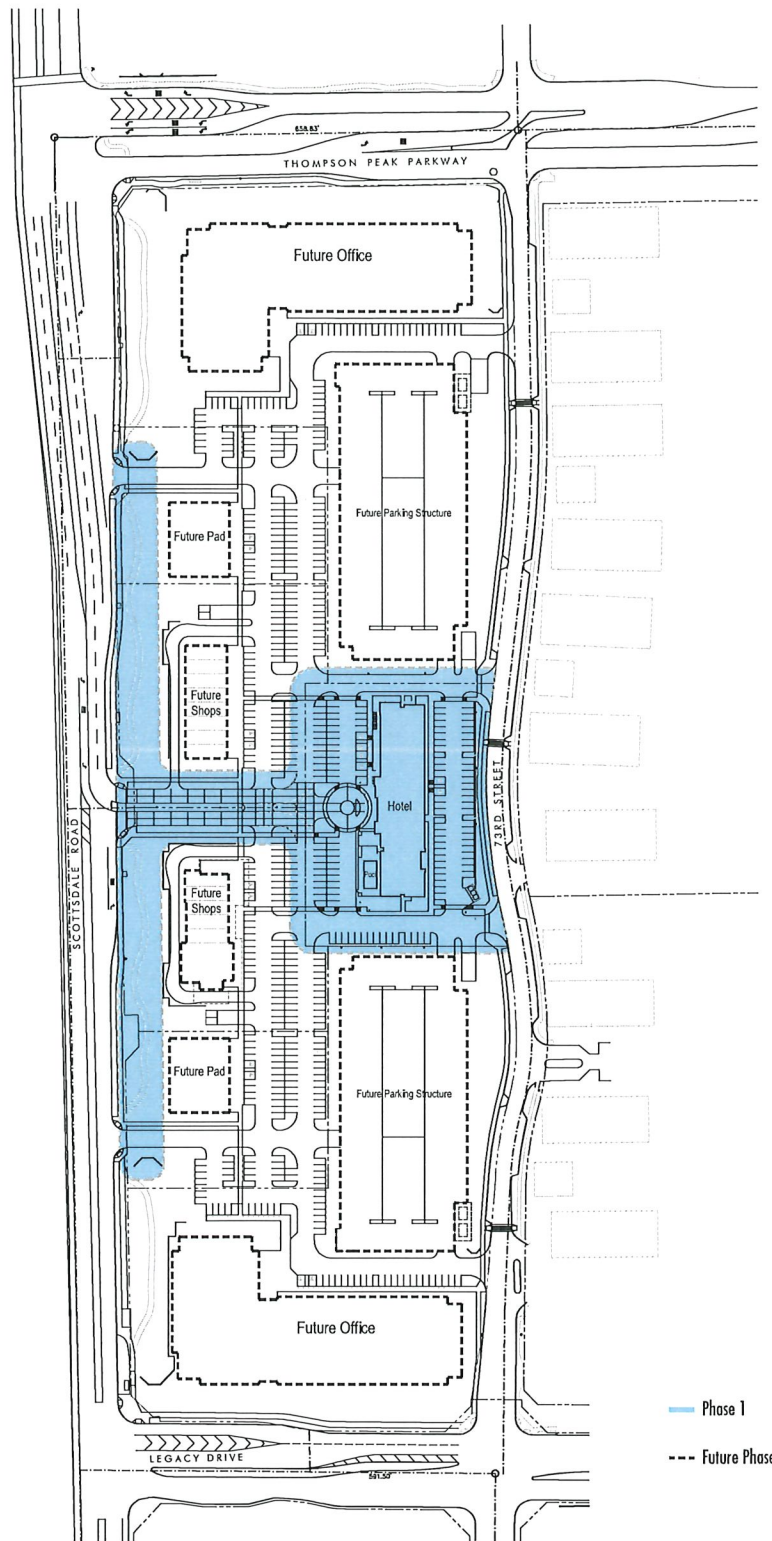
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ATTACHMENT 7



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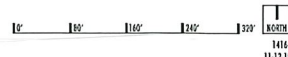
— Phase 1
 --- Future Phase

Phasing Plan



ONE SCOTTSDALE- Scottsdale, Arizona

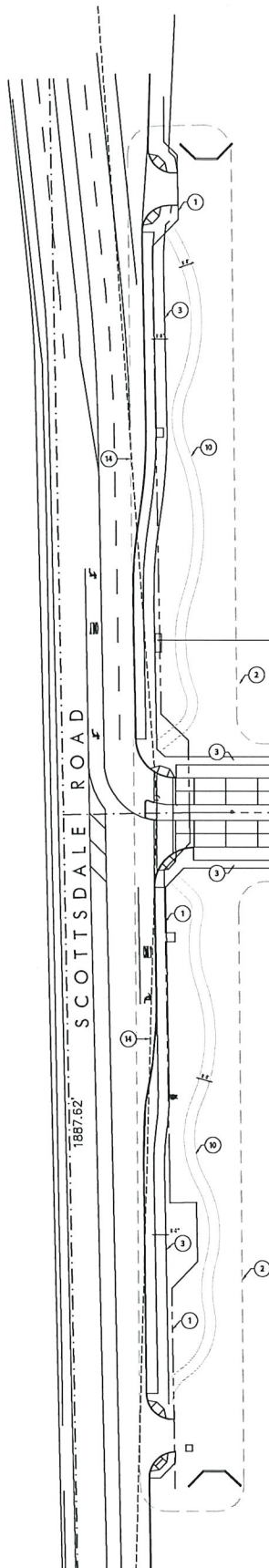
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ATTACHMENT 8

14164
11-12-19
SIGN OF DAVIS



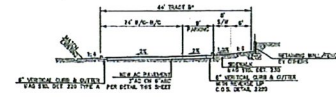


KEYNOTES

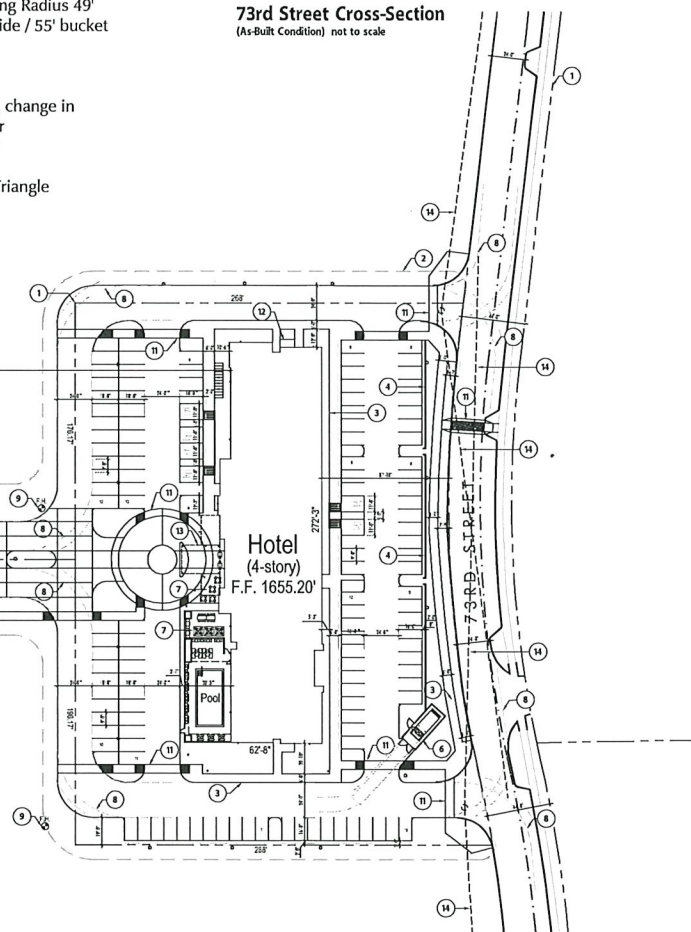
1. Property Line
2. Phase One Boundary Line
3. Concrete Sidewalk, integral color to match San Diego Buff
4. Screen Wall
5. Bike Racks
6. Refuse Compactor and Enclosure (Similar to MARATHON RJ-250SC, 20 yard container)
7. Patio
8. Fire Truck Turning Radius 49' outside / 25' inside / 55' bucket swing
9. Fire Hydrant
10. Multi-use Trail
11. Pedestrian path, change in paving and color
12. Fire Riser Room
13. Porte-Cochere
14. Sight Visibility Triangle

Refuse Calculations:

130 rooms / 20 rooms x 2 Enclosures with Recycling = 13.0 Enclosures
 13.0 Enclosures x 6 yards per enclosure = 78 Yards
 78 yards x 4:1 C.O.S. Compaction Ratio = 19.5 Yards



73rd Street Cross-Section
 (As-Built Condition) not to scale



Phase One Site Plan

Address 20001 N Scottsdale Road
 Scottsdale, Arizona 85255
 APN 215-05-010
 Zoning PCD
 Site Area 2.27 acres net (98,881sf)
 2.46 acres gross (107,138sf)

Building Area: 66,800sf (130 rooms)

Building Height Allowed: 45' (excludes mech. screening)
 Building Height Provided: 45' (excludes mech. screening)

Parking Required: 163 spaces (1.25 / room)
 Parking Provided: 130 spaces (thru parking reduction)
 Accessible Space Required 5.2 (4% of Provided Spaces)
 Accessible Spaces Provided 6

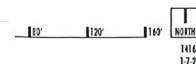
Bicycle Parking Required: 16 spaces (1 / 10 auto spaces)
 Bicycle Parking Provided: 16 spaces

