



Marked Agendas

Approved Minutes

Approved Reports

# CITY COUNCIL REPORT



Meeting Date: June 30, 2020  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### TCC - Raintree 7-GP-2019, 19-ZN-2019 & 2-DA-2020

#### Request to consider the following:

1. Adopt Resolution No. 11827 approving a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map to change the land use designation from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on +/- 3.4 acres of an overall +/-9.6-acre site located at 8501 E. Raintree Drive.
2. Adopt Ordinance No. 4454 approving a zoning district map amendment from Planned Community, Industrial Park (P-C I-1) zoning to Planned Community, Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (P-C PCP-AMU PSD) zoning for +/- 6.24 acres of the site and to Planned Community, Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning for +/- 3.4 acres of the site, with a Development Plan that includes Bonus Development Standards for floor area ratio (FAR) and building height in exchange for Special Public Improvements, on an overall +/- 9.64-acre site located at 8501 E. Raintree Drive.
3. Adopt Resolution No. 11829 declaring "TCC - Raintree Development Plan" as a public record.
4. Adopt Resolution No. 11828 authorizing Development Agreement No. 2020-100-COS.

#### Goal/Purpose of Request

The applicant's proposal is for the development of the partially vacant site for a mixed-use development that includes up to 195 multi-family dwelling units, 178,000 square feet of office space, and associated vehicle parking. The office portion is currently under construction.

#### Key Items for Consideration

- Allows for residential uses on the subject site on southside of East Raintree Drive
- Proximity of proposed Airpark Mixed Use-Residential designation to Scottsdale Airport and other Airpark Mixed Use-Residential designated properties
- Potential increase of workforce housing in the Airpark area
- Investment of an underutilized/vacant Airpark property
- Pedestrians crossing E. Raintree Drive at mid-block is a potential concern
- Increase in floor area of 109,673 additional square feet and 7 additional feet in building height in exchange for Special Public Improvements

- Airport Advisory Commission recommended approval of the requests with a unanimous 7-0 vote
- Planning Commission heard this case on May 27, 2020 and recommended approval with a 6-0 vote

## OWNER

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PR III/Crow Raintree Office, LLC  
(602) 285-3138

## APPLICANT CONTACT

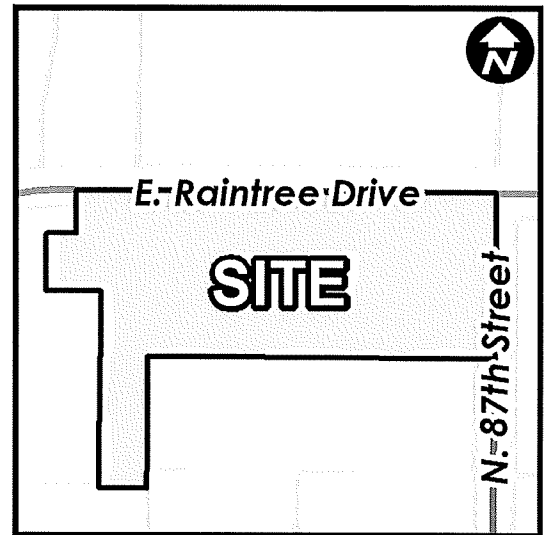
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John Berry  
Berry Riddell LLC  
480-385-2853

## LOCATION

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8501 E. Raintree Drive



## BACKGROUND

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### General Plan

The 2001 General Plan Conceptual Land Use Map designates the property as Mixed Use Neighborhoods, Regional Use Overlay, within a designated Growth Area, as well as being within the Greater Airpark Character Area. The Mixed-Use Neighborhoods category encourages access to multiple modes of transportation, major regional access and services, human scale development, and may be non-residential in nature near the Scottsdale Airport. The Regional Use Overlay category provides flexibility for land uses when it can be demonstrated that new land uses serve a regional market. The Growth Areas Element approaches growth management from a perspective of identifying those areas of the community that are most appropriate for development focus.

### Character Area Plan

The Greater Airpark Character Area Plan specifies the site as Airpark Mixed Use (AMU), Type C Development Type. The AMU category is appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, institutional and hotel uses. Type C Development represents medium to higher-scale development which supports pedestrian activity.

### Zoning

The site is currently zoned Planned Community (P-C), with comparable Industrial Park (I-1) land uses and development standards. The I-1 zoning district is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities. The development standards are intended to provide development flexibility consistent with the sensitive design principles, and appropriate transition in areas adjacent to residential districts.

### **Context**

The subject property is located at the southwest corner of East Raintree Drive and North 87<sup>th</sup> Street, extending approximately 900 feet west along E. Raintree Drive. Surrounding developments are predominately commercial in nature, providing a variety of retail, service, and restaurant uses. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- North: Retail uses, zoned Central Business (C-2) district, designated Mixed-Use Neighborhoods, Regional Use District in the 2001 General Plan, and Airpark Mixed-Use (AMU) in the GACAP.
- South: Office, zoned Industrial Park (I-1) Planned Community (PCD) district, designated Employment, Regional Use District in the 2001 General Plan, and Employment (EMP) in the GACAP.
- East: Office, zoned Central Business (C-2) Planned Community (PCD) district, designated Mixed-Use Neighborhoods, Regional Use District in the 2001 General Plan, and Airpark Mixed-Use (AMU) in the GACAP.
- West: Office, zoned Industrial Park (I-1) Planned Community District (PCD) district, designated Mixed-Use Neighborhoods, Regional Use District in the 2001 General Plan, and Airpark Mixed-Use (AMU) in the GACAP.

### **Other Related Policies, References:**

- Scottsdale General Plan 2001, as amended
- 2010 Greater Airpark Character Area Plan, as amended
- Zoning Ordinance
- 2-DA-2019: associated development agreement to memorialize proposed Bonus Development Standards for additional height and floor area, and shared development standards as part of proposed Planned Shared Development
- 128-ZN-1984: zoning approval and subsequent amendments that established P-C zoning on the subject site (Northsight PCD) – subsequent amendments: 18-ZN-1986, 103-ZN-1987, 58-ZN-1988, 14-ZN-1991
- 83-SA-2019: design approval for office building on site

## **APPLICANT'S PROPOSAL**

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### **Development Information**

The development proposal includes a maximum of 195 multi-family dwelling units and approximately 178,000 square feet of office space on the overall site. The office building on the site is currently under construction and developed under the I-1 zoning currently on the site.

- Existing Use: Mix of vacant land and office building (office under construction)
- Proposed Use: Mixed-use development (office and multi-family residential)
- Buildings/Description: 5-story multi-family residential building and 3-story office building
- Parcel Size: 9.64 gross acres / 8.24 net acres / 359,137 net square feet

- Building Height Allowed: 52 feet, excluding rooftop appurtenances (existing P-C I-1 zoning)
- Building Height Allowed: 62 feet base, up to 104 feet with bonus, including rooftop appurtenances (proposed P-C PCP zoning)
- Building Height Proposed: 69 feet, including rooftop appurtenances (7 feet achieved through bonus)
- Open Space Required: 100,558 square feet (28% of net lot area)
- Open Space Provided: 107,106 square feet (44,360 sf office site / 62,746 sf residential site)
- Floor Area Allowed: 287,310 square feet (0.8 FAR)
- Floor Area Proposed: 396,983 square feet (1.11 FAR, achieved through bonus)
- Density Allowed: Determined by Development Plan
- Density Proposed: 20.23 dwelling units/acre (195 units for entire 9.64-acre site)
- Office Parking: 596 spaces required; 872 spaces provided
- Residential Parking: 265 spaces required; 276 spaces provided

## **NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS**

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### **General Plan**

The 2001 General Plan Conceptual Land Use Map designates the property as Mixed Use Neighborhoods, Regional Use Overlay, within a designated Growth Area.

The General Plan Land Use Element describes the Mixed-Use Neighborhoods land use designation as areas with strong access to multiple modes of transportation and major regional access and services and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office.

Accordingly, the proposal conforms to the General Plan description of Mixed-Use Neighborhoods, maintaining non-residential uses on site with the addition of complementary residential use. Consequently, no change in the General Plan land use designation is required.

Furthermore, the subject site falls within a General Plan designated Growth Area, locations in the city that may accommodate future growth through transportation system and infrastructure improvements. These improvements are utilized to support a planned concentration of a variety of uses such as residential, office, commercial, tourism, and industrial. Growth Areas are intended to discourage sprawl by focusing new development into targeted areas that are most appropriate for integrating open spaces, natural resources, accommodating a variety of land uses, and oriented to multi-modal activity. The applicant proposes to redevelop an underutilized, partially vacant commercial property to help sustain the balance of land uses and continue to serve a growing and diverse community while tying into existing infrastructure systems.

### **Greater Airpark Character Area Plan**

The subject site is located within the boundary delineated in the Greater Airpark Character Area Plan (GACAP), adopted in October 2010. The subject site is designated Airpark Mixed-Use (AMU). The applicants request is to amend the Greater Airpark Character Area Plan Conceptual Land Use Map for 3.40 acres of the total 9.64-acre site to Airpark Mixed-Use Residential (AMU-R).

Airpark Mixed Use areas are appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, institutional, and hotel uses. Developments in AMU areas are usually pedestrian-oriented and have access to multiple modes of transportation. The applicant's request for AMU-R is to accommodate the proposed multi-family development that is part of the mixed-uses proposed for the site. Developments in AMU-R areas are expected to be pedestrian-oriented, have access to multiple modes of transportation, and should be located outside of the Airport's 55 DNL contour and include adequate sound attenuation.

The applicant proposes to redevelop the subject site, located outside of the 55 DNL line, in an area appropriate for residential land uses. The applicant states that the development will provide, "noise attenuation and fair disclosure to its residents" as well as "dedicate an avigation easement in conformance with the City's requirements."

The GACAP Conceptual Development Type Map designates the property in the Type C development type. Type C development represents medium to higher scale development which supports pedestrian activity in the Greater Airpark. Furthermore, Type C designations are encouraged in areas with access to multiple modes of transportation and served by regional transportation networks (i.e. freeways or transit corridors). Other approaches include encouraging redevelopment of areas that support a balance of land use relationships and alternative modes of transportation that reduce automobile reliance and encouraging mixed-use developments that incorporate residential, shopping and work environments and place strong emphasis on non-vehicular connectivity. For this location of the city, local Valley Metro Bus Route 170 along East Raintree Drive, and further west, the city's Mustang Trolley Route along North Northsight Boulevard serve the site.

### **Policy Implications (General Plan & Greater Airpark Character Area Plan)**

The subject site is currently vacant land and situated adjacent to the Vanguard campus, the City's second largest employer, according to Maricopa Association of Governments, as well as near a collection of vacant retail spaces (north of Raintree Boulevard), which have experienced a high vacancy rate over the last decade. The applicant states that, "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 continue to bolster retail and service-related businesses." With new residential development being integrated into the mix of surrounding office and retail land uses, development of this underutilized, vacant site will add to and support the local and regional economic base generating additional revenue for the City.

Consequently, the following goals and policies contained in the City of Scottsdale General Plan 2001, support the applicant's proposal:

Land Use Element

- Lang Use Goal 4, Policy 1 and Policy 4 – Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic abase needed to secure resources to support the community.
- Land Use Goal 9 – Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.
- Land Use Goal 9, Policy 4 - Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips and support alternative modes of mobility.

Housing Element

- Housing Goal 4 – Encourage housing development that provides for “live, work and play” relationships as a way to reduce traffic congestion encourage economic expansion and increase overall quality of life for our residents.
- Housing Goal 4, Policy 7 - Explore opportunities for new or redeveloped housing to serve the employment base.

Furthermore, the following policies in the Greater Airpark Character Area Plan are implemented by this proposal:

Land Use Chapter

- Goal LU1, Policy LU 1.2, Encourage a mix of land uses that promote a sense of community and economic efficiency, such as incorporating residential intended for the area’s workforce, where appropriate.
- Goal LU1, Policy LU 1.4, Encourage the redevelopment of underutilized land to more productive uses.
- Goal LU6, Policy 6.5, In accordance with the Airport’s Part 150 Noise Compatibility Study, require avigation easements and fair disclosure statement for all new and redevelopment projects in the Greater Airpark.

Neighborhoods and Housing Chapter

- Goal NH2, Policy NH 2.2, Encourage a variety of urban dwelling types and mixed-use development that are compatible with and support the aviation and employment uses of the Greater Airpark.
- Goal NH3, Policy NH 3.1, Encourage thoughtful and creative residential development that enhances, supports, and is sensitive to Airport operations and the Greater Airpark’s identity as an employment center.
- Goal NH3, Policy NH 3.2, Encourage residential in AMU-R areas to reduce traffic congestion, improve air quality, and provide workforce housing opportunities where:
  - Dwellings will not be adjacent to industrial uses that could conflict with residential uses; and
  - Dwellings will not lie within the 55 DNL contour (or higher).
- Goal NH3, Policy NH 3.3, Support the integration of workforce housing and a diversity of dwelling types within the Greater Airpark.

During the two-year public outreach process (2008-2010) for the Greater Airpark Character Area Plan, the business community, in particular, expressed support for more residential in the area. Businesses, particularly small to medium-size businesses, cited frustrations with keeping entry to mid-level staff employed because of long and costly commutes their employees have to endure. Many larger companies mentioned that younger professionals, whom they are trying to attract, prefer urban-style living environments close to work.

### **Land Use Impact Model**

In December 2018, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2019-2038). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing “vacant commercial office” 20-year outlook with the proposed “commercial office and mixed use development” 20-year outlook on the entire 9.64 +/- acre site in the Central Sub-Area of the City. The model shows a negative NPV of \$291,484 for the existing “commercial office and vacant land” over 20 years. Similarly, the proposed “commercial office and urban residential” on the 9.64 +/- acre site shows a positive NPV of \$154,413 over the same time period. Although the model results in a difference of \$445,897 over a 20-year time period, it is important to note that the resulting positive NPV noted by the model illustrates a change marginal loss in its tax base for the existing commercial office whereas with the addition of a mixed use development the property restores its tax base through a community that will generate an increase in on-site sales tax, property tax, and rental tax. The full results of the Land Use Impact Model assessment are located in the case file.

## **ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS**

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### **Land Use**

Although the surrounding area is primarily comprised of retail and employment uses, the proposed residential use would allow for implementation of the goals of the Greater Airpark Character Area Plan, which promotes a mixture of land uses in the Airpark area, including residential. In addition, the proposed multi-family land use would be located adjacent to existing retail and employment uses nearby and could encourage more pedestrian circulation in the area and a reduction in overall vehicle trips, while introducing workforce housing near several large employment sites. The applicant is intending to provide several enhancements to the existing pedestrian circulation of the area to encourage an increase in pedestrian circulation of the area.



### **Airport Vicinity**

The site is located approximately 4,000 feet southeast of the runway for the Scottsdale Airport. This location is entirely outside of the boundaries of the projected 2025 airport noise contours. Additionally, the site is located within the AC-1 area of the Airport Influence Zones, which allows for residential uses but requires additional steps to be taken by the property owner for disclosure to future tenants. The property owner has agreed to these requirements. The project was heard by the Airport Advisory Commission on May 20, 2020.

### **Planned Community District Findings**

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
  - The applicant has submitted an associated Non-Major General Plan Amendment to ensure the proposed uses on the site are in harmony with the Greater Airpark Character Area Plan and the General Plan. Please refer to the analysis of that Amendment provided within this report. The proposed development proposal and associated Development Plan have been coordinated through various city departments to ensure compatibility with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
  - The applicant has provided a detailed traffic analysis as a part of the development proposal. The city's Transportation Department has reviewed that analysis and has concluded that the existing streets are suitable and adequate to serve the proposed uses and the anticipated traffic generated by those uses. Please refer to the transportation analysis provided within this report.
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
  1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgement of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
    - The original establishment of this Planned Community (P-C) district in 1984, the Northsight PCD, included a public park location (Northsight Park). In addition, the local school district has been notified of the proposed development and has provided confirmation of adequate facilities to serve the additional residents.
  2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the

design and development standards are such as to create an industrial environment of sustained desirability and stability.

- There are no industrial or research uses proposed with this application.
3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding area.
- The proposed amendment to the Northsight PCD will allow for additional residential units in the area to support existing retail and employment uses that surround the site and are located in close proximity in the greater area. The proposed development is in harmony with the existing context of development.

### **Bonus Development Standards**

To encourage inclusion of broader public benefits and provide flexibility in planning, an application for the PCP district may request bonuses for an increase in floor area ratio (FAR) and/or building height. An increase in FAR and/or building height is considered against the applicant's proposal for special public improvements. The applicant is requesting to utilize this provision to allow an overall gross floor area increase of 109,673 square feet and an increase in the building height of 7 feet to a maximum of 69 feet. In exchange for the increased gross floor area and building height, the applicant will be contributing \$1,536,361 (2021 dollars) to special public improvements, as required by the bonus provisions of the PCP zoning district. The applicant is proposing to satisfy the special public improvements requirement with contributions to the Greater Airpark Special Public Improvement Trust Fund. Details of the special public improvements can be found in the associated Development Agreement (Contract No. 2020-100-COS).

### **Planned Shared Development Overlay**

The purpose of the Planned Shared Development Overlay (PSD) zoning district is to provide the opportunity for application of development standards to a property as defined by its perimeter, rather than applying the standards to the individual lots, tracts, and parcels within the boundaries of the perimeter. The PSD zoning district allows the City Council to grant amended development standards for the purpose of sharing development standards between the lots, tracts, and parcels within the boundaries of the District. The site was recently subdivided into two parcels, one parcel to accommodate the office building currently under construction and another to accommodate the future residential development. The applicant's request to apply the PSD overlay to the site is to allow for the sharing of building floor area, open space and density across the future parcels that make up the Development Plan area. This will allow the proposed multi-family residential component of the Development Plan to share a larger portion of the FAR for the total site than other parcels in the Development Plan. Details of the planned shared development can be found in the associated Development Agreement (Contract No. 2020-100-COS).

### **Transportation/Pedestrian Circulation**

The Transportation Department has reviewed the proposed development, including access points and pedestrian circulation. The site is adjacent to two four-lane roadways in the heart of a larger

commercial area. The development proposes to enhance pedestrian circulation throughout the site with new sidewalks; however, there is a concern due to the location of this residential development that there may be an increase in mid-block pedestrian crossings on both Raintree Drive and Northsight Boulevard. The only controlled crossing in the vicinity of the site is at the Raintree Drive and Northsight Boulevard intersections which is not near the main building entrance.

The approval of the zoning district change for the proposed land use will result in an estimated 2,773 trips generated per day to and from the project site. The development is estimated to generate 275 a.m. peak hour trips, and 289 p.m. peak hour trips. Currently the parcel is vacant.

With the additional site generated traffic and the proposed site access, development of the site is estimated to increase daily traffic volumes along Raintree Drive by 2,100 vehicles and on Northsight Boulevard by 700 vehicles. Northsight Boulevard has adequate capacity to handle this additional traffic. Raintree Drive is estimated to approach its available capacity. To ease congestion along Raintree Drive, independent of this development, the City has identified a project to improve circulation with a CIP project to install a roundabout at Northsight Boulevard and Raintree Drive. There is also an ADOT traffic interchange upgrade project at 101 Freeway and Raintree Drive anticipated to be constructed within the next several fiscal years.

When taking into consideration the two localized projects, operations at the intersections in the vicinity are anticipated to operate at acceptable levels of service with the proposed development.

Transportation staff recommends that the median access on Raintree Drive that serves the site be monitored during and after the development is constructed.

### **Water/Sewer**

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

### **Public Safety**

This request is not anticipated to immediately impact the type and number of requested emergency and non-emergency calls for service from city police, fire and medical resources. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of service delivery and also to identify any potential for future public safety resource needs for the community. The nearest fire station is located at 14970 N. 78<sup>th</sup> Way.

### **School District Comments/Review**

The applicant has notified the Scottsdale Unified School District of the proposed requests. The School District has confirmed that there are adequate facilities to accommodate the proposal.

### **Open Space**

The proposed development is required to provide a minimum of 28% of the site to be open space. The project is providing this open space in areas around the perimeter of the site, in a large outdoor amenity area near the southern portion of the site, and within a courtyard area central to the residential portion of the site. In addition, generous open space areas have been provided at the main entrances to both buildings. Large open space areas are provided on the street frontages that

align with the existing open spaces provided along E. Raintree Drive and N. 87<sup>th</sup> Street. Finally, the proposed residential development will be providing private outdoor living space adjoining each unit.

### **Community Involvement**

Surrounding property owners within 750 feet have been notified by the City and the site has been posted with a sign. The owner's representatives notified property owners within the minimum 750 feet of the site area and beyond, and held an open house meeting on December 2, 2019. A copy of the applicant's Citizen Review Report is attached to this report. As of the writing of this report, staff has not received any direct comments regarding the proposal.

### **Policy Implications (Zoning District Map Amendment)**

The Planned Airpark Core Development (PCP) zoning district is intended as a tool to help implement the City's goals of the Greater Airpark Character Area Plan. The PCP zoning district provides for that purpose by allowing a mix of uses within the same district, usually within one development parcel and encouraging the redevelopment of underutilized land. Approval for the proposed zoning district map amendment would allow for the integration of the residential component of the overall mixed-use development for this site and continue to foster the overall mix of residential, office, and commercial uses in the area.

## **OTHER BOARDS & COMMISSIONS**

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### **Airport Advisory Commission**

The Airport Advisory Commission reviewed the proposal at their May 20, 2020 meeting and made a recommendation to the City Council for approval with a unanimous 7-0 vote.

### **Planning Commission**

The Planning Commission reviewed the proposal at their May 27, 2020 meeting and made a recommendation to the City Council for approval with a 6-0 vote.

### **Staff Recommendation to Planning Commission:**

Staff recommended that the Planning Commission:

1. Recommend that the City Council approve a request by owner for the proposed Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map to change the land use designation from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on +/- 3.4 acres of an overall +/-9.6-acre site located at 8501 E. Raintree Drive.
2. Determine that the Planned Community District findings have been met and that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and recommend that the City Council approve a request by owner for a zoning district map amendment from Planned Community, Industrial Park (P-C I-1) zoning to Planned Community, Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (P-C PCP-AMU PSD) zoning for +/- 6.24 acres of the site and to Planned Community, Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning for +/- 3.4 acres of the site, with a Development Plan that

includes Bonus Development Standards for floor area ratio (FAR) and building height in exchange for Special Public Improvements, on an overall +/- 9.64-acre site located at 8501 E. Raintree Drive, per the attached stipulations.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Adopt Resolution No. 11827 approving a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map to change the land use designation from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on +/- 3.4 acres of an overall +/-9.6-acre site located at 8501 E. Raintree Drive.
2. Adopt Ordinance No. 4454 approving a zoning district map amendment from Planned Community, Industrial Park (P-C I-1) zoning to Planned Community, Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (P-C PCP-AMU PSD) zoning for +/- 6.24 acres of the site and to Planned Community, Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning for +/- 3.4 acres of the site, with a Development Plan that includes Bonus Development Standards for floor area ratio (FAR) and building height in exchange for Special Public Improvements, on an overall +/- 9.64-acre site located at 8501 E. Raintree Drive.
3. Adopt Resolution No. 11829 declaring "TCC - Raintree Development Plan" as a public record.
4. Adopt Resolution No. 11828 authorizing Development Agreement No. 2020-100-COS.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACTS**

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480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

Adam Yaron  
Project Coordination Liaison  
480-312-2761  
ayaron@ScottsdaleAZ.gov

**APPROVED BY**

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Brad Carr, Report Co-Author

6.6.2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Adam Yaron, Report Co-Author

6.8.2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Erin Perreault, AICP, Long Range Planning Director  
480-312-7093, eperreault@scottsdaleaz.gov

06.08.2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

6/8/2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

6/12/20  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Context Aerial
  - 1A. Aerial Close-Up
2. Resolution No. 11827  
Exhibit 1: Greater Airpark Character Area Plan Future Land Use Map
3. Ordinance No. 4454  
Exhibit 1: Stipulations  
Exhibit 2: Zoning Map
4. Resolution No. 11829  
Exhibit A: "TCC - Raintree Development Plan"
5. Resolution No. 11828
6. Contract No. 2020-100-COS
7. Additional Information
8. General Plan Land Use Map
9. Greater Airpark Character Area Conceptual Land Use Map – Existing
10. Existing Zoning Map
11. Traffic Impact Summary
12. Citizen Review Report
13. City Notification Map
14. Planning Commission meeting minutes for May 27, 2020



Q.S.  
33-48

Google Earth Pro Imagery



# Context Aerial

ATTACHMENT #1

**19-ZN-2019**



Close-up Aerial

ATTACHMENT #1A

19-ZN-2019



RESOLUTION NO. 11827

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A NON-MAJOR AMENDMENT TO THE GREATER AIRPARK CHARACTER AREA PLAN FUTURE LAND USE MAP FROM AIRPARK MIXED USE (AMU) TO AIRPARK MIXED USE-RESIDENTIAL ON +/- 3.4 ACRES OF AN OVERALL +/- 9.64-ACRE SITE LOCATED AT 8501 E. RAINTREE DRIVE.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the Non-Major General Plan Amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted a review copy of the Non-Major General Plan Amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a recommendation hearing on May 27<sup>th</sup>, 2020 concerning the Non-Major General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on June 30<sup>th</sup>, 2020, and has incorporated, whenever possible, the concerns expressed by all interested persons.

NOW, THEREFORE, LET IT BE RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the Greater Airpark Character Area Plan Future Land Use Map for the City of Scottsdale on a +/- 3.4-acre property located at 8501 E. Raintree Drive from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R).

