



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

Wood Partners - Raintree 48-DR-2019

Location: 8684 E Raintree Drive

Request: Request by owner for approval of a site plan, landscape plan, and building elevations for a new multi-family residential development comprised of a single, 4-story-tall building with 330 units and a 6-story-tall central parking structure in approximately 554,000 square feet of building area, all on an approximately 5.56-acre site.

OWNER

101 Mega Raintree LLC
(602) 292-2398

ARCHITECT/DESIGNER

CCBG Architects Inc

ENGINEER

Sustainability Engineering Group

APPLICANT CONTACT

John Berry
Berry Riddell, LLC
480-385-2727

BACKGROUND

Zoning

A recent zoning district map amendment approval for the site in October of 2019 (3-ZN-2019) rezoned the property to the Planned Airpark Core Development – Airpark Mixed Use Residential, Planned Shared Development overlay (PCP-AMU-R PSD) zoning district.

Context

Located approximately 650 feet north of the intersection of East Raintree Drive and North 87th Street, the surrounding developments are a mix of retail, service, and restaurant uses.

Adjacent Uses and Zoning

- North An existing retail building is located north of the site in the Central Business (C-2) zoning district.
- South An existing retail building is located south of the site in the Central Business (C-2) zoning district.
- East A main north/south drive aisle is located directly east of the site. Existing in-line retail/service/restaurant businesses are located farther east in the Central Business (C-2) zoning district.
- West Existing in-line retail/service/restaurant businesses are located west of the site in the Central Business (C-2) zoning district.

Key Items for Consideration

- Design compatibility with existing development surrounding the site

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a proposed multi-family development consisting of a single residential building wrapping a centralized parking structure and associated outdoor areas for a total of 330 units and approximately 554,000 square feet of total floor area.

Neighborhood Communication

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

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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

Vehicular access to the site is adequately provided by one main entrance from the main drive aisle serving the larger development area (commonly referred to as 87th Street). This connection provides vehicular access to the centrally located parking garage and to the main entrance to the building. Additional access points are provided by a separate connection from the northern portion of the site and another connection from the main north-south drive aisle. All on-site parking, including guest parking, is provided in the parking structure. Pedestrian connectivity is provided with wide sidewalks on all sides of the building that connect with existing sidewalks located adjacent to the site, including a connection to the existing retail shopping area located west of the site. The

development project provides two large, centralized amenity areas for outdoor activities. Private outdoor living spaces are provided adjacent to each dwelling unit of the buildings.

The proposed residential buildings are comprised of four floors and approximately 377,000 square feet of interior space. The central parking structure is comprised of approximately 177,000 square feet. The building has been designed in a contemporary aesthetic with each elevation featuring a variation in massing, materials and colors that provide an appropriate connection to the existing buildings near the site and in the larger area surrounding the site. Shading elements over windows and outdoor areas have been provided to reduce solar exposure and heat gain to the buildings and the outdoor living areas. The buildings utilize several massing forms to reduce overall bulk while also incorporating several architectural design elements to separate wall expanses, add visual interest, and create shading for outdoor balconies. Mechanical equipment will be located on the roof of the building, appropriately concealed behind rooftop parapets.

Landscape and hardscape improvements for the site are focused on enhancing amenity areas located outside the building footprints, as well as the arrival and centralized community locations at the west and east portions of the site. A large pool area is provided in the outdoor amenity area at the eastern portion of the development project. Other resident amenity areas have been placed adjacent to building entries to further enhance the outdoor experience. Plant material has been chosen to enhance the outdoor spaces and utilizes plant material adapted and appropriate for the desert climate of Scottsdale. Lighting has been designed to provide adequate illumination on the site for operational activities while maintaining low glare and other design considerations, as per City guidelines.

Development Information

- Existing Use: Vacant retail buildings and parking
- Proposed Use: Multi-family residential
- Parcel Size: 5.56 gross/net acres
242,067 square feet
- Dwelling unit space (residential): 376,881 square feet
- Parking structure: 177,158 square feet
- Total Building Area: 554,000 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 1.56 (achieved through bonus)
- Building Height Allowed: 60 feet (per 3-ZN-2019)
- Building Height Proposed: 58 feet, including rooftop appurtenances
- Parking Required: 479 spaces
- Parking Provided: 512 spaces
- Open Space Required: 67,779 square feet / 1.56 acres
- Open Space Provided: 80,989 square feet / 1.86 acres
- Number of Dwelling Units Allowed: 330 units
- Number of Dwelling Units Proposed: 330 units

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Wood Partners – Raintree project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan, the Character and Design Chapter of the Greater Airpark Character Area Plan, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP
Principal Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov

APPROVED BY



Brad Carr, Report Author

2.23.2020

Date



Tim Curtis, AICP, Current Planning Director
Phone: 480-312-4210 E-mail: tcurtis@scottsdaleaz.gov

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 Site Plan
 - 5. Site Plan
 - 6. Open Space Plan
 - 7. Building Elevations
 - 8. Perspectives
 - 9. Material and Color Board
 - 10. Landscape Plans
 - 11. Neighborhood Correspondence
 - 12. City Notification Map

**Stipulations for the
Development Review Board Application:
Wood Partners - Raintree
Case Number: 48-DR-2019**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by CCBG Architects, Inc., with a city staff date of 12/16/2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by CCBG Architects, Inc., with a city staff date of 12/16/2019.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Anderson Baron, with a city staff date of 12/16/2019.
 - d. The case drainage report submitted by Sustainability Engineering Group 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 Sustainability Engineering Group (SEG) and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan Amendment and Zoning cases for the subject site were 2-GP-2019 and 3-ZN-2019.

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:

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 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:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale DSPM and Supplements to MAG Standard Details.

LANDSCAPE DESIGN:

DRB Stipulations

6. 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.

EXTRIOR LIGHTING:

Ordinance

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

DRB Stipulations

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
8. 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:

Ordinance

- D. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. With the final plans submittal, the property owner shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.

- E. AVIGATION EASEMENT. With the Development Review Board submittal, the property owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.
- F. SOUND ATTENUATION MEASURES. With the final plans submittal, the property owner shall provide sound attenuation measures that are limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC).

DRB Stipulations

- 9. 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.

STREET INFRASTRUCTURE:

DRB Stipulations

- 10. 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 OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

- 11. Prior to the civil construction document submittal, the property owner shall provide documentation on the private sewer mains serving the site. Private sewer mains require a Property Owner's Association to exist for maintenance and operations of private sewers and will require documentation of private sewer line easements dedicated to the Property Owner's Association.
- 12. 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

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

EASEMENTS DEDICATIONS:

DRB Stipulations

- 14. 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:
 - a. A cross-access easement/agreement between the property owner of the development project and that of the property owner of the property located south of the development project that allows for emergency and service vehicle access across both properties, to the satisfaction of Fire and Engineering staff.
 - b. 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. A continuous Private Sewer Line easement to the Property Owner's Association to contain the private sewer across the property.



Q.S.
34-48

Google Earth Pro Imagery



Context Aerial

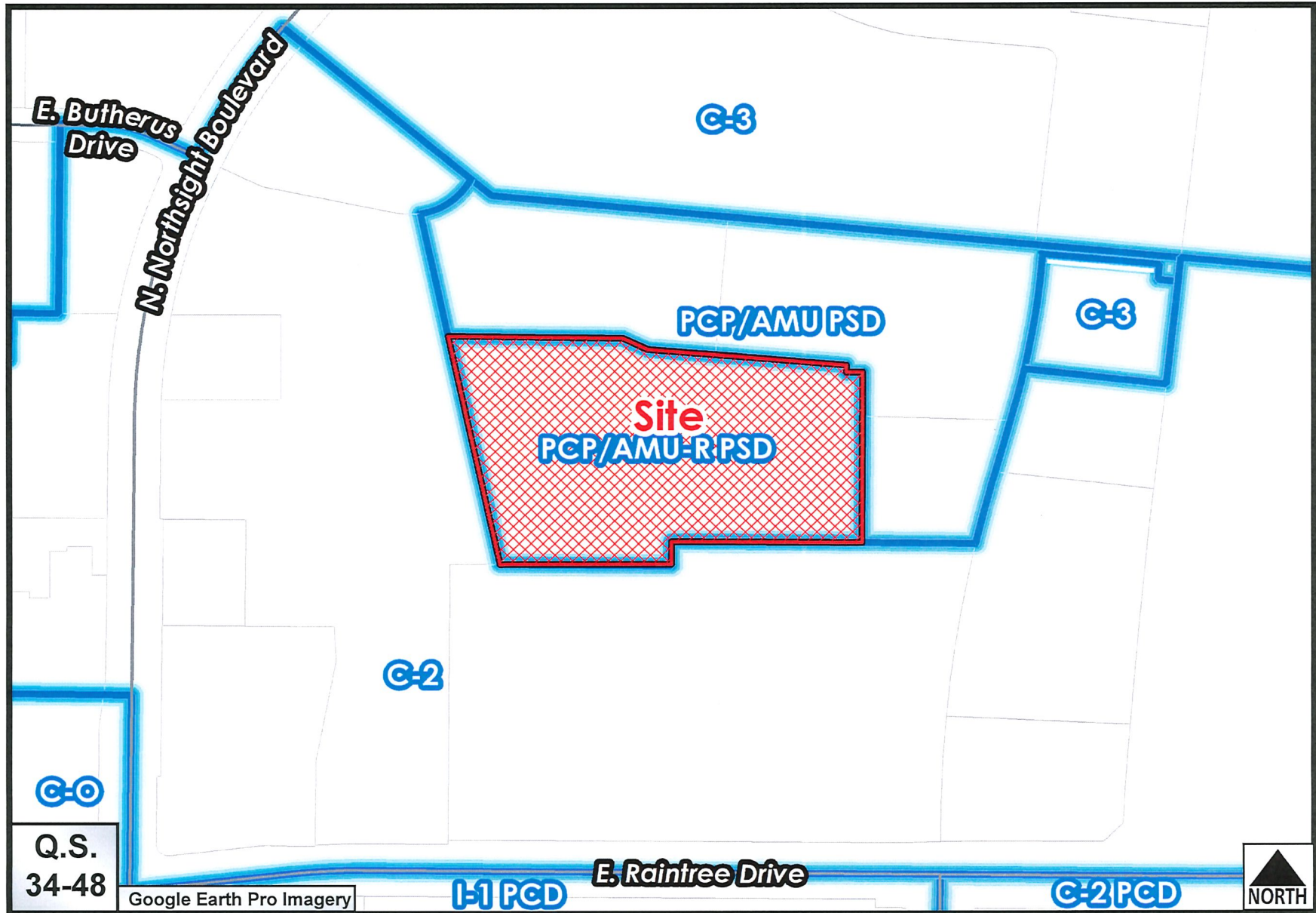
48-DR-2019

ATTACHMENT #1A



Close-up Aerial

48-DR-2019



Zoning Aerial

48-DR-2019

Project Narrative
Development Review Board
Wood Partners -Raintree



866-DR-2018

Prepared by:
Berry Riddell, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Date: September 2019

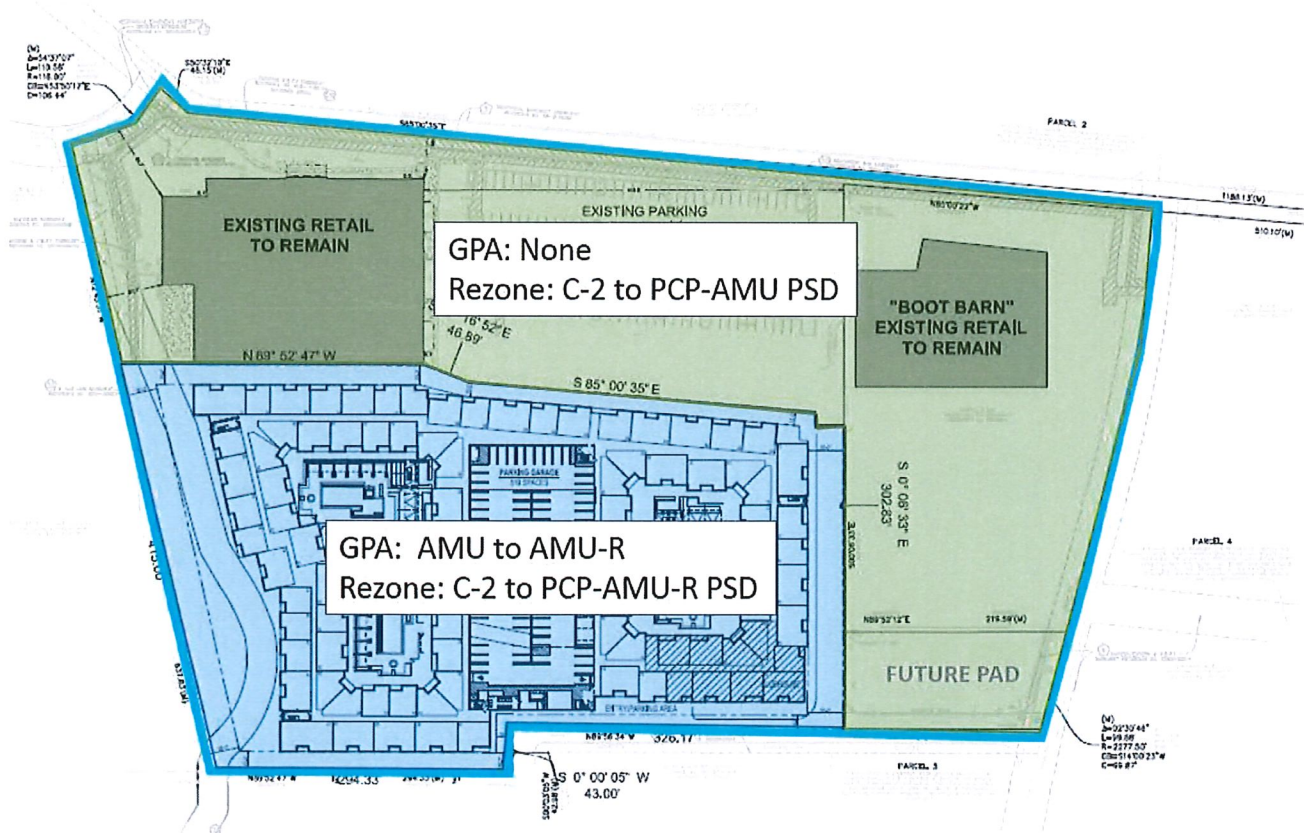
ATTACHMENT 3

1
48-DR-2019
10/01/2019

Purpose of Request

The subject 5.56+/- acre property is located near the northwest corner of Raintree & Pima (the "Property"), just south of the former Sam's Club site. The request is for Development Review Board ("DRB") approval of a new multifamily development including 330 units (site area in blue below).