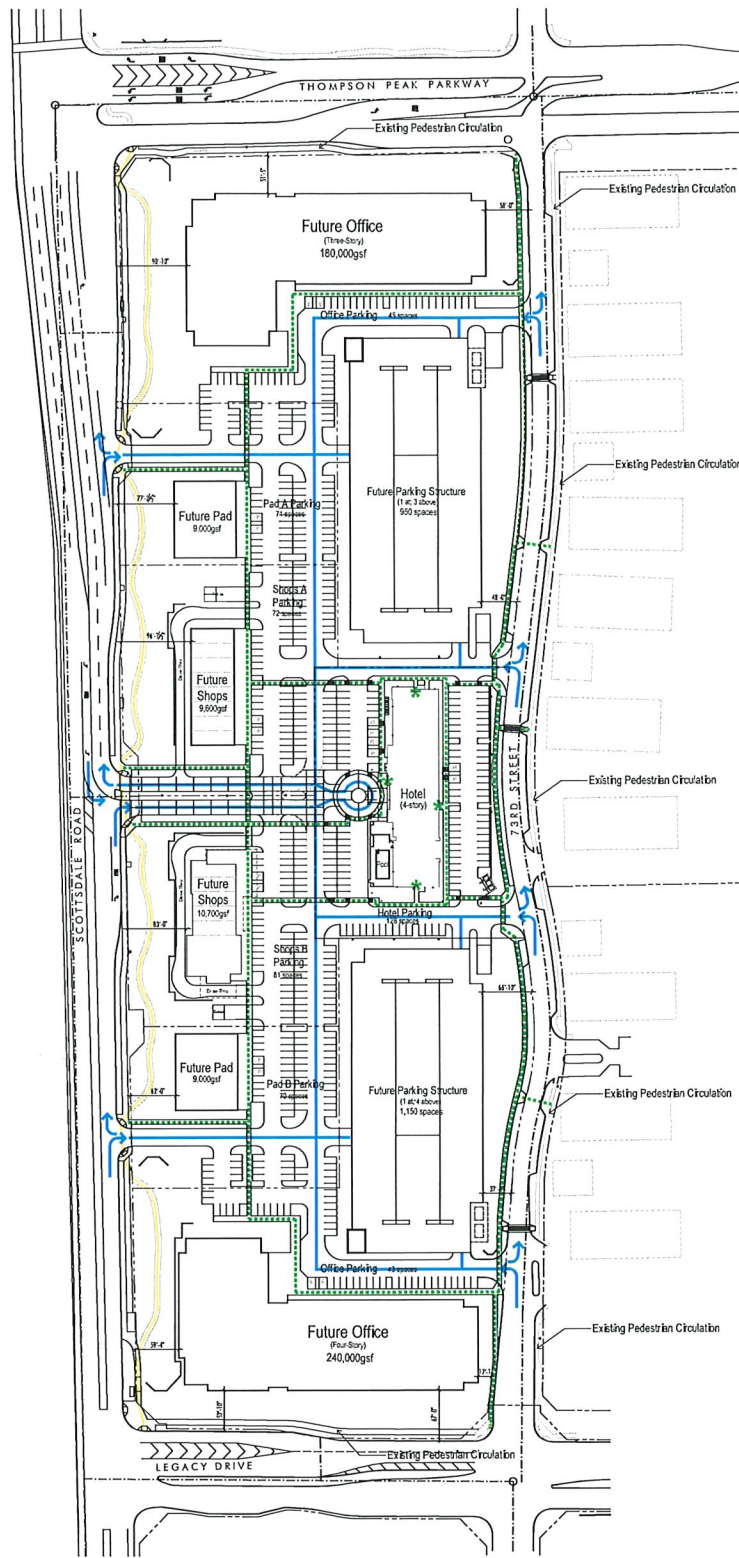


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ATTACHMENT 9

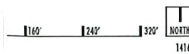




- Vehicular Circulation
- Pedestrian Circulation
- Bicycle Circulation
- * Pedestrian Building Entry

Circulation Master Plan

ATTACHMENT 10



DMB®

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**Stacked 40s
Land Use Budget Tracker**

rev. 14-Nov-19

	RESIDENTIAL (DU)			COMMERCIAL/RETAIL/OFFICE (SF)			HOTEL (Rooms)		
	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III
TOTAL ALLOWED <i>(per Schedule C - Land Use Budget)</i>	NA		750	NA	2,866,145		NA		400
		2,000							

ASSIGNED PARCEL DESCRIPTION	APN	RESIDENTIAL (DU)			COMMERCIAL/RETAIL/OFFICE (SF)			HOTEL (Rooms)		
		PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III
Henkel Corporation	215-05-005					475,000				
Avion on Legacy	215-05-009			750						
Hilton	215-05-010									130
TOTAL ASSIGNED BY PU			0	750		475,000	0		0	130
TOTAL ASSIGNED BY USE			750			475,000			130	

REMAINING TO ASSIGN		1,250		2,391,145		270
----------------------------	--	-------	--	-----------	--	-----

* see amended development standards

**Stacked 40s
Open Space Tracker**

rev. 18-Dec-19

REQUIRED OPEN SPACE		
	PU-II NET SITE AREA	TOTAL (ac)
PU-II Gross Site Area	south of Legacy Boulevard centerline	61.60
Loop 101 Frontage ROW		(0.19)
Scottsdale Road ROW		(0.50)
Legacy Boulevard ROW		(1.64)
PU-II NET SITE AREA		59.27
	PU-III NET SITE AREA	TOTAL (ac)
PU-III Gross Site Area	north of Legacy Boulevard centerline	53.94
Scottsdale Road ROW		0.71
Legacy Boulevard ROW		1.81
PU-III NET SITE AREA		56.46
	OPEN SPACE REQUIRED	TOTAL (ac)
per PU II and III MEDCP Figure 6 - Open Space	15% OF PU II AND III NET SITE AREA $(111.4 \text{ ac} \times 15\% = 16.7 \text{ ac})$	
	PU-II $\leq 20\%$ of the net P.R.C. site $59.27 \times 0.20 =$	11.85
per 20-ZN-2002#3 Schedule I	PU-III $\leq 15\%$ of the net P.R.C. site $56.46 \times 0.15 =$	8.47
	min. 25% of the required open space shall be $20.32 \times 0.25 =$	5.08

PU-II OPEN SPACE							
PARCEL DESCRIPTION	APN	PU-II OPEN SPACE PROVIDED (ac)					TOTAL (ac)
		SCENIC CORRIDOR	DRAINAGE CORRIDOR	LANDSCAPE BUFFER	STREETSCAPE	PARKS AND URBAN OPEN SPACE	
Henkel Corporation	215-05-005				0.56		0.56
One Scottsdale Investors	215-05-006	1.87	1.33				3.20
One Scottsdale Investors	215-05-004a	1.54	0.86				2.40
							-
							-
TOTAL OPEN SPACE PROVIDED		3.41	2.19	-	0.56	-	6.16

PU-II REMAINING OPEN SPACE TO PROVIDE	5.70
--	-------------

PARCEL DESCRIPTION	APN	PU-II OPEN SPACE ANTICIPATED (ac)					TOTAL (ac)
		SCENIC CORRIDOR	DRAINAGE CORRIDOR	LANDSCAPE BUFFER	STREETSCAPE	PARKS AND URBAN OPEN SPACE	
One Scottsdale Investors	215-05-006					0.12	0.12
One Scottsdale Investors	215-05-004a					0.33	0.33
							-
TOTAL OPEN SPACE ANTICIPATED		-	-	-	-	0.45	0.45

PU-III OPEN SPACE							
PARCEL DESCRIPTION	APN	PU-III OPEN SPACE PROVIDED (ac)					TOTAL (ac)
		SCENIC CORRIDOR	DRAINAGE CORRIDOR	LANDSCAPE BUFFER	STREETSCAPE	PARKS AND URBAN OPEN SPACE	
One North Scottsdale	215-05-008						-
Avion on Legacy	215-05-009					3.27	3.27
One Scottsdale Owners Association Inc.	215-05-011			0.42			0.42
One Scottsdale Owners Association Inc.	215-05-012				0.46		0.46
One Scottsdale Owners Association Inc.	215-05-013				0.72		0.72
One Scottsdale Owners Association Inc.	215-05-014		2.10				2.10
							-
TOTAL OPEN SPACE PROVIDED		-	2.10	0.42	1.18	3.27	6.97