Section 2. That the above amendment is described in Case No. 7-GP-2019 (relating to zoning case 19-ZN-2019), and depicted on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this Non-Major General Plan Amendment shall be on file in the Office of the City Clerk, located at 3939 N. Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

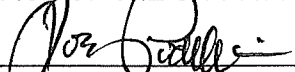
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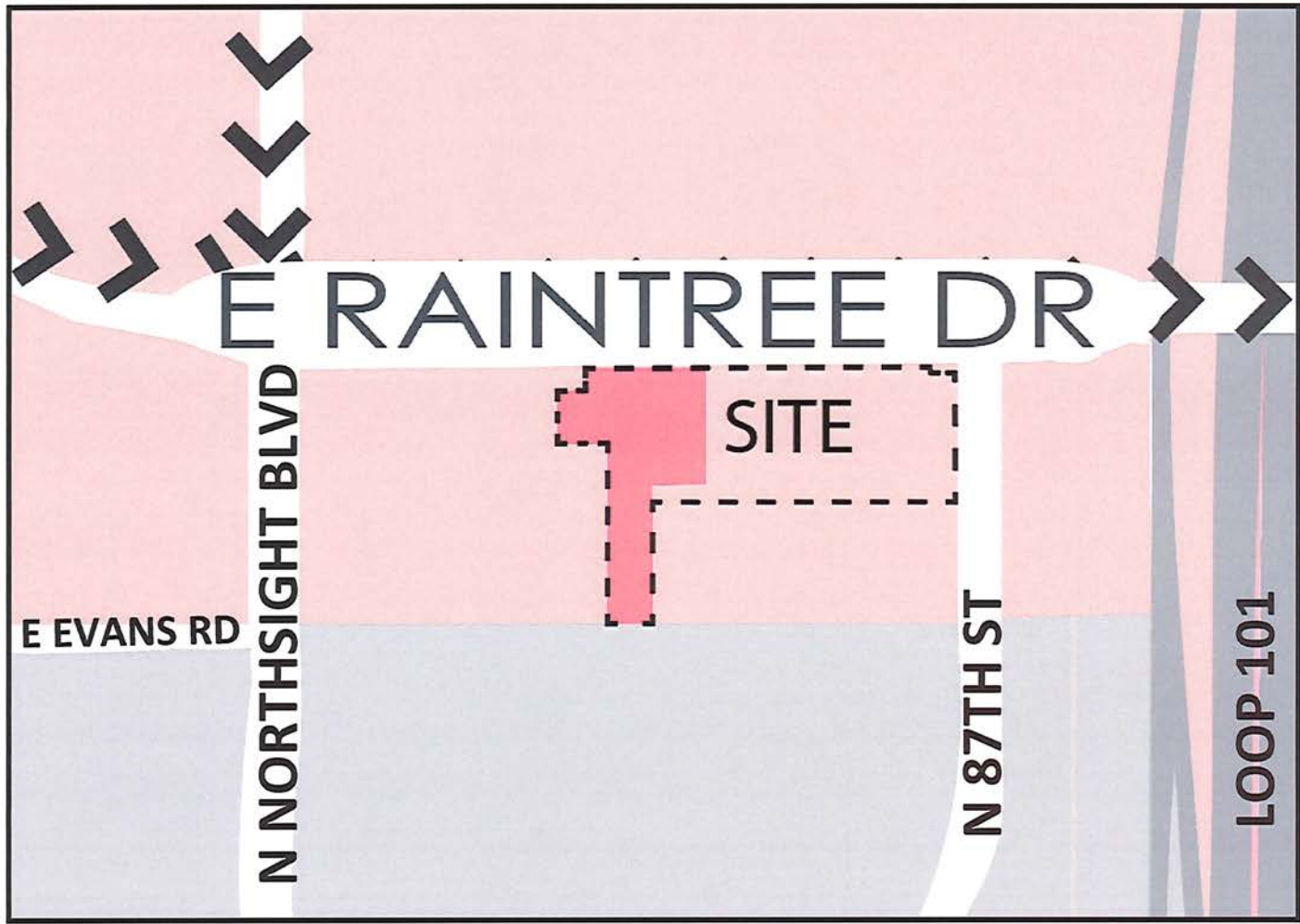
CITY OF SCOTTSDALE, an Arizona municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Joe Padilla, Deputy City Attorney



**LEGEND**

- Land Use Plan:
- Airpark Mixed Use-Residential (AMU-R)
  - Airpark Mixed Use (AMU)
  - Employment (EMP)
  - Aviation (AV)
  - Greater Airpark Boundary
  - Signature Corridor

**PROPOSED GREATER AIRPARK CHARACTER AREA PLAN LAND USE**

Development Site Acreage: +/- 9.64 acres  
 Area of Change Acreage: +/- 3.4 acres

**7-GP-2019 & 19-ZN-2019**

ORDINANCE NO. 4454

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 19-ZN-2019 FROM PLANNED COMMUNITY, INDUSTRIAL PARK (P-C I-1) TO PLANNED COMMUNITY, PLANNED AIRPARK CORE DEVELOPMENT - AIRPARK MIXED USE, PLANNED SHARED DEVELOPMENT OVERLAY (P-C PCP-AMU PSD) ZONING ON +/- 6.24 ACRES OF THE PROPERTY AND TO PLANNED COMMUNITY, PLANNED AIRPARK CORE DEVELOPMENT - AIRPARK MIXED USE RESIDENTIAL, PLANNED SHARED DEVELOPMENT OVERLAY (P-C PCP-AMU-R PSD) ZONING ON +/- 3.4 ACRES OF THE PROPERTY ON AN OVERALL +/- 9.64-ACRE SITE LOCATED AT 8501 E. RAIN TREE DRIVE.

WHEREAS, the Planning Commission held a hearing on May 27<sup>th</sup>, 2020;

WHEREAS, the City Council held a hearing on June 30<sup>th</sup>, 2020; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the City's General Plan and portions of the character area plan applicable to the property and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 19-ZN-2019.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Maricopa County, Arizona as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 9.64-acre property located at 8501 E. Raintree Drive and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Planned Community, Industrial Park (P-C I-1) to Planned Community, Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (P-C PCP-AMU PSD) zoning on +/- 6.24 acres of the property and to Planned Community, Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning on +/- 3.4 acres of the property, and by adopting that certain document entitled "TCC - Raintree Development Plan" declared as public record by Resolution 11829 which is incorporated into this ordinance by reference as if fully set forth herein.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

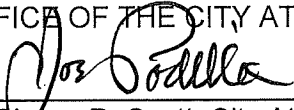
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Joe Padilla, Deputy City Attorney

**Stipulations for the Zoning Application:  
TCC - Raintree  
Case Number: 19-ZN-2019**

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

**SITE DESIGN**

1. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "TCC – Raintree Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11829 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. The Development Plan is contingent upon the fulfillment of special public improvements requirements as outlined in the associated Development Agreement. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. **CONFORMANCE TO DEVELOPMENT AGREEMENT.** Development shall conform with the associated Development Agreement, Contract No. 2020-100-COS (approved by Resolution No. 11828 with the date of 7/2/2020). The property owner shall provide special public improvements in accordance with the Development Agreement, including requirements for timing of completion of special public improvement and/or equivalent payments. Proposed special public improvements are subject to the approval of the Zoning Administrator. Should the Development Agreement not become effective, or if the Developer does not comply with the terms of the Development Agreement, the bonus building height and floor area as set forth in the Development Plan shall become null and void. Any change to the Development Agreement shall be subject to City Council approval.
3. **CONFORMANCE TO PLANNED SHARED DEVELOPMENT.** The subdivision plat and distribution of development rights shall conform to the terms of the Development Agreement, Contract No. 2020-100-COS (approved by Resolution No. 11828 with the date of 7/2/2020). Any changes to the Development Agreement shall be subject to City Council approval.
4. **MAXIMUM DWELLING UNITS/DENSITY.** Maximum dwelling units shall not exceed 195 units (equivalent to 20.23 du/gross acre of the Development Plan).
5. **MAXIMUM FLOOR AREA/BONUS FLOOR AREA.** The maximum floor area for the Development Plan shall not exceed 396,983 square feet (the 396,983 square feet includes 109,673 square feet of bonus floor area). Any increase in the bonus floor area shall be subject to additional action and public hearings before the Planning Commission and City Council and modification of the associated Development Agreement.
6. **MAXIMUM BUILDING HEIGHT/BONUS BUILDING HEIGHT.** No building on the site shall exceed 69 feet in height (the 69 feet of height includes 7 feet of bonus building height), measured as provided in the applicable section of the Zoning Ordinance. Any increase in the bonus building height shall be subject to additional action and public hearings before the Planning Commission and City Council and modification of the associated Development Agreement.

7. **MINIMUM OPEN SPACE.** The Development Plan shall provide a minimum of twenty-eight percent (28%) of the net lot area of the overall site as open space.
8. **INTEGRATED BALCONIES.** With the Development Review Board submittal for the residential portion of the development project, the property owner shall submit revised project plans that more-fully architecturally integrate the balconies on the west side of the building.
9. **SOLAR RESPONSE.** With the Development Review Board submittal for the residential portion of the development project, the property owner shall submit revised project plans that provide additional solar shading to building fenestration along the east, south, and west sides of the building.
10. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be twenty (20) feet above the adjacent finished grade.
11. **OUTDOOR LIGHTING FOR PATIOS AND BALCONIES.** Light sources that are utilized to illuminate patios and/or balconies that are above twenty (20) feet shall be subject to the approval of the Development Review Board.
12. **ACCESS RESTRICTIONS.** Access shall be provided by the existing site driveways. There shall be no new site driveway(s) access locations to E. Raintree Drive. Access to the development project shall conform to these restrictions.
13. **WALLS.** No walls or fences over three (3) feet in height shall be provided within thirty (30) feet of E. Raintree Drive curb line. Height shall be measured from average adjacent curb.
14. **PROTECTION OF ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

#### **AIRPORT**

15. **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.
16. **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.
17. **FAA DETERMINATION.** With the Development Review Board Application, the property owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
18. **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).

#### **DEDICATIONS**

19. **E. RAINTREE DRIVE RIGHT-OF-WAY DEDICATION.** Prior to issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale fee-simple right-of-way of fifty-five (55) feet for E. Raintree Drive, from N. 87<sup>th</sup> Street to the western property boundary, for a total fifty-five (55) foot wide southern half-street right-of-way width.

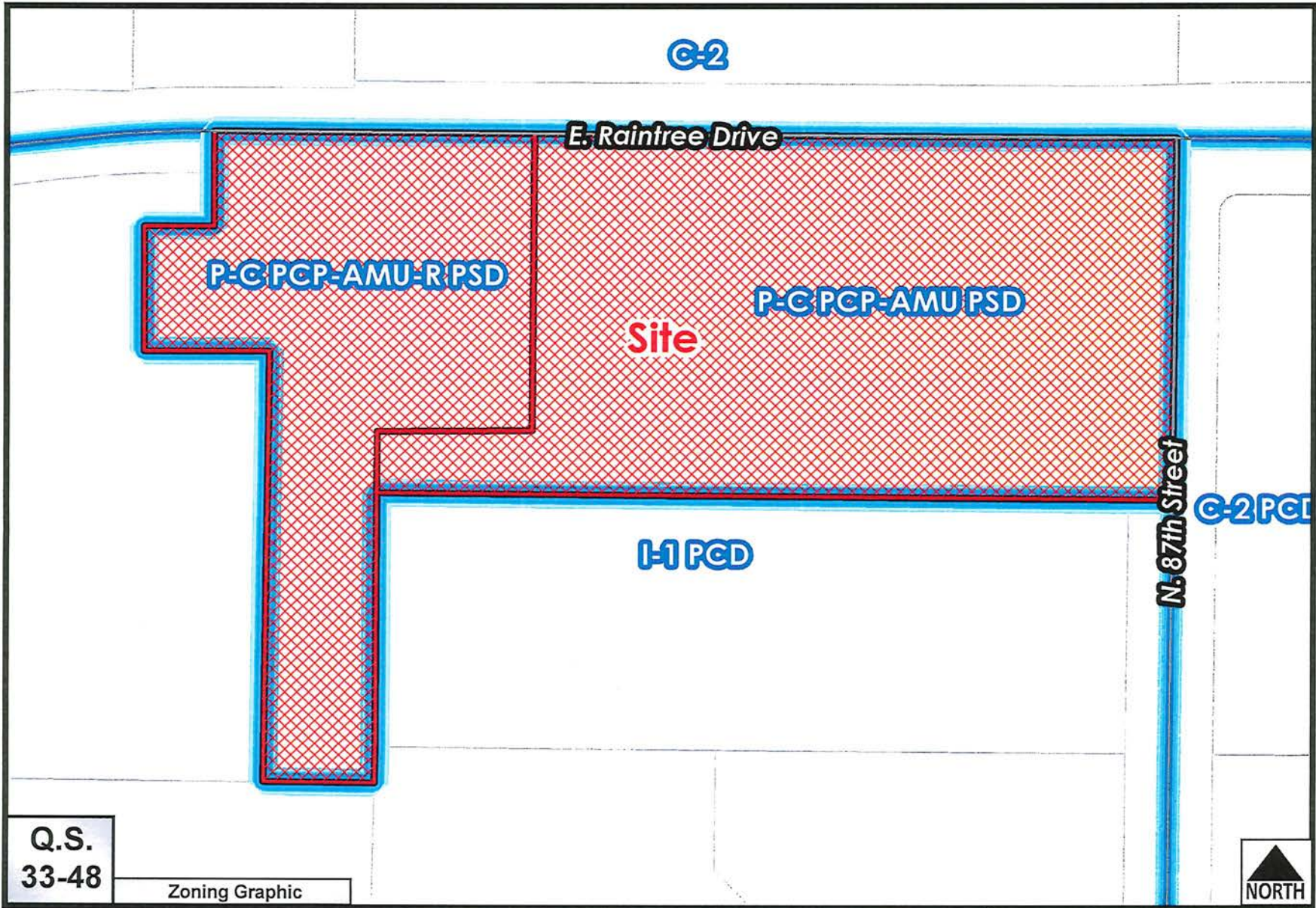
20. NON-MOTORIZED PUBLIC ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale a non-motorized public access easement shall over any portion of the public sidewalk that is located outside of the right-of-way and on private property.

### **INFRASTRUCTURE**

21. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct an eight (8) foot sidewalk, separated from the back of curb, along the E. Raintree Drive frontage. The sidewalk may be placed at the back of curb at right turn deceleration lanes, adjacent to utility structures, and at intersections only.
22. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
23. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
24. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for each phase and/or lot of the development project, the property owner shall complete all the infrastructure and improvements for each phase and/or lot required by the Scottsdale Revised Code and these stipulations.
25. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

### **REPORTS AND STUDIES**

26. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.
27. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
28. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.



Zoning

Ordinance No. 4454  
Exhibit 2  
Page 1 of 1

19-ZN-2019



RESOLUTION NO. 11829

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "TCC - RAINTREE DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "TCC - Raintree Development Plan", attached as Exhibit 'A', a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

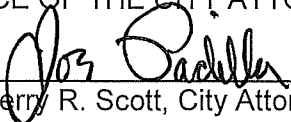
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Joe Padilla, Deputy City Attorney

# **TCC - RAINTREE DEVELOPMENT PLAN**

# Project Narrative/Development Plan

Non-Major General Plan Amendment

&

Rezoning for

Trammell Crow Company - Raintree

Mixed-Use Development

7-GP-2019 and 19-ZN-2019



Prepared by:  
Berry Riddell, LLC

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

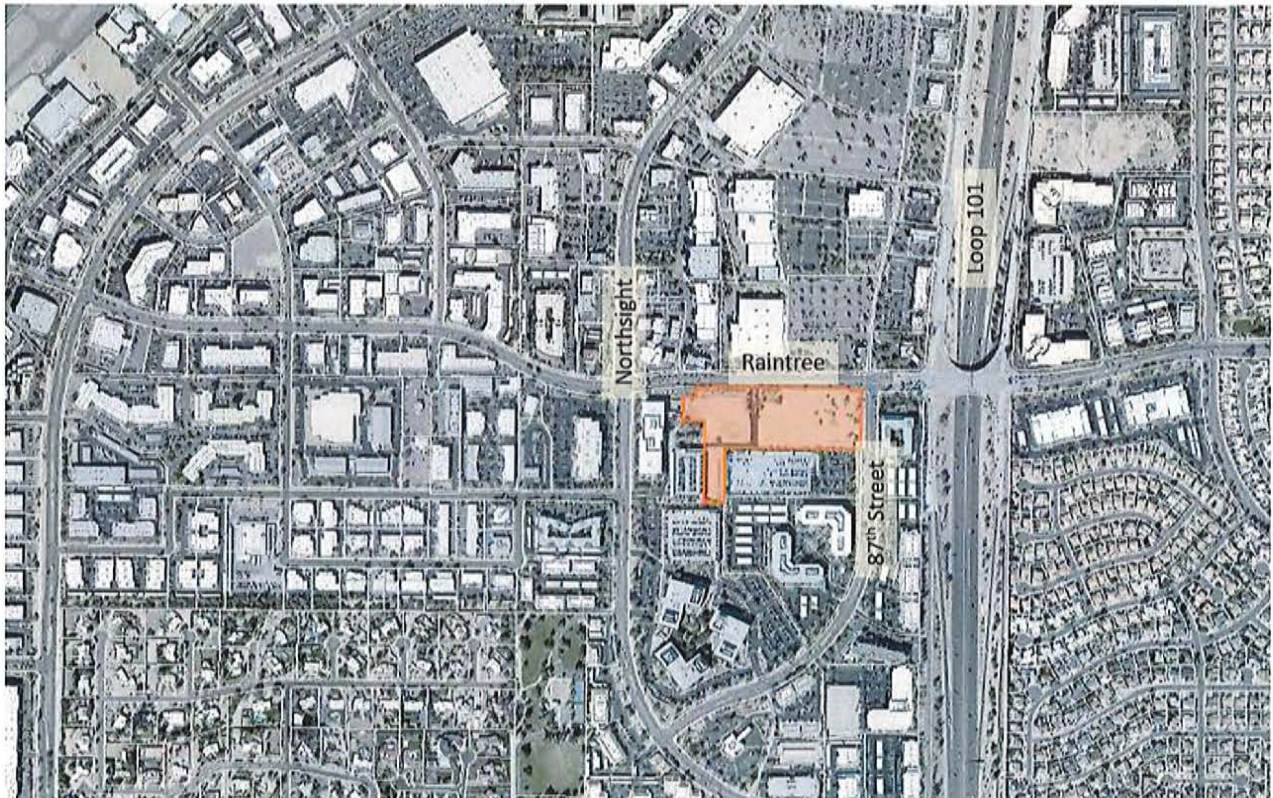
6750 E. Camelback Road, Suite 100  
Scottsdale, AZ 85251

Resolution No. 11829  
Exhibit A  
Page 2 of 70

**I. Purpose of Request**

The subject 9.64+/- gross acre (8.24+/- net) vacant property is located at the southwest corner of Raintree Drive & 87th Street (the “Property”) as identified below. The request includes a non-major General Plan Amendment from Airpark Mixed Use (AMU) to Airpark Mixed Use - Residential (AMU-R) on the western 3.40 +/- acres of the Property. The request also includes a rezoning from Planned Community District, Industrial Park (I-1 PCD) to Planned Community District, Planned Airpark Core - Airpark Mixed Use Residential with Planned Shared District overlay (P-C PCP-AMU-R PSD) on the 3.40+/- acres. The balance of the 6.24+/- acres includes a request from Planned Community District, Industrial Park (I-1 PCD) to Planned Community District, Planned Airpark Core - Airpark Mixed Use with Planned Shared District overlay (P-C PCP-AMU PSD). Trammell Crow Company intends to develop the 3.40+/- acre site with a residential community consisting of 190+/- units and 69+/- feet in height. The balance of the Property (6.24+/- acres) is approved for an office development (case 83-SA-2019, TCC -Raintree Office Building), which is currently under construction.

The 9.64+/- gross acre Property is located immediately north of the Vanguard campus. Given the location and surrounding context, the proposed office-residential mixed-use concept will provide a market appropriate land use mix adding to and supporting the local and regional economic base by generating additional revenue for the City. The Property is surrounded by a variety of retail, employment and service-related business in the Scottsdale Airpark.



Trammell Crow Company will integrate residences close to existing and proposed 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, January 2019*). 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 continue to bolster retail and service-related businesses.

## **II. City of Scottsdale General Plan 2001**

The proposed development requires a non-major amendment to the General Plan Land Use Map designation in the Greater Airpark Character Area Plan (“GACAP”) to accommodate the request for PCD PCP-AMU-R PSD zoning on the 3.40+/- acre residential parcel. The proposal is supportive of the desired values defined in the General Plan, which include those goals for the Character & Design, Land Use, and Growth Areas as outlined below. Additional analysis regarding the GACAP is provided in section III below.

The requested GPA is a non-major amendment based on the criteria established in the 2001 General Plan (pages 20-23):

- 1) Change in Land Use Category: Currently designated as Mixed Use Neighborhoods and no change is proposed with this GPA request.
- 2) Area of Change Criteria: The GPA site area of 3.40+/- acres is less than 10 acres, which is below the property size threshold in Planning Zone B.
- 3) Character Area Criteria: The site is located within the GACAP and is currently designated as AMU (Airpark Mixed Use). The GPA request from AMU to AMU-R (Airpark Mixed Use -Residential) to allow for residential land uses on the 3.40+/- acre portion of the site does not trigger a Major GPA.
- 4) Water/Wastewater Infrastructure Criteria: Based on the water and wastewater studies provided with the application, the proposed development of the site will not impose increased demand triggering an upsize of the existing infrastructure systems.

2001 General Plan Land Use Map



Six Guiding Principles

The following principles from the CityShape 2020 Comprehensive Report are relevant to the proposed request.

❖ **Enhance Neighborhoods**

*Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including zoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*

Strategies:

- *Integrate public safety into the design of neighborhoods and their community facilities and amenities*
- *Address neighborhood edges, especially adjacent to major streets and areas of commercial development*
- *Encourage the blending of new and existing neighborhoods*

- *Identify mature neighborhoods that may benefit from revitalization and / or redevelopment and pursue reinvestment through public projects, private and individual initiatives, and other incentives*

**Response:** The overall concept is to create a mixed-use residential/office synergy within close proximity to abundant, established retail and office services. 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 ideal for residential development with regional access. The development provides safe pedestrian connectivity and compatible landscape/hardscape design elements between the commercial office development and residential community so that the two land uses function as a synergistic mixed-use development.

❖ *Support Economic Vitality*

*The strength of Scottsdale's economy has enabled the city to provide a high level of service to its residents at a relatively low cost through tourism and sales tax subsidies. In order to maintain its economic advantage, it is important to foster a balanced economic development program. We are committed to the goal of supporting our existing strengths by targeting new opportunities which can diversify our economic base; providing for the fiscal health of the city; and forming partnerships with the community which strengthen our ability to meet this goal.*

Strategies:

- *Encourage opportunities for existing businesses to grow and prosper*
- *Target new economic activities and job opportunities that are compatible with Scottsdale's lifestyle, such as medical and research; especially those that are non-polluting and use advanced technologies that support telecommuting and alternative transportation modes*
- *Ensure that there are adequate opportunities for future commercial and business activities throughout the community*
- *Encourage a variety of housing types and densities in new development if they foster neighborhood identity*

**Response:** The Property is an underutilized vacant site within a Regional Core overlay with easy access to the 101 Freeway. Being surrounded with multiple retail and large office uses, a mixed-use residential community will be very compatible and will provide housing options in the Airpark area supporting area retail and businesses. The proposed development will allow employees to live close to their jobs and walk or bike to work.

❖ *Value Scottsdale's Unique Lifestyle & Character*

*Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. Scottsdale's lifestyle and character embrace the beauty of our natural features including the desert, mountains, and washes; and our contributions to the physical environment such as quality residential development, distinctive commercial and employment centers, and pleasing public amenities. Ensuring a variety of living, working, and leisure opportunities is fundamental to our community. The preservation of this unique lifestyle and character will be achieved*

*through respect for our natural and man-made environment, while providing for the needs of our citizens.*

Strategies:

- *Define a variety of character areas that are compatible with the surrounding natural and man-made area by taking advantage of existing amenities*
- *Ensure that development or redevelopment reflects the form, scale, materials, design features, and overall ambiance established in a Character Area Plan*
- *Incorporate public art into emerging and mature areas that express the dominant lifestyle or character of an area, through public and private development and redevelopment opportunities*

**Response:** The Property is located in the GACAP, which is discussed in more detail below in section III. The Airpark creates a unique opportunity to support a range of land uses that interrelate and balance the live, work, play concept. The integration of multifamily residential in a mixed-use setting strikes an important land use balance with the employment character of the Airpark. It provides a land use balance creating a stronger, sustainable employment and service node essential to the continued success of the Airpark. The proposed development embodies an Airpark appropriate building with materials and colors that are compatible to existing fabric of the Airpark character while providing unique detailing and presence. Collectively, the PCP development plan, including both an approved office building and the newly proposed residential building, is designed in a cohesive manner that provides visual and physical connectivity through the architectural styles and the hardscape/landscape design.

2001 General Plan Goals & Policies

❖ *Character & Design:*

**Goal 1:** *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

*-Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*

*-Bullet 4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community:*



*Urban Character Types contain higher density residential, non-residential, and mixed-use neighborhoods. The district includes apartments, high-density townhouses, commercial and employment centers and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people. Some examples of Urban Districts include:*

*Freeway Corridor/Regional Core (a subdistrict of the Urban Character Type) will be a dense mixed-use employment core that includes a number of region-serving office, retail and hotel uses. This core will include more than a million square feet of regional and community retail centers. Employment along the freeway corridor will be second only to the Downtown District in intensity and positive impact on the City's economic development.*

**Response:** The Urban Character Type recognizes the need for a wide variety of high intensity uses in the same location area to support each other and create a true urban feel. The Property is an underutilized vacant site in an area designated as a Regional Core with easy access to the 101 Freeway. Being surrounded with multiple retail and large office uses, a mixed-use residential community would be very compatible and provide housing options in the Airpark area. The proposed development would allow employees to live close to their jobs and walk or bike to work.

**Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

- Bullet 5: Promote development that respects and enhances 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.*
- Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

**Response:** The proposed site layout, architectural character and landscaping design respects the unique climate, and vegetation of Scottsdale. See Scottsdale Sensitive Design Principles below (Section VI) for detailed responses regarding each principle.

**Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of a city.**

- Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.*
- Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*
- Bullet 4: Discourage plant materials that contribute substantial air-borne pollen.*
- Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.*

**Response:** The desert landscape character of the Property includes a variety of plants that currently provide year-round color, shade, and texture for the site. The proposed plant palette incorporates compatible, hardy plants known to thrive in the intense heat and sun of the desert climate. Plant selection and placement will allow for the ability to use water efficiently throughout the site. The proposed planting design limits lush and dense planting patterns to areas with the most human interaction such as entries, amenity areas and pedestrian areas.

**Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.**

- Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*
- Bullet 3: Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*
- Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents. Lighting designs will be commensurate with the quality architectural style proposed for the Property; low-level with no glare and intrusion on neighboring properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading to parking areas.

❖ **Land Use:**

**Goal 1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.**

- Bullet 1: Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.*
- Bullet 2: Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within a region.*

**Response:** Development of this underutilized, 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 adding residential to the mix will strengthen the long-term stability of the area.

**Goal 3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.**

- Bullet 2: Encourage the location of more intense mixed-use centers and regional employment cores along regional networks.*
- Bullet 6: Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.*

**Response:** Trammell Crow Company intends to utilize 69+/- feet including mechanical (62 feet is base height) of the 104 feet in height available in the PCP bonus provisions to create a unique five-story residential community with Southwestern contemporary elevations complementary to the character of the adjacent Scottsdale Airpark. The design reflects a “wrap” concept (residential buildings wrapping the above grade parking structure) with movement in the architectural massing and variation in exterior material finishes. The design creates more openness and interest than a traditional linear building design. The proposed design will interplay well with the existing commercial office buildings and given the context, the proposed residential building height of 69 feet inclusive of mechanical will provide an appropriate counterpoint to the approved office building to the east (52 feet + mechanical) and existing Vanguard office to the west (36 feet - mechanical).

**Goal 4: *Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.***

- Bullet 1: Allow for diversity of residential uses and supporting services that provide for the needs of the community.*
- Bullet 3: Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.*
- Bullet 4: Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.*

**Response:** The General Plan seeks to maintain a diverse mixture of housing, leisure opportunities, and the economic base need to secure resources to support the community. Developing the Property with mixed-use residential and commercial will directly support the wide variety of major employment and service-related uses in the immediate area. Additionally, developing long-vacant properties is a critical part of the economic vitality of the community as it matures. Integrating additional housing options with a mixed-use approach in this area is essential for the continuing economic growth and sustainability of the Airpark. This project exemplifies revitalization by turning an underutilized vacant site into a thriving mixed-use community to better serve the area and increase tax revenue for the City.

**Goal 5: *Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.***

- Bullet 1: Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- Bullet 2: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*
- Bullet 3: Provide balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips where environmentally and physically feasible.*
- Bullet 4: Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.*
- Bullet 8: Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.*

**Response:** The Property is located within the Mixed-Use Neighborhoods land use designation (2001 GP) and the GPA request from AMU to AMU-R (GACAP) will better implement the live, play, work land use philosophy in the Airpark by integrating housing options in an employment and shopping core. The site benefits from a range of multimodal transportation options including pedestrian, vehicular and public transit. The Property is near the Raintree/Loop 101 interchange and close to several arterial roads all of which provide regional access. 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.