Cases 2-GP-2019 3-ZN-2019 are scheduled for the October 1st City Council hearing and include a request for a non-major General Plan Amendment from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on a 5.56+/- acre site and rezoning on 13.08+/- acres (which includes the 5.56+/- acre site) from Central Business (C-2) to Planned Airpark Core- Airpark Mixed Use Residential and Planned Airpark Core-Airpark Mixed Use with Planned Shared District overlay (PCP-AMU-R PSD and PCP-AMU PSD). The PSD overlay will allow the 13.08+/- acre property to share development standards. See below.



Redevelopment of this underutilized, partially vacant Property will add to and support the local and regional economic base generating additional revenue for the City. The Property is surrounded by a variety of retail, employment and service-related business in the Scottsdale Airpark.

The Wood Partners residential community will provide residences close to jobs in the Scottsdale Airpark, a significant employment center with more than 57,000 employees and approximately 40 million square feet of commercial space (*AZBigMedia.com, March 2018*). New multifamily housing will also provide additional customer base and an economic benefit for nearby businesses, some of which have struggled; bringing rooftops to this area will bolster retail and service-related businesses.



Design Concept

The residential building has been designed in a manner that provides appropriate massing and sensitivity to the pedestrian. Architectural detailing includes colors and materials that uphold the unique character and context of the Sonoran Desert. Each courtyard design is unique, creating both active and passive recreational opportunities for the residents. The courtyard areas on the residential parcel will have a range of outdoor amenities including a pool, spa, and cabanas to create resort-like outdoor living spaces for residents to gather and relax. The parking structure is completely obscured from view as a result of the wrap design.

- Incorporated a modern character into the design with geometric forms and clean lines as well as using several materials and colors to add to the distinction between the different massing elements.

- The building has been designed to convey the look of multiple buildings rather than one massive façade with varying setbacks in the face and undulation of the parapets.
- The building will include over 9,000 SF of interior clubhouse space on the main floor featuring a test kitchen, fitness center, shared work offices, and café.
- Incorporating over 30,000 SF of exterior courtyard space that will include a pool/spa, BBQ area, Game area, and all will be lushly landscaped.
- Providing a sky deck on the 4th level NE corner that will take advantage of the views of the mountains and green space below.
- All units will have patios/balconies and will be shaded by a balcony above or shade canopy.
- Providing over 80,000 SF of open space (over 13,000 more than what is required) on the property.
- Providing front stoops at the first-floor units (30 total) along the N, S, and E elevations that access a pedestrian parkway including 8' wide sidewalks and lush landscaping on both sides.

<u>Paint on Stucco</u> (Dunn Edwards) DE6372 – Lace Veil (white) DEC795 – Gray Pearl (light grey) DE6376 – Looking Glass (medium grey) DE6378 – Jet (dark grey) DE5824 – Outer Space (blue)	<u>Brick/Stone</u> H.C. Muddox – Aspen Grove (light brick) H.C. Muddox – Clinker (dark brick) Coronado – Chiseled Limestone Cream (corner element stone @ Entry and Sky Deck)
<u>Siding</u> James Hardie Board – Timber Bark	<u>Windows/Doors/Railings/Canopies</u> Dark Bronze or Black per manufacturer



DRB Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria (Sec. 1.904 A. of the Zoning Ordinance):

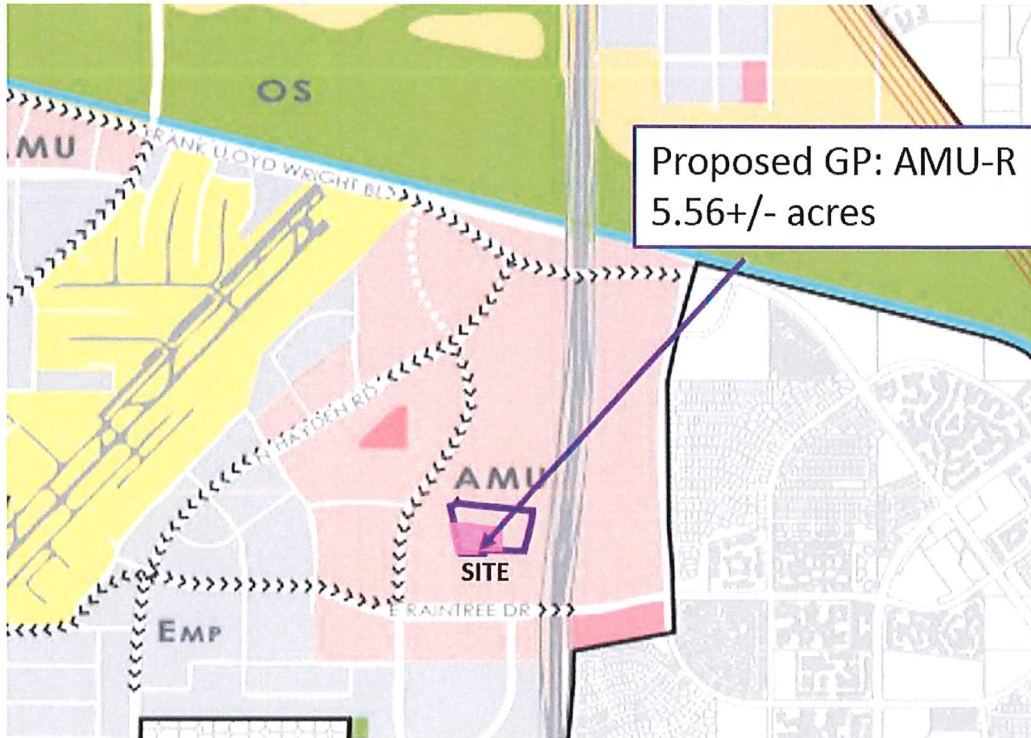
- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

Response: The Wood Raintree development will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, GACAP and General Plan. While the zoning narrative submitted under separate application speaks in more detail to the broader context of the General Plan and GACAP, below is a summary of how this proposal complies.

The proposal is consistent with the General Plan Land Use Map designation, which identifies the Property as AMU-R (per GPA approval Oct 1st CC), as shown below. The proposal is supportive of the desired values defined in the General Plan, which include those goals for a community that “*facilitates human connection by anticipating and locating facilities that enable human communication and interaction*” and “*creates, revitalizes, and preserves neighborhoods that have long-term viability, unique attributes and character, livability, connectivity to other neighborhoods in the community, and that fit together to form an exceptional citywide quality of life*”. The Wood Raintree development provides an opportunity for a compatible land use that increases options for residential in the Airpark community, respects the character of the existing context and represents a vibrant, attractive development on an underutilized property. The community vision is supported by this proposal, and the development will promote the achievement of many long-term goals outlined in the City’s General Plan and GACAP as the proposed development promotes revitalization and housing sustainability for the residents of Scottsdale.

GACAP Land Use Map

AMU-R subject to 2-GP-2019 CC approval on October 1st



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

Response: The Wood Raintree project is a compatible development with the existing mixed-use employment core. The building architecture has been carefully designed with a residential scale and appearance, which creates a welcoming environment for residents and supports consistency with the Airpark character. The overall concept is to create a mixed-use residential synergy within close proximity to abundant, established retail and office land uses. The project will create a sustainable, walk-friendly environment that takes advantage of the huge employment and retail base, which surrounds the Property. The Property is buffered from Northsight, Raintree and Loop 101 by the existing built environment, making the site ideal for residential redevelopment with regional access. The development provides safe pedestrian connectivity and compatible landscape/hardscape design elements between the commercial development and residential community so that the two land uses function as a synergistic mixed-use development.

b. Avoid excessive variety and monotonous repetition;

Response: The buildings have a contemporary Southwestern design with a variety of textures, colors and building finishes. The architectural elements provide solar shading, projections and overhangs, and celebrate the Sonoran Desert setting by creating outdoor living spaces, recreational amenities and gathering spaces. The architectural design (as discussed in detail above) provides a thoughtful transition from surrounding established Airpark context.

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

Response: Please see the Scottsdale Sensitive Design Principle Conformance section found in the following section below.

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

Response: Not applicable

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

Response: Not applicable

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

Response: The Scottsdale Airpark is a significant employment center in Arizona with more than 57,000 employees and approximately 40 million square feet of commercial space. The residential land use submarket has expanded in the Airpark over the last two years providing housing for the growing employment core. According the Greater Scottsdale Airpark 2030 Report (*AZBigMedia.com*), the Airpark will continue to grow with more than 4,000 businesses employing as many as 80,000 employees by 2030, furthering the need for additional housing options. The site is within close proximity to businesses such as Go Daddy, Vanguard, and Colliers International, just to name a few. Offering housing options close to large employment cores and supporting retail reduces vehicle trips and encourages walkability. Further, the Property is located within close proximity to regional transportation corridors (Hayden Road, Frank Lloyd Wright Boulevard, Loop 101). The development will create a sustainable, walk-friendly

environment for its residents with functional, internal pedestrian connections between site amenities and other land adjoining land uses. Additionally, the Property is close to public transit routes that provide direct access to many parts of the east valley. The Scottsdale Trolley system (Mustang Route) runs from Northsight and Hayden to Mustang Library extending to Via Linda and Frank Lloyd Wright.

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

Response: All mechanical equipment, appurtenances and utilities will be full screened and/or incorporated in the building design.

5. Within the Downtown Area, building and site design shall....

Response: Not applicable.

6. The location of artwork provide in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria....

Response: Not applicable.

Scottsdale Sensitive Design Principles

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

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

Response: The Property is surrounded by retail commercial uses and vacant buildings (prior Sam’s Club to the north). Redeveloping the Property with mixed-use residential will enhance and strengthen the Airpark employment core. This application includes a range of exhibits including the site plan, elevations, landscape plan, and civil engineering information, all of which demonstrate the character and high-level of design proposed for this site. The mixed-use residential community has been designed in a manner that provides appropriate massing given the scale and context and Airpark setting. The development encourages alternative modes of transportation by focusing on a pedestrian network that encourages interaction with the surrounding context and adjacent uses.

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

Response: Although the setting of the Property is an established commercial center and does not have natural features such as washes and natural area open space, the design team has paid particular attention to enhance the ground-level pedestrian experience.

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

Response: The Property is an Airpark redevelopment site (currently vacant retail buildings). All landscaping will consist of low-water use desert appropriate landscaping materials in conformance with City's guidelines. The existing topography of the site is relatively flat, and therefore, will be maintained.

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

Response: The proposed redevelopment will include desert appropriate landscaping (as well as integration and relocation of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

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

Response: Pedestrian circulation is an important feature of this development, as numerous retail, employment, and service related uses are within walking distances from this site.

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

Response: Mixed-use development is an important component of successful smart growth and livable community development. When a wide variety of uses and housing choices are located within close proximity to commercial, employment, and support services, walking, bicycling and transit become a more practical means of travel and a synergy between land uses naturally occurs. The proposed mixed-use residential community will not only bring reinvestment and redevelopment to the area (currently vacant retail) but will also bring development that more closely aligns the goals and policies of the City by reinvigorating the Airpark core. Mixed use developments inherently reduce the number and distance of automobile trips and improve air quality,

thereby enhancing the quality of life for the community.

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

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

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

Response: Variation in massing, proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed mixed-use residential development also provides continuity between the newly proposed and existing architecture in the surrounding Airpark area, providing contextually appropriate development and visual fluidity between the various uses.