PU-III REMAINING OPEN SPACE TO PROVIDE	1.50
--	------

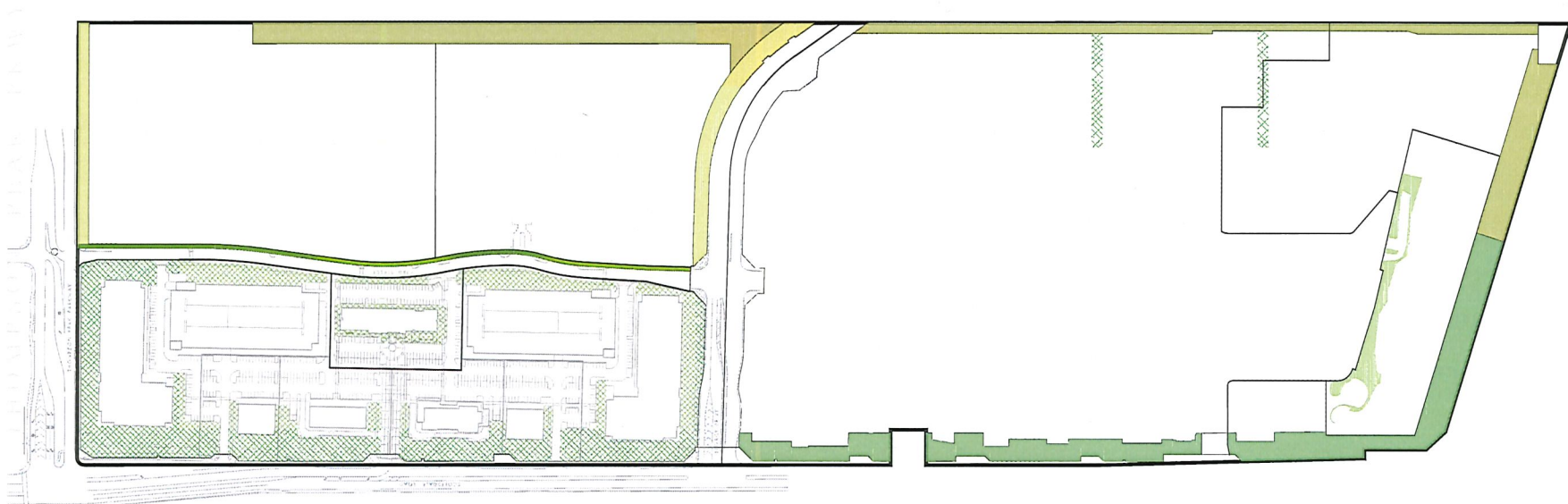
PARCEL DESCRIPTION	APN	PU-III OPEN SPACE ANTICIPATED (ac)					TOTAL (ac)
		SCENIC CORRIDOR	DRAINAGE CORRIDOR	LANDSCAPE BUFFER	STREETSCAPE	PARKS AND URBAN OPEN SPACE	
One North Scottsdale	215-05-008					#	-
Hilton	215-05-010	4.77			1.01	2.17	7.95
							-
TOTAL OPEN SPACE ANTICIPATED		4.77	-	-	1.01	2.17	7.95



PLANNING UNITS II AND III

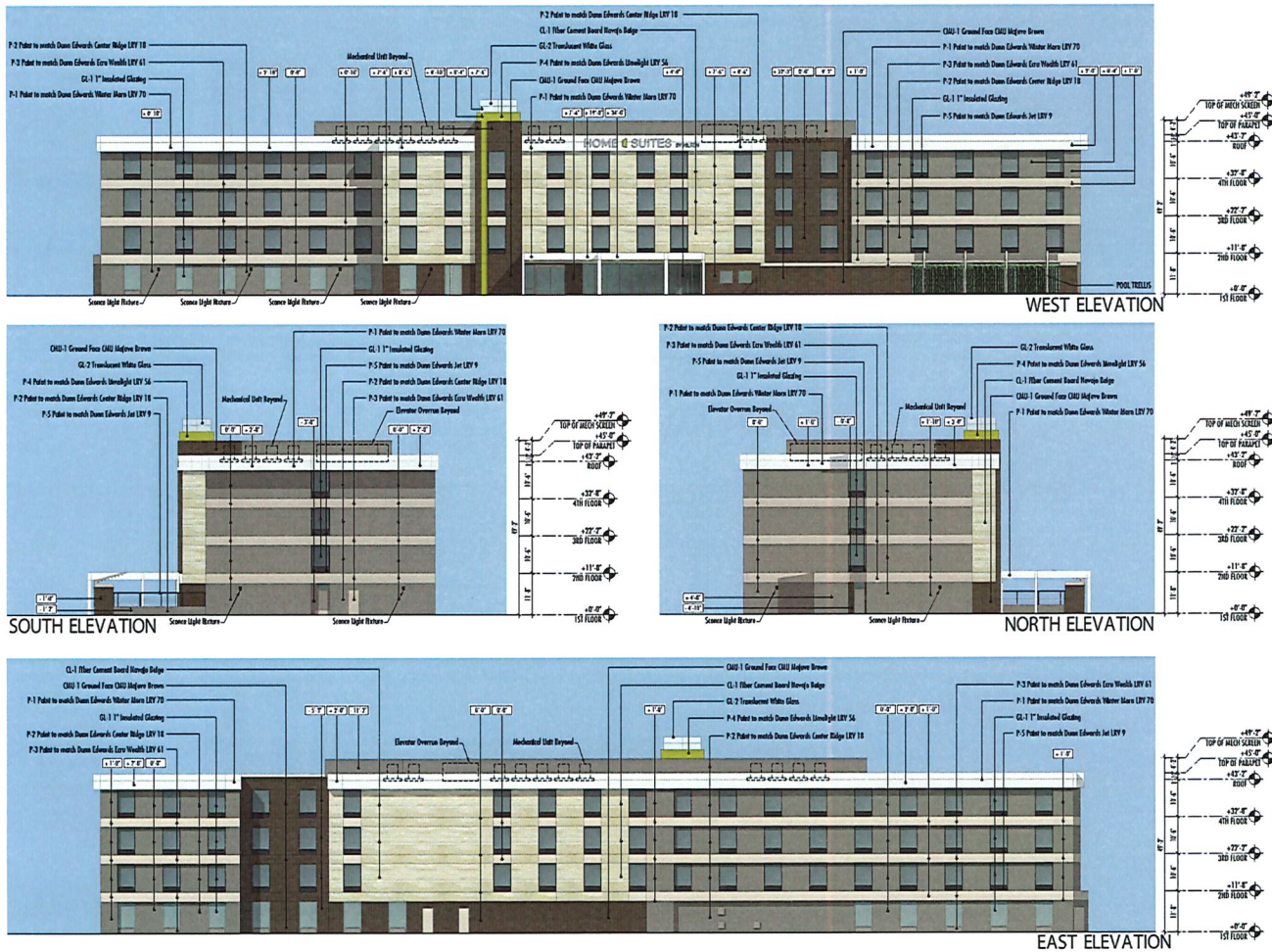
OPEN SPACE BUDGET TRACKER

- SCENIC CORRIDOR
- DRAINAGE CORRIDOR
- LANDSCAPE BUFFER
- STREETSCAPE OPEN SPACE
- PARKS & URBAN OPEN SPACE
- AN TICPATE OPEN SPACE



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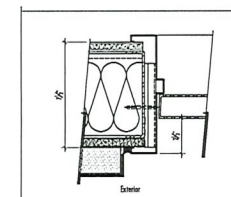
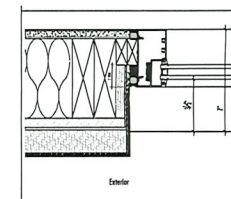
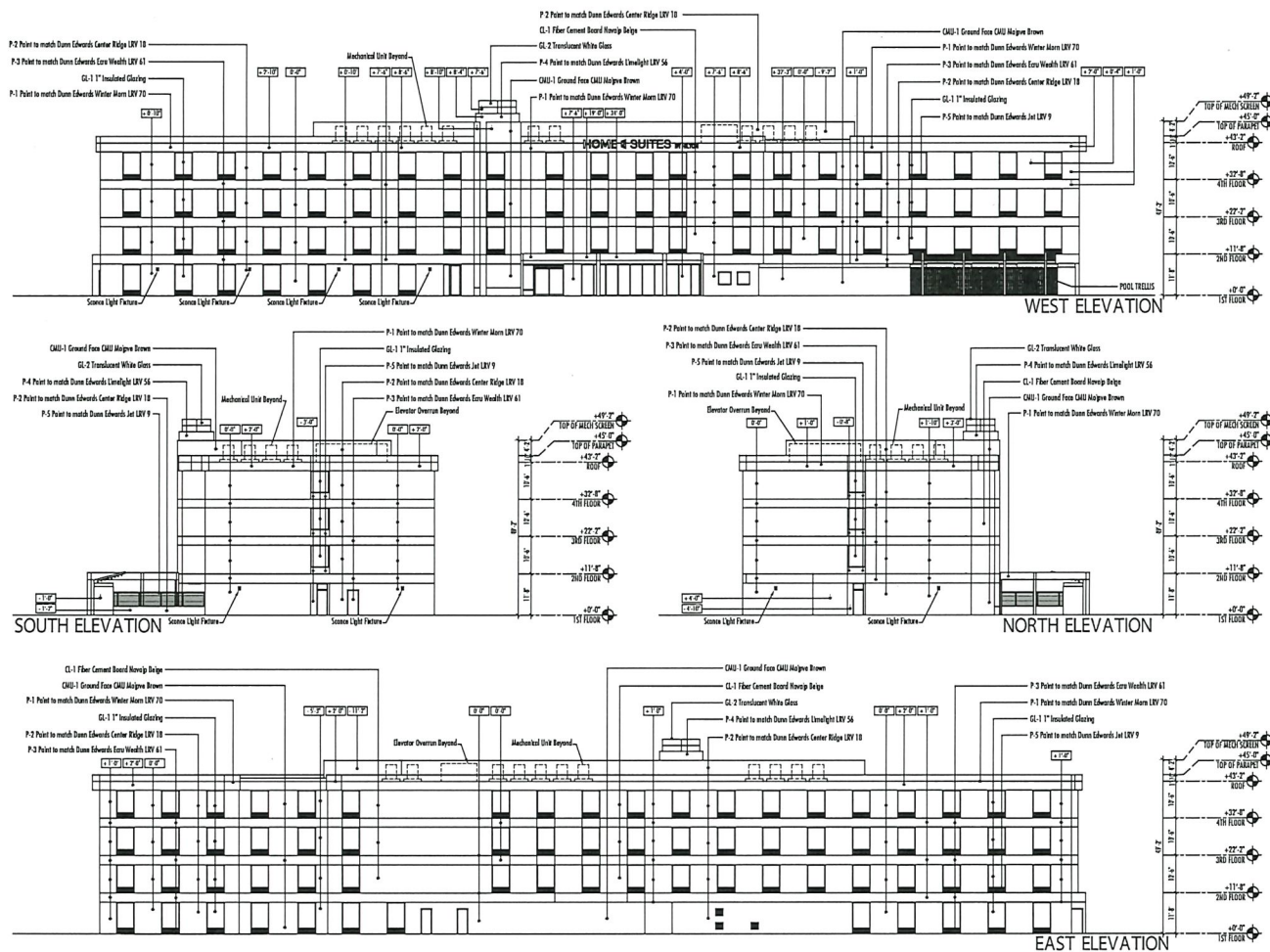
Hotel Elevations