***Goal 8: Encourage land use that create a sense of community among those who work, live, and play within local neighborhoods.***

- Bullet 1: Promote public land uses such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.*
- Bullet 2: Develop and reinforce links (ie: trails, paths, open space, transit and streets) within and between residential, retail, employment, recreational and other public land uses.*
- Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforce the area's character.*

**Response:** Although the office and residential components are two separate projects, there will be pedestrian connectivity and seamless landscape/hardscape design elements between the commercial development and residential community allowing the two land uses feel like a synergistic mixed-use development and create a sense of community. Additionally, the public open space area (outdoor amenity) will be programed with usable passive recreation amenities including turf, seating, shade and picnic areas along with guest parking. The site is located within the Airpark employment core which has an established higher intensity of development. Mobility options include public transit (Valley Metro and Scottsdale Trolley), bicycling, walking, park-and-ride and ride share.

***Goal 9: Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.***

- Bullet 1: Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.*
- Bullet 2: Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, include the use of mixed-use structures (retail or office on lower level and residential on upper levels).*
- Bullet 4: Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.*

**Response:** The proposed office/residential development provides new housing in the heart of an established employment core with a multitude of transportation options. The development also promotes walkability and connectivity to nearby retail, restaurants, services and employers so

that the reliance on vehicles as a primary source of mobility is naturally reduced by the land use synergy. As noted above, the requested minor GPA will better implement the live, play, work land use philosophy in the Airpark by integrating housing options in an employment and shopping core. The site benefits from a range of multimodal transportation options including pedestrian, vehicular and public transit.

❖ **Growth Areas:**

The site is located on the edge of the Activity Area identified above on the City’s Growth Areas Map (see below). Activity Areas have a concentration of development promoting a range of mixed land uses.

**Goal 1:** *Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.*

**-Bullet 3:** *Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.*



● **Growth Areas Map**

 **Growth Areas**  
 (areas where future development is focused - mixed uses and multi-modal transportation are most appropriate in these areas)

**Response:** The proposed development will tie into existing infrastructure systems. Water and sewer basis of design reports are being submitted and reviewed with the zoning application. The existing transportation network will more than adequately serve the proposed use as there will be a reduction in vehicle trips from the existing commercial zoning (see Traffic Report). Integrating mixed-use residential and commercial in the heart of the Airpark will help sustain the balance of land uses and continue to serve a growing and diverse community.

**Goal 2: Make automobile transit and other multimodal circulation more efficient.**

*-Bullet 1: Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.*

**Response:** The Property is located on Raintree Drive, a major arterial, close to public transit routes that provide direct access to many parts of the east valley as well as the Scottsdale Trolley's Mustang Route, which runs along Northsight Boulevard and Raintree Drive. Additionally, the Property is located approximately 500 feet west of the Raintree/Loop 101 interchange. The Loop 101 connects with many other major freeways in the valley which further extends regional access. Hayden Road (minor arterial) is located approximately 0.75 miles to the north (via Northsight) and west (via Raintree) which connects to Frank Lloyd Wright Boulevard (major arterial). The site is extremely desirable for multifamily development due to the surrounding services, retail and restaurants within walking distance of the site.

❖ **Community Mobility:**

**Goal 2: Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life.**

*-Bullet 1: Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automobile generated trips.*

**Response:** As mentioned previously, 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 (Raintree Drive, Hayden Road, Frank Lloyd Wright Boulevard, Loop 101) and public transit options. The development will create a sustainable, walk-friendly environment for its residents with functional, internal pedestrian connections between buildings including integrally colored enhanced paving across the central driveway. Internal pedestrian circulation will connect with the established pedestrian network in and around the site.

**Goal 3: Promote regional diversity and connectivity of mobility choices.**

*-Bullet 2: Connect and support diversity of mobility choices to and within areas that contain the greatest intensity of development.*

**Response:** The site and surrounding area is located within the Airpark employment core established with a higher intensity of development. Mobility options include public transit

(Valley Metro and Scottsdale Trolley), bicycling, walking, park-and-ride and ride share. The Property is located within close proximity to regional transportation corridors (Raintree Drive, Hayden Road, Frank Lloyd Wright Boulevard and Loop 101).

**Goal 5: Relieve traffic congestion.**

*-Bullet 3: Emphasize work, live and play relationships in land use decisions that will reduce the distance and frequency of automobile trips and support alternative modes, such as pedestrian paths, equestrian trails, cyclists routes, transit, telecommuting and technology for moving people and information.*

**Response:** The proposed office/residential development provides new housing in the heart of an established employment core with a multitude of transportation options. The development also promotes walkability and connectivity to nearby retail, restaurants, services and employers so that the reliance on vehicles as a primary source of mobility is naturally reduced by the land use synergy.

**Goal 8: Emphasize live, work and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**

*-Bullet 1: Emphasize the relationship and balance of land uses within general areas of the city to determine if an appropriate mixture exists that will reduce the demand.*

*-Bullet 3: Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access (pedestrian oriented development).*

**Response:** The non-major GPA on the western portion of the site from AMU to AMU-R will allow for residential land use in an area that is currently developed with a range of uses (business, office, employment, retail, instructional and hotel uses) further strengthening the mix of land uses in the Airpark. The integration of residential will reduce vehicle trips, promote walkability, and bolster the economic vitality of the Airpark. Although the Property is located near regional transportation systems, adding a residential land use component to the site will result in a lessened demand on the transportation network as residents can live near their workplace and supporting retail land uses.

❖ **Community Involvement:**

**Goal 1: Seek early and ongoing involvement in project/policy-making discussions**

*-Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.*

**Response:** The development team held a neighborhood open house meeting and provided early notification through both written and verbal communication. A Project Under Consideration

sign was also posted on the site prior to the neighborhood open house meeting. Refer to the Citizen Review & Neighborhood Outreach Report included with the zoning application.

❖ **Housing:**

**Goal 2:** *Seek a variety of housing options that blend with the character of the surrounding community.*

*-Bullet 3: Encourage energy efficiency via integration of the City's Green Buildings and Sustainability programs (or future programs) in new housing design.*

*-Bullet 5: Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.*

**Response:** Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options in the Airpark employment core contributing towards the live-work-play synergy.

**Goal 3:** *Seek a variety of housing options that meet the socioeconomic needs of people who live and work there.*

**Response:** Integrating new multifamily residential development near a range of existing employment, support services and retail brings a new facet of housing options to the Airpark further meeting the socioeconomic needs of the diverse workforce population in Scottsdale.

❖ **Preservation and Environmental Planning:**

**Goal 10:** *Encourage environmentally sound "green building" alternatives that support sustainable desert living.*

*-Bullet 1: Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.*

*-Bullet 4: Improve the energy efficiency of the building envelope, equipment and appliances.*

*-Bullet 5: Use low impact building materials.*

**Response:** As noted above, sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or



high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options in the Airpark employment core contributing towards the live-work-play synergy.

### **III. Greater Airpark Character Area Plan**

The Greater Airpark Character Area Plan ("GACAP") was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and polices to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP.

The request for a non-major GPA on the western portion of the site totally 3.40 +/- gross acres of the subject Property from AMU to AMU-R will allow for residential land use in an area that is already designated for mixed-use (business, office, employment, retail, instructional and hotel uses). The Property is located on Raintree Drive west of the Loop 101 and east of Northsight Boulevard; both Raintree and Northsight are Signature Corridors and Transit Routes in the GACAP. Additionally, the Property is located outside the 55 DNL line, which is appropriate for residential land uses. New construction will feature appropriate noise attenuation through the use of upgraded building materials and insulation, disclosure to residents and an aviation easement in conformance with the City's requirements.

GACAP Definition (emphasis added):

*Airpark Mixed Use Residential areas are appropriate for the greatest variety of personal and business services, employment, office and institutional, cultural amenities, retail, hotel, and higher density residential. Developments in the AMU-R areas should be pedestrian-oriented have access to multiple modes of transportation and should be located outside of the Airport's 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the areas south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multi family rental units and corporate housing [emphasis added].*

The Conceptual Development Type Map designates the Property as both "Type A- Medium Scale" and "Type C - Higher Scale" which is defined in the GACAP as follows (emphasis added):

*Type A development denotes areas appropriate for medium-scale developments. Type A may represent lower-scale residential developments existing in the area north of the Central Arizona Project Aqueduct south of the Loop 101 Freeway. In other areas of the Greater Airpark, Type A may represent developments that are a higher-scale that uses on the outside of the Airpark boundary but of a lower-scale than Type B or C areas.*

*Type C development represents medium to higher scale development which supports pedestrian activity in the Greater Airpark. Type C is encouraged in areas with access to multiple modes of transportation, served by regional transportation networks (i.e. freeways or transit corridors), and where the scale will complement the area's character. Type C development is appropriate in areas next to both Types A and B development. Type C is not recommended immediately adjacent to the Scottsdale Airport.*

➤ **Land Use**

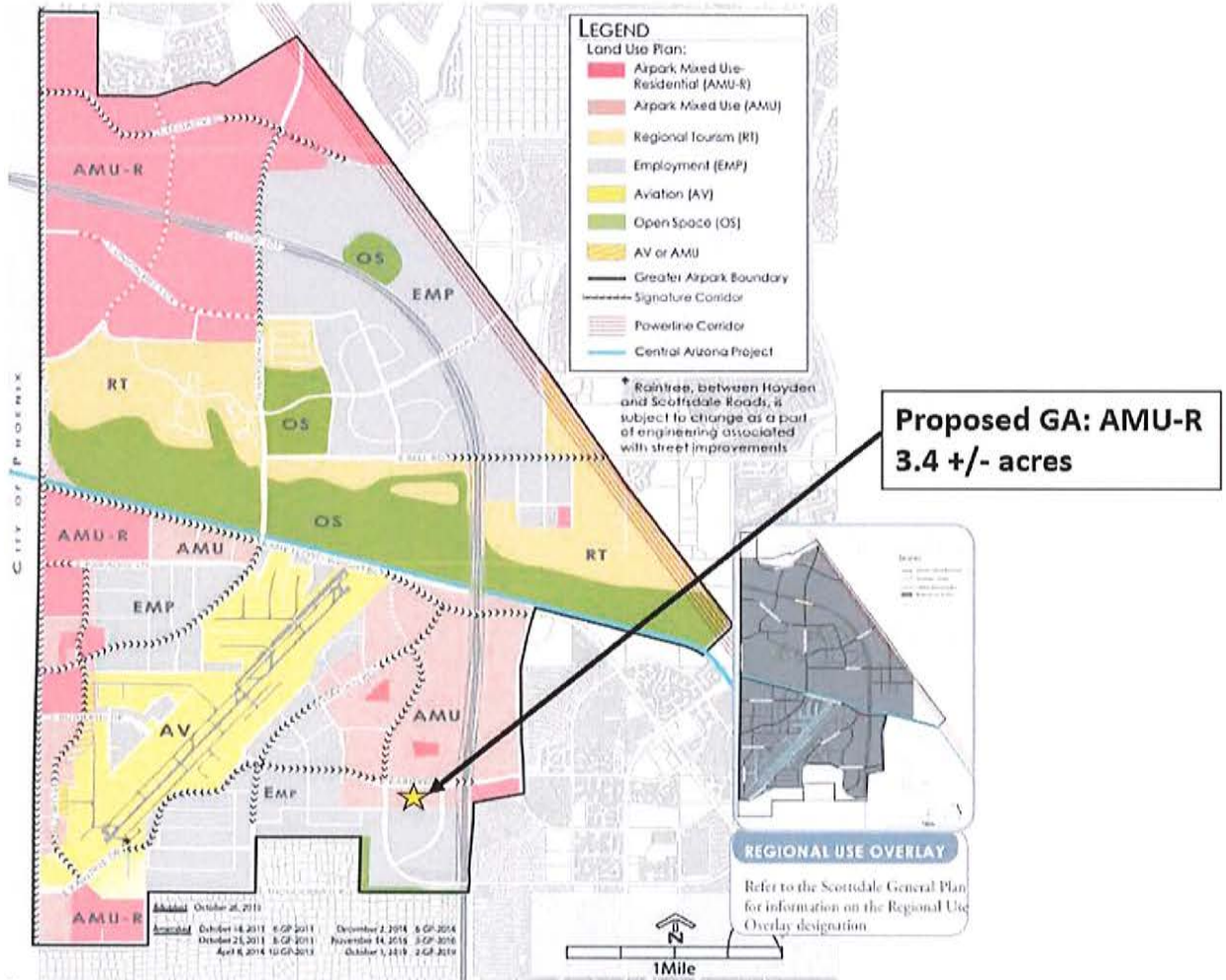
**Goal LU 1**

***Maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development, and revitalization.***

***Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark***

**Response:** The proposal for a mixed-use office/residential development (PCP zoning) on the 9.64+/- acre site adds a missing residential component to this underutilized vacant site in a prime Airpark location of Scottsdale. The residential portion consists of 3.40+/- acres and the office commercial land use will be maintained on the balance of the site, 6.24+/- acres. Characteristics of successful mixed-use developments include a range of land uses and promote the "live, work, play" philosophy. The proposed development accomplishes a range of goals including developing an underutilized, vacant property integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context.

**Greater Airpark Land Use Map**  
**(GACAP Page 11)**



*This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review. Signature Corridors are also illustrated on page 58 of the Character and Design Chapters.*

***Policy LU 1.2 Support a mix of land uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce, where appropriate.***

**Response:** The Airpark is predominately an employment core area; the City's largest employment core. Integrating the proposed multifamily land use in a mixed-use setting will provide a residential rental and workforce housing opportunity for the residents of Scottsdale in an employment and service core area of the City. The location of the Property not only provides an opportunity for workforce housing in the employment core, but also connectivity to the retail and restaurants established in the nearby developments that will enhance their sustainability. The mix of residential units will include 1, 2 and 3-bedroom units with rentable square footage ranging from 800 s.f. to 1,400 s.f. Rental rates have not been determined and will be based on market rates and unit size/location after construction is completed.

**Goal LU 4**

***Utilize development types to guide the physical and built form of the Greater Airpark.***

***Policy LU 4.5 Greater visual variety and architectural interest should be considered in the design of the Greater Airpark's tallest buildings (Regional Core), particularly at the pedestrian level.***

***Policy LU 4.6 Transitions between development types should incorporate a blending in context of each development type, and integrate the characteristics between them through appropriate site and building design.***

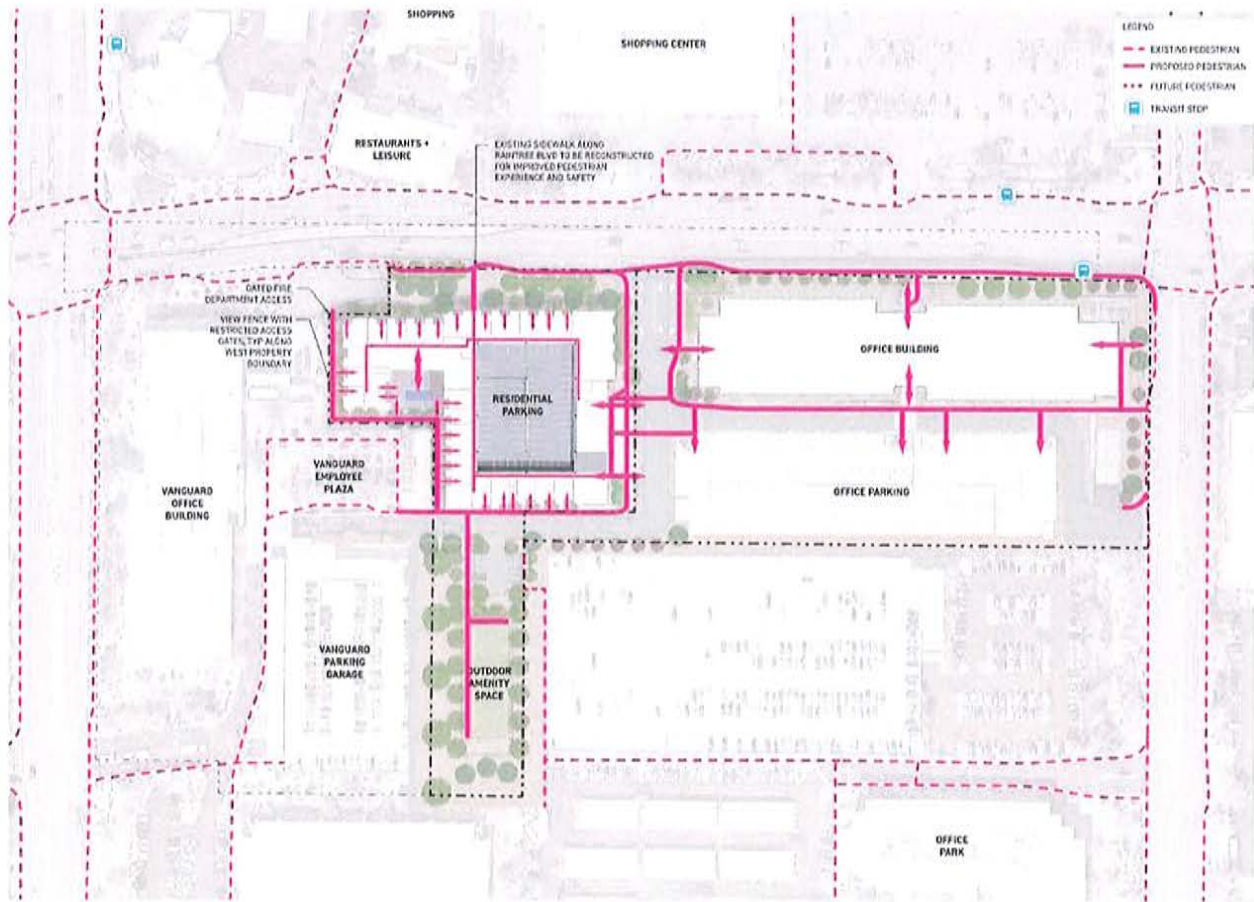
**Response:** Trammell Crow Company intends to utilize 69+/- feet including mechanical (62 feet is base height) of the 104 feet in height available in the PCP bonus provisions to create a unique five-story residential community with Southwestern contemporary elevations complementary to the character of the adjacent Scottsdale Airpark. The design reflects a “wrap” concept (residential buildings wrapping the above grade parking structure) with movement in the architectural massing and variation in exterior material finishes. The design creates more openness and interest than a traditional linear building design. The proposed design will interplay well with the existing commercial office buildings and given the context, the proposed residential building height of 69 feet inclusive of mechanical will provide an appropriate counterpoint to the approved office building to the east (52 feet + mechanical) and existing Vanguard office to the west (36 feet - mechanical).

The overall concept is to create a mixed-use residential and commercial synergy within close proximity to abundant retail and office services. 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 and office development.

***Policy LU 4.7 Encourage greater visual variety between employment/commercial land uses and residential neighborhoods and avoid continuous buildings shapes and mass adjacent to residential neighborhoods.***

**Response:** Expanding upon the statements above, the unique design demonstrates a rich character and architectural variety between the proposed residential community and surrounding commercial. The residential building has been designed in a manner that provides a sensitivity to the pedestrian providing numerous connection points through the site, which do not exist today – see pedestrian connectivity plan below (updated). Appropriate architectural detailing and materials may include, but are not limited to concrete panel, stucco, glazing and metal balcony rails, all of which have been carefully selected to uphold the unique character and context of the Sonoran Desert and to blend with the surrounding context of the Scottsdale Airpark.

## Pedstrian Circulation



### Goal LU 5

**Encourage Greater Airpark development flexibility.**

*Policy LU 5.1 Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Area Plan and encourage revitalization in the area.*

**Response:** As mentioned above, the proposal to utilize the PCP ordinance is desired because it allows for greater height and flexibility in development standards than the existing I-1 PCD zoning with respect to the residential portion of this development. In addition, the remaining commercial property will utilize the PCP district as well; however, the building design for the office component is approved by the City. The PCP zoning will allow the applicant to create a unique, mixed-use residential community and office development for the residents of Scottsdale and will not only meet but exceed the goals and policies of the GACAP.

*Policy LU 5.2 Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height, development standard flexibility, and/or street abandonment are*

*considered. Potential public amenities and benefits may include, but are not limited to: New/expanded open space areas, transit and/or other mobility enhancements, including bicycle and pedestrian amenities, workforce housing... {relevant benefits listed}*

**Response:** The proposed development is providing a bonus contribution for increased FAR (from 0.8 to 1.11; increase of 0.31) and height (from 62 feet to 69 feet; increase of 7 feet) in the amount of \$1,536,361 based on calendar year 2021, which will be allocate to the City per the Special Improvement Ordinance. The PCP development also offers approximately 29.8% overall open space (28% required), a centralized amenity space, enhanced pedestrian linkages as well as new housing opportunities to serve the Airpark employment core.

**Goal LU 7**

***Develop an interconnected network of Signature Corridors to support the Greater Airpark as a place for meeting, creating, shopping, learning, as well as working.***

*Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.*

**Response:** Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include Raintree (along the north) and Northsight (to the west). Integrating a mixed-use residential/commercial development in this location broadens the current range of land uses in the area and provides additional housing options in the Airpark area.

**Goal LU 8**

***Create an interconnected network of meaningful open spaces within the Greater Airpark.***

*Policy LU 8.1 Recognize and promote the value of usable open space as part of the community's quality of life.*

*Policy LU 8.2 Sustain and enhance meaningful open space corridors with the Greater Airpark.*

*Policy LU 8.3 Promote public/private partnership in the design of development plans that provide functional urban open spaces, such as plazas and pocket parks, within and between projects.*

**Response:** This project promotes the value of usable open space on several levels. The proposed residential community will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses. Additionally, the project provides abundant open space over the required 28% (this calculation excludes parking lot landscaping and private outdoor open space). The overall 9.64+/- PCP development is proposing approximately 29.8% +/- open space (107,000 s.f.). On-site open space includes amenities, private outdoor living spaces, perimeter landscape buffers, and meaningful perimeter open space to create privacy and a visual oasis for the residents/employees and an attractive setting for the buildings. Additionally, the open space area (outdoor amenity south of the residential building) will be programed with usable passive recreation amenities including turf, seating, shade and picnic areas along with guest parking.

➤ Neighborhood & Housing

Goal NH 2

*Create complete neighborhoods within the Greater Airpark, through the development of urban dwelling types and mixed-use developments, while being respectful of the Greater Airpark as an aviation-based employment center.*

*Policy NH 2.1 Encourage developments, in Airpark Mixed Use Future Land Use Areas (AMU and AMU-R), to provide support services for current and future Greater Airpark residents, such as local markets, drugstores, and other essential services.*

**Response:** A wide range of support services can be found nearby in the neighboring commercial developments. The residential land uses proposed under this application is a natural fit and complement the fabric of existing land uses in the Airpark.

*Policy NH 2.2 Encourage a variety of urban dwelling types and mixed-use development in areas designated Airpark Mixed Use-Residential in the Greater Airpark Character Area Future Land Use Plan that are compatible with and support the aviation and employment uses of the Greater Airpark.*

**Response:** The proposed development is particularly adept at satisfying this policy. The Airpark creates a unique opportunity to support a range of land uses that interrelate and balance the live, work, play concept. The integration of multifamily residential in a mixed-use setting strikes an important land use balance with the employment character of the Airpark. It provides a land use balance creating a stronger, sustainable employment and service node essential to the continued success of the Airpark.

*Policy NH 2.3 Incorporate gathering spaces and recreational opportunities into the design of mixed-use development to support a high quality of life for Greater Airpark residents.*

**Response:** Exterior amenities are noted in the response for Policy NH 2.4 (below) for The Pedestrian Circulation Plan and Landscape Plan show the exterior recreational amenities and connectivity. Together, these amenities provide gathering and casual recreational opportunities for the residents. Although the office and residential components are two separate projects, there will be pedestrian connectivity and seamless landscape/hardscape design elements between the commercial development and residential community allowing the two land uses feel like a synergistic mixed-use development. Additionally, the public open space area (outdoor amenity) will be programmed with usable passive recreation amenities including turf, seating, shade and picnic areas along with parking for the public.

*Policy NH 2.4 Promote opportunities for parks, open space, and trail connections within new mixed-use development and as a part of the redevelopment of existing property.*

**Response:** The development provides design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting. The pool amenity area will include a range of outdoor amenities including a pool, spa, cabana, seating areas, fire pit, and bbq to create resort-like outdoor living

spaces for residents to gather and relax. The site has a network on sidewalks that tie to the existing commercial office network. See Pedestrian Circulation Plan and Landscape Plan for more details on connectivity.

**Goal NH 3**

***Encourage residential development that supports the local and regional employment-based land uses in the Greater Airpark.***

*Policy NH 3.1 Encourage thoughtful and creative residential development that enhances, supports, and is sensitive to Airport operations and the Greater Airpark's identity as an employment center.*

**Response:** As previously discussed, the proposed uses will support the live, work, play philosophy mentioned throughout the GACAP. Special measures will be taken to create buildings that are sensitive and compatible to the nearby Airport operations.

***Policy NH 3.2***

*Incorporate residential into Airpark Mixed Use-Residential Future Land Use Areas to reduce traffic congestion, improve air quality; and provide opportunities for workforce housing where:*

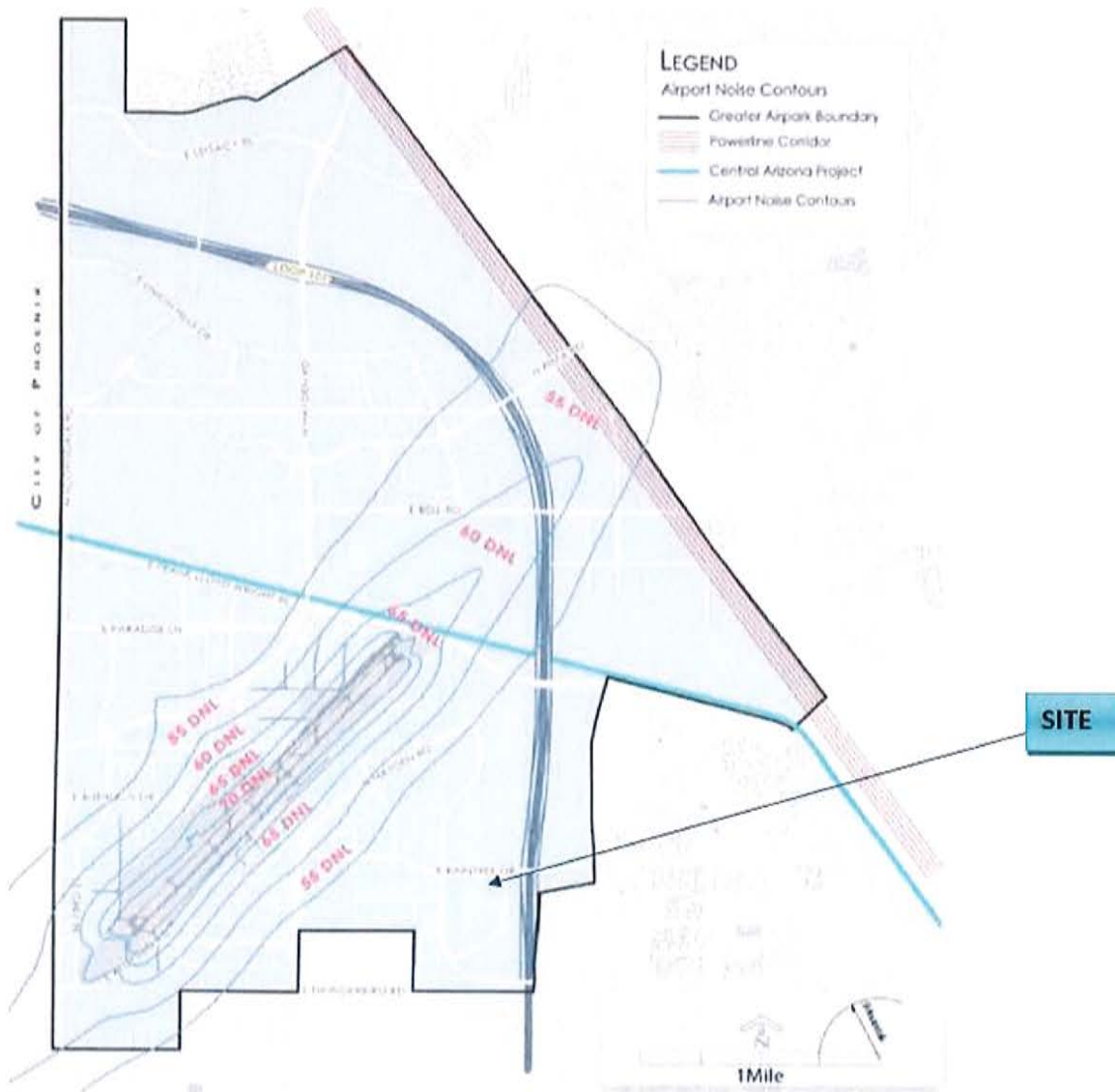
- *Dwellings will not be adjacent to industrial uses that could be in conflict with residential uses;*
- *Dwellings will not lie within the 55 day-night average noise level (DNL) or higher areas established by the FAA; and*
- *Multi-modal transportation options will be incorporated into residential design.*

**Response:** The multifamily residential community will be located on an underutilized, vacant parcel on Raintree Drive. The proposed dwelling units will be located well outside the 55 DNL line (see the Scottsdale Airport Noise Contours Map below) and designed with upgraded building materials and insulation to provide appropriate sound attenuation. Multi-modal transportation options will be available to the commercial patrons and residents including, but not limited to walking, bicycling, driving and public transit. Along with the adjacent Raintree Drive, just beyond the boundaries of the site, Northsight Boulevard and the Loop 101 are all designated as existing “transit routes” and “pedestrian/bicycle corridors” in the GACAP.