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

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor spaces and amenities.

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

Response: Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The specific sustainable elements are still being evaluated and may include, but are not limited to, recycled materials, energy efficient windows, energy efficient fixtures and appliances, and use of solar.

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

Response: Context appropriate, mature arid-region plant materials will be utilized with the redevelopment and enhancement of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement (see landscape plans) and well as repurposing of existing native species.

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

Response: The proposed development will maintain a low-water use plant palette (see landscape plan and renderings). Context appropriate desert plant materials will be

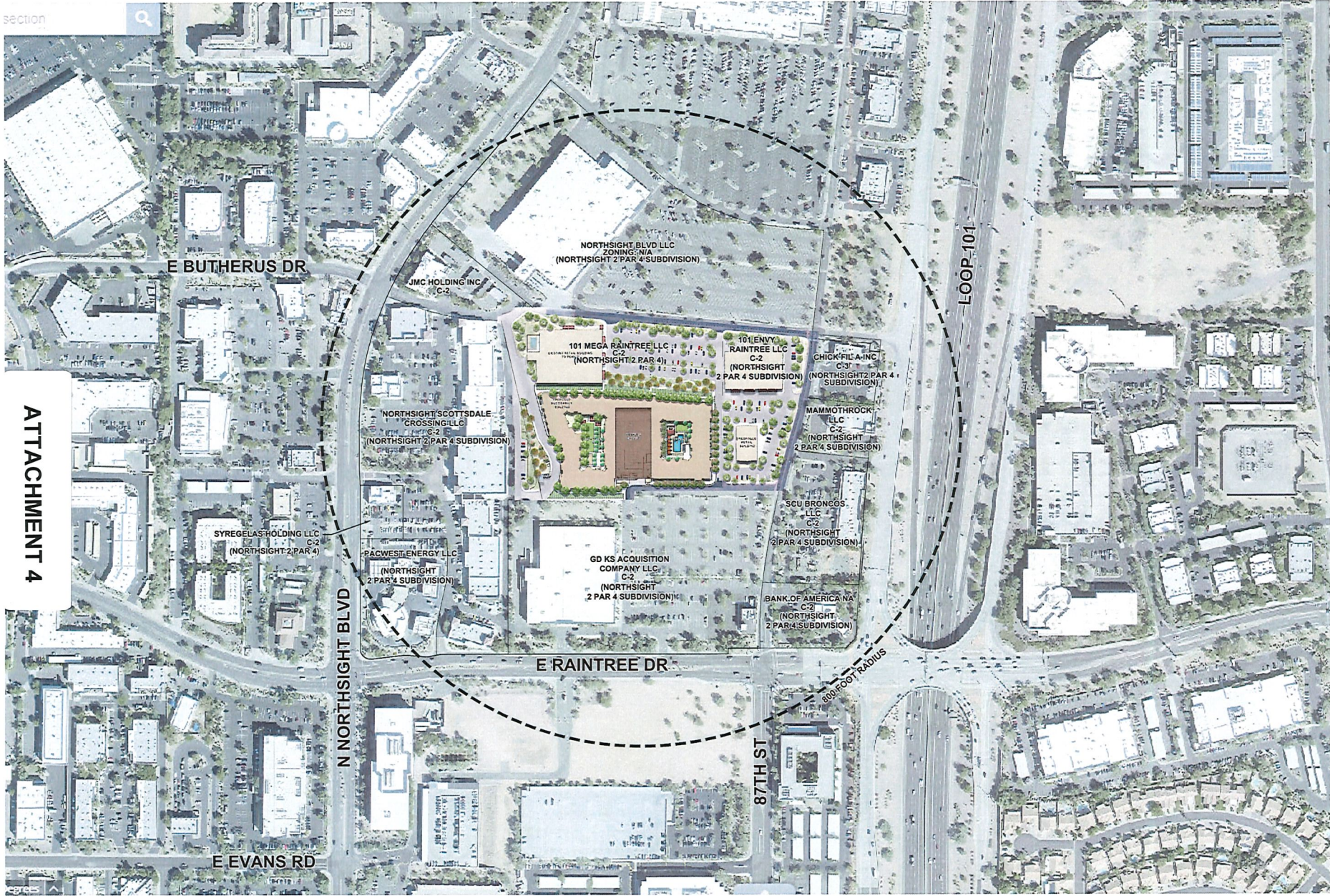
utilized with the development of the Property, consistent with the established vegetative pattern found in the Airpark.

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

Response: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for patrons, residents and visitors.

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

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



ATTACHMENT 4

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8888 E RAINTREE DRIVE
SCOTTSDALE, AZ 85259

ISSUE		
DATE	REV	FOR
09.25.19		DRS

Drawn	_____
Checked	_____
P/L	_____
Job Number	1826
Drawing	_____
CONTEXT AERIAL	_____

Sheet

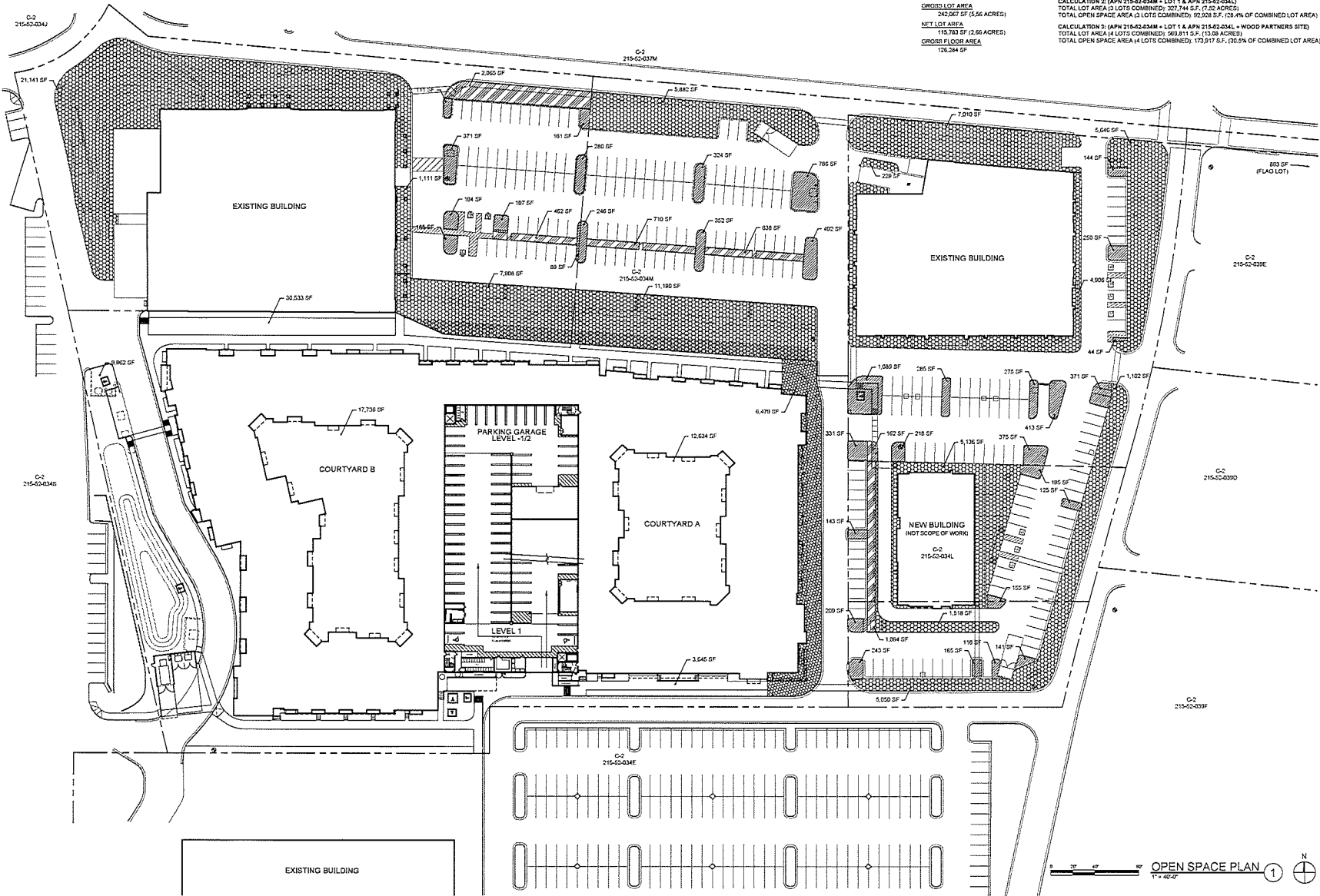
A1.2

48-DR-2019
10/04/2019

CONTEXT AERIAL
N.T.S.



ATTACHMENT 6



PROJECT DATA

PROJECT ADDRESS: 8888 E RAINTREE DRIVE, SCOTTSDALE, AZ 85260
PREVIOUS PARCEL ZONING: C-2
CURRENT PARCEL ZONING: PCF-MULR PSD
APN: 215-02-034M
SUBDIVISION: NORTH SIGHT 2 PARK 4

OPEN SPACE:
CALCULATION 1 (WOODPARTNERS SITE):
 FRONT OPEN SPACE: 6,470 SF
 OPEN SPACE OTHER THAN FRONTAL OPEN SPACE: 74,510 SF
 PARKING LOT LANDSCAPING: 2 SF
 6,470 SF + 74,510 SF + 0 SF = 80,980 SF OF TOTAL OPEN SPACE
 80,980 SF OPEN SPACE / 342,007 SF LOT AREA = 23.7% OPEN SPACE PROVIDED
 = 23% OPEN SPACE REQ'D

CALCULATION 2 (APN 215-02-034M + LOT 1 & APN 215-02-034L):
 TOTAL LOT AREA (3 LOTS COMBINED): 321,744 S.F. (7.32 ACRES)
 TOTAL OPEN SPACE AREA (3 LOTS COMBINED): 92,328 S.F. (28.4% OF COMBINED LOT AREA)

CALCULATION 3 (APN 215-02-034M + LOT 1 & APN 215-02-034L + WOOD PARTNERS SITE):
 TOTAL LOT AREA (4 LOTS COMBINED): 299,811 S.F. (6.83 ACRES)
 TOTAL OPEN SPACE AREA (4 LOTS COMBINED): 173,917 S.F. (58.0% OF COMBINED LOT AREA)

CHURCH LOT AREA: 242,067 SF (5.56 ACRES)
NET LOT AREA: 115,783 SF (2.66 ACRES)
GROSS FLOOR AREA: 126,264 SF



PRELIMINARY
NOT FOR
CONSTRUCTION

NEW APARTMENT BUILDING
 RAINTREE
 WOOD PARTNERS
 8888 E RAINTREE DRIVE
 SCOTTSDALE, AZ 85260

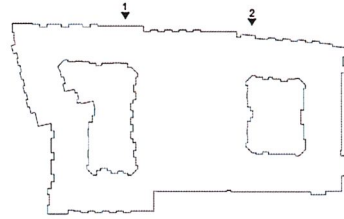
ISSUE

DATE	REV	FOR
05.17.19		ZONING SUBMITTAL
07.26.19		ZONING SUBMITTAL
08.29.19		DRB
11.12.19		DRB
11.27.19		DRB SUBMITTAL

Drawn
 RL
 Checked
 P.J.
 Job Number
 1828
 Drawing
 OPEN SPACE PLAN

Sheet
A2.7

ATTACHMENT 7



KEYNOTES

1. STUCCO - WINTER MORN, DES17, DUNN EDWARDS
 2. STUCCO - TAWNEY OWL, DET240, DUNN EDWARDS
 3. STUCCO - TRAILBLAZER, DET633, DUNN EDWARDS
 4. STUCCO - COAL MINER, DET613, DUNN EDWARDS
 5. STUCCO - OUTER SPACE, DES624, DUNN EDWARDS
 6. SIDING - HARDIEPLANK, TIMBER BARK, JAMES HARDIE
 7. BRICK - CRAFTSMAN SERIES - ASPEN GROVE, H. C. MUDDOX
 8. BRICK - STANDARD KLINKER, H. C. MUDDOX
 9. STONE - CHISELED LIMESTONE, CREAM GORGONADO STONE
 10. EXPOSED CMU - LIGHT GRAY, OLDCASTLE QUIKBRK
 11. ROOF LINE BEYOND
 12. MECHANICAL UNIT BEYOND
 13. EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
 14. EXTERIOR LIGHT FIXTURE RECESSED AT PATIO CEILING, SEE ELECTRICAL
 15. SES PANEL w/ SCREENING, SEE LANDSCAPE PLANS FOR DETAILS
 16. ROOF SCUMPER
- * LOWEST PARAPET PROVIDES 100% SCREEN COVERAGE FOR ALL MECHANICAL UNITS
 * SES PANELS ARE SCREENED ON ALL SIDES OF EACH UNIT