1" = 1'-0"



ONE SCOTTSDALE- Scottsdale, Arizona

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MATERIAL LEGEND

CMU-1	CMU - Trendstone, Ground Face - Mojave Brown
CL-1	Fiber Cement Siding to match HardiePlank Lap Siding, Select CedarMill - Navajo Beige
GL-1	Clear Reflective glass - 1\" Viracon VUE1-40
GL-2	Translucent White Glass - Walker, Opacite Acid-etched Glass
P-1	EIPS - Painted to match Dunn Edwards DET617 Winter Moss LRV 70
P-2	EIPS - Painted to match Dunn Edwards DET620 Center Ridge LRV 18
P-3	EIPS - Painted to match Dunn Edwards DET635 Ecu Wealth LRV 61
P-4	EIPS - Painted to match Dunn Edwards DET516 Limestone LRV 56
P-5	Metal Framing - Painted to match Dunn Edwards DET678 Jet LRV 9

Hotel Elevations

1\"/>



ONE SCOTTSDALE- Scottsdale, Arizona

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ATTACHMENT 13

View from West

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View from Northeast

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View from Southeast

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View from Northwest

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Aerial view from Southwest

ONE SCOTTSDALE- Scottsdale, Arizona



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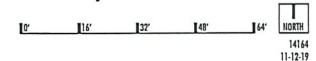
EAST STREETSCAPE ELEVATION



WEST STREETSCAPE ELEVATION

ATTACHMENT 14

Hotel Streetscape Elevations

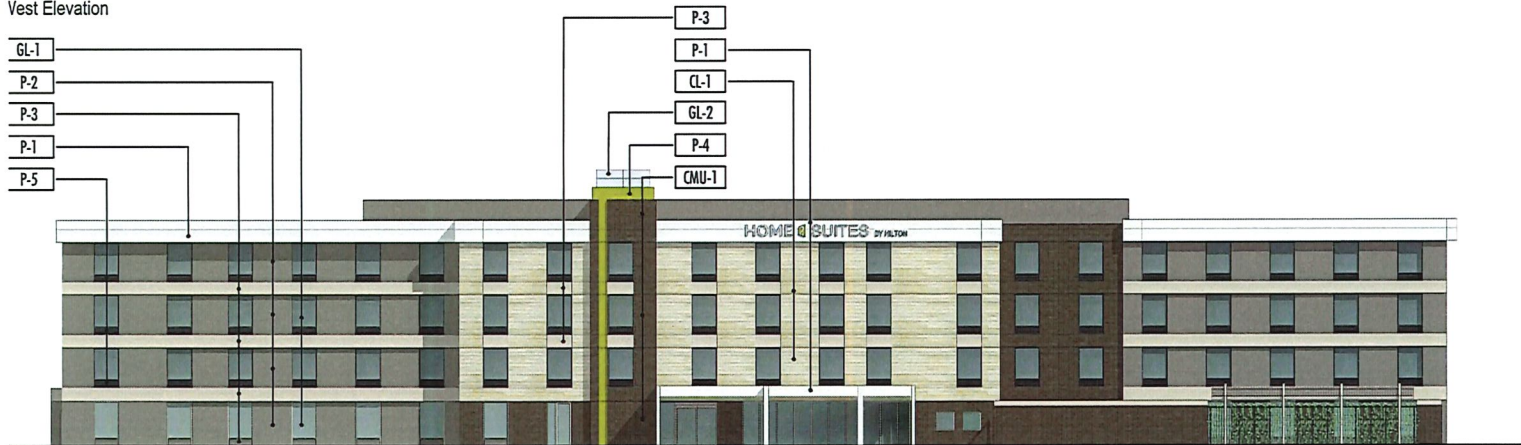


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61-DR-201
11/25/201

Vest Elevation

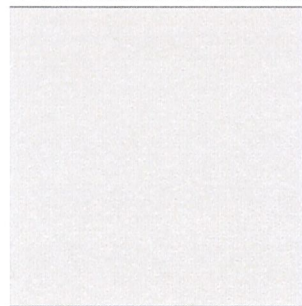


Scale: 1/30" = 1'

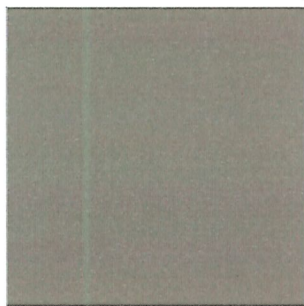
MATERIAL LEGEND

- CMU-1 CMU - Trendstone, Ground Face - Mojave Brown
- CL-1 Fiber Cement Siding to match HardiePlank Lap Siding, Select Cedarmill - Navajo Beige
- GL-1 Clear Reflective glass - 1" Viracon VUE1-40
- GL-2 Translucent White Glass - Walker, Opaque Acid-etched Glass
- P-1 EIFS - Painted to match Dunn Edwards DET617 Winter Morn LRV 70
- P-2 EIFS - Painted to match Dunn Edwards DE6230 Center Ridge LRV 18
- P-3 EIFS - Painted to match Dunn Edwards DET635 Ecru Wealth LRV 61
- P-4 EIFS - Painted to match Dunn Edwards DE5516 Limelight LRV 56
- P-5 Metal Framing - Painted to match Dunn Edwards DE6378 Jet LRV 9

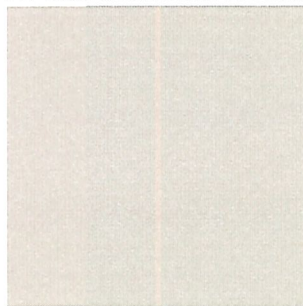
P-1 Dunn Edwards DET617 Winter Morn



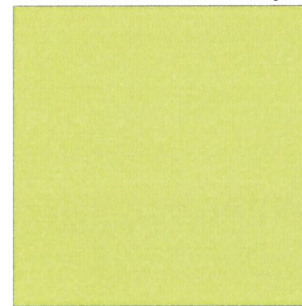
P-2 Dunn Edwards DE6230 Center Ridge



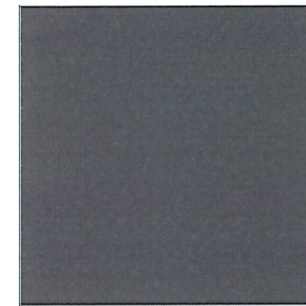
P-3 Dunn Edwards DET635 Ecru Wealth



P-4 Dunn Edwards DE5516 Limelight



P-5 Dunn Edwards DE6378 Jet



Material Board



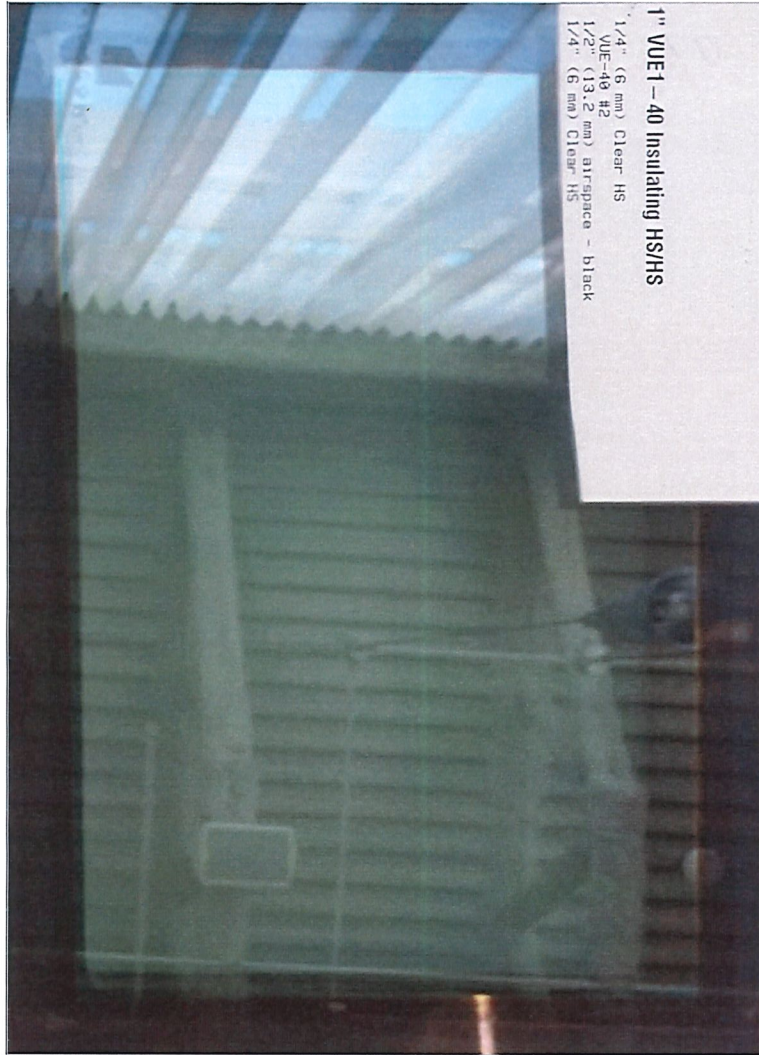
SCOTTSDALE- Scottsdale, Arizona

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61-DR-2015#

01/14/20

GL-1 Clear Reflective Glass



GL-2 Translucent White Glass



CL-1 Fiber Cement Siding to match HardiePlank Lap Siding, Select Cedarmill, Navajo Beige