Scottsdale Airport Noise Contours -2009  
(GACAP Page 30)

Noise contours surrounding the Scottsdale Airport denote day-to-night (DNL) average noise levels. Noise sensitive uses are not encouraged in 55 DNL and higher areas. These contours are often updated to reflect new noise levels as a result of new aircraft technologies.



➤ Community Mobility

Goal CM 4

*Minimize the impacts of Greater Airpark vehicular traffic on adjacent residential neighborhoods.*

*Policy CM 4.2 Improve pedestrian and bicycle connections from adjacent neighborhoods to Greater Airpark destinations.*

**Response:** Northsight (to the west) and Raintree (to the north) are both designated as Signature Corridors. Together with the Loop 101, the streets provide a framework for pedestrian and bicycle connections in the immediate area. The development will create a sustainable, walk-friendly environment for its residents with functional, internal pedestrian connections between buildings and other land adjoining/nearby land uses. The development will build upon the network of sidewalks that tie in and around the commercial and residential buildings to the existing retail to the north (see Pedestrian Circulation Plan and Landscape Plan). Bike racks will be provided on site for the residential community and office development per the City's requirements.

**Goal CM 6**

*Enhance pedestrian and bicyclist access and activity for Greater Airpark residents, visitors, and employees.*

*Policy CM 6.1 Provide mid-block pedestrian and bicycle connections throughout the Greater Airpark.*

**Response:** See the Pedestrian & Vehicular Circulation Plan for pedestrian and bicycle connection. Although there are numerous connection points between uses within the proposed development plan, access across Raintree Drive is provided at controlled intersections for safety reasons. Modifying the General Plan to AMU-R to allow for residential development on a portion of the site, and within the established Airpark employment core, will create improved pedestrian mobility through the interaction of land uses; ie: residents can live and work in same area promoting walkability and reducing reliance on vehicle transportation.

*Policy CM 6.2 Support an attractive, safe and engaging pedestrian and bicyclist environment for all users.*

*Policy CM 6.5 Design corridors that accommodate and attract pedestrians and bicyclists, particularly in Airpark Mixed Use Future Land Use Areas and along Signature Corridors.*

**-and-**

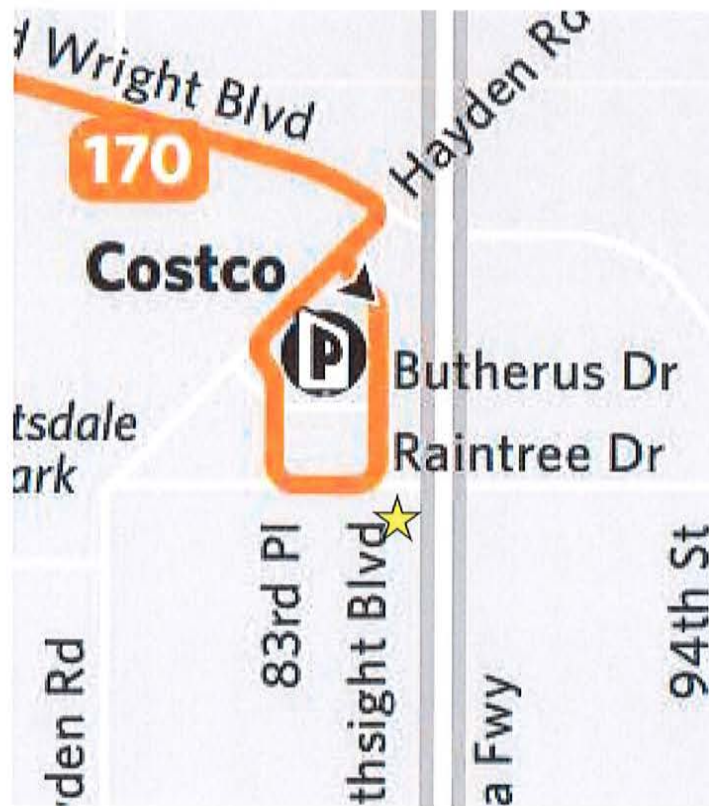
**Goal CM 7**

*Promote sustainable transportation options that meet the needs of the current and future Greater Airpark community.*

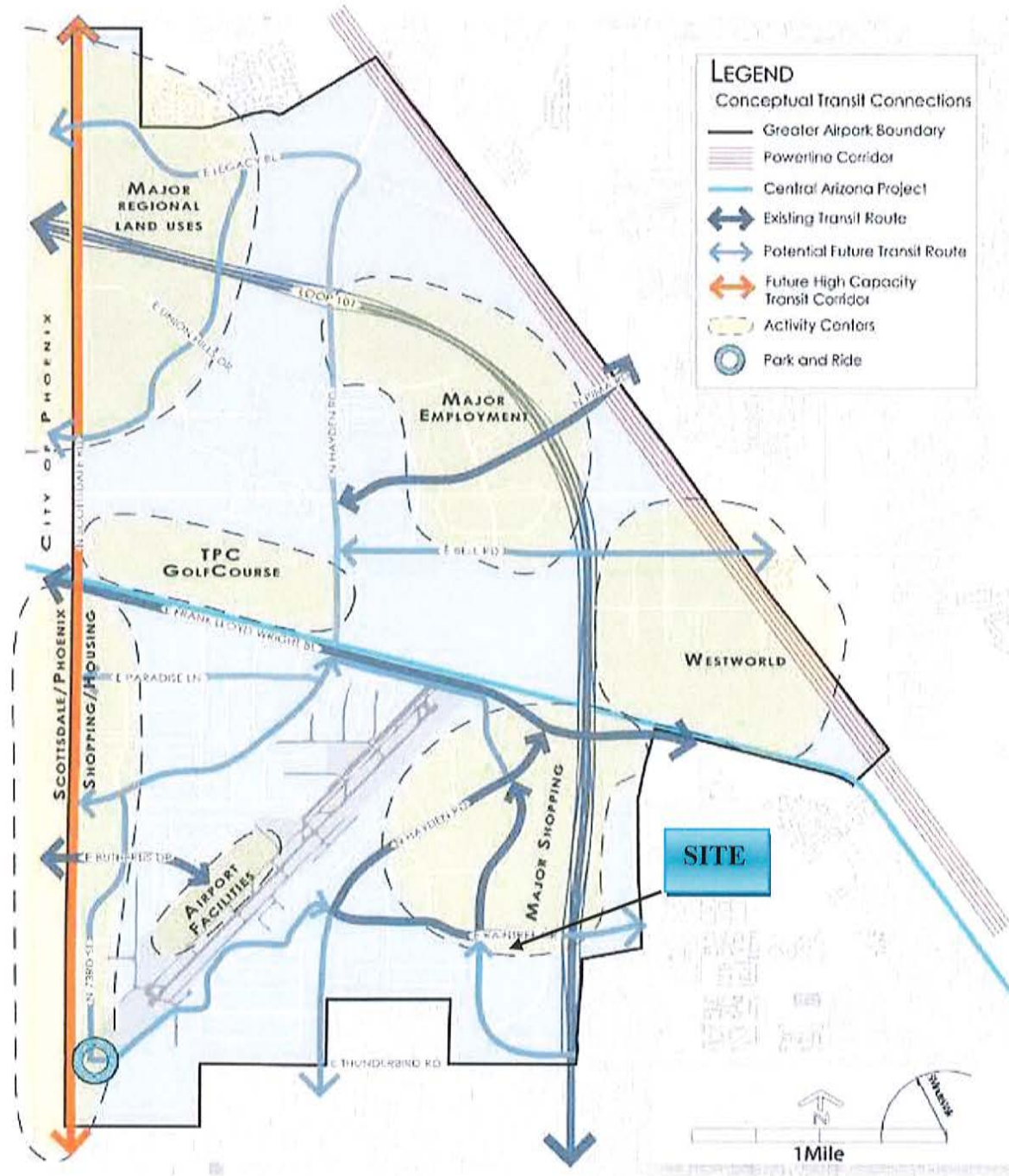
*Policy CM 7.1 Incorporate site design features that promote more access to those walking, cycling or taking public transit, such as ground-floor retail and parking located in the rear of buildings, particularly along Signature Corridors and within Airpark Mixed Use Future Land Use Areas.*

*Policy CM 7.2 Promote more sustainable modes of passenger transportation, such as alternative fuel vehicles, walking, biking, and/or other future technologies.*

**Response:** The site plan has been designed in a manner that pays particular attention to the pedestrian and bicyclist. The mixed-use nature of proposed development promotes vehicular trip reduction and a sustainable, walkable community. Residential land use integrated in this Airpark location increases the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. The Greater Airpark Transit Connections Map (see below) designates this Property as a "major shopping" area with nearby "transit route" classifications (Northsight, Raintree, Loop 101). Valley Metro bus and Scottsdale Trolley's routes both provide transit service near the site. The parking spaces identified near the open space amenity will be allocated and signed for residential guests and park users. The adjacent office building will have ample excess parking and will provide its own guest spaces.



**Greater Airpark Transit Connections**  
**(GACAP Page 34)**



➤ **Economic Vitality**

**Goal EV 1**

***Sustain the long-term economic prosperity of the Greater Airpark.***

*Policy EV 1.1 Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.*

**Response:** A mixed-use residential and office development on an underutilized vacant property will generate significant building permit fees and revenue for the City of Scottsdale. New residents and employees in the Airpark area will increase retail sales and sales tax revenue for the City. The integration of new development will enhance the City's revenue streams and bring financial benefits to Scottsdale businesses. Residents and employees require services, goods, food, and entertainment and draw from local businesses and resources. By creating a walkable environment that already has abundant retail and service opportunities nearby, a land use balance will be created which will strengthen the City's long-term economic stability.

**Goal EV 2**

***Maintain and strengthen established economic engines in the Greater Airpark.***

*Policy EV 2.5 Aggressively market the Greater Scottsdale Airpark as an ideal destination to live, work and play.*

**Response:** The land uses proposed under this application complements the existing mixed-use character of the Scottsdale Airpark. The Airpark, as a whole, creates a unique opportunity to foster interrelated land uses and promote the live, work, play concept, which is memorialized in the GACAP. Additionally, surrounding retail development and the nearby employment core provide regional appeal for future residents and employees. This application is driven by the site's surrounding land uses and a strong market demand for multifamily residential in this area.

➤ **Environmental Planning**

**Goal EP 1**

***Reduce energy consumption through environmentally sensitive land use practices and design policies.***

*Policy EP 1.3 Promote landscape design and irrigation methods that contribute to water and energy conservation.*

*Policy EP 1.4 Promote solar and alternative energy development standards in building and site design.*

*Policy EP 1.9 Integrate into building design the practice of passive solar elements and the use of renewable energy generation systems, such as solar and rainwater harvesting.*

**Response:** The landscaping for the proposed development will be in accordance with the existing City approved landscape palette found in nearby developments including. The project is specifically design to help reduce water demand by using native or native-adapted landscape material, filter and reduce stormwater runoff by providing bioswales and rainwater runoff areas, reduce heat island effects by reducing the use of pavement and using light colored pavement and/or pervious pavement, and increase outdoor recreation opportunities by providing an urban pocket park. Turf areas will be limited to interior areas for active and passive recreation. Trees and landscaping will be used to provide shade within the parking lot and for the buildings, thereby reducing the heat-island and reducing overall energy consumption for cooling. Low voltage landscape lighting will be used throughout the site as an efficient way to light the pathways and landscape areas while still meeting the dark-sky ordinance.

Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options in the Airpark employment core contributing towards the live-work-play synergy.

### **Goal EP 3**

***Reduce the Urban Heat Island effect in the Greater Airpark.***

*Policy EP 3.2 Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.*

*Policy EP 3.4 Increase tree planting as a ground-level ozone reduction measure.*

**Response:** The landscape plan identifies the proposed plant palate, which includes a range of shade trees and shrubs to further reduce the heat island effect and conform the City's guidelines. Onsite parking is provided in structures to minimize surface parking and the use of pavement and reduce the heat island effect.

### **Goal EP 4**

***Foster a sustainable balance between environmental stewardship and the development and redevelopment of the Greater Airpark.***

*Policy EP 4.2 Encourage all developments to respect and respond to the Sonoran Desert climate.*

**Response:** Special attention has been given to the site planning and building aesthetic under this development proposal to uphold the distinctive character of Scottsdale and the Airpark area. The design envisioned for the Property will respect and enhance the unique climate and vegetation of the Sonoran Desert to help sustain our community and quality of life. The applicant's approach to the overall design is focused on providing harmony and compatibility with the visions and framework of the Airpark area. Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal.

*Policy EP 4.8 Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building orientation, landscape buffers, colors, textures, material and lighting.*

*-and-*

**Goal EP 5**

***Improve water conservation efforts and encourage the reuse of graywater.***

*Policy EP 5.4 Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous adapted desert plants.*

**Response:** To further elaborate on the statements above, the buildings been designed in a manner to respond to the Sonoran Desert climate through the use of passive solar shading, inset/projected balconies, landscaping, recessed windows (south), articulation, material selection, textures, paint colors, scale and massing in balance with the surrounding community. The development proposal promotes a rich desert landscape palette in a contemporary theme that celebrates the unique character and quality of the Sonoran Desert while providing an attractive resort-like setting for the buildings (proposed and existing).

➤ **Character & Design**

**Goal CD 1**

***Enhance and strengthen the design character of Greater Airpark Future Land Use Areas.***

*Policy CD 1.1 Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:*

***Airpark Mixed Use Future Land Use Areas (AMU & AMU-R)***

*The character of these areas is pedestrian-oriented, urban, and human-scale and features a variety of open spaces, gathering areas, and multi-modal transportation options. Multi-modal transportation should include bicycle and transit access connected to a pedestrian network to encourage social contact*

*and interaction among the community. Design elements should be oriented toward people, such as the provision of shelter and shade for the pedestrian, active land uses at the ground floor/ street level, and a variety of building forms and facade articulation to visually shorten long distances. A variety of textures and natural materials is encouraged to provide visual interest and richness, particularly at the pedestrian level. Design of this Future Land Use Area should be based on a small city block layout with mid-block connections to promote greater walkability. The public realm may be activated through building and site design, orientation toward the street, high-activity uses on the street level, and the integration of public art.*

**Response:** The proposed development achieves this policy in the following ways:

- Mixed-use live, work, play philosophy enhanced with proposed combination of uses (commercial and residential)
- Building design includes context appropriate massing, architecture and materials
- Special attention given to pedestrian linkages both internal to the site and along the perimeter emphasizes connectivity
- Compatibility with surrounding context
- Site and building design focus on Sonoran Desert climate: Solar shading provided by cantilevered building entry feature; passive solar control through recessed balconies and recessed portions of the building façade; and articulation, material selection, textures, paint colors, scale and massing appropriate for the hot, arid climate
- Open space maximized and design to provide a range of recreational options for residents, both passive and active

***Policy CD 1.2** Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area character.*

**Response:** The on-site lighting will be designed in a manner to minimize glare and conserve energy while respecting and remaining consistent with the neighboring land uses. One of the lighting goals will be to provide appropriate low-level pedestrian scale lighting (ie: bollard and foot lighting) for pedestrians walking at night. The lighting will be integrated with the abundant desert landscaping proposed with this development.

***Policy CD 1.3** Encourage a variety of building shapes and heights that are appropriate in each Future Land Use Area in order to promote visual interest in the Greater Airpark and to promote the overall character of the specific Future Land Use Area within which they are located.*

**Response:** A variety of building shapes and heights are provided in the architectural design. The residential building has been designed in a manner that provides appropriate massing and sensitivity to the pedestrian. Architectural detailing and materials may include, but are not limited to concrete panel, stucco, glazing and metal balcony rails selected to uphold the unique character and context of the Sonoran Desert. The façade plane undulates in and out to bring relief to the elevation surface creating shade and shadow.



**Goal CD 2**

***Create vibrant Signature Corridors (See Signature Corridors Map, pg 58) in the Greater Airpark to provide a distinct identity and design theme in the area.***

***Policy CD 2.1 Establish a unified streetscape for identified Signature Corridors with unique imagery for each corridor.***

***Policy CD 2.18 Raintree Signature Corridor. The Raintree Signature Corridor, as the grand entrance to the Greater Airpark, should integrate elements of flight and corporate sophistication into building, landscape and site designs. Building frontages should be oriented to activate the street. Intersections and gateways in this area should include interpretive elements that discuss the Airport, as well as modern technology.***

**Response:** The office component of the proposed zoning boundary is approved and is currently under construction (approved under the existing I-1 zoning designation, case 83-SA-2019). The architecture provides a modern vibrant design at the gateway intersection of 87<sup>th</sup> Street and Raintree Drive. The residential building provides four-sided architecture that complements the existing streetscape while bringing new building typology to the Raintree Signature Corridor. The design activates the street frontage significantly more than the existing office buildings along this Corridor, offering direct street access from the ground level units and improved sidewalk connectivity. Each ground floor unit incorporates direct exterior access to a private outdoor patio, and in almost all cases direct access to the enhanced pedestrian circulation network on and around the site. These ground floor entries are delineated by raised concrete patios, low site walls, gates and landscape screening.

***Policy CD 2.2 Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design, including decorative paving, street furniture, public art, and integrated infrastructure improvements.***

***Policy CD 2.4 Incorporate multi-modal access along Signature Corridors.***

**Response:** The proposed mixed-use development will improve the Raintree Signature Corridor by providing landscape/hardscape continuity and pedestrian synergy. These elements are currently lacking with the existing vacant parcel and surrounding office uses on the south side of Raintree, which predominately have parking in front of the buildings with an insignificant ground level pedestrian experience. The proposed development will include residential patios with direct access to the sidewalk on Raintree, ground level access from the office building to the sidewalk on Raintree and numerous new sidewalks including detached sidewalks to improve the pedestrian experience and safety. The site benefits from a range of multimodal transportation options including pedestrian, vehicular and public transit. The Property is near the Raintree/Loop 101 interchange and close to several arterial roads all of which provide regional access. 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. The project also aims to reduce energy consumption by live-work-play walkability to adjacent amenities, promoting the use of bicycles, encouraging ride-share with drop-off/pick-up locations and having electric vehicle charging stations.

### Current Streetscape



### Proposed Streetscape



#### **IV. PCD Findings**

Per Section 5.2104 of the Zoning Ordinance, before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

***A. That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.***

**Response:** A request for a non-major GPA has been submitted in conjunction with this rezoning request. Integrating the proposed mixed-use development will provide additional housing opportunities for the residents of Scottsdale in an established employment and service core area. The area is lacking new multifamily housing opportunities given the desirable location and multimodal connectivity. The location of the Property not only provides an

Resolution No. 11829

Exhibit A

opportunity for housing in the Airpark Core, but also connectivity to the surrounding retail, restaurants, and employment that will enhance the overall sustainability of the area. The development promotes an integrated, sustainable character for the area contributing towards the live, work, play goals identified in the General Plan.

***B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.***

**Response:** A TIMA is provided with the application submittal including a specific traffic analysis which reflects a reduction in trip generation from the existing office use. The Property is near the Raintree/Loop 101 interchange and close to several arterial roads all of which provide regional access. 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.

***C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:***

***1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.***

**Response:** The school district has been notified and the area schools have adequate facilities to serve the additional residents.

***2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.***

**Response:** Not applicable.

***3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.***

**Response:** Being surrounded with multiple retail and large office uses, a mixed-use residential community will be very compatible and will provide housing options in the Airpark area supporting area retail and businesses. The proposed development will allow employees to live

close to their jobs and walk or bike to work. The overall design is intended to function seamlessly together as well as integrate with the surrounding mix of land uses.

## V. Planned Airpark Core Development (PCP)

This application includes a range of exhibits including the site plan, elevations, renderings, pedestrian/vehicular circulation plan, landscape plan, and civil engineering information which demonstrate the character and high-level of design proposed for this site. The office component, although included with the rezoning request, is approved per case 83-SA-2019.

The residential building has been designed in a manner that provides appropriate massing and sensitivity to the pedestrian. Architectural detailing and materials may include, but are not limited to concrete panel, stucco, glazing and metal balcony rails selected to uphold the unique character and context of the Sonoran Desert. Residential amenities include fitness facility, amenity/lounge room with kitchen and conference/meeting space. The outdoor amenities include a pool, spa, cabana, seating areas, fire pit, and bbq 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.

***The purpose of the PCP district is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the GACAP. The PCP district should:***

***A. Accommodate mixed-use commerce and employment centers.***

***B. Provide a dynamic complement to the employment cores with support retail, service, tourism, cultural, and residential uses.***

**Response:** The proposed PCP zoning allows for the integration of a multifamily residential community (3.40+/- acres) on the subject 9.64+/- acre site. Per the PCP requirements, dwelling units are limited to 50% of the ground floor building area of the development plan, are located outside of the AC-3 airport area, will include noise attenuation and fair disclosure to residents. This development strongly contributes to the mixed-use sustainable character of the Scottsdale Airpark and complements the existing commerce and employment centers as well as the retail and service uses of the surrounding area. The proposed development accomplishes a range of goals including the revitalization of an underutilized vacant property integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the existing Scottsdale Airpark developments.

***C. Promote efficient and safe traffic circulation system through the inclusion of a mix of complementary uses and provisions for multiple modes of travel.***

**Response:** The site plan has been designed in a manner that pays particular attention to the pedestrian and bicyclist along the perimeter and through of the site. The mixed-use nature of proposed development promotes vehicular trip reduction and a sustainable, walkable community. The residential land use integrated in this Airpark location increases the efficient movement of

people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. Additionally, the proposed residential use results in a significant decrease in daily vehicle trips as compared to the existing industrial/office zoning.

***D. Promote architectural excellence and creative design through development standards that create high quality character for structures, site plans, and streetscapes.***

***E. Promote adjacent neighborhoods through strict development standards while encouraging innovative site planning and environmental sensitivity throughout the PCP district.***

**Response:** The proposed development embodies an Airpark appropriate building with materials and colors that are compatible to existing fabric of the Airpark character while providing unique detailing and presence. Trammell Crow Company intends to create a five-story residential rental community with Southwestern contemporary elevations complementary to the surrounding character. The design reflects a wrap concept that conceals the internal above grade parking structure with residential units. The design creates more openness and interest than a traditional linear building design. Collectively, the PCP development plan, including both the approved commercial office building and the newly proposed residential community, both of which are designed in a cohesive manner to provide visual and physical connectivity through the architectural styles and the hardscape/landscape design.

***F. Provide an open space framework of enhanced streetscapes, functional pedestrian spaces, enhanced view corridors and other public environmental amenities.***

**Response:** The residential office development will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses tying into the existing commercial fabric. Additionally, the project provides abundant open space with 29.8% +/- open space (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes gathering spaces, a large open space amenity, private outdoor living spaces, perimeter landscape buffers, pedestrian ways, and parking lot landscaping.

***G. Promote environmental stewardship and sustainability through the application of recognized and established environmentally responsible building techniques and desert appropriate design approaches.***

**Response:** The Airpark is predominately an employment core area. Integrating the proposed multifamily land use will provide a residential rental and workforce housing opportunity for the residents of Scottsdale in an employment and service core area of the City. The location of the Property not only provides an opportunity for workforce housing in the employment core, but also connectivity to the retail and restaurants established in the nearby developments that will enhance their sustainability contributing towards the live, work, play goals identified in the GACAP.

### **Bonus Formula**

The applicant intends to utilize the bonus provision for floor area ratio (FAR) and building height by applying the formula provided in Section 5.4008, Bonus Provisions and 7.1200 Special

Public Improvements. Application of the formula is outlined below based on 2021 calendar year.

- CC= Contribution cost
- BSF = Gross square footage of bonus floor area
- BH = Feet of bonus building height
- CY = Calendar year
- FAR = Floor Area Ratio

**Bonus for Increased FAR**

Base FAR Allowed: 8.24 net acres (359,137 s.f.) x 0.8 = 287,310 s.f.  
FAR Proposed (Residential & Commercial combined): 396,983 or 1.11  
Bonus FAR Requested: 109,673 s.f. or 0.31 FAR  
Bonus Floor Area Contribution: CC = (BSF times 10) times (1.035<sup>(CY-2013)</sup>)

$$CC = (109,673 \times 10) \text{ or } 1,096,730 * 1.035^{(8)}$$

CC = \$1,444,184
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**Bonus for Increased Building Height**

Base Building Height Allowed: 62 feet (including mechanical appurtenances)  
Building Height Proposed: 69 feet (including mechanical appurtenances)  
Bonus Building Height: 7 feet  
Building Height CC = (BH times 10,000) times (1.035<sup>(CY-2013)</sup>)

$$CC = (7 \times 10,000) \text{ or } 70,000 * 1.035^{(8)}$$

CC = \$92,177
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\*Based on 2021 calendar year for permit issuance.

<b>Total CC = \$1,536,361</b>
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Based on the application of the formula, the developer will gain an additional 109,673 s.f. of gross building area and 7 feet of building height by providing \$1,536,361 of additional special improvements. A development agreement will be provided to the City memorializing the bonus and the developer is currently determining how the bonus payment will be allocated.

## VI. 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 office and retail commercial uses. Developing the Property with mixed-use residential and commercial 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 and office development plan 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 and creating a usable open space amenity south of the residential building.

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

**Response:** The Property is an Airpark development site (underutilized vacant land). 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 development 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. The plant palette, although conceptual, is proposed to include

Ironwood, Palo Verde, Mesquite, Chinese Elm and Desert Willow trees.