PRELIMINARY
NOT FOR
CONSTRUCTION

NEW APARTMENT BUILDING
RAINTREE
 WOOD PARTNERS
 6688 E RAIN TREE DRIVE
 SCOTTSDALE, AZ 85260

DATE	REV	FOR
05.17.19		ZONING RESUBMITTAL
07.30.19		ZONING RESUBMITTAL
09.30.19		DBS
11.10.19		800 SET
11.27.19		DBS RESUBMITTAL

Drawn _____
 RL
 Checked _____
 P.J.L.
 Job Number _____
 1826
 Drawing _____
 ELEVATIONS

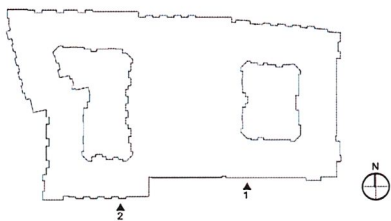
Sheet
A3.1

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8686 E RAINFREE DRIVE
SCOTTSDALE, AZ 85260**

KEYNOTES

1. STUCCO - WINTER MORN, DES17, DUNN EDWARDS
 2. STUCCO - TAWNEY CIVIL, DET646, DUNN EDWARDS
 3. STUCCO - TRAILBLAZER, DET633, DUNN EDWARDS
 4. STUCCO - COAL MINER, DET613, DUNN EDWARDS
 5. STUCCO - OUTER SPACE, DES264, DUNN EDWARDS
 6. SIDING - HANDIEPLANK TIMBER BARK, JAMES HARDIE
 7. BRICK - CRAFTSMAN SERIES - ASPEN GROVE, H.C. MUDDOX
 8. BRICK - STANDARD KLINKER, H.C. MUDDOX
 9. STONE - CHISELED LIMESTONE, CREAM CORONADO STONE
 10. EXPOSED CMU - LIGHT GRAY, CLOCASTLE DUNBRICK
 11. ROOF LINE BEYOND
 12. MECHANICAL UNIT BEYOND
 13. EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
 14. EXTERIOR LIGHT FIXTURE RECESSED AT PATIO CEILING, SEE ELECTRICAL
 15. SES PANEL w/ SCREENING, SEE LANDSCAPE PLANS FOR DETAILS
 16. ROOF SCUPPER
- * LOWEST PARAPET PROVIDES 100% SCREEN COVERAGE FOR ALL MECHANICAL UNITS
* SES PANELS ARE SCREENED ON ALL SIDES OF EACH UNIT



ISSUE		
DATE	REV	FOR
05.17.19		ZONING RESUBMITTAL
07.30.19		ZONING RESUBMITTAL
09.30.19		DRB
11.12.19		90 SET
11.27.19		DRB RESUBMITTAL

Drawn
JF
Checked
PJJ
Job Number
1828
Drawing
ELEVATIONS

Sheet
A3.3

C:\Users\jhanlon\OneDrive\Documents\Projects\1828\1828-01\1828-01-01\1828-01-01-01\1828-01-01-01-01.dwg

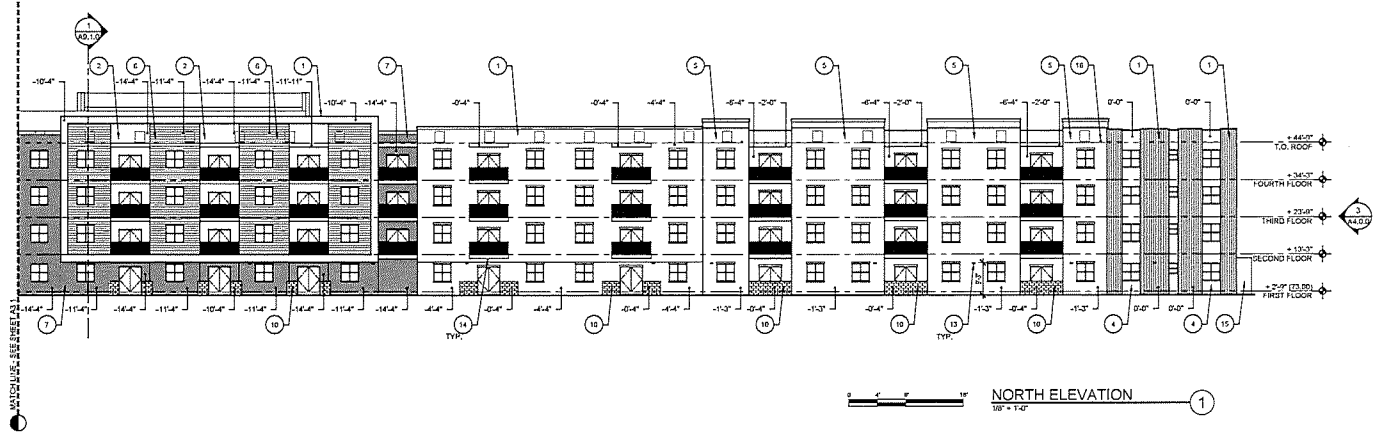
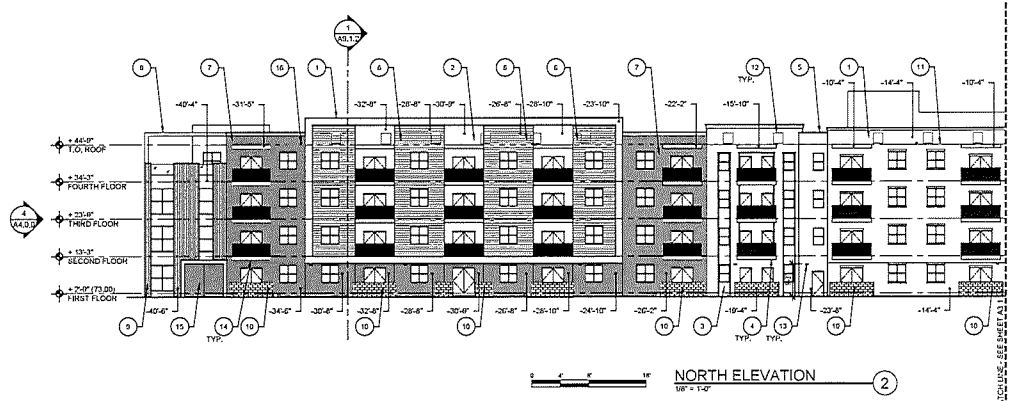
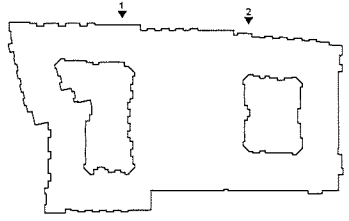
**PRELIMINARY
NOT FOR
CONSTRUCTION**

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8848 RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

KEYNOTES

1. STUCCO - WINTER MORN, DESIT, DUINN EDWARDS
2. STUCCO - TAWNEY CIVIL, DETAR, DUINN EDWARDS
3. STUCCO - TRAILBLAZER, DETIGA, DUINN EDWARDS
4. STUCCO - GOAL MINEK, DETIGA, DUINN EDWARDS
5. STUCCO - OUTER SPACES, BESSER, DUINN EDWARDS
6. GINGO - HARDERPLANK, TIMBER BARK, JAMES HARDIE
7. BRICK - CRAFTSMAN SERIES - ASPEN DRIVE, H.C. MURDOX
8. BRICK - STANDARD KILPIKER, H.C. MURDOX
9. STONE - CRACKLED LIMESTONE, CREAM CORONAADO STONE
10. EXPOSED CMU - LIGHT GRAY, DUDCASTLE QUIKBRK
11. ROOF LINE BEYOND
12. MECHANICAL UNIT BEYOND
13. EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
14. EXTERIOR LIGHT FIXTURE RECESSED AT PATIO CEILING, SEE ELECTRICAL
15. SCS PANEL w/ SCREENING, SEE LANDSCAPE PLANS FOR DETAILS
16. ROOF SCUPPER

* LOWEST PARAPET PROVIDED 100% SCREEN COVERAGE FOR ALL MECHANICAL UNITS
* SES PANELS ARE SCREENED ON ALL SIDES OF EACH UNIT



ISSUE		
DATE	REV	FOR
05.17.19		ZONING REGULATORY
07.26.19		ZONING REGULATORY
09.26.19		DRS
11.26.19		DR SET
11.27.19		DRS REGULATORY

Drawn
RL
Checked
P.L.
Job Number
1828
Drawing
ELEVATIONS

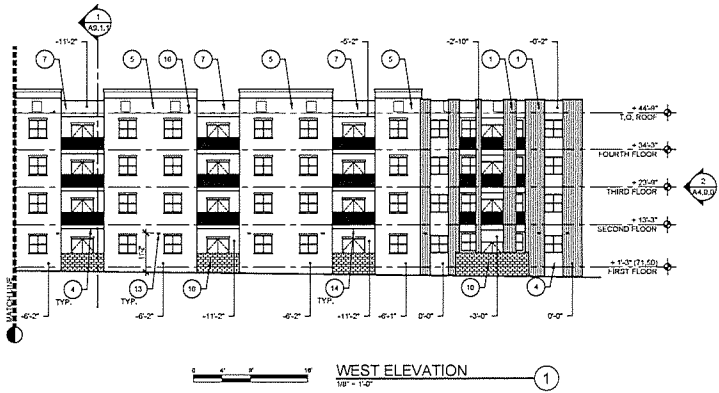
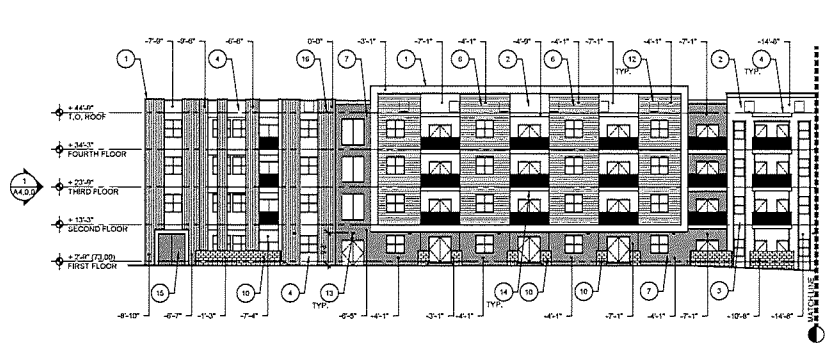
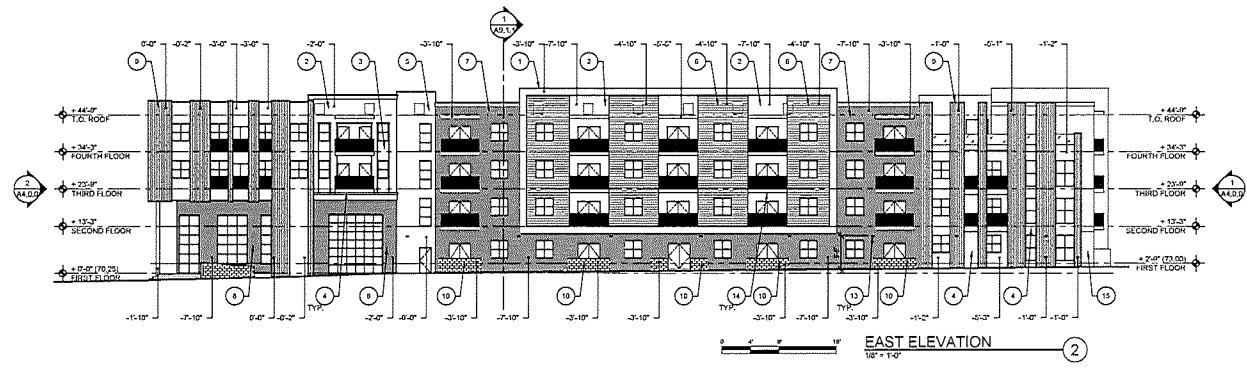
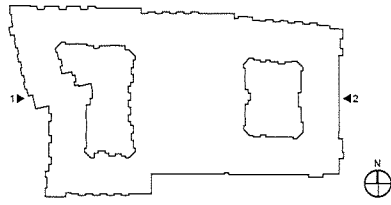
Sheet
A3.1

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
6888 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

KEYNOTES

1. STUCCO - WINTER MORN, DES17, DUNN EDWARDS
 2. STUCCO - TRAWNEY OVAL, D27648, DUNN EDWARDS
 3. STUCCO - FRABELAZER, DE1620, DUNN EDWARDS
 4. STUCCO - COOL WINTER, DE1513, DUNN EDWARDS
 5. STUCCO - OUTER SPACE, DE2624, DUNN EDWARDS
 6. SIDING - HARDPLANK, TIMBER BARK, JAMES HARDIE
 7. BRICK - CRAFTSMAN SERIES - ASPEN DRIVING, H.C. MUDDOX
 8. BRICK - STANDARD KLINKER, H.C. MUDDOX
 9. STONE - ONDULED LIMESTONE, CREAM CORONADO STONE
 10. EXPOSED CMU - LIGHT GRAY, D/CASTLE GUNBRICK
 11. ROOF LINE BEYOND
 12. MECHANICAL UNIT BEYOND
 13. EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
 14. EXTERIOR LIGHT FIXTURE, RECESSED AT PATIO CEILING, SEE ELECTRICAL
 15. SEE PANEL w/ SCREENING, SEE LANDSCAPE PLANS FOR DETAILS
 16. ROOF SCUPPER
- * LOWEST PARAPET PROVIDED 100% SCREEN COVERAGE FOR ALL MECHANICAL UNITS
* SES PANELS ARE SCREENED ON ALL SIDES OF EACH UNIT