MATERIAL LEGEND

- CMU-1 CMU - Trendstone, Ground Face - Mojave Brown
- CL-1 Fiber Cement Siding to match HardiePlank Lap Siding, Select Cedarmill - Navajo Beige
- GL-1 Clear Reflective glass - 1" Viracon VUE1-40
- GL-2 Translucent White Glass - Walker, Opaque Acid-etched Glass
- P-1 EIFS - Painted to match
Dunn Edwards DET617 Winter Morn LRV 70
- P-2 EIFS - Painted to match
Dunn Edwards DE6230 Center Ridge LRV 18
- P-3 EIFS - Painted to match
Dunn Edwards DET635 Ecru Wealth LRV 61
- P-4 EIFS - Painted to match
Dunn Edwards DE5516 Limelight LRV 56
- P-5 Metal Framing - Painted to match
Dunn Edwards DE6378 Jet LRV 9

CMU-1 Trendstone, Ground Face - Mojave Brown



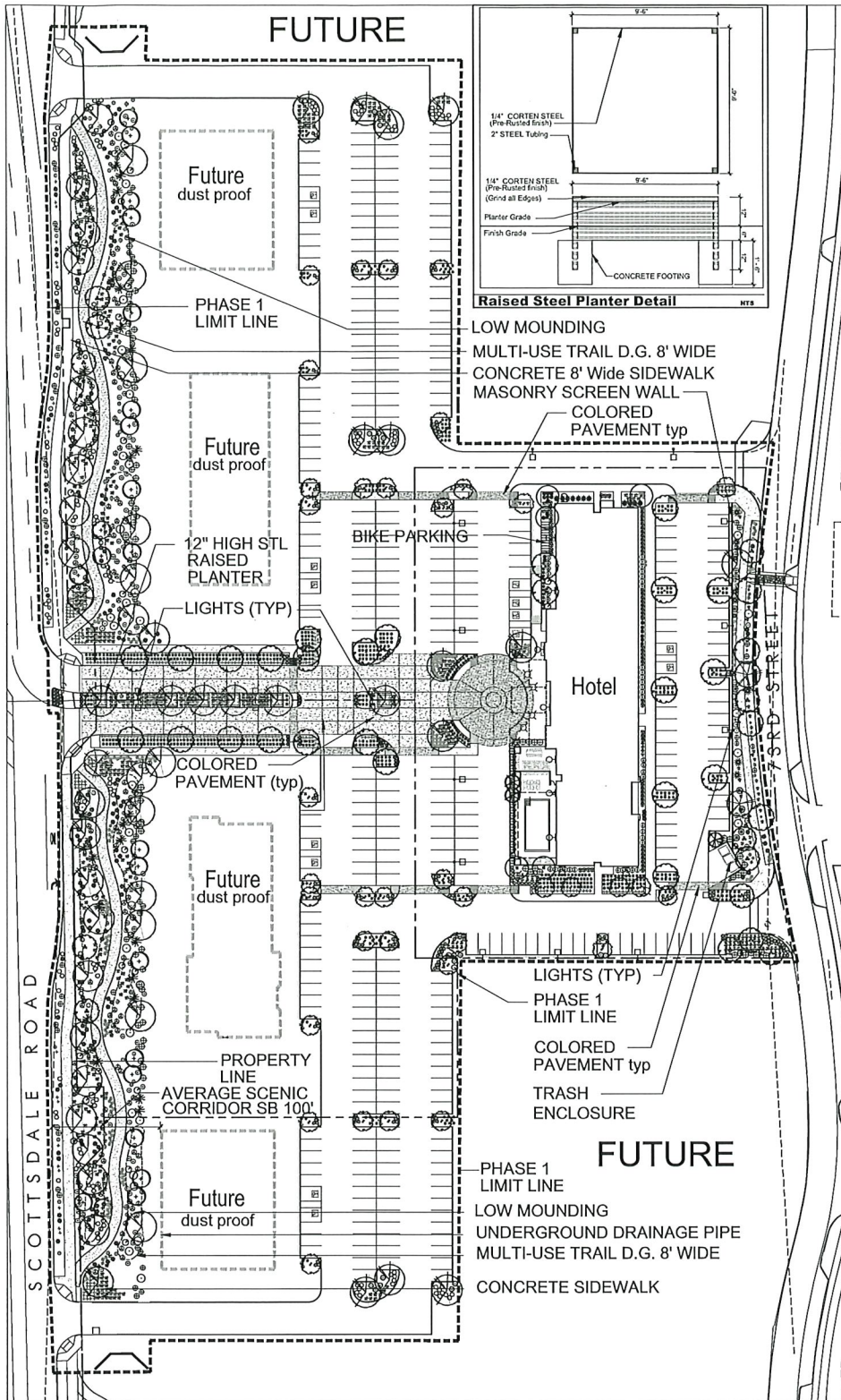
Material Board



ONE SCOTTSDALE- Scottsdale, Arizona

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61-DR-2015#
01/14/20



LANDSCAPE LEGEND

TREES

Type	Size / Calip. / Qnty
Parkinsonia hybrid	24" Box / 1.5" / 31
Desert Museum - MULTI	
Prosopis hybrid	24" Box / 1.5" / 15
AZT Mesquite 'Thornless Multi'	
Quercus virginiana	36" Box / 2.5" / 07
Heritage Live Oak	
Olneya tesota	48" Box / 3.5" / 07
Ironwood MULTI	
Caesalpinia mexicana	36" Box 2" / 05
Mexican Bird of Paradise MULTI	
Salvage Tree from Site	4" Min. Calip / 53
Chilopsis linearis "Seedless"	24" Box / 1.25" / 40
Seedless Desert Willow	
Fouquieria splendens	10 Cane
Ocotillo	8' Tall 32
Carnegie gigantea	6' Spear 33
Saguaro	no holes / scars

SHRUB / ACCENT - 5 Gallon / Qnty

Encelia farinosa	48
Brittle Bush	
Larrea tridentata	40
Creosote	
Yucca baccata	196
Banana Yucca	
Dodonaea viscosa	45
Green Hopseed Bush	
Caesalpinia pulcherrima	44
Red Bird of Paradise	
Tecoma stans 'Orange Jubilee'	90
Orange Jubilee	
Senna nemophila	10
Desert Cassia	
Bougainvillea "Torch Glow"	65
Torch Glow Bougainvillea	
Leucophyllum frutescens 'compacta'	76
Compact Texas Sage	
Dasylirion longissimum	12
Toothless Desert Spoon	
Hesperaloe parviflora "Yellow"	120
Yellow Yucca	
Muhlenbergia rigida Nashville	741
Deer Grass	
Lantana montevidensis "Dallas Red"	372
Dallas Red Lantana	
Agave americana "Variegata"	450
Variegated Century Plant	
Asclepias subulata	21
Desert Milkweed	
Dasylirion wheeleri	08
Desert Spoon	
Calliandra eriophylla	98
Pink Fairy Duster	
Lantana montevidensis "New Gold"	57
New Gold Lantana	
Calliandra californica	69
Red Baja Fairy Duster	

SHRUB / ACCENT - 5 Gallon / Qnty

Eremophila glabra "Mingenew Gold"	352
Out Back Sunrise Emu	
Convolvulus sp	18
Ground Morning Glory	
Dalea frutescens "Sierra Negra" tm	170
Black Dalea	
Decomposed Granite 1/2" Screened	
Madison Gold - 2" Depth	
Granite Rip Rap 3"-6"	
Express Gold - 2" Depth	
Steel Planters (see Detail)	

TO BE PLANTED A MINIMUM OF FOUR FEET FROM EDGE OF WALKWAYS AND / OR PEDESTRIAN AREAS, MEASURED TO THE EDGE OF MATURE PLANTS ★★

WATER EASEMENT PLANTING NOTE:
WATER LINE EASEMENT NO TREES PLANTED IN EASEMENT.