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 invigorate the vacant site but will also bring development that closely aligns the goals and policies of the City by strengthening 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/commercial 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. The proposed design will interplay well with the existing commercial office buildings and given the context, the proposed residential building height of 69 feet inclusive of mechanical will provide an appropriate counterpoint to the approved office building to the east (52 feet + mechanical) and existing Vanguard office to the west (36 feet - mechanical).

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/recesses 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 development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options in the Airpark employment core contributing towards the live-work-play synergy.

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

**Response:** Context appropriate, mature arid-region plant materials will be utilized with the development 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 where applicable.

**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). As noted above, 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.



## 1. INTRODUCTION AND EXECUTIVE SUMMARY

### 1.1. PURPOSE OF REPORT AND STUDY OBJECTIVES

Lōkahi, LLC (Lōkahī) was retained by High Street Residential to complete a Traffic Impact & Mitigation Analysis for the proposed Raintree Multi-Family development. The development is located at on the southwest corner of Raintree Drive and 87<sup>th</sup> Street in Scottsdale, Arizona. The objective of this Traffic Impact & Mitigation Analysis is to analyze the traffic related impacts of the proposed development to the adjacent roadway network. See **Figure 1** for the vicinity map.

The proposed site will be comprised of a total of 190 residential units, of which, there will be 150 one-bedroom, 36 two-bedroom, and four three-bedroom units. Additionally, approximately 178,564 square feet (SF) of office space will be located on the east half of the proposed site.

### 1.2. EXECUTIVE SUMMARY

This report presents the analyses and the results of a traffic study prepared for the proposed Raintree Multi-Family development that will be located on the southwest corner of Raintree Drive and 87<sup>th</sup> Street. The proposed development will be comprised of a 190-unit multi-family residential development and approximately 178,564 square feet (SF) of office space.

This Traffic Impact and Mitigation Analysis includes:

- Level of service analysis of existing conditions for the weekday AM and PM peak hours
- Trip Generation for the proposed development
- Most recent 3-year collision history
- Level of service analysis for the opening year (2022) weekday AM and PM peak hours
  - 2022 Build

The following are the six (6) intersections included in this study:

- Raintree Drive and Northsight Boulevard (1)
- Raintree Drive and Driveway A (2)
- Raintree Drive and 87<sup>th</sup> Street (3)
- Raintree Drive and Northbound/Southbound Pima Frontage Road (4)
- Northsight Boulevard and Evans Road/Driveway B (5)
- 87<sup>th</sup> Street and Driveway C (6)

#### Existing Capacity Analysis

The AM and PM peak hour existing conditions capacity analysis were completed for the five (5) existing study intersections. The results of the capacity analyses reveal the following locations with an existing level of service (LOS) E or F:





**Raintree Drive and Northsight Boulevard (1) – Signalized**

- EB through AM peak hour operates at LOS E
- EB right AM peak hour operates at LOS E
- WB through PM peak hour operates at LOS E
- WB right PM peak hour operates at LOS E
- NB through AM and PM peak hours operate at LOS E
- NB right AM and PM peak hours operate at LOS E
- SB left AM and PM peak hours operate at LOS E and LOS F, respectively
- SB through AM peak hour operate at LOS E
- SB right AM and PM peak hours operate at LOS E
- Overall intersection PM peak hour operates at LOS E

**Raintree Drive and Driveway A (2) – Unsignalized**

- NB left PM peak hour operates at LOS E
- SB left PM peak hour operates at LOS F

**Raintree Drive and 87<sup>th</sup> Street (3) – Signalized**

- NB left AM peak hour operates at LOS E
- NB right PM peak hour operates at LOS E

**Raintree Drive and Northbound/Southbound Pima Frontage Road (4) – Signalized**

- WB right AM and PM peak hours operate at LOS F and LOS E, respectively
- NB left AM peak hour operates at LOS E
- SB left PM peak hour operates at LOS E
- SB through PM peak hour operates at LOS E
- SB right AM peak hour operates at LOS F

**Raintree Drive and Evans Road/Driveway B (5) – Unsignalized**

- EB left PM peak hour operates at LOS F

**Trip Generation**

The proposed development is anticipated to generate 2,773 weekday daily trips with 275 and 289 vehicles during the AM and PM peak hours, respectively.

**Future Conditions - Year 2022**

The opening year (2022) analysis was completed with the build out (build) of the proposed development. An annual growth rate of 1.0% was applied to the existing traffic volumes to create the future background traffic volumes for year 2022.





Capacity analyses were completed for both the AM and PM peak hours for year 2022, with the build out of the proposed Raintree Multi-Family development. The results of the year 2022 capacity analyses reveal that all study area intersections operate with movements at a LOS D or better, with the exception of:

**Raintree Drive and Driveway A (2) – Unsignalized**

- NB left AM and PM peak hours operate at LOS E and F, respectively
- SB left AM and PM peak hours operate at LOS F

**Raintree Drive and Evans Road/Driveway B (5) – Unsignalized**

- EB left AM and PM peak hours operate at LOS E and LOS F, respectively

Delays at stop-controlled intersections in urban areas during peak hours are not uncommon. Typically, drivers will opt to make these turn movements at signalized intersections.

**Raintree Drive Extension Design Concept Report**

In June 2014, a Raintree Drive Extension Design Concept Report (DCR) was prepared for the City of Scottsdale. The DCR analyzed the segment between Thunderbird Road/Scottsdale Road to SR 101L and focused on addressing transportation and access issues. This DCR ultimately recommended a preferred configuration for the Raintree corridor.

The recommendation included the construction of a roundabout at the intersection of Raintree Drive and Northsight Boulevard (1). In addition, several configurations of the two intersections, Raintree Drive and 87th Street (3), and Raintree Drive and Northbound/Southbound Pima Frontage Road (4) were evaluated. While multiple alternatives have been provided for this interchange, it is anticipated the existing Single Point Urban Interchange (SPUI) will be modified to a Tight Diamond Interchange (TDI).

As part of the DCR, year 2030 conditions were analyzed. This analysis results in the intersection operating at acceptable LOS during the AM and PM peak hours. Acknowledging the comprehensive efforts of the DCR including meticulous modeling efforts, in traffic software such as RODEL and Vissim, the difference in the approach volumes shown in the DCR for year 2030 along with the year 2022 build traffic volumes for the proposed Raintree Multi-Family development were calculated.



### Traffic Volume Comparison

Intersection	DCR - YEAR 2030 VOLUMES		YEAR 2022 BUILD VOLUMES		AM PEAK HOUR DIFFERENCE	PM PEAK HOUR DIFFERENCE
	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR		
<b>Raintree Drive and Northsight Boulevard (1)</b>						
Eastbound Approach Volume	650	1,030	649	1,008	0.2%	2.1%
Westbound Approach Volume	1,200	950	1,250	1,243	-4.2%	-30.8%
Northbound Approach Volume	210	760	291	747	-38.6%	1.7%
Southbound Approach Volume	230	530	404	630	-75.7%	-18.9%
<b>Raintree Drive and 87th Street (3)</b>						
Eastbound Approach Volume	590	1,570	672	1,588	-13.9%	-1.1%
Westbound Approach Volume	1,990	1,230	2,018	1,356	-1.4%	-10.2%
Northbound Approach Volume	90	670	121	610	-34.4%	9.0%
Southbound Approach Volume	220	260	302	300	-37.3%	-15.4%
<b>Raintree Drive and Southbound Pima Frontage Road (7)</b>						
<b>Raintree Drive and Northbound Pima Frontage Road (8)</b>						
Eastbound Approach Volume	570	2,170	754	1,991	-32.3%	8.2%
Westbound Approach Volume	1,490	1,140	1,156	1,142	22.4%	-0.2%
Northbound Approach Volume	1,330	1,190	1,130	863	15.0%	27.5%
Southbound Approach Volume	1,330	1,230	1,311	1,079	1.4%	12.3%

### Recommendations

The following are the recommended improvements to be constructed with the build out of the proposed Raintree Multi-Family development.

#### 87<sup>th</sup> Street and Driveway B (6)

- Buildout of right-in and right-out access, including southbound right turn deceleration lane.

As with any new development and potential change in traffic patterns, the following is recommended:

- **Monitor and Adjust Signal Timing**  
Monitor traffic patterns in the area and if necessary, adjust nearby signal timing



Raintree Drive Residential  
 8501 E Raintree Drive  
 Scottsdale, AZ 85260



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**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 12/4/2019  
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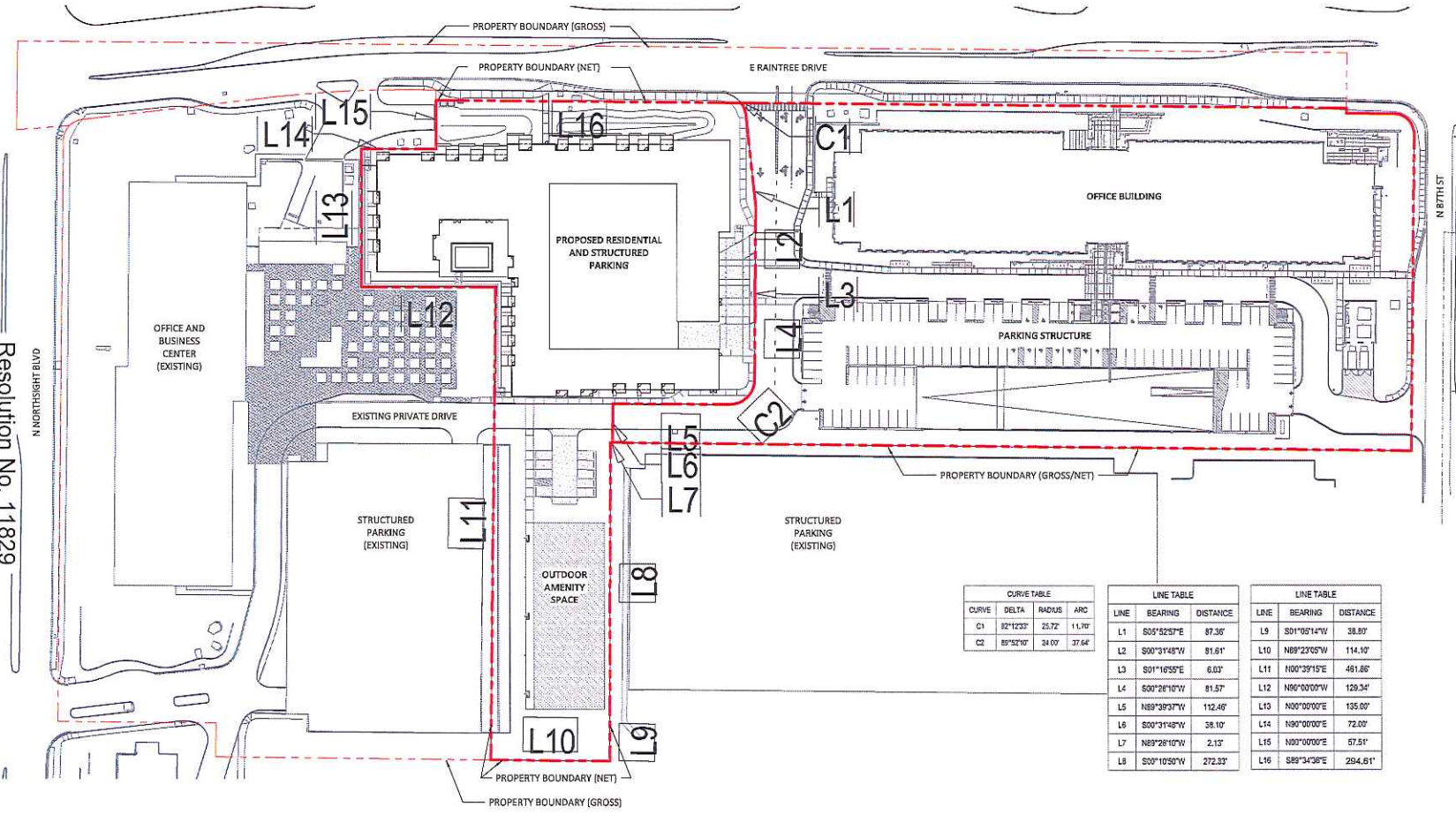
219514  
 PROJECT NUMBER  
 ESG DRAWN BY ESG CHECKED BY

KEY PLAN

Raintree Drive Residential

DIMENSIONED BOUNDARY PLAN

**A.d.1**



CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	82°12'33"	25.72	11.70'
C2	88°52'10"	34.07	37.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°52'37"E	87.36'
L2	S00°31'45"W	91.61'
L3	S01°16'55"E	6.63'
L4	S00°26'10"W	81.57'
L5	N89°39'37"W	112.46'
L6	S00°31'45"W	38.10'
L7	N89°28'10"W	2.13'
L8	S00°10'50"W	272.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S01°05'14"W	38.80'
L10	N89°23'05"W	114.10'
L11	N00°39'15"E	461.66'
L12	N90°00'00"W	129.34'
L13	N00°00'00"E	135.00'
L14	N90°00'00"E	72.00'
L15	N00°00'00"E	57.51'
L16	S89°34'36"E	294.61'

Resolution No. 11829  
 Exhibit A  
 Page 45 of 70

**1 DIMENSIONED BOUNDARY PLAN**  
 A.d.1 1" = 50'-0"



NOTE: INTERNAL LOT LINES ARE SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.

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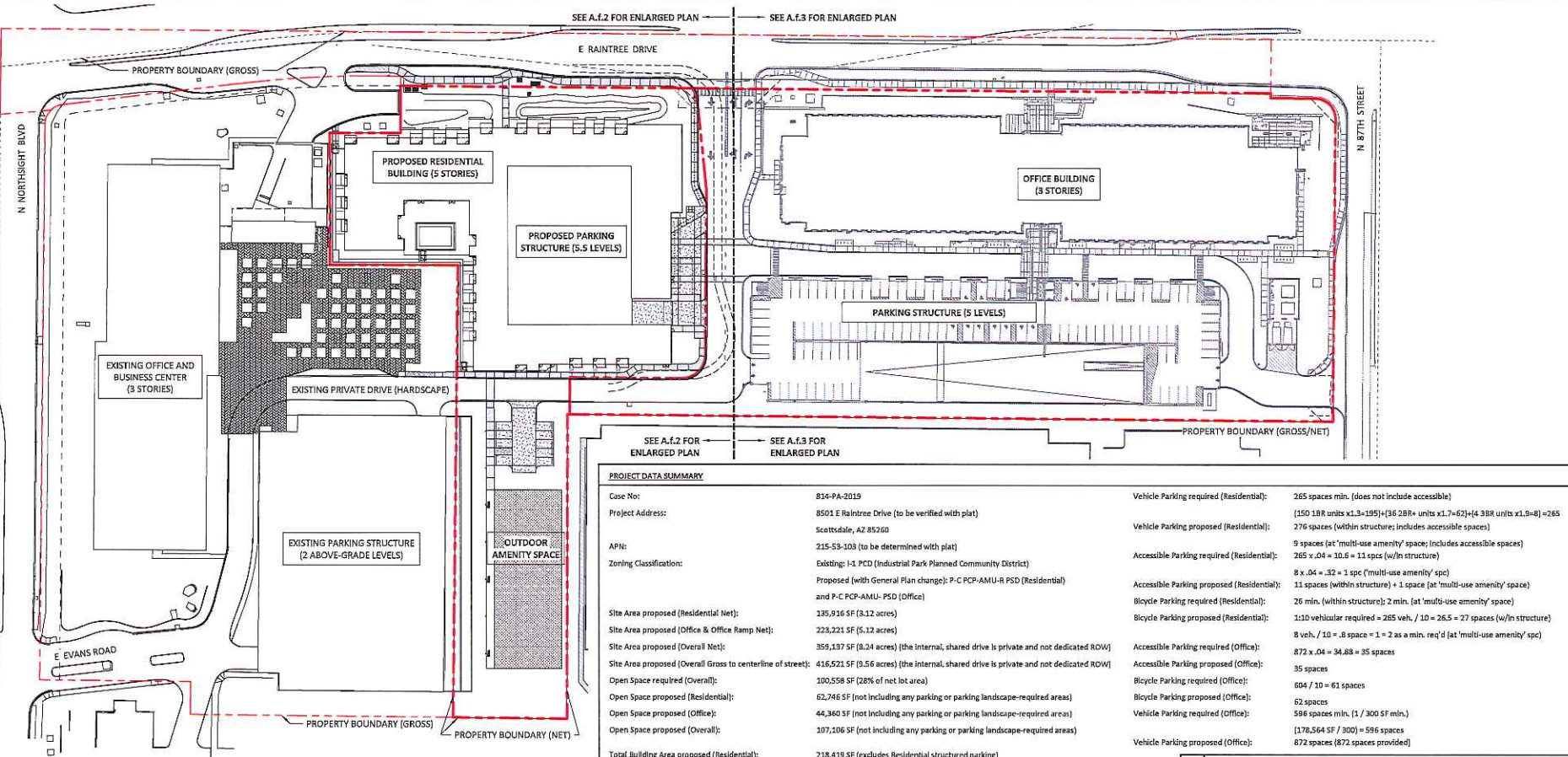
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**REZONING APP SUBMITTAL**

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No. Description Date  
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RE-SUBMITTAL

219514  
PROJECT NUMBER  
ESG ESG  
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KEY PLAN  
Raintree Drive Residential  
OVERALL SITE PLAN  
**A.f.1**

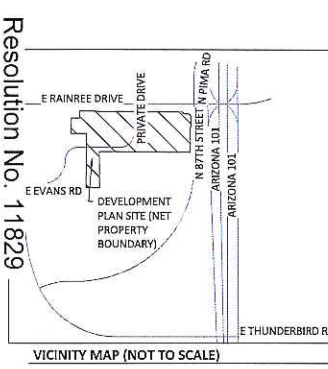


PROJECT DATA SUMMARY	
Case No:	816-PA-2019
Project Address:	8501 E Raintree Drive (to be verified with plat) Scottsdale, AZ 85260
APN:	215-53-103 (to be determined with plat)
Zoning Classification:	Existing: I-1 PCD (Industrial Park Planned Community District) Proposed (with General Plan change): P-C PCP-AMU-R PSD (Residential) and P-C PCP-AMU- PSD (Office)
Site Area proposed (Residential Net):	135,916 SF (3.12 acres)
Site Area proposed (Office & Office Ramp Net):	223,221 SF (5.12 acres)
Site Area proposed (Overall Net):	359,137 SF (8.24 acres) (the internal, shared drive is private and not dedicated ROW)
Site Area proposed (Overall Gross to centerline of street):	416,521 SF (9.56 acres) (the internal, shared drive is private and not dedicated ROW)
Open Space required (Overall):	100,558 SF (28% of net lot area)
Open Space proposed (Residential):	62,746 SF (not including any parking or parking landscape-required areas)
Open Space proposed (Office):	44,360 SF (not including any parking or parking landscape-required areas)
Open Space proposed (Overall):	107,106 SF (not including any parking or parking landscape-required areas)
Total Building Area proposed (Residential):	218,419 SF (excludes Residential structured parking)
Total Building Area proposed (Office):	178,564 SF (excludes parking structure)
GFAR allowed (Overall Net site area):	0.8 (for the Development Plan); option for buy-up w/ max. 2.0 under bonus provisions
GFAR proposed (Overall Net site area):	1.11 (excludes Residential + Office structured parking)
Total Units proposed:	190 units 1 Bedroom: 150 units (79%) 2 Bedroom: 36 units (19%) 3 Bedroom: 4 units (2%)
Ground Level allowed (Overall):	Dwelling use limited to a maximum of 50% of the ground floor bldg area of the Development Plan Office use limited to a maximum of 50% of the ground floor bldg area of the Development Plan
Ground Level proposed:	Overall Development Plan Ground Level (without parking ramps): 301,853 s.f. Residential: 30,055 s.f. (30%) Support uses: (lobby, fitness, amenity, restrooms, storage): 23,538 s.f. (22%) Office: 48,440 s.f. (48%)
Stepsbacks required:	1:1 beginning 38 ft above setback line / only relevant along Raintree Drive and 87th Street no encroachments
Stepsbacks proposed:	
Building Height allowed (Overall Site):	82' maximum (including all rooftop appurtenances); 104' max under bonus provisions
Building Height proposed (Residential):	5.5 floors (64'-2" to top of overrun roof parapet) plus rooftop appurtenances = maximum 69'-0"
Building Height proposed (Office):	3 floors (50'-8" to top of roof parapet) plus rooftop appurtenances = 60'-2" total
Vehicle Parking required (Residential):	265 spaces min. (does not include accessible)
Vehicle Parking proposed (Residential):	(150 1BR units x 1.3=195)+(36 2BR+ units x 1.7=62)+(4 3BR units x 1.9=8)=265 276 spaces (within structure; includes accessible spaces)
Accessible Parking required (Residential):	9 spaces (at "multi-use amenity" space; includes accessible spaces) 265 x .04 = 10.6 = 11 spcs (w/in structure)
Accessible Parking proposed (Residential):	8 x .04 = .32 = 1 spc (multi-use amenity' spc) 11 spaces (within structure) + 1 space (at "multi-use amenity" space)
Bicycle Parking required (Residential):	26 min. (within structure); 2 min. (at "multi-use amenity" space)
Bicycle Parking proposed (Residential):	110 vehicular required = 265 veh. / 10 = 26.5 = 27 spaces (w/in structure) 8 veh. / 10 = .8 space = 1 + 2 as a min. req'd (at "multi-use amenity" spc)
Accessible Parking required (Office):	872 x .04 = 34.88 = 35 spaces
Accessible Parking proposed (Office):	85 spaces
Bicycle Parking required (Office):	604 / 10 = 61 spaces
Bicycle Parking proposed (Office):	62 spaces
Vehicle Parking required (Office):	598 spaces min. (1 / 300 SF min.) (178,564 SF / 300) = 596 spaces
Vehicle Parking proposed (Office):	872 spaces (872 spaces provided)

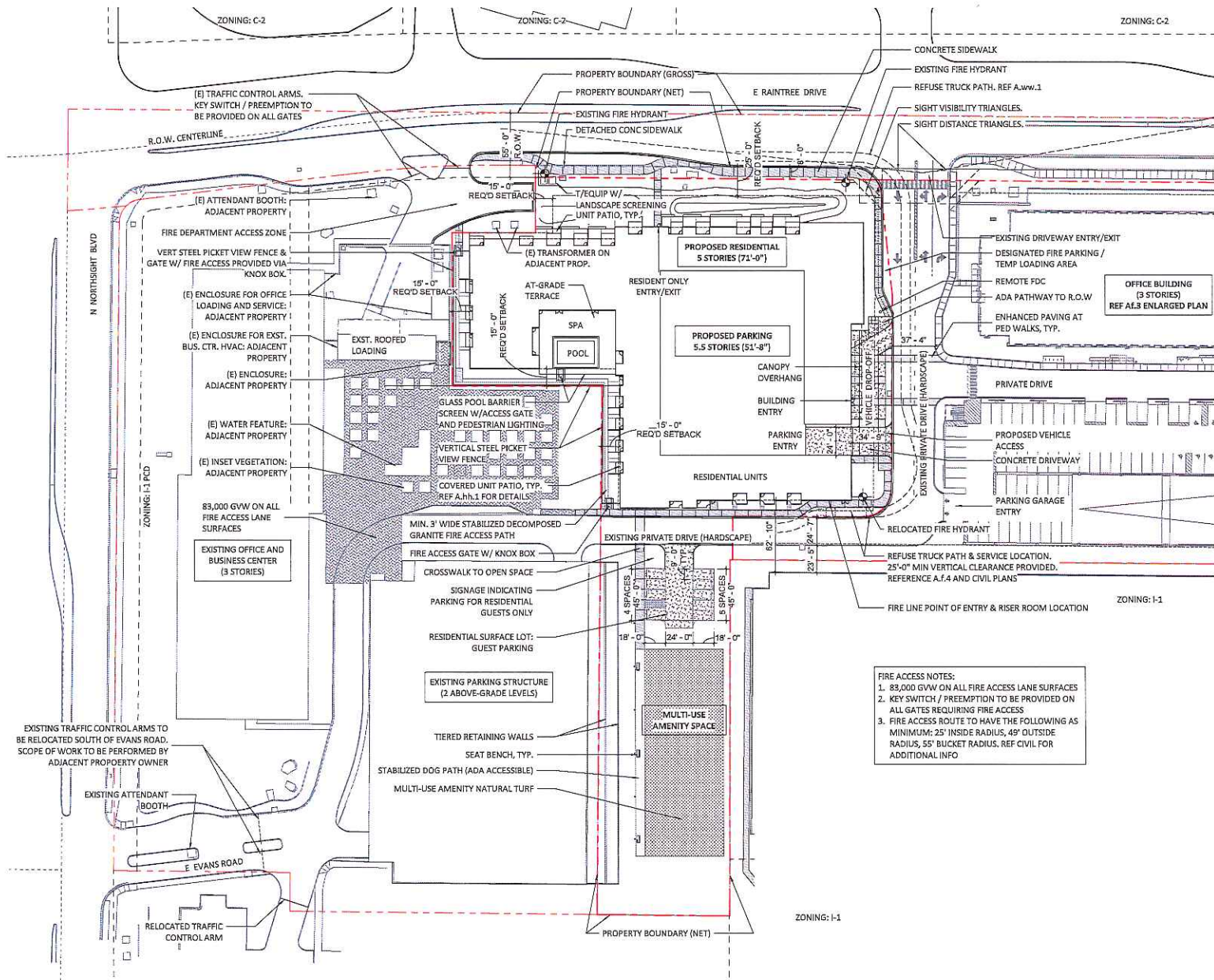
<b>Owner/Developer:</b>	High Street Residential 2575 East Camelback, Suite 400 Phoenix, AZ 85015 Ph: 602-222-4000 Fx: 602-285-3141	
<b>Legal:</b>	Berry Riddell LLC 6750 East Camelback, Suite 100 Scottsdale, AZ 85251 Ph: 480-385-2727 Fx: 480-385-2757	
<b>Architect:</b>	(RESIDENTIAL) Elines Swanson Graham Architects, Inc. 500 Washington Ave. South, Suite 3080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382	(OFFICE, OFFICE RAMP) RSP Architects, Ltd. 502 S College Ave Ste 203 Tempe, AZ 85281 Ph: 480-889-2000
<b>Civil Engineer:</b>	Wood Patel 2051 W Northern Ave #100 Phoenix, AZ 85021 Ph: 602-335-8500 Fx: 602-335-8580	
<b>Landscaping Architect:</b>	(RESIDENTIAL) Norris Design 901 East Madison Street Phoenix, AZ 85034 Ph: 480-254-9600	(OFFICE, OFFICE RAMP) Trueform Landscape Arch. Studio 2009 N 7th Street, Ste F Phoenix, AZ 85006 Ph: 480-382-4244
<b>Electrical Engineer:</b>	(RESIDENTIAL) TBD	(OFFICE, OFFICE RAMP) MSA Engineering Consultants 7878 N 16th Street, Ste 140 Phoenix, AZ 85020 Ph: 602-943-8424

PROJECT TEAM

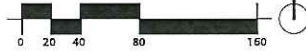
**OVERALL SITE PLAN**  
1" = 50'-0"



NOTE: SITE AREA, OPEN SPACE, GFAR AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/ APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.



1 SITE PLAN - RESIDENTIAL SIDE  
 1" = 40'-0"



NOTE: SITE AREA, OPEN SPACE, GFAR AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAN THROUGH CITY OF SCOTTSDALE.