ISSUE		
DATE	REV	FOR
06.15.19		ZONING RECOMMITTAL
07.26.19		ZONING RECOMMITTAL
09.26.19		DRS
11.02.19		20 SET
11.27.19		DRS RECOMMITTAL

Drawn
Checked
P.L.
Job Number
1828
Drawing
ELEVATIONS

Sheet
A3.2

10/14/19 10:52 AM C:\PROJECTS\RAINTREE\DWG\A3.2.dwg

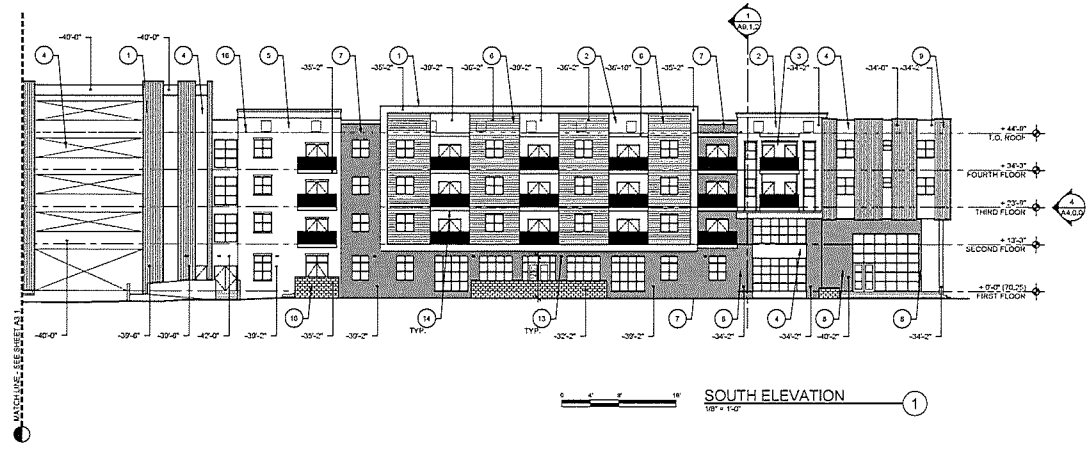
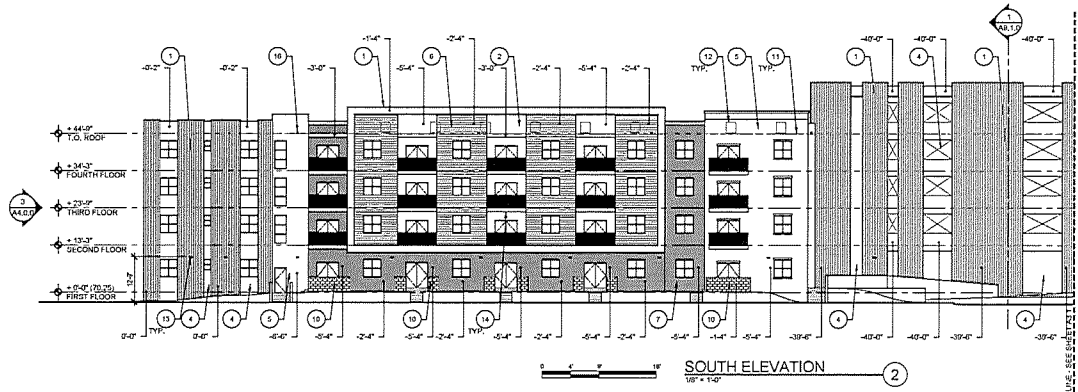
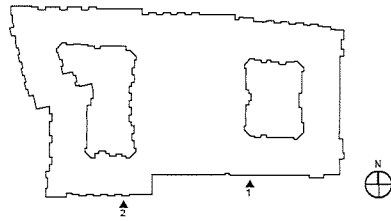
**PRELIMINARY
NOT FOR
CONSTRUCTION**

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8888 E RAINTREE DRIVE
SCOTTSDALE, AZ 85260

KEYNOTES

1. STUCCO - WINTER MORN, DEB17, DUNN EDWARDS
2. STUCCO - FANNY OVAL, DET04, DUNN EDWARDS
3. STUCCO - TRAILBLAZER, DET03, DUNN EDWARDS
4. STUCCO - GOAL BINDER, DET03, DUNN EDWARDS
5. STUCCO - OUTER SPACE, DES04, DUNN EDWARDS
6. SIDING - HARDPLANK, TIMBER BARK, JAMES HARDIE
7. BRICK - CRAFTSMAN SERIES - ADLER DRIVE, H.C. MUDDOX
8. BRICK - STANDARD KILNKER, H.C. MUDDOX
9. STONE - CRIDLED LIMESTONE, CREAM CORONADO STONE
10. EXPOSED CMU - LIGHT GRAY, OLDCASTLE QUIKRIK
11. ROOF LINE BEYOND MECHANICAL UNIT BEYOND
12. EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
13. EXTERIOR LIGHT FIXTURE, RECESSED AT PATIO CEILING, SEE ELECTRICAL
14. SES PANEL W/ SCREENING, SEE LANDSCAPE PLNG FOR DETAILS
15. ROOF SCRIPPER

* LOWEST PARAPET PROVIDED 100% SCREEN COVERAGE FOR ALL MECHANICAL UNITS
* SES PANELS ARE SCREENED ON ALL SIDES OF EACH UNIT



ISSUE		
DATE	REV	FOR
05.17.19		ZONING REGULATORY
07.26.19		ZONING REGULATORY
09.26.19		DRS
11.28.19		DRS
11.27.19		DRS REGULATORY

Drawn: JF
Checked: P.L.
Job Number: 1026
Drawing: ELEVATIONS

Sheet
A3.3

ATTACHMENT 8



PRELIMINARY
NOT FOR
CONSTRUCTION

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
6888 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

ISSUE		
DATE	REV	FOR
05.17.19		ZONING RESUBMITTAL
07.30.19		ZONING RESUBMITTAL
09.30.19		DBS
11.10.19		ISSUE SET
11.27.19		DBS RESUBMITTAL

Drawn
JF RL
Checked
P.J.L.
Job Number
1826
Drawing
PERSPECTIVE
Sheet

A4.3

PERSPECTIVE - NORTHEAST CORNER I ①
N.T.S.

C:\Users\james\OneDrive\Documents\Projects\1826\1826-01\1826-01-01\1826-01-01-01.dwg

**PRELIMINARY
NOT FOR
CONSTRUCTION**



**NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
6688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260**

ISSUE		
DATE	REV	FOR
08.17.19		ZONING RESUBMITTAL
07.26.19		ZONING RESUBMITTAL
09.30.19		DRB
11.02.19		DD SET
11.27.19		DRB RESUBMITTAL

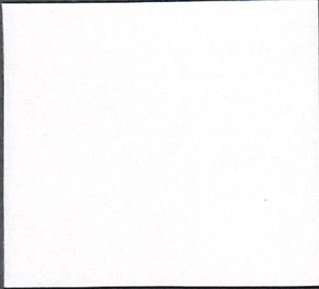
Drawn _____
JF RL
Checked _____
P.J.L
Job Number _____
1826
Drawing _____
PERSPECTIVE

Sheet
A4.5

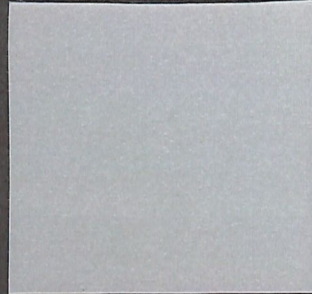
PERSPECTIVE - NORTHEAST CORNER III ①
N.T.S.

VIEW OF RAIN TREE COURTYARD FROM EAST SIDE OF PROJECT. RENDERING BY ARCHITECTURE FIRM ON 12/16/2019 AT 11:54 PM

ATTACHMENT 9



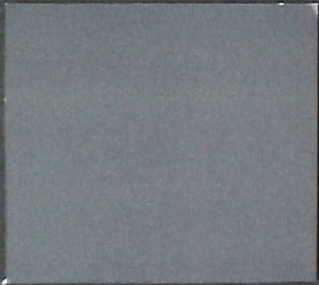
PAINT - LACE VEIL, DE6372, DUNN EDWARDS



PAINT - LOOKING GLASS, DE376, DUNN EDWARDS



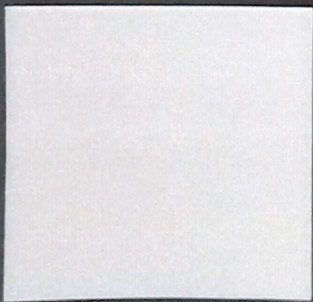
STUCCO - SAND FINISH



PAINT - JET, DE6378, DUNN EDWARDS



EXPOSED CMU - LIGHT GRAY, OLDCASTLE QUIKBRIK



PAINT - GRAY PEARL, DEC795, DUNN EDWARDS



PAINT - OUTER SPACE, DE5824, DUNN EDWARDS

48-DR-2019
10/04/2019



BRICK - ASPEN GROVE, H.C. MUDDOX



STONE - CORONADO, CHISELED LIMESTONE CREAM



SIDING - HARDIE BOARD, TIMBER BARK, JAMES HARDIE



ROYAL SATIN

S10063
Vision
Glass

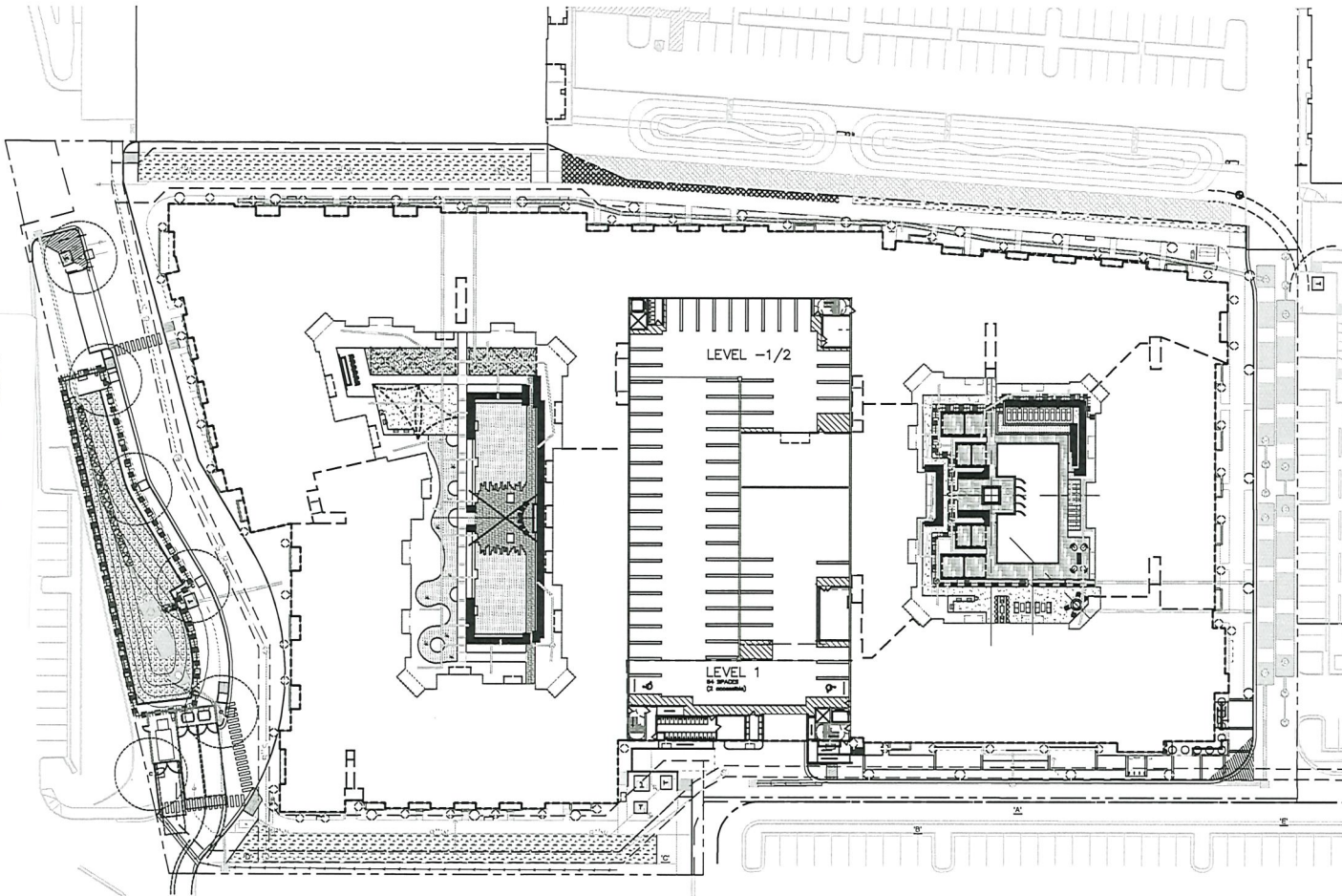


GLASS - CLEAR, LOW REFLECTANCE



BRICK - CLINKER, H.C.