Phase One Site Plan

Address 20001 N Scottsdale Road
Scottsdale, Arizona 85255
APN 215-05-010
Zoning PCD
Site Area 6.07 acres net (268,523 sf)
7.5 acres gross (326,700 sf)
Building Area: 66,000sf (123 rooms) HOTEL
Landscape Area 84,054 sf Phase 1 ONLY

LANDSCAPE DATA:

Landscape Total Area 84,054 sf Phase 1 ONLY
Landscape: R.O.W Area 7,615 sf Phase 1 ONLY
Landscape: Parking Area 17,780 sf Phase 1 ONLY



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
c/o E. W. Laskin & Co.
Suite 200
Phoenix, Arizona 85012
p (602) 465-7771
f (602) 465-8822
www.laskinlsc.com



Preliminary Phase One Landscape Plan

Hotel: 66,000gsf

0 20 40 80
SCALE: 1"=40'








ONE SCOTTSDALE- Scottsdale, Arizona

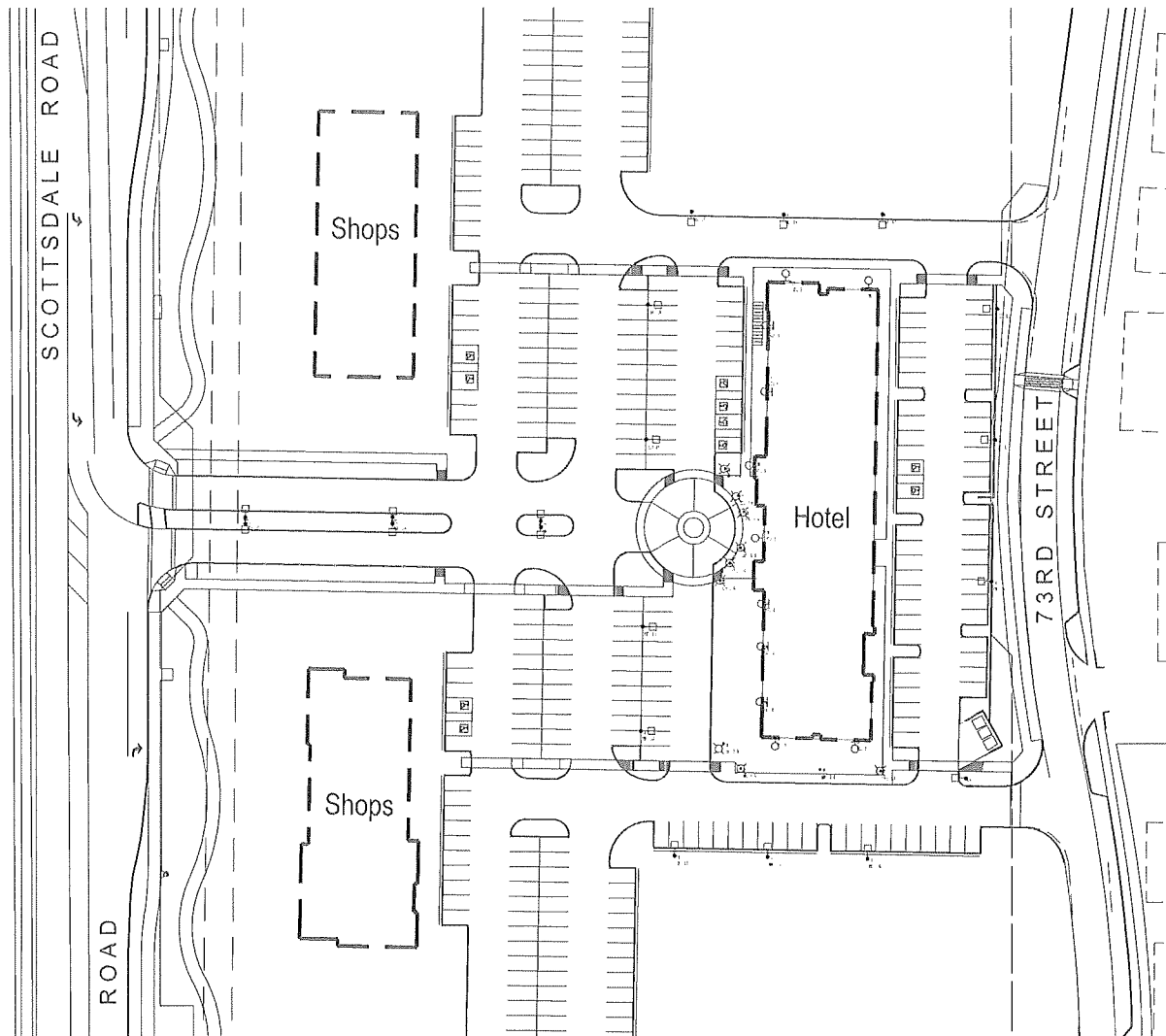
ATTACHMENT 16

PERMISSION OF DAVIS

PLA -1

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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
	4	P1	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3 / RSS 16'	554.4	12640
	3	P2	BACK-BACK	1.000	TWIN-HEAD-LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3-2EC8P / RSS 16'	831.6	12640
	10	P4	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 / RSS 16'	1352.4	12378
	10	SE	SINGLE	1.000	TARGETTI-MB-B-41-42-18-12-30-XX-100	190	611
	11	SW	SINGLE	1.000	TARGETTI-STNEWFLFEMA340	407	2988



LUMINIS®

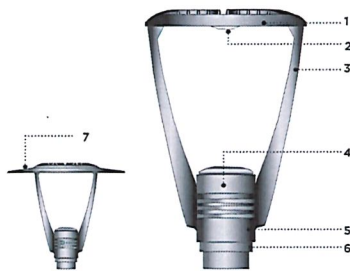
TYPE S1,S3,S4,P1,P2,P4,P3

MA20/MA21 SERIES
MAYA - LED
Post Top

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER: _____

FIXTURE WATTAGE VOLTAGE FINISH OPTION OPTION OPTION OPTION



- 1- Cast aluminum LED heat sink.
- 2- Optical system assembly.
- 3- Set of two cast aluminum supporting struts.
- 4- Removable cast aluminum cover for easy access to electrical components and driver.
- 5- LED driver housing.
- 6- Lower cast aluminum housing to fit with 4" (102) or 5" (127) pole. 6" (152) O.D. available on request.
- 7- 30" Diameter hard aluminum shade (MA21 only).

MA20



MA21



MATERIALS

MayaLED is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber. COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL

POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

Type II, III, IV or V light distribution via high performance optical lenses. Standard 4000K/80CRI. Optional 2700K, 3000K and 3500K.

Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE 50,000hrs (L₈₀,B₅₀) based on LM-80 report for lumen maintenance.

FINISH Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

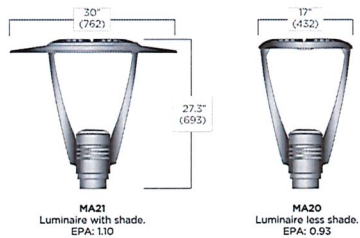
MOUNTING

Maximum weight: 35lbs (16kg)

MayaLED is designed for ease of access and installation. Designed for wall or pole mount to fit with a 4" (102) or 5" (127) pole. 6" (152) available on request. Alternate poles or wall attachments are available to meet multiple installation conditions. (Refer to page 3)

CERTIFICATION

Tested to UL1598 and CSA22.2 #250. ETL listed for wet location. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77°F. Lumen depreciation in accordance with IESNA LM80 standards. CE Certification on request. Rated IP66.



LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

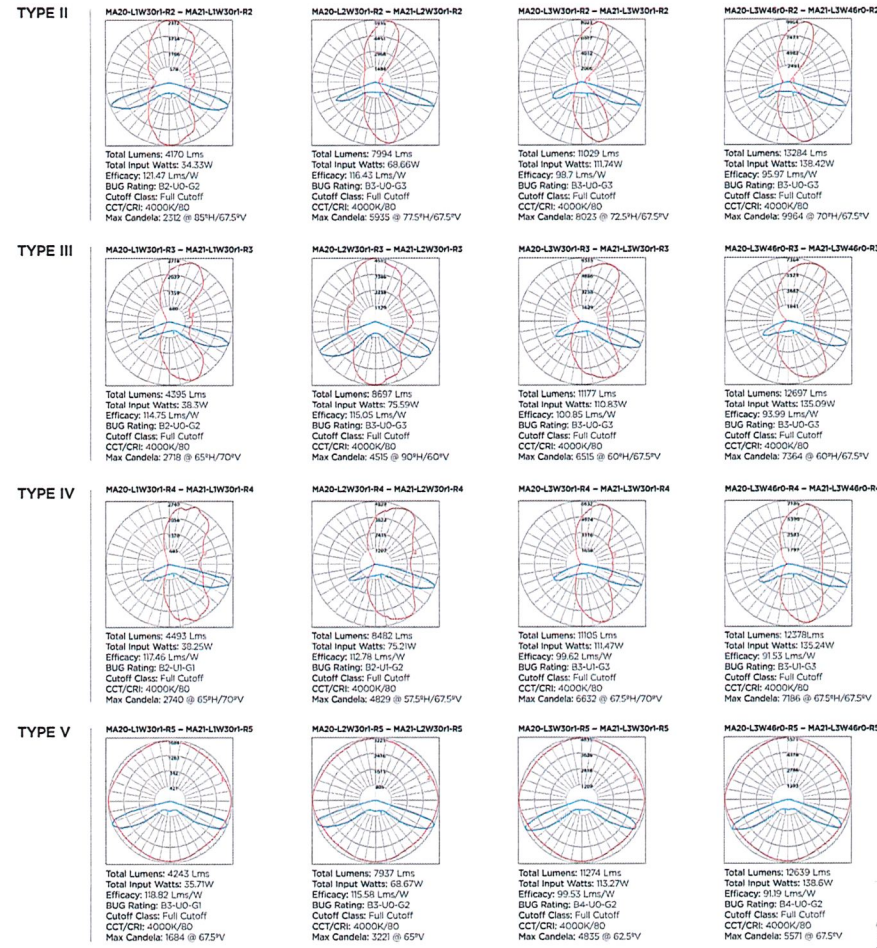
LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.

1

MA20/MA21 SERIES
MAYA - LED

TYPICAL PHOTOMETRY SUMMARY



LUMINIS®

Please visit our web site www.luminis.com for complete I.E.S formatted download data. All published photometric data are executed and certified by an independent testing laboratory.

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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Luminaires may be altered for design improvement or discontinued without prior notice.

6

DAVIS

61-DR-201
11/25/2017

ONE SCOTTSDALE - Scottsdale, Arizona

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TARGETTI

MR. BO TYPE SE

Radial Emission LED Bollard

Concept: Radial-emission LED bollard.