Raintree Drive Residential  
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 Scottsdale, AZ 85260

**HIGH STREET**  
 RESIDENTIAL

**RSP**  
**esg**  
 ARCHITECTURE & DESIGN

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REZONING APP SUBMITTAL		
ORIGINAL ISSUE:	12/2/2019	
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219514 PROJECT NUMBER		
ESG	ESG	
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KEY PLAN		

Raintree Drive Residential

SITE PLAN - RESIDENTIAL SIDE

**A.f.2**



ZONING: C-2

ZONING: C-2

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Residential  
8501 E Raintree Drive  
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### REZONING APP SUBMITTAL

ORIGINAL ISSUE: 12/4/2019

REVISIONS No.	Description	Date
REZONING APPLICATION		3/4/20
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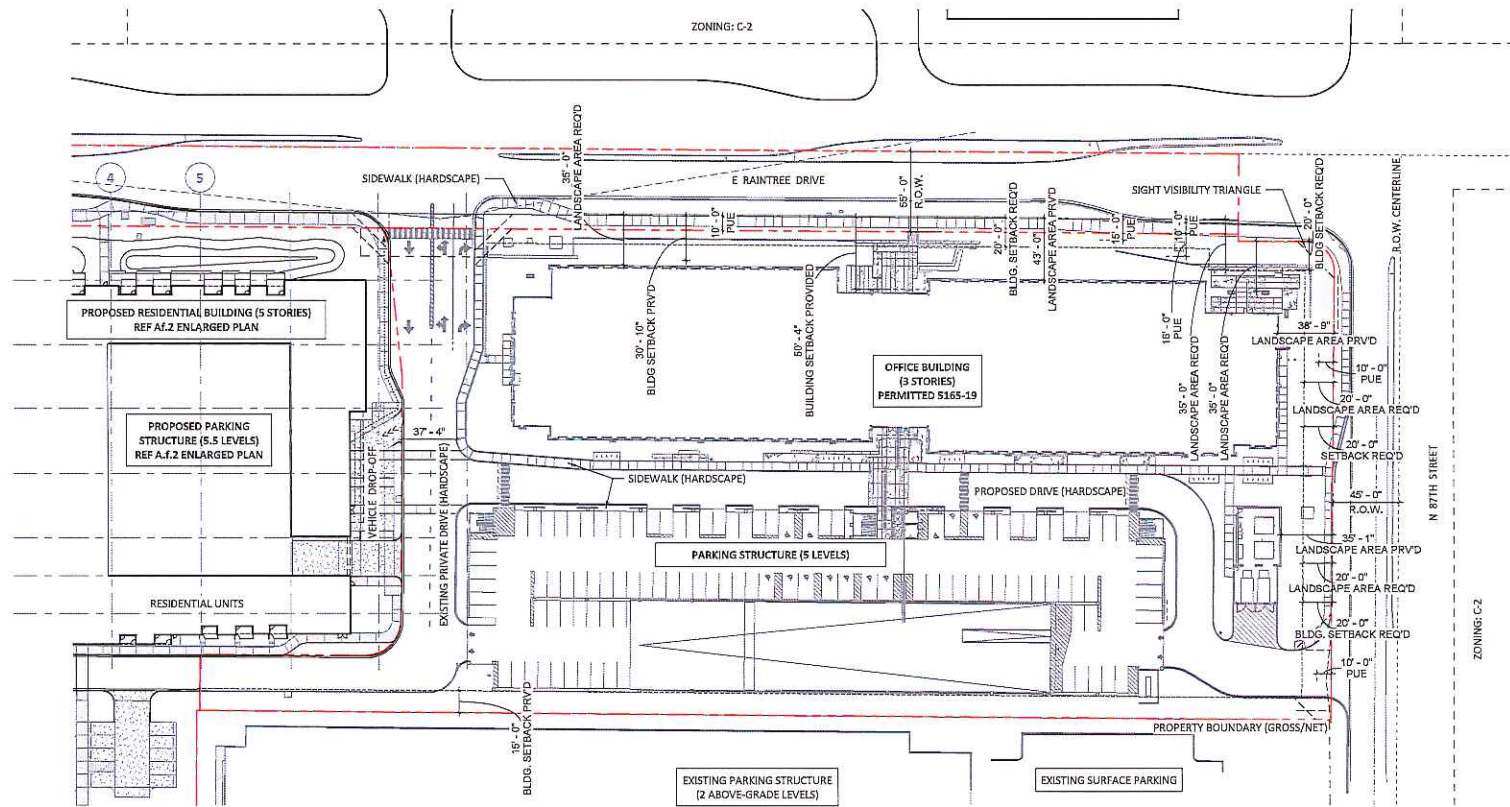
KEY PLAN

Raintree Drive Residential

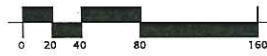
SITE PLAN - OFFICE SIDE

# A.f.3

19-224-341022



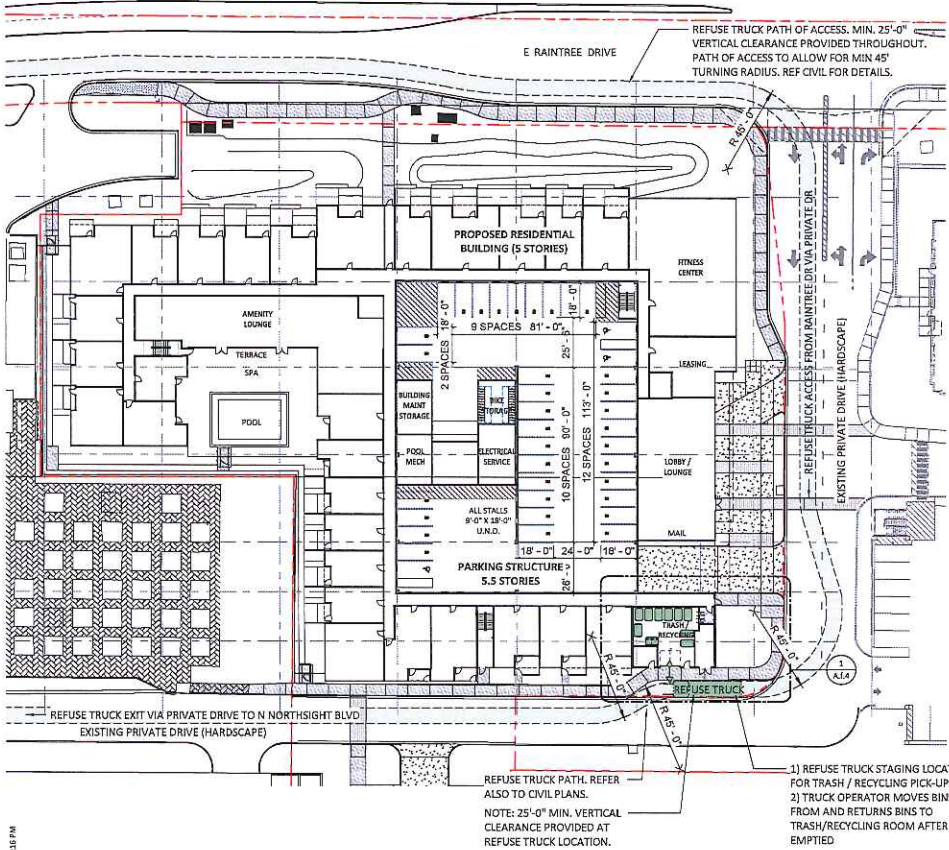
1 SITE PLAN - OFFICE SIDE  
A.f.3 1"=40'-0"



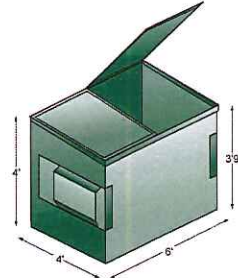
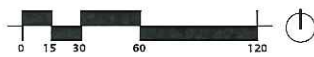
#### NOTES:

OFFICE SITE'S SITE PLAN APPROVED WITH DRB CASE NUMBER 83-SA-2019.

SITE AREA, OPEN SPACE, GFAR AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.

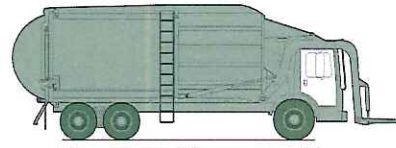


2 SITE PLAN - TRASH COLLECTION  
1" = 30'-0"



3 YARD TRASH / RECYCLING BIN

5 TRASH - DUMPSTER  
3/8" = 1'-0"

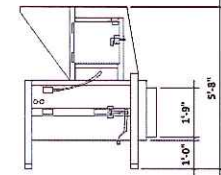


STANDARD COMMERCIAL FRONT END LOADING TRUCK

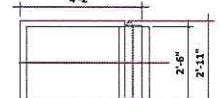
4 TRASH - COMMERCIAL REFUSE TRUCK  
1/8" = 1'-0"

GENERAL NOTES:  
PROJECT WILL COMPLY WITH THE CITY OF SCOTTSDALE, AZ, SRC, SEC. 24-13.  
COMPACTOR CAPACITY = 1 STD CONT / 20 UNITS  
150 UNITS / 20 = 9.5 STD CONTAINERS  
10 STD REFUSE CONTAINERS TO BE PROVIDED.

SPECIFIC COMPACTOR PROVIDED BY OTHERS - TYPICAL MODEL: WASTEQUIP C-33X-AFT APARTMENT COMPACTOR

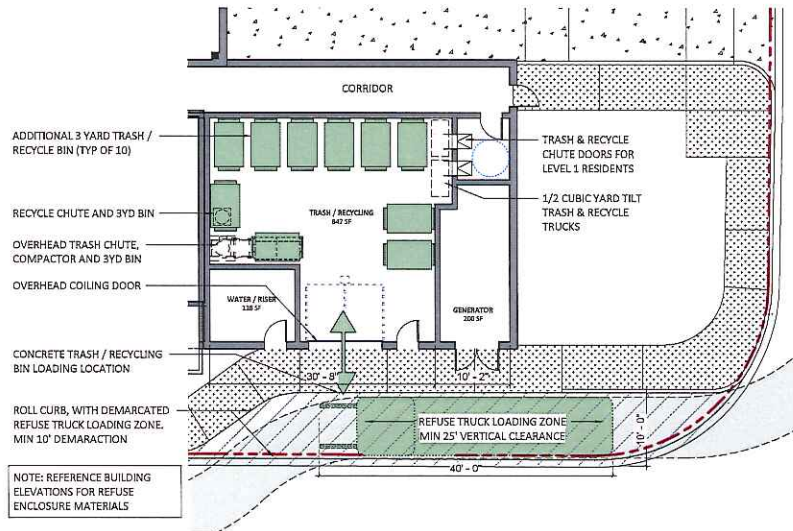


ELEVATION VIEW

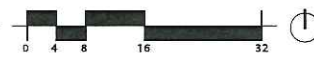


PLAN VIEW

3 TRASH - COMPACTOR  
3/2" = 1'-0"



1 ENLARGED FLOOR PLAN - TRASH / RECYCLING ROOM  
1/8" = 1'-0"



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KEY PLAN

Raintree Drive Residential

LEVEL 1 PLAN DETAILS

**A.f.4**

Raintree Drive  
 Residential  
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**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 03/04/20

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RE-SUBMITTAL			

219514

PROJECT NUMBER

Author \_\_\_\_\_

Drawn By \_\_\_\_\_

Checked By \_\_\_\_\_

KEY PLAN

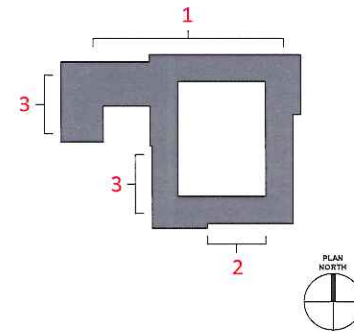
Raintree Drive Residential

DETAILS

**A.h.h.1**

10-2024  
 3/15/2024

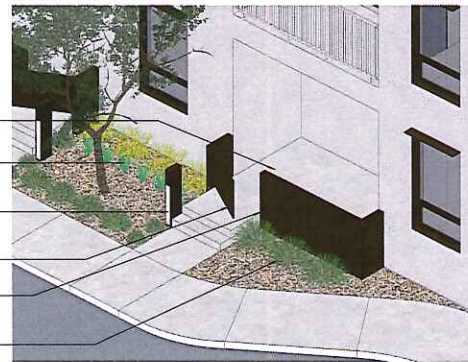
**BUILDING KEY**



- DECOMPOSED GRANIT ROCK PATHWAY
- 4" CONCRETE SLAB PATIO, SLOPE TO DRAIN.
- LANDSCAPE SCREENING, REF LNDSCP DRAWINGS
- 36"H SCREEN WALL, ST-2
- ACCESS CONTROLLED VIEW FENCE

**PATIO AXON - WEST**

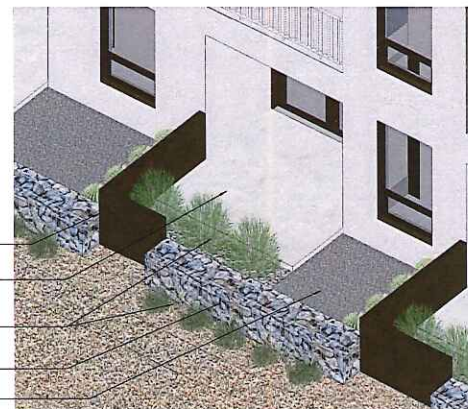
3



- 4" CONCRETE SLAB PATIO, SLOPE TO DRAIN.
- LANDSCAPE SCREENING, REF LNDSCP DRAWINGS
- DARK BRONZE PEDESTRIAN LIGHT FIXTURE
- TENANT ACCESS GATE
- 36"H SCREEN WALL, ST-2
- LANDSCAPE SCREENING, REF LNDSCP DRAWINGS

**PATIO AXON - SOUTH**

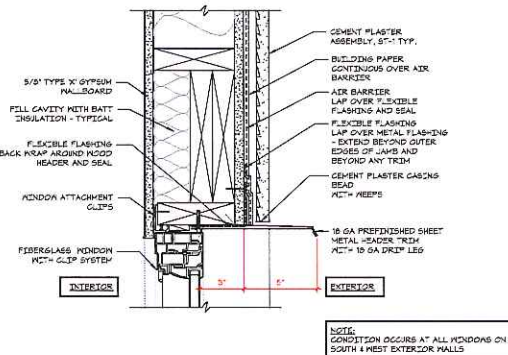
2



- 36"H SCREEN WALL, ST-2
- 4" CONCRETE SLAB PATIO, SLOPE TO DRAIN.
- LANDSCAPE SCREENING, REF LNDSCP DRAWINGS
- GABION HALF WALL
- DECOMPOSED GRANITE ROCK

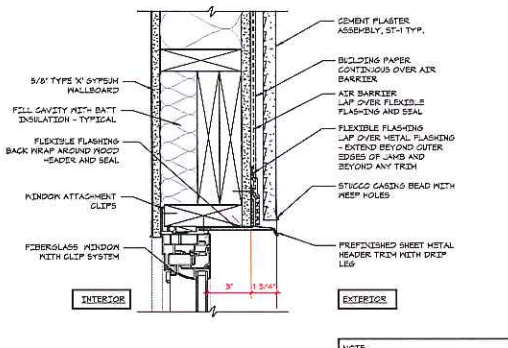
**PATIO AXON - NORTH**

1



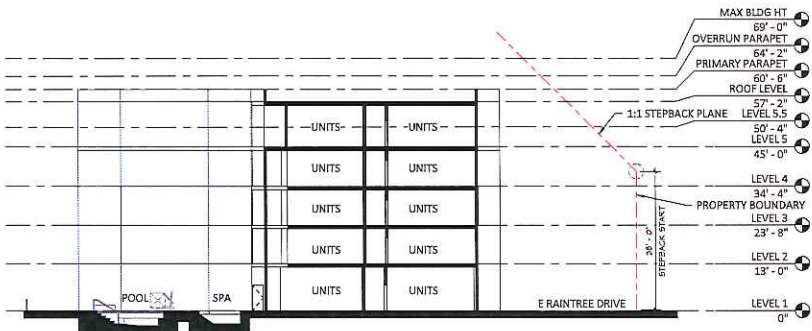
**5 TYP. FIBERGLASS WINDOW HEAD W/INTEGRATED SOLAR SHADE**  
 3" x 1'-0"

NOTE: CONDITION OCCURS AT ALL WINDOWS ON SOUTH & WEST EXTERIOR WALLS

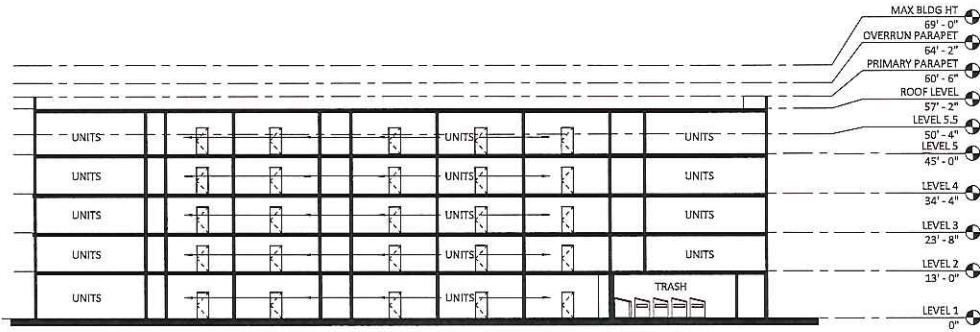


**4 TYP. FIBERGLASS WINDOW HEAD**  
 3" x 1'-0"

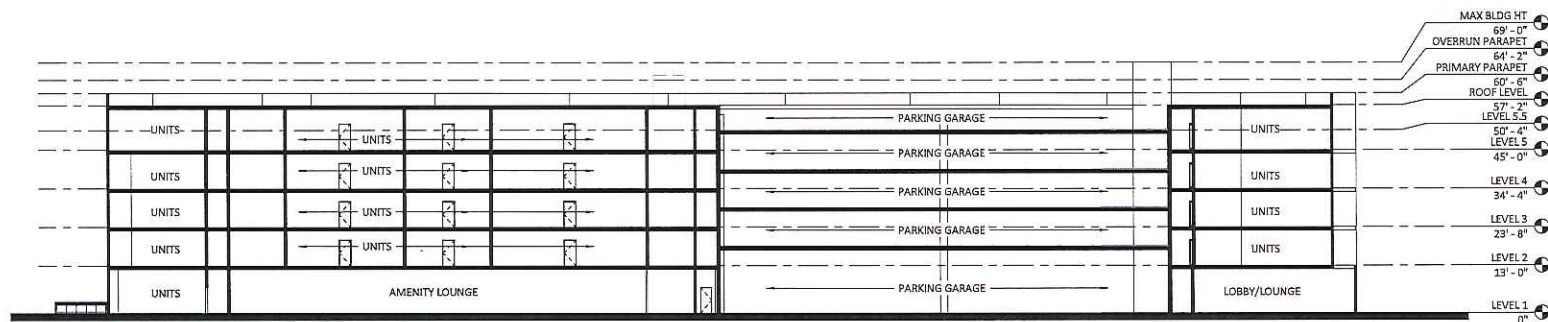
NOTE: CONDITION OCCURS AT ALL WINDOWS ON NORTH AND EAST



4 OVERALL SECTION 4  
A.L.L. 3/16" = 1'-0"



3 OVERALL SECTION 3  
A.L.L. 3/16" = 1'-0"



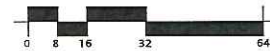
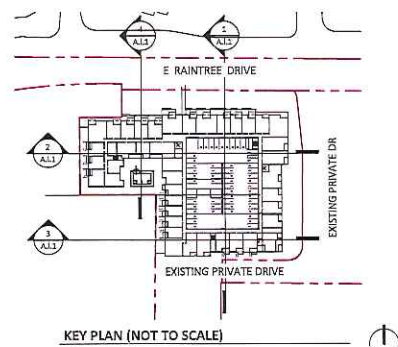
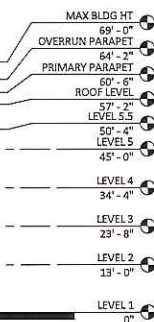
2 OVERALL SECTION 2  
A.L.L. 1/16" = 1'-0"

Resolution No. 11829  
Exhibit A  
Page 51 of 70

Resolution No. 11829  
Exhibit A  
Page 51 of 70

A.M.P. 02/15/2022/MLC

1 OVERALL SECTION 1  
A.L.L. 1/16" = 1'-0"



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Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # Date \_\_\_\_\_

NOT FOR CONSTRUCTION

**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 12/4/2019  
REVISIONS  
No. Description Date  
REZONING APPLICATION 3/4/  
RE-SUBMITTAL

219514  
PROJECT NUMBER  
ESG DRAWN BY ESG CHECKED BY

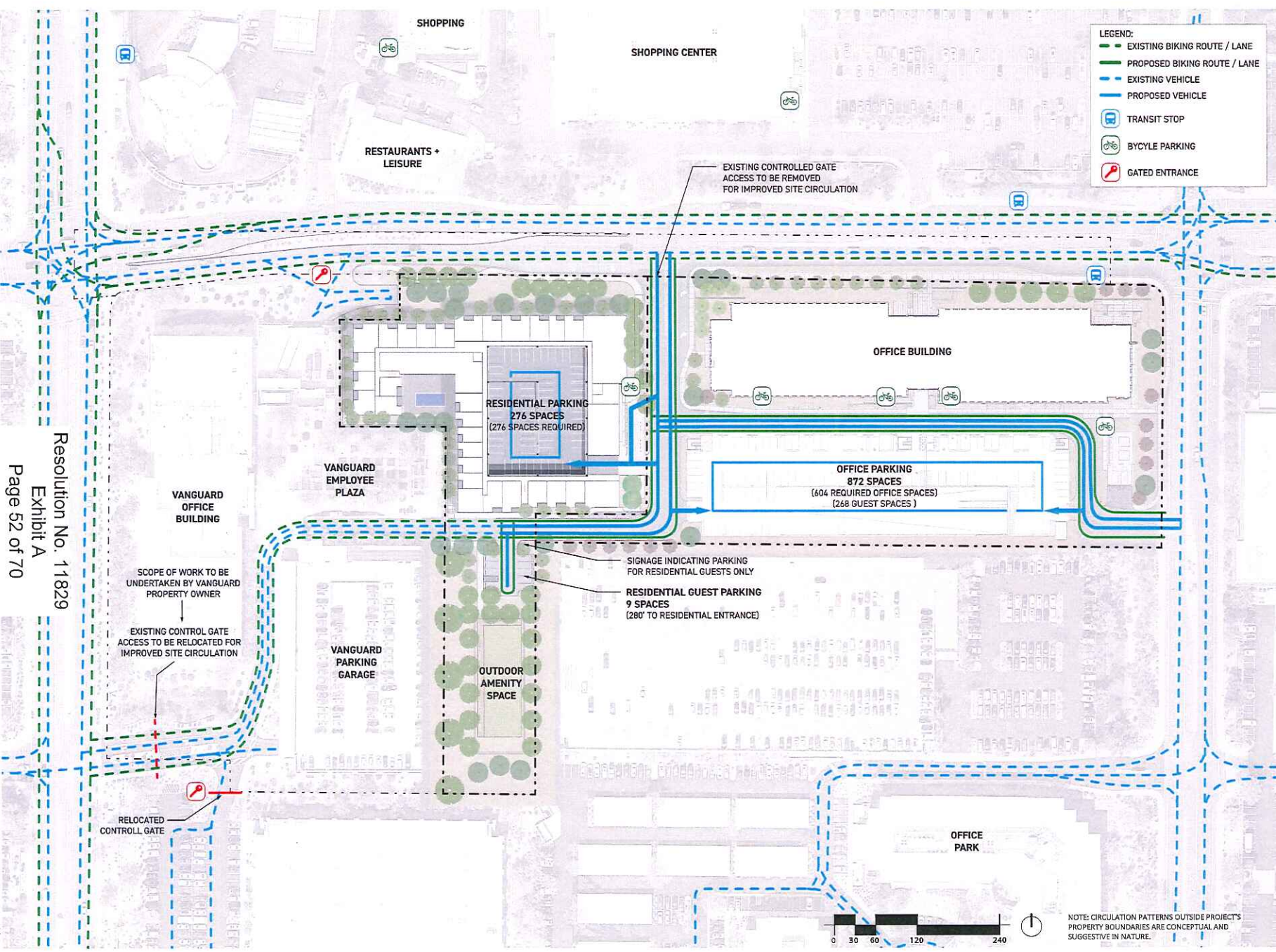
KEY PLAN

Raintree Drive Residential

SITE CROSS SECTIONS

A.i.1

10-224-1  
3/10/22



Raintree Drive Residential  
 8501 E Raintree Drive  
 Scottsdale, AZ 85260

**HIGH STREET**  
RESIDENTIAL

**RSP**

**esg**  
ARCHITECTURE & DESIGN

588 Washington Avenue South, Suite 1000  
 Minneapolis, MN 55415  
 p 612.339.5588 | f 612.339.5382  
 www.esgpract.com

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ORIGINAL ISSUE: 12/4/2019

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RE-SUBMITTAL			

219514  
 PROJECT NUMBER  
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 CHECKED BY

KEY PLAN

Raintree Drive Residential

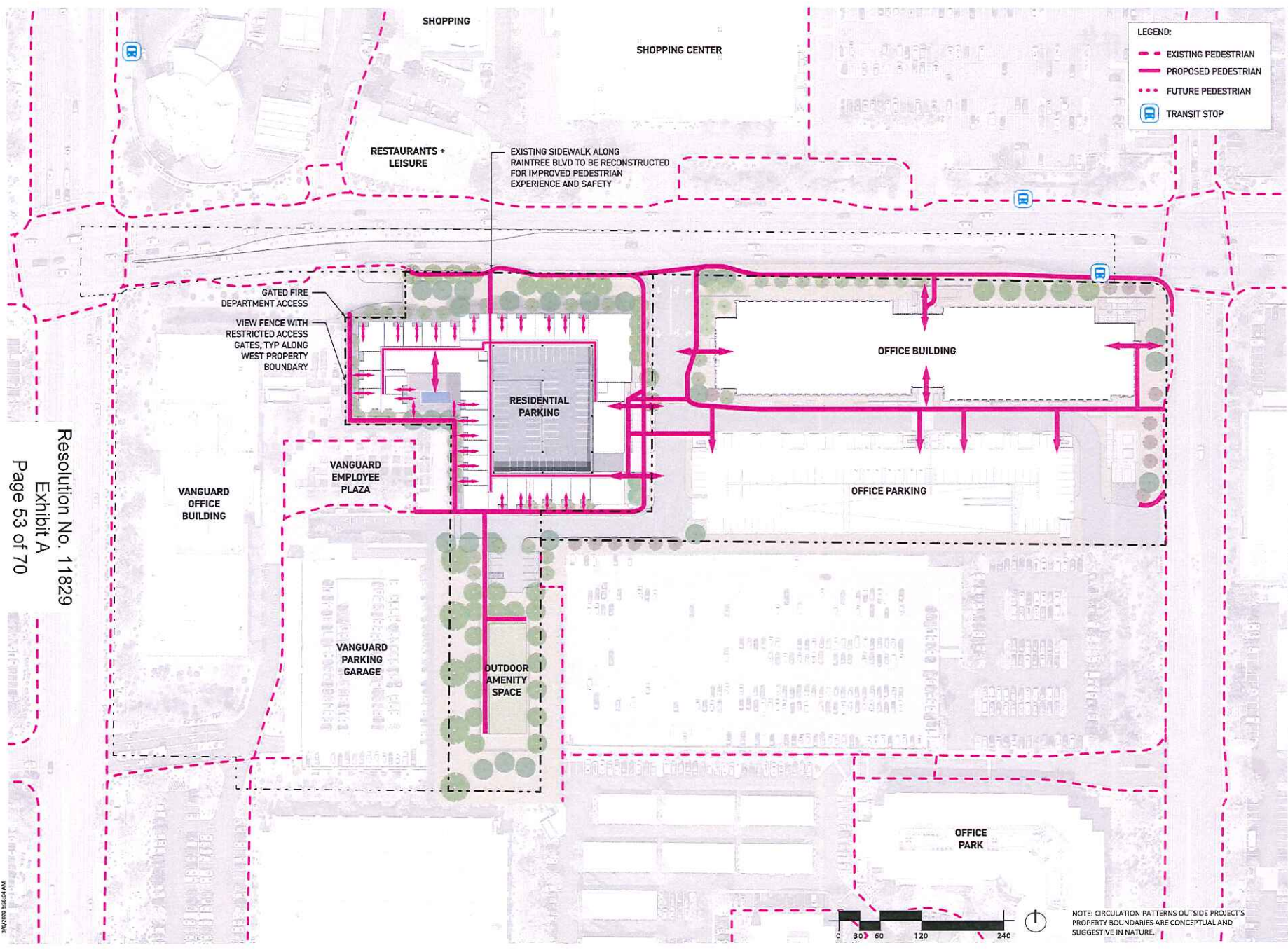
VEHICULAR + BICYCLE CIRCULATION PLAN

**A.s.1**

Resolution No. 11829  
 Exhibit A  
 Page 52 of 70

NOTE: CIRCULATION PATTERNS OUTSIDE PROJECTS PROPERTY BOUNDARIES ARE CONCEPTUAL AND SUGGESTIVE IN NATURE.