48-DR-2019
10/04/2019



WALL LEGEND		
SYMBOL	DESCRIPTION	QTY.
	SITE RETAINING WALL	481 LF
	METAL VIEW FENCE	691 LF
	GLASS POOL BARRIER	87 LF

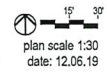
GENERAL WALL NOTES

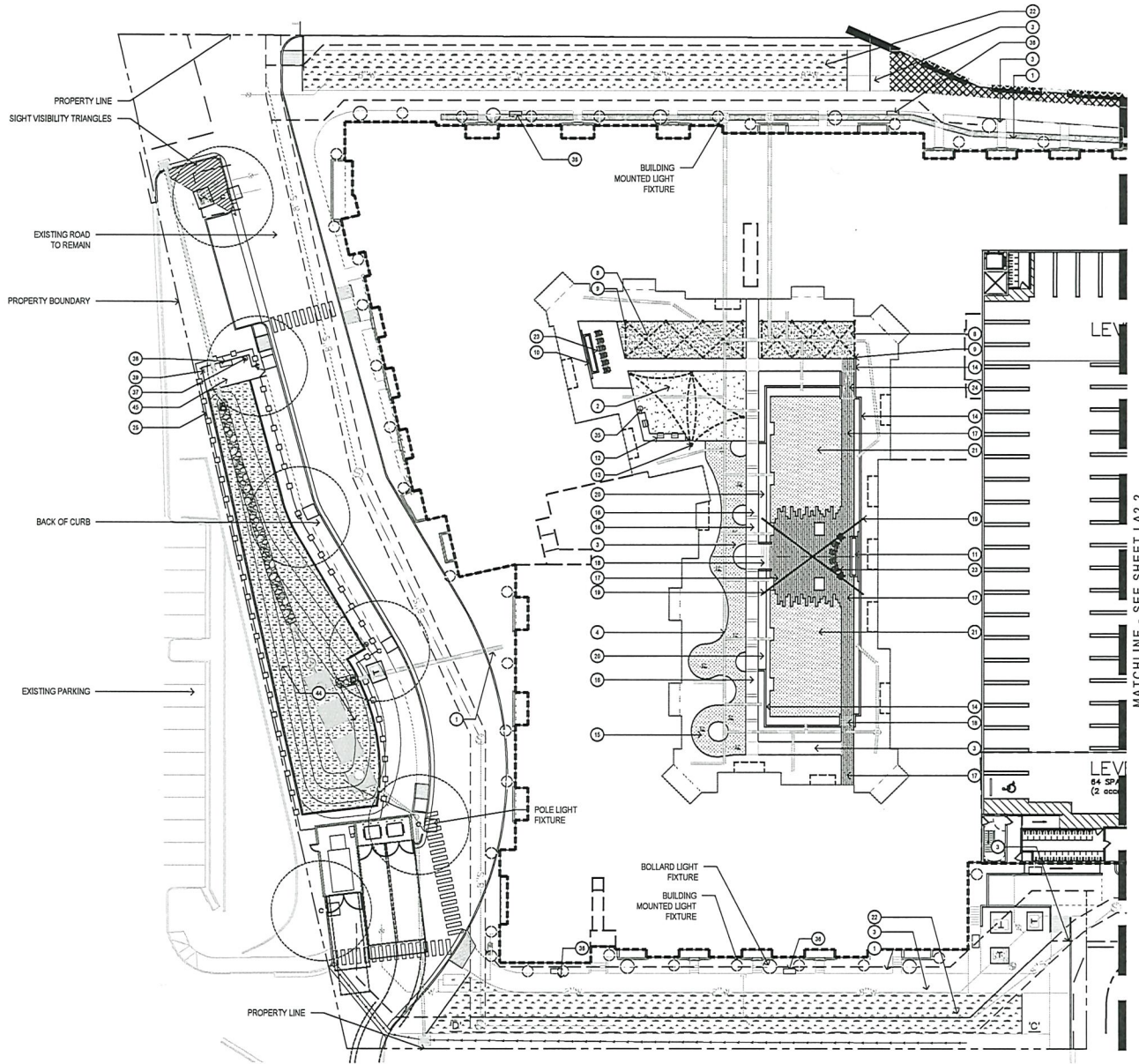
1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 50'-0" FROM BACK OF CURB.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS



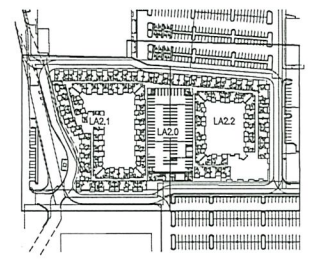
ALTA RAIN TREE

Wall Plan
LA2.0





- KEYNOTES**
- ① LANDSCAPE AREA - SEE PLANTING PLANS
 - ② ACCENT PAVING - SEE DETAIL 8, SHEET LA6.1
 - ③ CONCRETE SIDEWALK - SEE DETAIL 1&2, SHEET LA 6.1
 - ④ CONCRETE HEADER - SEE DETAIL 1, SHEET LA 6.2
 - ⑤ POOL DECKING - SEE DETAIL 6, SHEET LA 6.4
 - ⑥ POOL
 - ⑦ SPA
 - ⑧ STABILIZED DECOMPOSED GRANITE BEER GARDEN - SEE DETAIL 4, SHEET LA6.2
 - ⑨ FESTOON LIGHTS - SEE DETAIL 8, SHEET LA6.1
 - ⑩ SECONDARY COURTYARD FIREPLACE 1 - SEE DETAIL 11, SHEET LA6.2
 - ⑪ SECONDARY COURTYARD FIREPLACE 2 - SEE DETAIL 11, SHEET LA6.2
 - ⑫ SECONDARY COURTYARD BBQ BAR - SEE DETAIL 2, SHEET LA6.3
 - ⑬ SECONDARY COURTYARD KITCHEN SHADE SAIL - SEE DETAIL 12, SHEET LA6.2
 - ⑭ SITE RETAINING WALLS - SEE DETAIL 5, SHEET LA6.1
 - ⑮ ARTIFICIAL TURF PUTTING GREEN - SEE DETAIL 6, SHEET LA6.2
 - ⑯ ACCENT PAVING WITH BANDING - SEE DETAIL 4, SHEET LA6.4
 - ⑰ LINEAR PAVERS - SEE DETAIL 2, SHEET LA6.4
 - ⑱ STAIRS TYPICAL - SEE DETAIL 1, SHEET LA6.2
 - ⑲ OVERHEAD STRUCTURE AT SECONDARY COURTYARD
 - ⑳ LINEAR WATER FEATURE - SEE DETAIL 3, SHEET LA6.3
 - ㉑ ARTIFICIAL TURF - SEE DETAIL 6, SHEET LA6.2
 - ㉒ GRASS CRETE FIRE LANE - SEE DETAIL 5, SHEET LA6.4
 - ㉓ SITE FURNITURE
 - ㉔ ACCESSIBLE RAMP
 - ㉕ METAL POOL BARRIER - SEE DETAIL 3, SHEET LA6.1
 - ㉖ GLASS POOL BARRIER - SEE DETAIL 1, SHEET LA6.1
 - ㉗ FIRE AND WATER FEATURE - SEE DETAIL 7, SHEET LA6.1
 - ㉘ BBQ BAR AT PRIMARY COURTYARD - SEE DETAIL 6, SHEET LA6.1
 - ㉙ BBQ ISLAND AT PRIMARY COURTYARD - SEE DETAIL 4, SHEET LA6.1
 - ㉚ OVERSIZED COVERED POOL CABANA
 - ㉛ COVERED POOL CABANA - SEE DETAIL 4&5, SHEET LA6.3
 - ㉜ RAISED SPA TERRACE
 - ㉝ ARTIFICIAL TURF LOUNGE TERRACE - SEE DETAIL 6, SHEET LA6.2
 - ㉞ FIREPIT - SEE DETAIL 11, SHEET LA6.1
 - ㉟ TRASH RECEPTACLE - SEE DETAIL 10, SHEET LA6.2
 - ⓫ BENCH - SEE DETAIL 8, SHEET LA6.2
 - ⓬ DOGGIE POT WASTE STATION - SEE DETAIL 9, SHEET LA6.1
 - ⓭ STEEL HEADER - SEE DETAIL 7, SHEET LA6.2
 - ⓮ DOG WATER STATION - SEE DETAIL 1, SHEET LA6.4
 - ⓯ COLORED ACRYLIC ACCENT BANDS SET IN POOL DECKING
 - ⓰ DECK JET WATER FEATURE FROM FACE OF RAISED SPA TERRACE
 - ⓱ RETAINING WALL AT POOL COURTYARD - SEE DETAIL 7, SHEET LA6.4
 - ⓲ MASONRY POOL BARRIER PILASTER - SEE DETAIL 3, SHEET LA6.4
 - ⓳ TURF
 - ⓴ DOG PARK
 - ⓵ PLANTER AT ENTRY COLUMN
 - ⓶ WATER FEATURE OF ENTRY
 - ⓷ BIKE RACK



Key Map Not To Scale

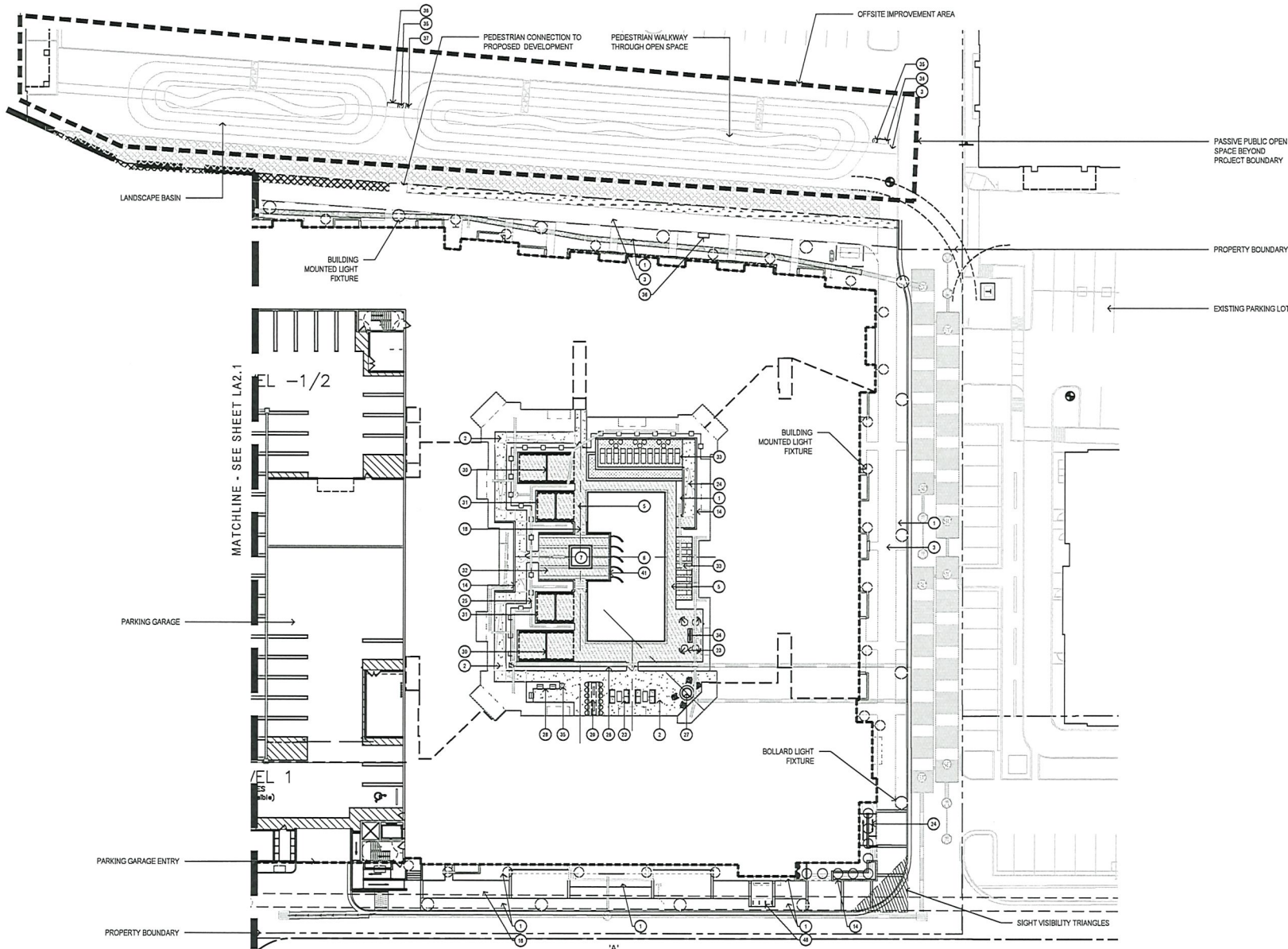


ALTA RAINTREE

Hardscape Plan
Sheet LA2.1

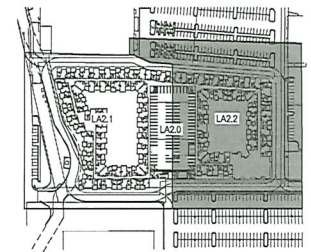


andersonbaron
plan · design · achieve
50 N. McINTOSH DRIVE, SUITE 1
CHANDLER, ARIZONA 85226
PH. 480.699.7956 FAX 480.699.7986