Materials: Powder coated anodized die-cast aluminum optical head with extruded body.
Optics: Chip on board LED. Black optical unit for lighting control. High reflectance anodized aluminum reflector. Transparent polycarbonate lens, positioned horizontally under optical head.

Mounting: Available with three different poles heights - 16in, 32in, 40in. 316L grade stainless steel base and stainless steel anti-theft screws.

Installation: Pre-cabled with 4' SJ00W 18-6 cable with DSMT IP68 quick disconnect (purple and grey wire for 0-10V). Direct burial brass ingrade jbox (required option, sold separately).
Driver: Integrated 4/1 driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase).
 Optional Integral IOTA emergency battery pack or emergency lighting battery pack. Battery will operate fixture at 100% of full output for 90 minutes. Ambient temperature must not go below 0°C and must not exceed 50°C.

Finish: Ferrite Grey

Wattage: 27W (360°) / 19W (180° / 90°+90°) / 14W (90°)

Color Temperature: 2700°K / 3000°K / 3500°K / 4000°K

CRI: Ra84

Distribution: 360° / 180° / 90° / 90°+90°

Delivered Lumens:

	360°	180°	90°+90°	90°
2700°K	1148Lm	586Lm	588Lm	288Lm
3000°K	1197Lm	611Lm	613Lm	300Lm
4000°K	1228Lm	626Lm	629Lm	308Lm

Lumen Maintenance (L70): 50,000hrs

Calculation for LED fixtures are based on measurements that comply with IES LM-80.

Voltage: Universal Voltage 120-277V AC 50/60Hz

BUG: B1-U1-G1, Upward light distribution: 0.1%

IK Rating: IK10

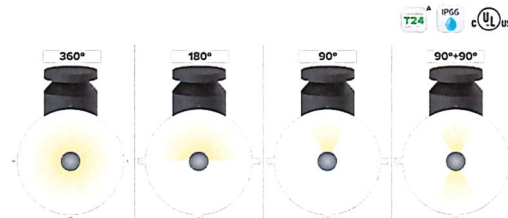
IP Rating: IP66

Certifications: cULus Wet Listed

Tested in accordance with LM-79-08

*Title 24 commercial installation compliant.

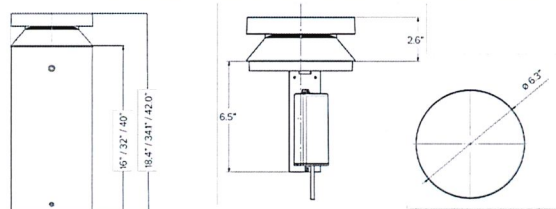
Warranty: 5 year limited warranty



PRODUCT CODE	TYPE	DRIVER	HEIGHT	EMISSION	WATTAGE	COLOR TEMP	FINISH	OPTIONAL	MOUNTING
MB - MR. BO	B - Bollard	41 - 4/1 Dimming (Non-Dimming / 0-10V / Reverse Phase / Forward Phase)	18 - 18in 34 - 34in 42 - 42in	90 - 90° 90° + 90° 18 - 180°	L1 - 14W L2 - 19W L3 - 27W	27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K	FE - Ferrite Grey	EM* - Integral Emergency IOTA Battery Pack, Consult factory MS* - Passive Infrared motion sensor	See page 2

*Not compatible with 18in version.

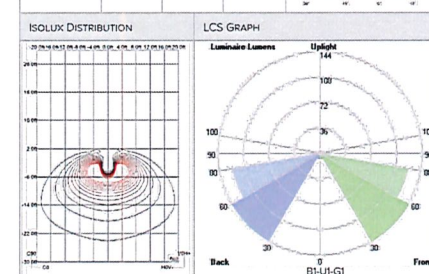
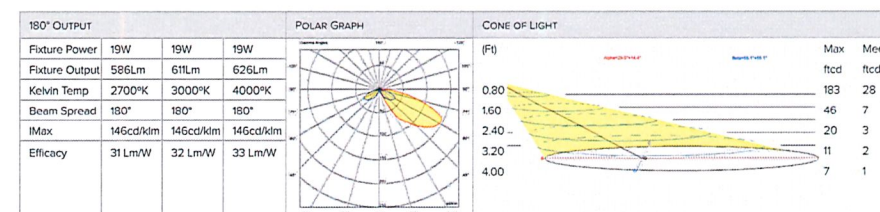
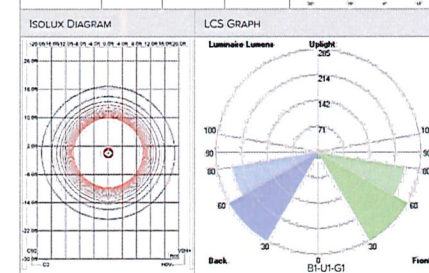
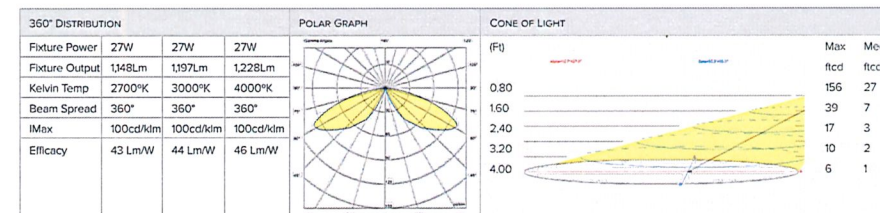
Views



TARGETTI

MR. BO

Photometry





One Scottsdale – Planning Unit III

Development Review Board

Neighborhood Notification Report

July 30, 2019

Background

The following is the proposed Neighborhood Notification Report (“Report”) for the proposed One Scottsdale Development Review Board (“DRB”) request filed with the City of Scottsdale (“City”). One Scottsdale is located at the northeast corner of the Loop 101 and Scottsdale Road (“Property”). The Report will be implemented in conjunction with an application to develop an office, hotel, commercial master site plan and the development of the hotel within the initial phase of the project. The master site plan is on approximately 22 acres and zoned with Planned Community District with comparable Planned Regional Center (“PCD-PRC”) zoning approvals from the 2002 zoning case, 20-ZN-2002 (“2002 Entitlements”). The Property has modestly developed utilizing the 2002 Entitlements with the Dial/Henkel office and research building at the south end of One Scottsdale and the Jefferson on Legacy luxury apartment community in the north end. One Scottsdale has approved zoning for 1.8 million square feet office/commercial/retail, 1,100 residential units and 400 hotel rooms. The building heights allowed range from 36’/45’/60’/90’ based on location within the Property. The Request occurs within Planning Unit (“PU”) III which encompasses all of the property north of Legacy Boulevard, east of Scottsdale Road and south of Thompson Peak Parkway. The proposed office/commercial project encompasses the western portion of PU III (“Property”).

The Report is structured to provide the City with communications with area property owners, interested parties, and other stakeholders with our DRB request. DMB realizes the importance of early and on-going communication with property owners, residents, business owners, homeowner associations and other impacted and interested parties in the area and welcomes the opportunity to communicate with such stakeholders on an on-going basis.

Neighborhood Notification Checklist

The Neighborhood Notification Checklist requires the following outreach:



Provide a first class letter to property owners and homeowners associations within 750' of the Property. The following information was included in the letter:

- Project request and description
- Location
- Size (acreage of the proposed project)
- Zoning
- Site Plan (superimposed on the aerial to show the location within the One Scottsdale project)
- Applicant and City contact names, email and phone numbers

Other Plan Outreach

We continue to communicate with our surrounding adjacent property owners including the apartment community developer, the Arizona State Land Department, Discount Tire's corporate headquarters, Scottsdale Healthcare (Honor Health), and the Vi at Grayhawk, an assisted living facility. We will reach out to the Grayhawk Community Association to schedule to present to their HOA board.

Attached to this initial Report is list of entities and surrounding property owners within 750 feet of the Property, the letter and graphics sent to property owners within 750 feet of the request.

It is our intention to continue to update this report as communication is received throughout the DRB process.

July 29, 2019

**RE: One Scottsdale Development Review Board Submittal – Hotel & Master Site Plan –
13-PA-2019**

Property Owner or Homeowners Association Member:

We represent One Scottsdale Holdings, LLC, an Arizona limited liability company and its manager DMB Associates, Inc., an Arizona corporation, and their request to the City of Scottsdale ("City") for Development Review Board ("DRB") approval of a master site plan for a hotel and office project with support retail and restaurant uses ("Request"). The Request includes only the hotel building elevations at this time. Future DRB submittals will be required for the office buildings, parking structures and support commercial uses. The Request is located at the northeast corner of Legacy Boulevard and Scottsdale Road within One Scottsdale and will be built immediately west of the recently completed Jefferson on Legacy apartment community. The Request updates the 2015 DRB case approval that approved four (4) three-story office buildings, two parking structures and support retail and restaurant pads within the site. This request adds a hotel to the site plan, provides for two (2) office buildings vs. four (4) and places the parking structures internal to the site. Refer to the aerial attached to this letter for the location and site plan proposed within One Scottsdale. The Request is in conformance with the original 2002 Stacked 40's zoning case stipulations and height requirements.

As part of the City's citizen participation process, we are required to notify all property owners and homeowners associations within 750 feet of the DRB application with information on the proposal and the public hearing process.

If you have any questions regarding the Request, please do not hesitate to contact me at 602-452-2729 or at kajones@tblaw.com. You may also contact the City Planner processing this case, Meredith Tessier at 480-312-4211 or mtessier@scottsdaleazgov. Please refer to the case number 13-PA-2019. Thank you for your time regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kurt Jones', with a stylized flourish at the end.