14.2502  
 JPH/2020



Raintree Drive  
Residential  
8501 E Raintree Drive  
Scottsdale, AZ 85260



500 Washington Avenue South, Suite 1000  
Minneapolis, MN 55415  
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Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

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**REZONING APP SUBMITTAL**

ORIGINAL ISSUE:	02/18/20	
REVISIONS	No.	Description
REZONING APPLICATION	3/4/	Date
RE-SUBMITTAL		

219514  
PROJECT NUMBER  
Author \_\_\_\_\_ Checker \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

Raintree Drive Residential

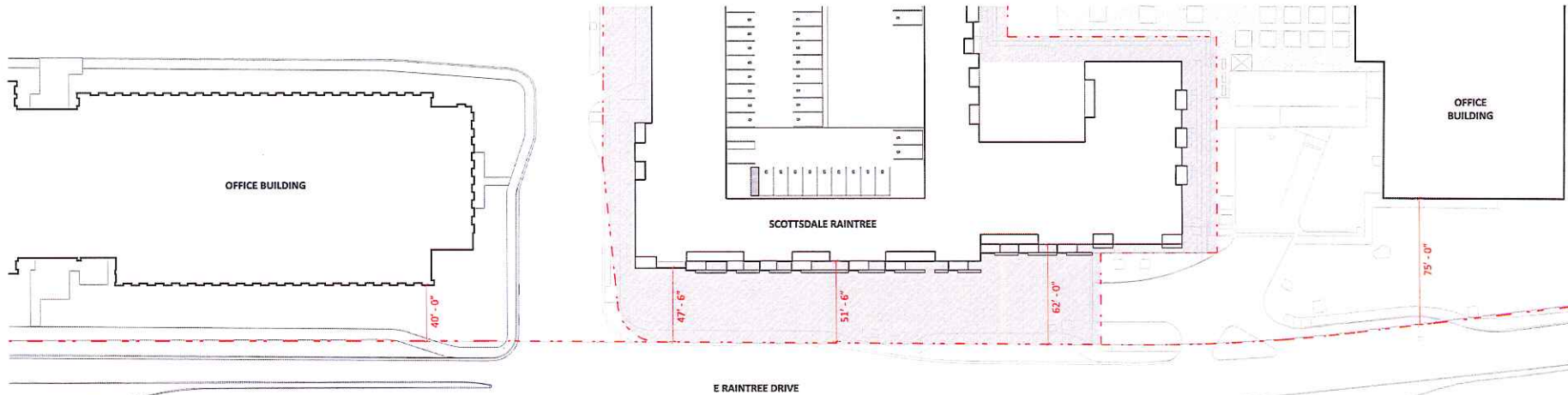
PEDESTRIAN CIRCULATION PLAN

**A.s.2**

NOTE: CIRCULATION PATTERNS OUTSIDE PROJECT'S PROPERTY BOUNDARIES ARE CONCEPTUAL AND SUGGESTIVE IN NATURE.

Resolution No. 11829  
Exhibit A  
Page 53 of 70

AM 10/20/20 10:24:02 AM



Raintree Drive  
Residential  
8501 E Raintree Drive  
Scottsdale, AZ 85260



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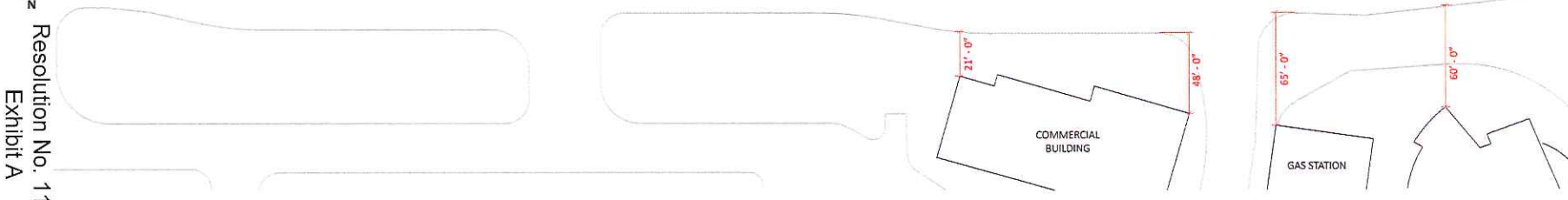
Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR CONSTRUCTION**

SITE PLAN  
SCALE: 1" = 30' - 0"

Resolution No. 11829  
Exhibit A  
Page 54 of 70

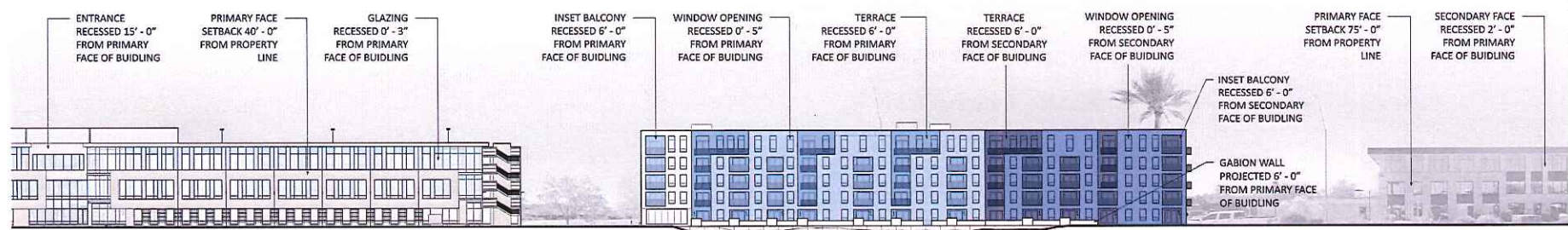
- RECESS KEY:
- - 16' - 4"
  - - 10' - 4"
  - - 6' - 0"
  - ± 0' - 0"
  - + 6' - 0"



**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 02/10/20

REVISIONS No.	Description	Date
REZONING APPLICATION		3/4/
RE-SUBMITTAL		



ELEVATION - NORTH  
SCALE: 1" = 30' - 0"



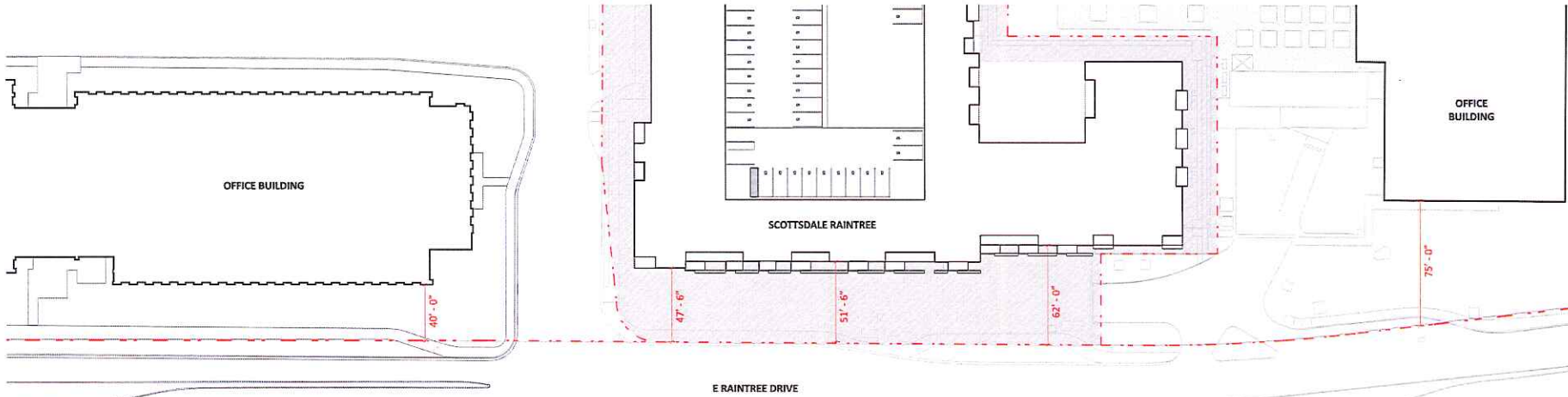
219514  
PROJECT NUMBER  
Author \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
Checker \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

KEY PLAN  
Raintree Drive Residential

ELEVATION SETBACK + RECESS DIAGRAM

**A.s.3**

192M-3H06C



Raintree Drive  
Residential  
8501 E Raintree Drive  
Scottsdale, AZ 85260



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ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1000  
Minneapolis, MN 55415  
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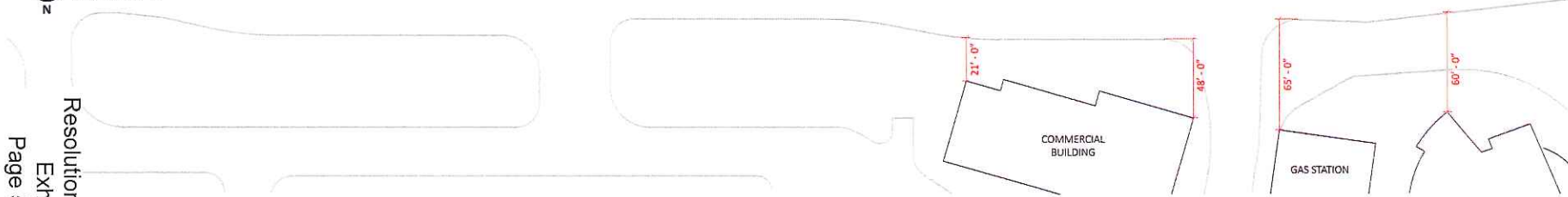
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona.

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR CONSTRUCTION**

SITE PLAN  
SCALE: 1" = 30' - 0"

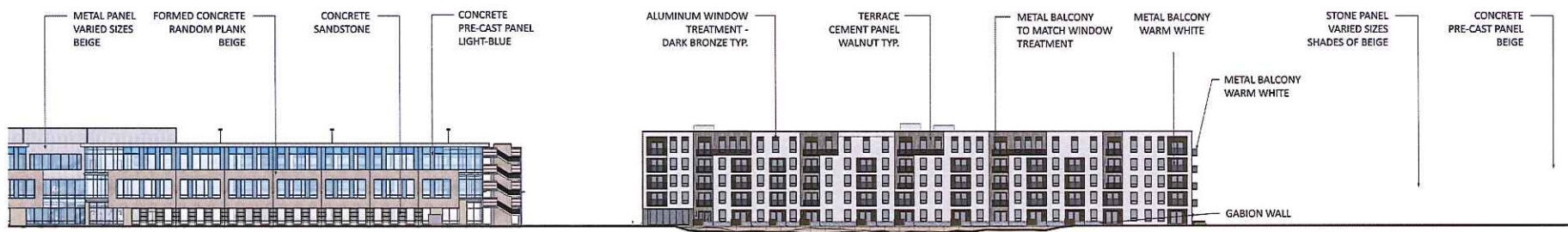
Resolution No. 11829  
Exhibit A  
Page 55 of 70



**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 02/10/20

REVISIONS	No.	Description	Date
REZONING APPLICATION	3/4/		
RE-SUBMITTAL			



ELEVATION - NORTH  
SCALE: 1" = 30' - 0"

219514  
PROJECT NUMBER  
Author \_\_\_\_\_ Checker \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

Raintree Drive Residential

ELEVATION MATERIAL DIAGRAM

**A.s.4**

3/17/2024 10:24:11 AM

19-224-31010-02





7 NORTH ELEVATION  
A.1.1 1/16" = 1'-0"



6 SOUTH ELEVATION  
A.1.1 1/16" = 1'-0"



5 EAST ELEVATION  
A.1.1 1/16" = 1'-0"



4 WEST ELEVATION  
A.1.1 1/16" = 1'-0"



3 COURTYARD SOUTH ELEVATION  
A.1.1 1/16" = 1'-0"



2 COURTYARD WEST ELEVATION  
A.1.1 1/16" = 1'-0"



1 COURTYARD EAST ELEVATION  
A.1.1 1/16" = 1'-0"

RAINTREE APARTMENTS

MATERIALS

- ST-1 STUCCO - COLOR A
- ST-2 STUCCO - COLOR B
- CP-1 CONCRETE WALL PANEL
- GR-1 STEEL GUARDRAIL - COLOR A
- GR-2 STEEL GUARDRAIL - COLOR B
- MT-1 METAL ACCENT PANEL
- MF-1 METAL FLASHING - COLOR A
- MF-2 METAL FLASHING - COLOR B
- W/D-1 WINDOW/DOORS - COLOR B
- W/D-2 ALUMINUM STOREFRONT - COLOR B

COLOR A: WARM WHITE  
COLOR B: DARK BRONZE

Raintree Drive  
Residential  
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Scottsdale, AZ 85260



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KEY PLAN

Raintree Drive Residential

ELEVATIONS - COLOR

A.t.1

10/24/2018 09:05



7 NORTH ELEVATION B+W  
1/16" = 1'-0"



6 SOUTH ELEVATION B+W  
1/16" = 1'-0"



5 EAST ELEVATION B+W  
1/16" = 1'-0"



3 COURTYARD SOUTH ELEVATION B+W  
1/16" = 1'-0"



2 COURTYARD WEST ELEVATION B+W  
1/16" = 1'-0"



4 WEST ELEVATION B+W  
1/16" = 1'-0"



1 COURTYARD EAST ELEVATION B+W  
1/16" = 1'-0"

**RAINTREE APARTMENTS**

**MATERIALS**

- ST-1 STUCCO - COLOR A
- ST-2 STUCCO - COLOR B
- CP-1 CONCRETE WALL PANEL
- GR-1 STEEL GUARDRAIL - COLOR A
- GR-2 STEEL GUARDRAIL - COLOR B
- MT-1 METAL ACCENT PANEL
- MF-1 METAL FLASHING - COLOR A
- MF-2 METAL FLASHING - COLOR B
- W/D-1 WINDOW/DOORS - COLOR B
- W/D-2 ALUMINUM STOREFRONT - COLOR B

COLOR A: WARM WHITE  
COLOR B: DARK BRONZE

**Raintree Drive Residential**  
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www.esgarch.com

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License # \_\_\_\_\_ Date \_\_\_\_\_

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PROJECT NUMBER  
ESG DRAWN BY ESG CHECKED BY

KEY PLAN  
Raintree Drive Residential

ELEVATIONS - LINE DRAWINGS

A.t.2

10/20/19 3/10/20

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Scottsdale, AZ 85260



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CONSTRUCTION**

**REZONING APP  
SUBMITTAL**

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REVISIONS No.	Description	Date
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RE-SUBMITTAL		

219514  
PROJECT NUMBER  
ESG DRAWN BY ESG CHECKED BY

KEY PLAN

Raintree Drive Residential

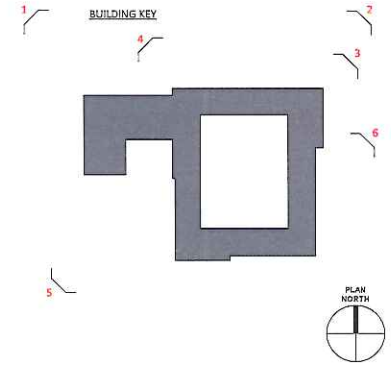
PERSPECTIVES  
**A.v.1**



2 NE VIEW FROM RAIN TREE DRIVE



1 NW AERIAL VIEW FROM RAIN TREE DRIVE



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Residential  
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Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

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**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 12/04/19  
REVISIONS  
No. Description Date  
REZONING APPLICATION 3/4/  
RE-SUBMITTAL

219514  
PROJECT NUMBER  
Author Checker  
DRAWN BY CHECKED BY

KEY PLAN

Raintree Drive Residential

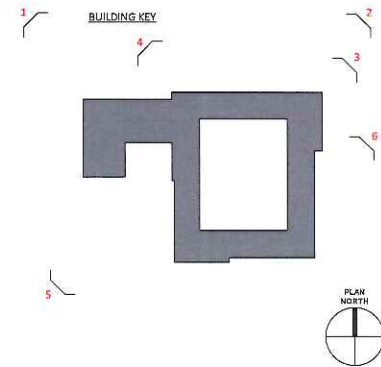
PERSPECTIVES  
**A.v.2**



4 NW VIEW FROM RAINTREE DRIVE



3 NE VIEW FROM RAINTREE DRIVE



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Residential  
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License # \_\_\_\_\_ Date \_\_\_\_\_

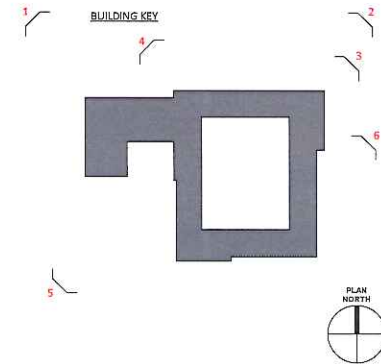
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6 VIEW FROM RESIDENTIAL ENTRY



5 SW VIEW FROM PRIVATE DRIVE



**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 12/04/19  
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No. Description Date  
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RE-SUBMITTAL

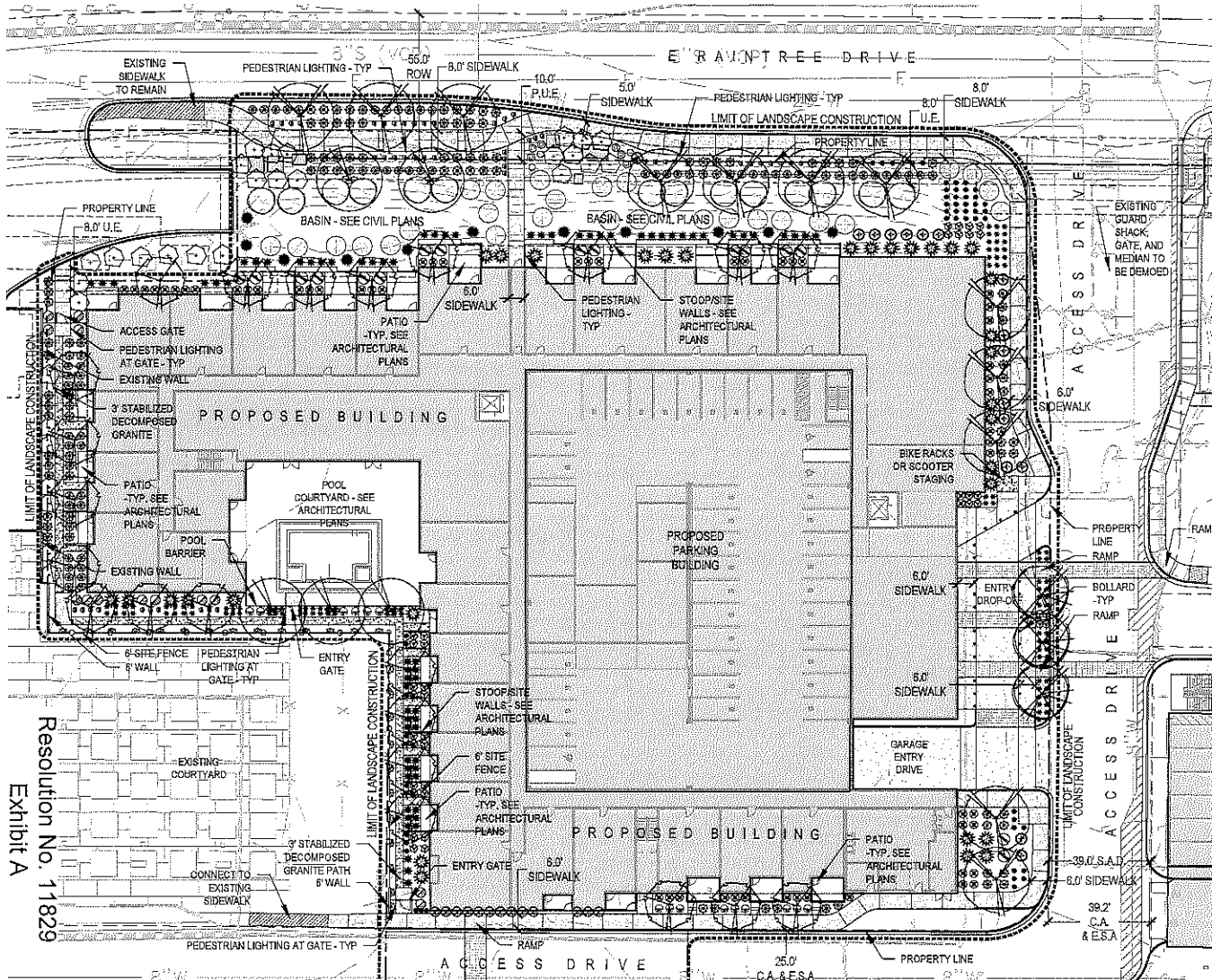
219514  
PROJECT NUMBER  
Author Checker  
DRAWN BY CHECKED BY

KEY PLAN

Raintree Drive Residential

PERSPECTIVES  
**A.v.3**

19-219514-03-1000



LANDSCAPE PLAN



PAVING SCHEDULE

- TYPE 1 - CONCRETE  
FINISH: BROOM FINISH  
COLOR: STANDARD GRAY  
TYPE: VEHICULAR RATED  
PER MAG DETAIL 250
- TYPE 2 - CONCRETE  
FINISH: SALT FINISH  
COLOR: STANDARD GRAY  
TYPE: PEDESTRIAN RATED  
PER MAG DETAIL 230

- TYPE 3 - CONCRETE  
FINISH: TBD  
COLOR: INTEGRAL COLOR  
TYPE: VEHICULAR RATED

NOTES:  
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TOPDRESS SCHEDULE

- TYPE 1 - DECOMPOSED GRANITE  
ALL LANDSCAPE AREAS
- TYPE 2 - STABILIZED DECOMPOSED GRANITE

NOTES:  
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE	CALIPER HT & W	QTY
<b>TREES</b>				
	<i>Chilopsis linearis</i> Desert Willow			22
	<i>Olneya tesota</i> Ironwood			3
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde			18
	<i>Prosopis x 'Phoenix'</i> Thornless Mesquite			8
	<i>Ulmus parvifolia</i> Chinese Elm			6
<b>SHRUBS</b>				
	<i>Dodonaea viscosa</i> Hop Bush	5 GAL.		50
	<i>Encelia taronosa</i> Brittlebush	5 GAL.		8
	<i>Eremophila hydrophana</i> Blue Bells	5 GAL.		3
	<i>Ericameria laticifolia</i> Turpentine Bush	5 GAL.		64
	<i>Justicia californica</i> Chuparosa	5 GAL.		16
	<i>Ruellia perinsularis</i> Baja Ruella	5 GAL.		26
	<i>Russelia equicelliformis</i> Coral Fountain Grass	5 GAL.		71
	<i>Tecoma capensis</i> Cape Honeysuckle	5 GAL.		4
<b>ACCENTS</b>				
	<i>Agave americana</i> Century Agave	15 GAL.		3
	<i>Agave parryi truncata</i> Artichoke Agave	5 GAL.		
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL.		94
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL.		66
	<i>Dasyliion quadrangulatum</i> Toothless Desert Spoon	5 GAL.		11
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	15 GAL.		49
	<i>Hesperaloe parviflora</i> Giant Hesperaloe	15 GAL.		41
	<i>Hesperaloe parviflora 'Perla'</i> Brazilian Yucca	5 GAL.		7
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL.		15
	<i>Muhlenbergia capillaris</i> White Cloud Muhly	5 GAL.		120
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL.		133
	<i>Copatia santa-rita</i> Santa Rita Tubac Prickly Pear	15 GAL.		
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	15 GAL.		57
<b>GROUNDCOVERS AND VINES</b>				
	<i>Acacia redolens 'Low Boy'</i> Trailing Acacia	5 GAL.		31
	<i>Eremophila glabra</i> 'Mingnew Gold' Outback Sunrise Eru	5 GAL.		41
	<i>Lantana montevidensis</i> Purple Trailing Lantana	5 GAL.		16
	<i>Lantana x 'New Gold'</i> New Gold Lantana	5 GAL.		32
	<i>Setcreasea pallida</i> Purple Heart	5 GAL.		
	<i>Rosa banksiae</i> Lady Banks' rose	5 GAL.		26

NOTES:  
1. ALL LANDSCAPE MATERIAL WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE MAINTAINED TO NOT EXCEED 24" IN HEIGHT AT MATURITY, WITHIN SVTS. ALL TREES WITHIN THE SVT ARE NOT TO EXCEED 1' IN ITS GREATEST CROSS-SECTIONAL DIMENSION BETWEEN A HEIGHT OF 3' AND A HEIGHT OF 10' ABOVE THE GRADE.