KEYNOTES

- 1 LANDSCAPE AREA - SEE PLANTING PLANS
- 2 ACCENT PAVING - SEE DETAIL 8, SHEET LA6.1
- 3 CONCRETE SIDEWALK - SEE DETAIL 102, SHEET LA 6.1
- 4 CONCRETE HEADER - SEE DETAIL 1, SHEET LA 6.2
- 5 POOL DECKING - SEE DETAIL 6, SHEET LA 6.4
- 6 POOL
- 7 SPA
- 8 STABILIZED DECOMPOSED GRANITE BEER GARDEN - SEE DETAIL 4, SHEET LA6.2
- 9 FESTOON LIGHTS - SEE DETAIL 8, SHEET LA6.1
- 10 SECONDARY COURTYARD FIREPLACE 1 - SEE DETAIL 11, SHEET LA6.2
- 11 SECONDARY COURTYARD FIREPLACE 2 - SEE DETAIL 11, SHEET LA6.2
- 12 SECONDARY COURTYARD BBQ BAR - SEE DETAIL 2, SHEET LA6.3
- 13 SECONDARY COURTYARD KITCHEN SHADE SAIL - SEE DETAIL 12, SHEET LA6.2
- 14 SITE RETAINING WALLS - SEE DETAIL 5, SHEET LA6.1
- 15 ARTIFICIAL TURF PUTTING GREEN - SEE DETAIL 6, SHEET LA6.2
- 16 ACCENT PAVING WITH BANDING - SEE DETAIL 4, SHEET LA6.4
- 17 LINEAR PAVERS - SEE DETAIL 2, SHEET LA6.4
- 18 STAIRS TYPICAL - SEE DETAIL 1, SHEET LA6.2
- 19 OVERHEAD STRUCTURE AT SECONDARY COURTYARD
- 20 LINEAR WATER FEATURE - SEE DETAIL 3, SHEET LA6.3
- 21 ARTIFICIAL TURF - SEE DETAIL 6, SHEET LA6.2
- 22 GRASS CRETE FIRE LANE - SEE DETAIL 5, SHEET LA6.4
- 23 SITE FURNITURE
- 24 ACCESSIBLE RAMP
- 25 METAL POOL BARRIER - SEE DETAIL 3, SHEET LA6.1
- 26 GLASS POOL BARRIER - SEE DETAIL 1, SHEET LA6.1
- 27 FIRE AND WATER FEATURE - SEE DETAIL 7, SHEET LA6.1
- 28 BBQ BAR AT PRIMARY COURTYARD - SEE DETAIL 6, SHEET LA6.1
- 29 BBQ ISLAND AT PRIMARY COURTYARD - SEE DETAIL 4, SHEET LA6.1
- 30 OVERSIZED COVERED POOL CABANA
- 31 COVERED POOL CABANA - SEE DETAIL 485, SHEET LA6.3
- 32 RAISED SPA TERRACE
- 33 ARTIFICIAL TURF LOUNGE TERRACE - SEE DETAIL 6, SHEET LA6.2
- 34 FIREPIT - SEE DETAIL 11, SHEET LA6.1
- 35 TRASH RECEPTACLE - SEE DETAIL 10, SHEET LA6.2
- 36 BENCH - SEE DETAIL 8, SHEET LA6.2
- 37 DOGGIE POT WASTE STATION - SEE DETAIL 9, SHEET LA6.1
- 38 STEEL HEADER - SEE DETAIL 7, SHEET LA6.2
- 39 DOG WATER STATION - SEE DETAIL 1, SHEET LA6.4
- 40 COLORED ACRYLIC ACCENT BANDS SET IN POOL DECKING
- 41 DECK JET WATER FEATURE FROM FACE OF RAISED SPA TERRACE
- 42 RETAINING WALL AT POOL COURTYARD - SEE DETAIL 7, SHEET LA6.4
- 43 MASONRY POOL BARRIER PILASTER - SEE DETAIL 3, SHEET LA6.4
- 44 TURF
- 45 DOG PARK
- 46 PLANTER AT ENTRY COLUMN
- 47 WATER FEATURE OF ENTRY
- 48 BIKE RACK



Key Map

Not To Scale

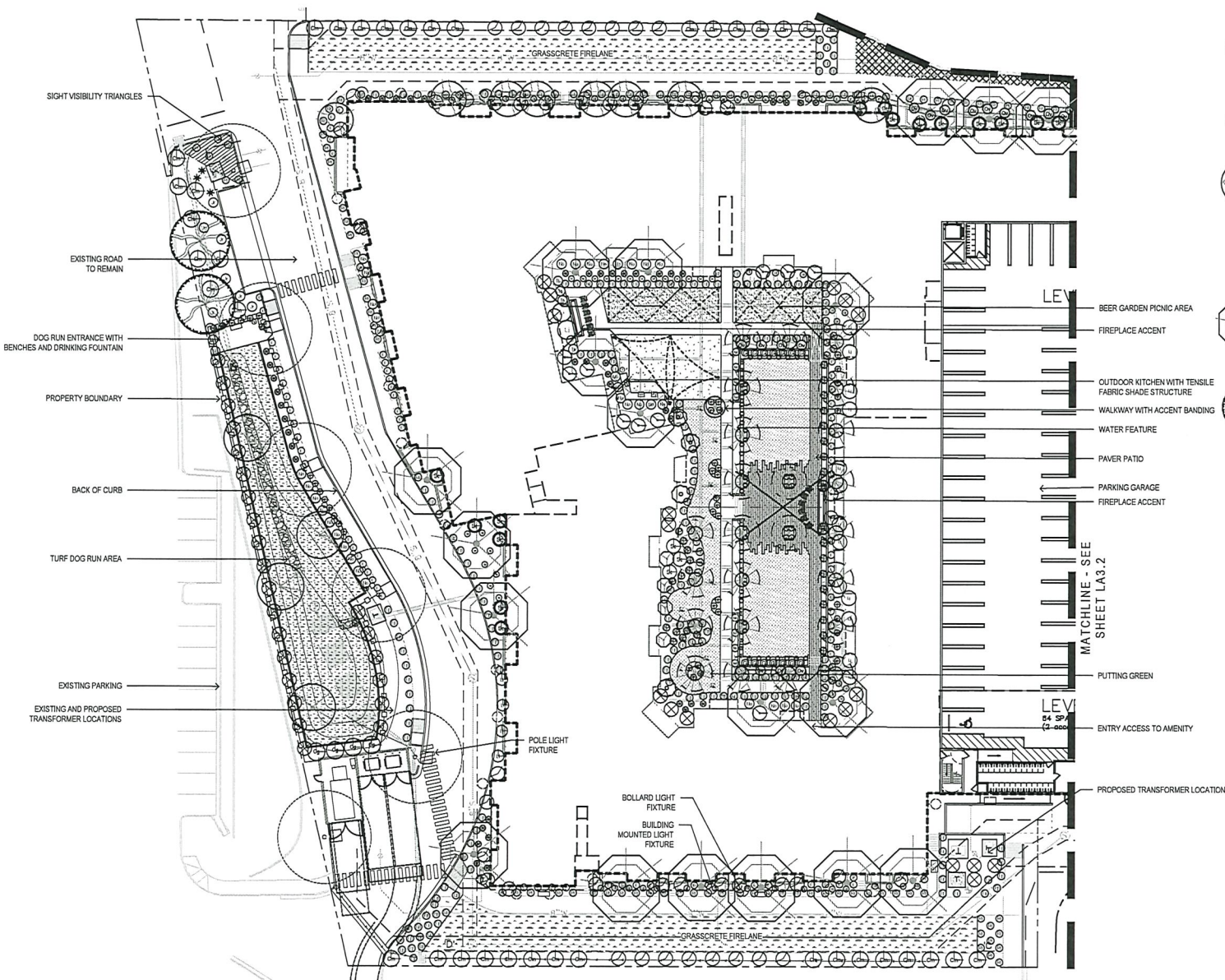


ALTA RAIN TREE

Hardscape Plan
Sheet LA2.2

plan scale 1:20
date: 12.06.19





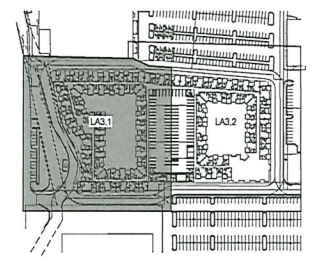
PLANT MATERIALS LEGEND

SCIENTIFIC NAME	Common Name	Size	Quantity
<i>Acacia willardiana</i>	Palo Blanco	24" Box	11
<i>Citrus sp.</i>	Lime - Dwarf	18" B&B	5
<i>Lyraloma candida</i>	Palo Blanco	24" Box	32
<i>Parkinsonia hyb.</i>	Desert Museum Palo Verde	24" Box	4
<i>Phoenix dactylifera</i>	Date Palm	18" CLEAR TRUNK	4
<i>Pistacia chinensis</i>	Chinese Pistache	24" Box	15
<i>Pistacia lentiscus</i>	Mastic Tree	24" Box	3
<i>Prosopis velutina</i>	Velvet Mesquite	24" Box	4
<i>Quercus virginiana</i>	'Cathedral' Oak	24" Box	25
<i>Sophora secundiflora</i>	Texas Mountain Laurel	15 Gal	11
<i>Olifolia Trees</i>		Size	Quantity
<i>Parkinsonia hyb.</i>	'Desert Museum' Palo Verde	24" Box	8
<i>Prosopis velutina</i>	Velvet Mesquite	24" Box	13
<i>Extra Large Shrubs</i>		Size	Quantity
<i>Bougainvillea</i>	'Roseika'	5 gal.	37
<i>Bougainvillea</i>		5 gal.	17
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	5 gal.	57
<i>Caesalpinia maritima</i>	Mexican Bird of Paradise	5 gal.	10
<i>Cordia Boissieri</i>	Atascueta	5 gal.	46
<i>Dodonaea viscosa</i>	Hopbush	5 gal.	26
<i>Simmondsia chinensis</i>	Jobba	5 gal.	26
<i>Tecoma alata</i>	'Orange Jubilee'	5 gal.	32
<i>Large Shrubs</i>		Size	Quantity
<i>Leucophyllum langmaniae</i>	'Rio Bravo'	5 gal.	50
<i>Rio Bravo Sage</i>		5 gal.	22
<i>Ligularum japonicum</i>	Japanese Privet	5 gal.	24
<i>Simmondsia chinensis</i>	'Vista'	5 gal.	71
<i>Compacta Jobba</i>	Medium Shrub	Size	Quantity
<i>Eremophila glabra</i> spp.	caranosa/Winter Blaze	1 gal.	113
<i>Eremophila hydropapha</i>	Winter Blaze	1 gal.	8
<i>Blue Belle</i>		1 gal.	56
<i>Justicia candelans</i>	Red Justice	1 gal.	25
<i>Nerium oleander</i>	'Petite Pink'	1 gal.	93
<i>Oleander</i>	'Patte pink'	1 gal.	65
<i>Rosmarinus officinalis</i>	'Tuscan Blue'	1 gal.	13
<i>Ruellia brittoniana</i>	Ruellia	1 gal.	14
<i>Buxus microphylla japonica</i>	Green Beauty Boxwood	1 gal.	13
<i>Callistemon viminalis</i>	'Little John'	1 gal.	14
<i>Little John Bottle Bush</i>		1 gal.	43
<i>Quercus laevis</i>	Dwarf Myrtle	1 gal.	318
<i>Myrtus communis</i>	'Compacta'	1 gal.	67
<i>Dwarf Myrtle</i>		1 gal.	8
<i>Eremophila prostrata</i>	'Outback Sunrise'	1 gal.	2
<i>Outback Sunrise Eremophila</i>		1 gal.	3
<i>Ruellia 'Katie'</i>		1 gal.	122
<i>Dwarf Ruellia 'Katie'</i>		1 gal.	67
<i>Rosmarinus officinalis</i>	'Prostratus'	1 gal.	8
<i>Teucrium chamaedrys prostratum</i>	Prostrate Germander	1 gal.	8
<i>Teucrium chamaedrys prostratum</i>	Teucrium chamaedrys prostratum	1 gal.	147
<i>Asiatic Jasmine</i>		1 gal.	35
<i>Cacti</i>		Size	Quantity
<i>Bougainvillea gracilis</i>	Blond Arbutan	1 gal.	3
<i>Dasyrrhyn longisquam</i>	Dasyrrhyn wheelersii	1 gal.	15
<i>Mexican Grass Tree</i>		1 gal.	2
<i>Dasyrrhyn wheelersii</i>		1 gal.	2
<i>Desert Spoon</i>		1 gal.	2
<i>Desert Spoon</i>		1 gal.	2
<i>Fortnight Lily</i>		1 gal.	2
<i>Euphorbia tirucalli</i>	'Roses'	1 gal.	2
<i>Frederick Cactus</i>		3 gal.	86
<i>Hesperaloe parviflora</i>	'Brakelights'	3 gal.	21
<i>Opuntia violacea</i>	'Santa Rita'	4 Pad Min.	8
<i>Purple Prickly Pear</i>		4 Pad Min.	28
<i>Opuntia 'K' Kelly's Choice</i>		1 gal.	11
<i>Kelly's Choice Prickly Pear</i>		1 gal.	2
<i>Pedilanthus macrocarpus</i>		5 Gal.	
<i>Slipper Plant</i>			
<i>Yucca pallida</i>			
<i>Pale Leaf Yucca</i>			
<i>Yucca</i>			
<i>Rosa banksiana</i>			
<i>Lady Bank's Rose</i>			