Kurt Jones, AICP

Owner	TITLE	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
SCOTTSDALE HEALTHCARE HOSPITALS		3621 WELLS FARGO	SCOTTSDALE	AZ	85251
HALLE PROPERTIES LLC		20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
KNIGHT-DAME LLC		20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
HCP MOB SCOTTSDALE LLC (LEASE)		1920 MAIN ST STE 1200	IRVINE	CA	92614
CC/PDR-SCOTTSDALE LLC		P O BOX 2196	CHICAGO	IL	60690-2196
OLEARCZYK DELGADO IRENA		19700 N 76TH ST 1098	SCOTTSDALE	AZ	85255
DE LEON LUIS A SALGADO/BASSENDOWSKI S L/ETAL		1936 ANGLELY CT	REGINA	SK	S4V2V2
VILLAGE AT GREYHAWK OWNERS ASSOCIATION		9362 E RAINTREE DR	SCOTTSDALE	AZ	85260
HOPKINS FAMILY TRUST SURVIVORS TRUST		19700 N 76TH ST NO 2112	SCOTTSDALE	AZ	85255
SUNSHINE TRUST		19700 N 76TH ST APT 1113	SCOTTSDALE	AZ	85255-4787
TALASKI MARK RICHARD/GWENDELYN MARIE		3308 CARRINGTON LN	BLOOMINGTON	IL	61705-6597
BRANDY INVESTMENTS LLC		3985 E SANDPIPER DR	PHOENIX	AZ	85050
ARIZONA STATE LAND DEPARTMENT		100 WILSHIRE BLVD NO 700	SANTA MONICA	CA	90401
ARIZONA STATE LAND DEPARTMENT		644 W PIMA ST	GILA BEND	AZ	85337
SCOTTSDALE CITY OF		7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
ONE SCOTTSDALE INVESTORS LLC		PO BOX 4085	SANTA MONICA	CA	90411
ONE NORTH SCOTTSDALE CORP		7 CORPORATE PLAZA	NEWPORT BEACH	CA	92660
USCMF AVION ON LEGACY LLC		ONE FINANCIAL PLAZA 19TH FLOOR	HARTFORD	CT	6103
RKCCLL INVESTMENTS LLC/ETAL		7600 E DOUBLETREE RANCH RD STE 300	SCOTTSDALE	AZ	85258
ONE SCOTTSDALE OWNERS ASSOCIATION INC		7600 E DOUBLETREE RANCH RD SUITE 300	SCOTTSDALE	AZ	85258
Ali Fakh	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Caroline Bissell		7231 E Cactus Wren Road	Scottsdale	AZ	85250
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10305 E. Via Linda 103 Ste 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Director	Arizona Department of Water Resources	1110 W. Washington Street STE 310	Phoenix	AZ	85007
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-212	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Marc Levy		10402 E Raintree Dr	Scottsdale	AZ	85255
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Marissa Moore, AICP	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Susan McGarry		8074 E. Theresa Drive	Scottsdale	AZ	85255
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012

Betty Janik	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Maggie Keasler		18490 N. 97th Way	Scottsdale	AZ	85255
Renee J. Higgs		7127 E. 6th Ave.	Scottsdale	AZ	85251
Susan Kauffman	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255
		11334 E. Desert Vista Rd.	Scottsdale	AZ	85255

**Stipulations for the
Development Review Board Application:
One Scottsdale Planning Unit III Master Site Plan and Phase I
Case Number: 61-DR-2015#2**

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Davis Architecture, with a city staff date of 01/14/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Davis Architecture, with a city staff date of 01/14/2020.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Laskin & Associates, Inc., with a city staff date of 01/14/2020.
 - d. The case drainage report submitted by Civil & Environment Consultants and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Civil & Environmental Consultants, Inc. and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning is 20-ZN-2002, 20-ZN-2002#3 and 1-MP-2006 (MEDCP).

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. Building height for the property shall conform to the building height as shown on the Allowable Building Height graphic set forth in Schedule E of case 20-ZN-2002.

DRB Stipulations

2. 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 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 window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- D. Pursuant to 20-ZN-2002, with each Development Review Board application, the developer shall include a revised Land Use Budget indicating the number of dwelling units, hotel rooms and/or gross floor area.

DRB Stipulations

4. Parking reduction is based on the maximum of a 500 square foot of conference room area. Any revision to the conference room area shall required additional review and approval.
5. Future Pads as shown on the Master Development Site Plan shall return to the Development Review Board for separate review and approval.
6. All drive aisles shall have a width of twenty-four (24) feet.
7. Prior to issuance of any building permit for the phase I development project, the property owner shall submit plans and receive approval to construct all phase 1 refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details and case site plan dated 01/07/2020. Non-self-contained refuse compactors shall be provided with a drain connected to city sewer system to include a grease, oil and sand separator. Future project developments will be required to provide refuse per city ordinances.

LANDSCAPE DESIGN:

Ordinance

- E. Pursuant to 20-ZN-2002, the landscape buffer along the south side of Thompson Peak Parkway shall be a minimum of thirty (30) feet, and an average of forty (40) feet, as measured from back of curb.
- F. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, the property 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.
9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

EXTERIOR LIGHTING:

Ordinance

- G. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- H. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- I. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- J. 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.

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- 10. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line.
- 11. Incorporate the following parking lot and site lighting into the project's design:
 - 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.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 12. With the construction document submittal, the property 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 property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 13. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET DEDICATIONS:

- 14. Prior to the issuance of any building permits post Phase I development project, the property owner shall make all dedications as stipulated in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015 not having been addressed with Phase I development project.

TRANSPORTATION INFRASTRUCTURE:

Ordinance

- K. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- L. Prior to the issuance of any building permit for the Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. N. SCOTTSDALE ROAD
 - a. Construct ten (10) foot wide concrete path, separated from back of curb by no less than eight (8) feet, from development project Phase I southern boundary to E. Thompson Peak Parkway. Remainder of path, to E. Legacy Blvd. will be required with future development.
 - b. Construct eight (8) foot wide unpaved trail from development project Phase I southern boundary to E. Thompson Peak Parkway. Remainder of trail, to E. Legacy Blvd. will be required with future development.
 - c. Construct southbound left turn lane and associated transition for, while restricting westbound left turn lanes from, the main Phase I site entrance.
 - ii. N. 73rd Street
 - a. Construct back of curb separated six (6) foot wide sidewalk along Phase I frontage.
- M. Prior to the issuance of any building permit post Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct all improvements stipulated in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015 not having been addressed with Phase I development project.

DRB Stipulations

- 15. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 16. 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).

WATER AND WASTEWATER:

Ordinance

- N. Prior to the issuance of any building permit for Phase I development project, the on-site sewer system shall be memorialized as a private sewer system contained within private sewer easement to be owned and maintained by a Property Owner's Association memorialized in a final plat of property.
- O. Prior to the issuance of any building permit post Phase I development project, the property owner shall submit and obtain approval of civil construction documents to construct all improvements stipulated in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015 not having been addressed with Phase I development project.

DRB Stipulations

17. 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

18. With the civil construction document submittal, the applicant 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.
19. In conjunction with the final plan submittal, the applicant shall revise the drainage report and offsite flow analysis provided by CEC/HELM Engineers dated February 14, 2020 to address the following:
- a) The report shall be revised to reflect a 5' square grid size in the Flo-2D model.
 - b) Incorporation of the existing triple-barrel 36-inch diameter culverts under 73rd Street just south of Thompson Peak Parkway into the Flo-2D model.
 - c) The limits of the Flo-2D model shall be extended to include the southern portion of the development site and the existing 8-foot-wide by 3-foot-high box culvert located at the southwest corner of the development site.
 - d) The stormwater management design for the project will need to address any offsite flows in excess of the capacity of the triple-barrel 36-inch diameter culverts under 73rd Street just south of Thompson Peak Parkway and illustrate how these flows will be conveyed through site.
 - e) Based on the results of the revised report and the resultant offsite flows impacting the project, the applicant may need to revise the design of the proposed onsite stormwater management system to accommodate these flows to meet City requirements.
20. Demonstrate consistency with the accepted master drainage plan and report.
- a. For any design that modifies the accepted master drainage report, the applicant shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
21. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

Ordinance

- P. Pursuant to 20-ZN-2002, the scenic corridor width along N. Scottsdale Road shall be a minimum of sixty (60) feet wide, and an average of one hundred (100) feet wide, as measured from the back of curb.

DRB Stipulations

22. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:

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- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
- b. A Scenic Corridor Easement for a Scenic Corridor setback width along N. Scottsdale Road. The easement shall be a minimum of sixty (60) feet, and an average of one hundred (100) feet wide, measured from back of curb. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
- c. Private pedestrian and vehicular access easement across all drive aisles and sidewalks within development.
- d. Emergency and services access easement across all drive aisles within development.
- e. A public non-vehicle access easement, to accommodate a multi-use trail and path along N. Scottsdale Road, within the scenic corridor easement.
- f. A minimum thirty (30) by fifteen (15) foot-Public Transit Facility and Access Easement to contain future transit facility improvements located at the northeast corner of N. Scottsdale Road and E. Legacy Blvd. in accordance with stipulations in 20-ZN-2002, 20-ZN-2002#3 and 61-DR-2015.
- g. 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.
- h. A fifteen (15) foot wide Public Non-Motorized Access Easement and Public Utility Easement along N. 73rd Street. Location of dedications are subject to the satisfaction of final plan review staff.