LANDSCAPE MATERIALS

Standard Concrete - 2" Depth Min.	1217 s.f.
Asphalt Driveway	14' minus
Access Paving	2,389 s.f.
Artificial Turf	See Detail E, LA3.1
Linear Pavers	4,616 s.f.
Grasscrete Onsite	1,752 s.f.
Grasscrete Offsite	8,891 s.f.
	See Detail E, LA3.2
	See Detail E, LA3.4
	See Detail E, LA3.4
	See Detail E, LA3.5

NOTE: THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

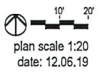


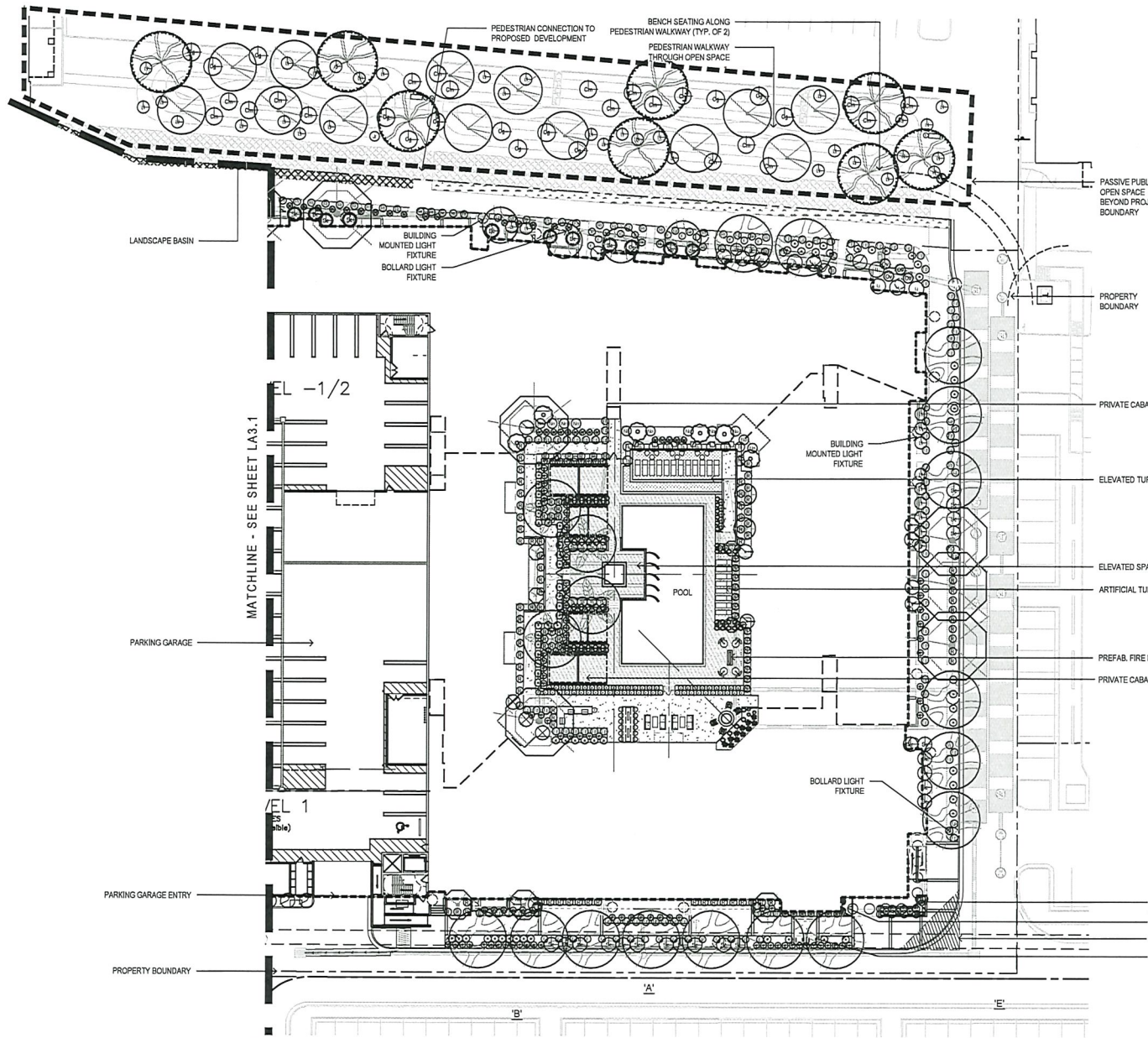
Key Map



ALTA RAINTREE

Planting Plan
Sheet LA3.1





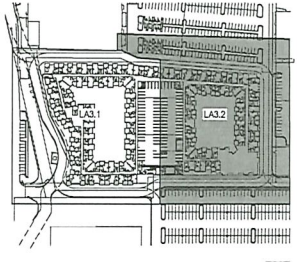
PLANT MATERIALS LEGEND

Botanical Name	Common Name	Size	Quantity
<i>Acacia willardiana</i>	Palo Blanco	24" Box	11
<i>Citrus sp.</i>	Lime - Dwarf	18" B&B	5
<i>Lythrum candida</i>	Palo Blanco	24" Box	32
<i>Parkinsonia</i> sp.	Desert Museum Palo Verde	24" Box	4
<i>Phoenix dactylifera</i>	Date Palm	18" CLEAR TRUNK	4
<i>Pistacia chinensis</i>	Chinese Pistache	24" Box MULTI-TRUNK	15
<i>Pistacia lentiscus</i>	Mastic Tree	24" Box	3
<i>Prosopis velutina</i>	Velvet Mesquite	24" Box	4
<i>Quercus virginiana</i>	'Cathedral' Oak	24" Box	25
<i>Sophora secundiflora</i>	Texas Mountain Laurel	15 Gal	11
<i>Officinalis</i>	Tea Tree	Size	Quantity
<i>Parkinsonia</i> sp.	'Desert Museum' Palo Verde	24" Box	8
<i>Prosopis velutina</i>	Velvet Mesquite	24" Box	13
<i>Extra Large Shrubs</i>	Size	Quantity	
<i>Bougainvillea</i>	'Rosenta'	5 gal.	37
<i>Bougainvillea</i>		5 gal.	17
<i>Caesalpinia plicata</i>	Yellow Bird of Paradise	5 gal.	57
<i>Caesalpinia munciana</i>	Mexican Bird of Paradise	5 gal.	10
<i>Atachua</i>		5 gal.	26
<i>Dodonaea viscosa</i>	Hopbush	5 gal.	46
<i>Simmondsia chinensis</i>	Jobba	5 gal.	26
<i>Tecoma alata</i>	'Orange Jubilee'	5 gal.	32
<i>Orange Jubilee</i>		5 gal.	2

LANDSCAPE MATERIALS

Standard Concrete - 2" Depth Min.	1217 S.F.
Asphalt Driveway	147 S.F.
Accent Paving	3,269 S.F.
Artificial Turf	4,516 S.F.
Linear Pavers	1,733 S.F.
Grasscrete Driveway	8,881 S.F.
Grasscrete Office	4,264 S.F.
Grasscrete Office	4,264 S.F.

NOTE: THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR NATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.



ALTA RAINTREE

Planting Plan
Sheet LA3.2



From: ged@guidon.com
To: [Acevedo, Alex](#)
Subject: CASE 48-DR-2019 -
Date: Friday, December 27, 2019 3:05:13 PM

External Email: Please use caution if opening links or attachments!

City of Scottsdale



I would like to know what impact this and the case south of Raintree for rezoning for apartment etc will have on the already horrendous traffic situation at raintree and 101. None of the plans I have review seem to take any measures to accommodate the additional traffic that will be generated by these proposals. The small pathway from Raintree to Wal-mart and Sonoran village is already over taxed, not to mention Raintree itself. -- sent by Gordon Dudley (case# 48-DR-2019)

City of Scottsdale

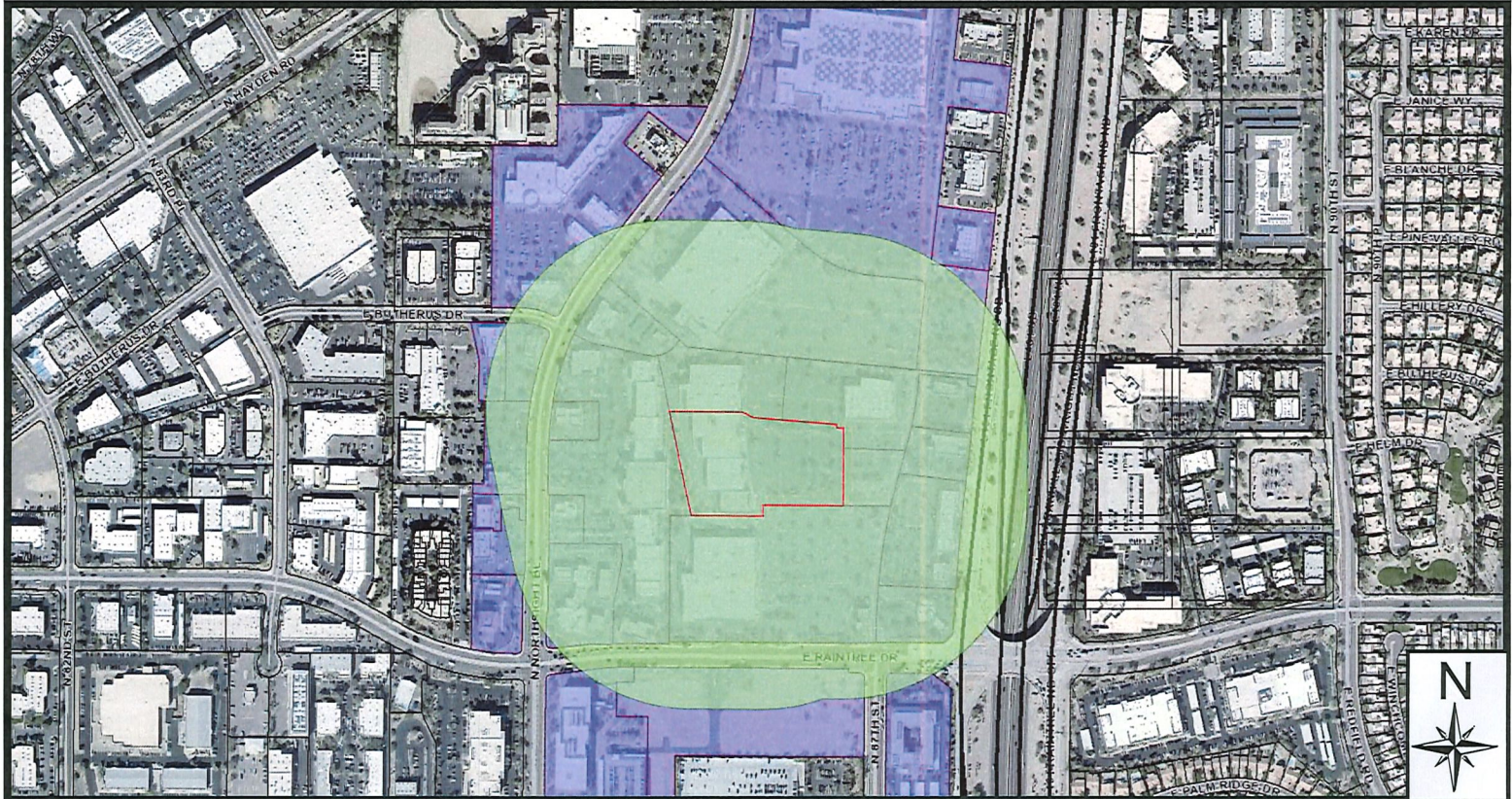


© 2019 City of Scottsdale. All Rights Reserved.

ATTACHMENT 11

City Notifications – Mailing List Selection Map

ATTACHMENT #12



Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
October 8, 2019

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 99

48-DR-2019