Page 61 of 70

Resolution No. 11829

Exhibit A

**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors  
501 East Madison Street  
Phoenix, AZ 8502  
P 602.254.9502  
www.norris-design.com

**RAINTREE - RESIDENTIAL**  
E Raintree Drive and N Northsite Blvd  
Scottsdale, AZ

OWNER  
HIGH STREET RESIDENTIAL  
2575 E CAMELBACK ROAD  
SUITE 400, PHOENIX, AZ 850  
1 602.922-4000

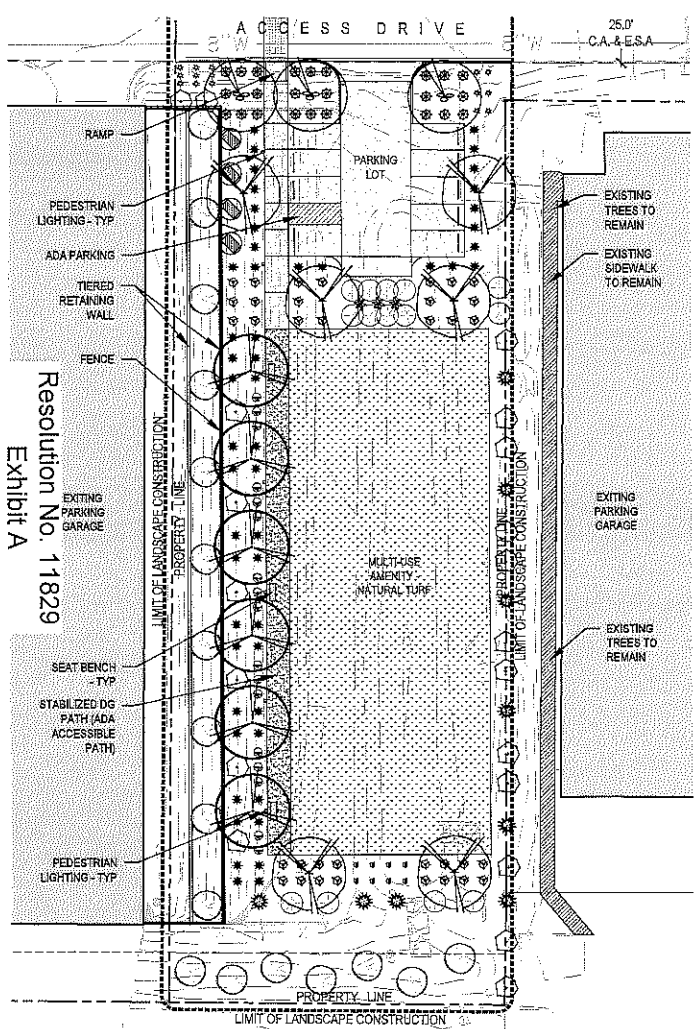
HIGH STREET  
ARCHITECTS  
ARCHITECTS

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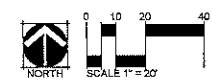
DATE  
12/4/2019 REZONING  
APP. SUBMITTAL  
2/4/2019 REZONING  
APP. RESUBMITTAL

SHEET TITLE  
LANDSCAPE  
PLAN

LA-101



LANDSCAPE PLAN



Resolution No. 11829  
Exhibit A

- PAVING SCHEDULE**
- TYPE 1 - CONCRETE  
FINISH: BROOM FINISH  
COLOR: STANDARD GRAY  
TYPE: VEHICULAR RATED  
PER MAG DETAIL 260
  - TYPE 2 - CONCRETE  
FINISH: SALT FINISH  
COLOR: STANDARD GRAY  
TYPE: PEDESTRIAN RATED  
PER MAG DETAIL 230
  - TYPE 3 - CONCRETE  
FINISH: TBD  
COLOR: INTEGRAL COLOR  
TYPE: VEHICULAR RATED
- NOTES:**
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  2. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

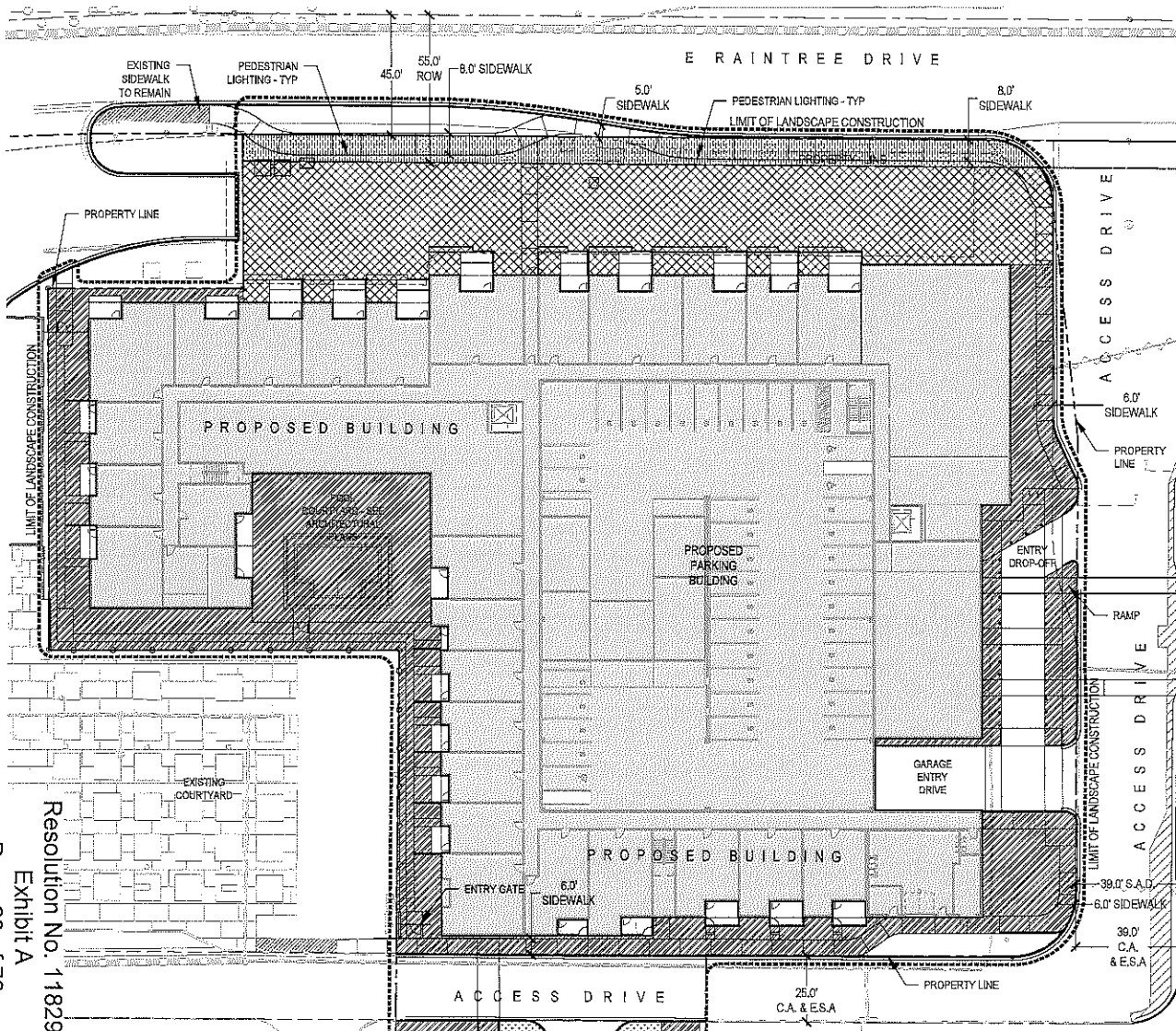
- TOPDRESS SCHEDULE**
- TYPE 1 - DECOMPOSED GRANITE  
ALL LANDSCAPE AREAS
  - TYPE 2 - STABILIZED DECOMPOSED GRANITE
- NOTES:**
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

**PLANT SCHEDULE**

SYM.	BOTANICAL NAME COMMON NAME	SIZE	CALIPER HT & W	QTY
<b>TREES</b>				
	<i>Chilopsis linearis</i> Desert Willow			22
	<i>Olneya tesota</i> Ironwood			3
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde			18
	<i>Prosopis x 'Phoenix'</i> Thornless Mesquite			8
	<i>Ulmus parvifolia</i> Chinese Elm			6
<b>SHRUBS</b>				
	<i>Dodonaea viscosa</i> Hop Bush	5 GAL		50
	<i>Encelia farinosa</i> Brittlebush	5 GAL		6
	<i>Eremophila hygrophana</i> Blue Bells	5 GAL		3
	<i>Ericameria laricifolia</i> Turpentine Bush	5 GAL		64
	<i>Justicia californica</i> Chuparosa	5 GAL		16
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL		26
	<i>Russelia equisetiformis</i> Coral Fountain Grass	5 GAL		71
	<i>Tecoma capensis</i> Cape Hornysuckle	5 GAL		4
<b>ACCENTS</b>				
	<i>Agave americana</i> Century Agave	15 GAL		3
	<i>Agave parryi truncata</i> Artichoke Agave	5 GAL		
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL		94
	<i>Asclepias subulata</i> Toothless Desert Spoon	5 GAL		55
	<i>Dasylirion quadrangulatum</i> Toothless Desert Spoon	5 GAL		11
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	15 GAL		49
	<i>Hesperaloe funifera</i> Giant Hesperaloe	15 GAL		41
	<i>Hesperaloe parviflora</i> 'Perla' Brakelights Yucca	5 GAL		7
	<i>Hesperaloe parviflora</i> 'Yellow' Yellow Yucca	5 GAL		15
	<i>Muhlenbergia capillaris</i> White Cloud' White Cloud Muhly	5 GAL		120
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL		133
	<i>Opuntia santa-rita</i> Tubac Santa Rita Tubac Prickly Pear	15 GAL		
	<i>Pterisanthus bracteatus</i> Tall Slipper Plant	15 GAL		57
<b>GROUNDCOVERS AND VINES</b>				
	<i>Acacia redolens</i> 'Low Boy' Trailing Acacia	5 GAL		31
	<i>Eremophila glabra</i> Mingnew Golf' Outback Sunrise Emu	5 GAL		41
	<i>Lantana montevidensis</i> Purple Trailing Lantana	5 GAL		16
	<i>Lantana x 'New Gold'</i> New Gold Lantana	5 GAL		32
	<i>Soforeasea peltata</i> Purple Heart	5 GAL		
	<i>Rosa banksiae</i> Lady Banks' rose	5 GAL		26

**NOTES:**

1. ALL LANDSCAPE MATERIAL WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE MAINTAINED TO NOT EXCEED 24" IN HEIGHT AT MATURITY. WITHIN SVTS. ALL TREES WITHIN THE SVT ARE NOT TO EXCEED 4" IN ITS GREATEST CROSS-SECTIONAL DIMENSION BETWEEN A HEIGHT OF 3' AND A HEIGHT OF 10' ABOVE THE GRADE.



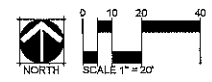
OPEN SPACE SCHEDULE (RESIDENTIAL)

- FRONT OPEN SPACE  
± 11,839 S.F. TOTAL
- NON FRONT OPEN SPACE  
± 48,023 S.F. TOTAL
- RIGHT-OF-WAY OPEN SPACE  
± 2,884 S.F. TOTAL
- TOTAL OPEN SPACE (EXCLUDING PARKING LANDSCAPE)  
± 62,746 S.F. TOTAL
- PARKING LOT LANDSCAPING  
± 945 S.F. TOTAL

NOTES:  
1. SEE SITE PLAN FOR OVERALL (RESIDENTIAL AND OFFICE) OPEN SPACE REQUIRED/PROVIDED CALCULATIONS.

Resolution No. 11829  
Exhibit A  
Page 63 of 70

OPEN SPACE PLAN







CHECKED BY: ABE  
DRAWN BY: RBC CR



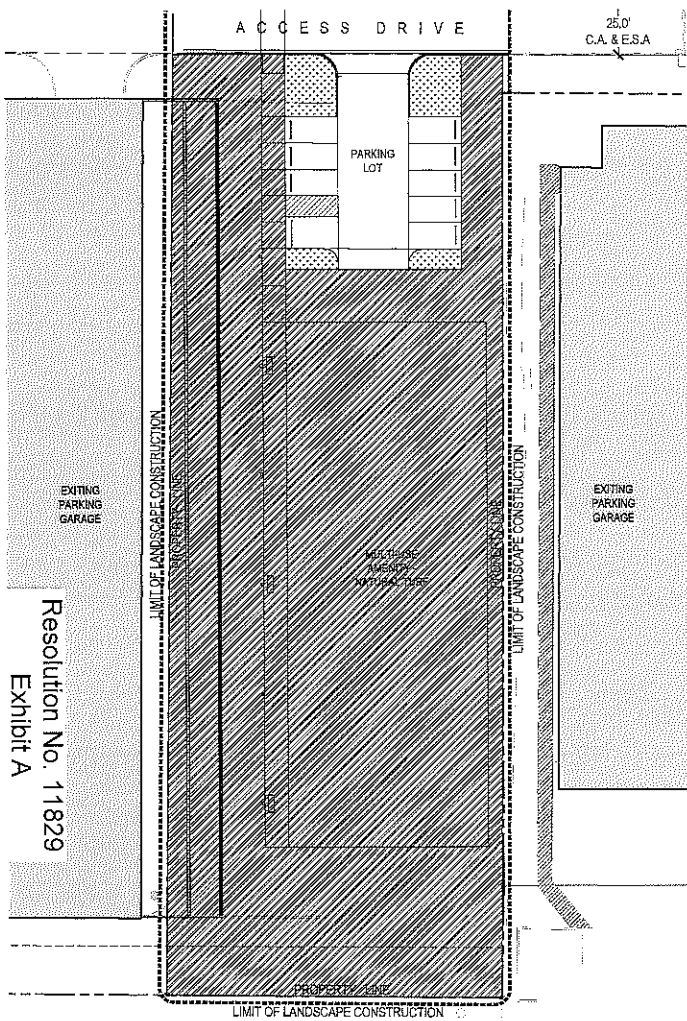


**OPEN SPACE SCHEDULE (RESIDENTIAL)**

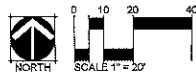
-  FRONT OPEN SPACE  
± 11,839 S.F. TOTAL
-  NON FRONT OPEN SPACE  
± 48,023 S.F. TOTAL
-  RIGHT-OF-WAY OPEN SPACE  
± 2,884 S.F. TOTAL
- TOTAL OPEN SPACE (EXCLUDING  
PARKING LANDSCAPE)  
± 62,746 S.F. TOTAL
-  PARKING LOT LANDSCAPING  
± 945 S.F. TOTAL

**NOTES:**

1. SEE SITE PLAN FOR OVERALL  
 (RESIDENTIAL AND OFFICE) OPEN  
 SPACE REQUIRED/PROVIDED  
 CALCULATIONS.



OPEN SPACE PLAN



Resolution No. 11829  
 Exhibit A  
 Page 64 of 70



NORTH-EAST CORNER



NORTH-WEST CORNER



ELEVATION AT RAINTREE DRIVE



ELEVATION AT 87th STREET



GARAGE CORNER



DRIVE / BUILDING ENTRY

Resolution No. 11829  
 Exhibit A  
 Page 65 of 70



**RSP Architects**  
 802 S. Colfax Avenue  
 Suite 200  
 Denver, Colorado 80202

480.883.2346  
 480.883.2370 fax  
 www.rsparchitects.com

Project No. 11829

**TRAMMELL  
 CROW  
 RAINTREE OFFICE SITE**

**OWNER**  
 Trammell Crow Company  
 2775 S. Colorado Street, Suite 100  
 Denver, CO 80222  
 Contact: Michael H. Lopez  
 Email: mlopez@trammellcrow.com  
 Phone: 303.733.1411

**ARCHITECT**  
 RSP Architects, LLC  
 802 S. Colfax Avenue, Suite 200  
 Denver, CO 80202  
 Contact: Greg Thompson  
 Email: gthompson@rsparchitects.com  
 Phone: 480.883.2346

**CONTRACTOR**  
 TSC  
 1500 W. 10th Avenue, Suite 100  
 Denver, CO 80202  
 Contact: John K. Kohn  
 Email: jkohn@tsc.com  
 Phone: 303.733.1411

**CIVIL ENGINEER**  
 2845 W. 10th Avenue, Suite 100  
 Denver, CO 80202  
 Contact: John K. Kohn  
 Email: jkohn@tsc.com  
 Phone: 303.733.1411

**LANDSCAPE ARCHITECT**  
 Trammell Crow Company  
 2775 S. Colorado Street, Suite 100  
 Denver, CO 80222  
 Contact: Michael H. Lopez  
 Email: mlopez@trammellcrow.com  
 Phone: 303.733.1411

**MECHANICAL ENGINEER**  
 Trammell Crow Company  
 2775 S. Colorado Street, Suite 100  
 Denver, CO 80222  
 Contact: Michael H. Lopez  
 Email: mlopez@trammellcrow.com  
 Phone: 303.733.1411

**ELECTRICAL ENGINEER**  
 Trammell Crow Company  
 2775 S. Colorado Street, Suite 100  
 Denver, CO 80222  
 Contact: Michael H. Lopez  
 Email: mlopez@trammellcrow.com  
 Phone: 303.733.1411

**PLUMBING ENGINEER**  
 Trammell Crow Company  
 2775 S. Colorado Street, Suite 100  
 Denver, CO 80222  
 Contact: Michael H. Lopez  
 Email: mlopez@trammellcrow.com  
 Phone: 303.733.1411

**PROJECT NO.** 11829\_0001  
**DATE** 08/13/19

**PROJECT NO.** 11829\_0001  
**DATE** 08/13/19

**PROJECT NO.** 11829\_0001  
**DATE** 08/13/19

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**PROJECT NO.** 11829\_0001  
**DATE** 08/13/19

**PROJECT NO.** 11829\_0001  
**DATE** 08/13/19

PERSPECTIVE VIEWS

A404





**RSP Architects**  
 1220 Harvard Street SE  
 Minneapolis, MN 55427  
 Telephone: 612-338-1928  
 www.rsparch.com

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Name: \_\_\_\_\_  
 License Number: \_\_\_\_\_  
 Date Elapsed: \_\_\_\_\_

Project For:  
**Trammell Crow**

**Reintree Office Parking  
 Ramp**

OWNER:  
 Trammell Crow Company  
 2211 Cleveland Park, Suite 100  
 Minneapolis, MN 55425  
 Contact: Richard J. Jupp  
 Phone: 612-338-1928

ARCHITECT:  
 RSP Architects, LLC  
 1220 Harvard Street, Suite 200  
 Minneapolis, MN 55427  
 Contact: Richard J. Jupp  
 Phone: 612-338-1928

DATE:  
 08/11/17  
 PROJECT NO:  
 17-001

DRAWN BY:  
 RSP  
 CHECKED BY:  
 RSP

PROJECT NO:  
 17-001

SCALE:  
 AS SHOWN

DATE:  
 08/11/17

PROJECT NO:  
 17-001

CHECKED BY:  
 RSP

DATE:  
 08/11/17

PROJECT NO:  
 17-001

CHECKED BY:  
 RSP

DATE:  
 08/11/17

PROJECT NO:  
 17-001

CHECKED BY:  
 RSP

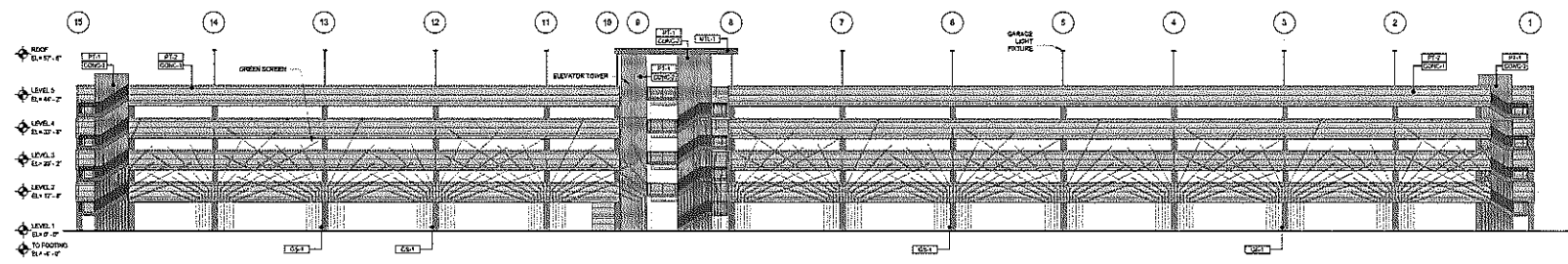
DATE:  
 08/11/17

PROJECT NO:  
 17-001

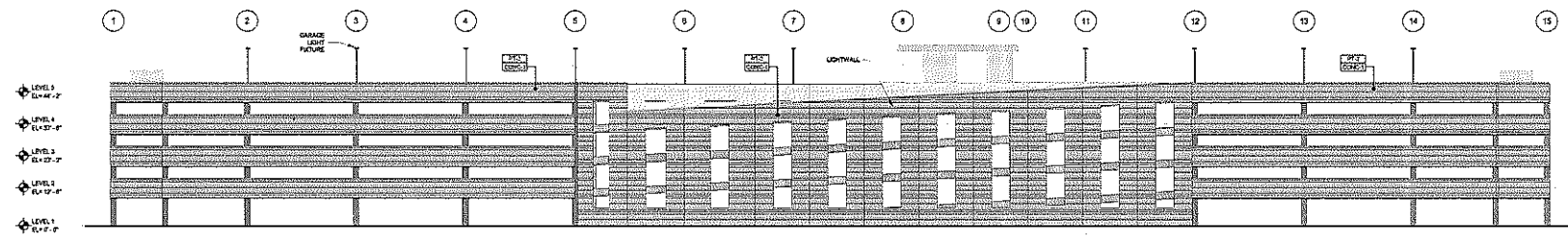
CHECKED BY:  
 RSP

DATE:  
 08/11/17

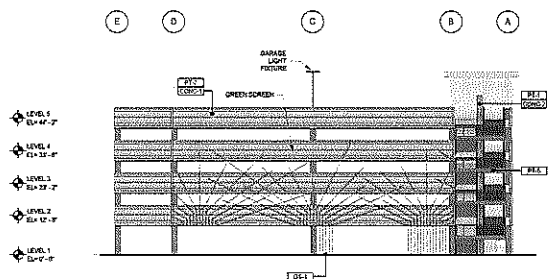
PROJECT NO:  
 17-001



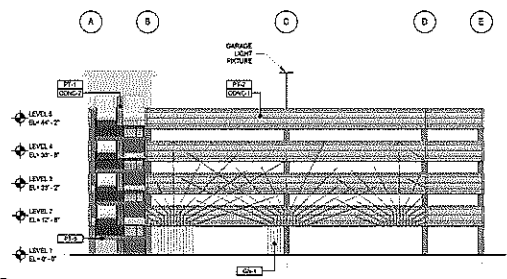
1 ELEVATION - NORTH  
 1/8" = 1'-0"



2 ELEVATION - SOUTH  
 1/8" = 1'-0"



3 ELEVATION - EAST  
 1/8" = 1'-0"



4 ELEVATION - WEST  
 1/8" = 1'-0"

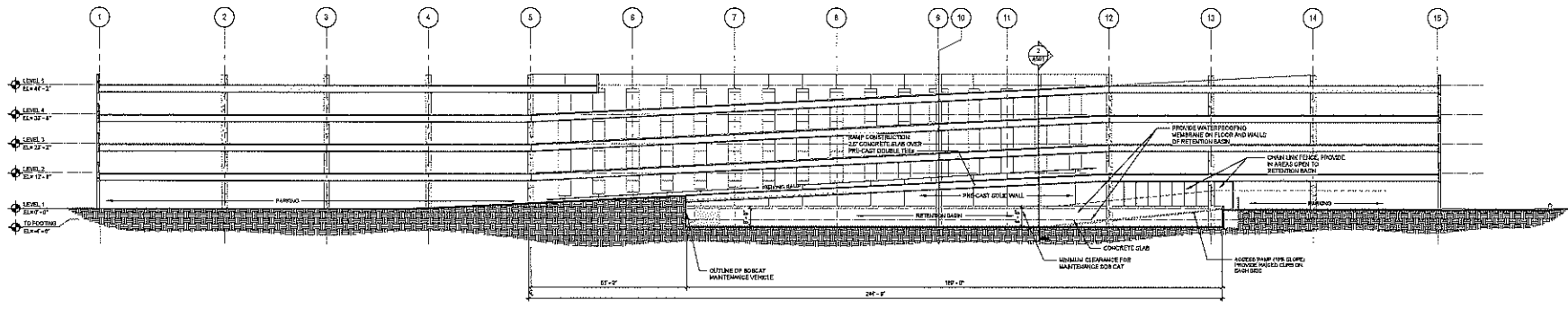
MATERIAL LEGEND			
CONC1	PRECAST CONCRETE, SMOOTH	FIN1	DIAPHRAGM ROOMY - EXTERIOR - TEXTURED CONCRETE
CONC2	PRECAST CONCRETE, TEXTURED	FIN2	DIAPHRAGM SANDRA - 080' WY - BASE LEVEL CONCRETE
MET1	METAL PANEL BRASS BRUSHED SYSTEM	FIN3	DIAPHRAGM SANDRA - 080' WY - BRASS BRUSHED SYSTEM
MET2	METAL PANEL, COLORADO COPPER BRASS BRUSHED SYSTEM	FIN4	DIAPHRAGM SANDRA - 080' WY - COPPER BRUSHED SYSTEM

GARAGE ELEVATIONS

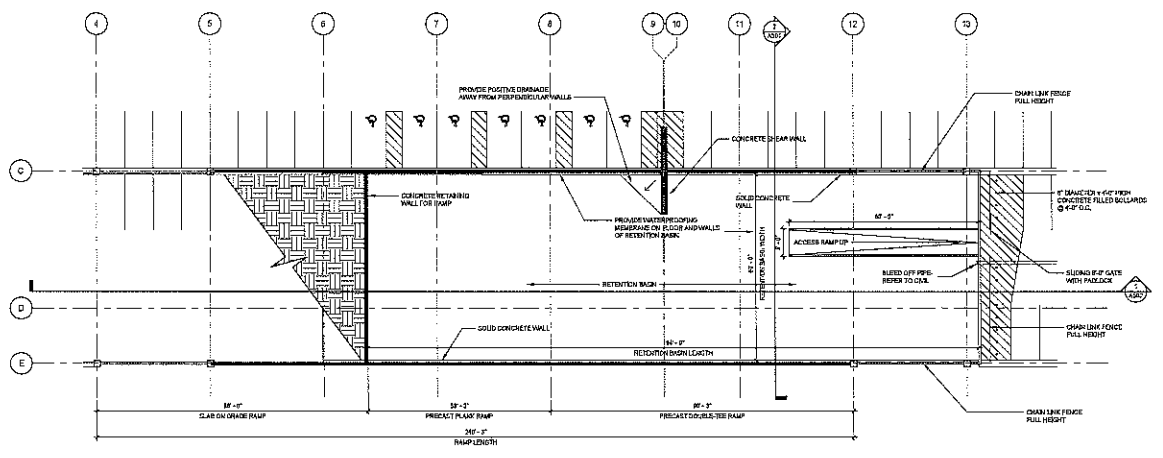
A402

Resolution No. 11829  
 Exhibit A  
 Page 67 of 70





1 SECTION AT RAMP  
 1/2" = 1'-0"



2 LEVEL 1 FLOOR PLAN  
 1/2" = 1'-0"

Resolution No. 11829  
 Exhibit A  
 Page 69 of 70

Prepared For  
**TRAMMELL  
 CROW**  
 RAINTREE OFFICE SITE

**OWNER**  
 Trammell Crow Company  
 1001 N. Central Expressway, Suite 100  
 Phoenix, AZ 85004  
 Phone: 480.965.2100  
 www.trammellcrow.com

**PROJECT**  
 Raintree Office Building  
 1001 N. Central Expressway, Suite 100  
 Phoenix, AZ 85004  
 Project No. 11829

**DATE**  
 06/15/2010  
 Project No. 11829

**DESIGNER**  
 RSP Architects  
 432 S. 15th Avenue, Suite 202  
 Tempe, AZ 85281  
 Phone: 480.965.2100  
 www.rsparch.com

**REVISIONS**  
 01. Structural Steel  
 02. Structural Steel  
 03. Structural Steel  
 04. Structural Steel  
 05. Structural Steel

**REVISIONS**  
 01. Structural Steel  
 02. Structural Steel  
 03. Structural Steel  
 04. Structural Steel  
 05. Structural Steel

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 03. Structural Steel  
 04. Structural Steel  
 05. Structural Steel

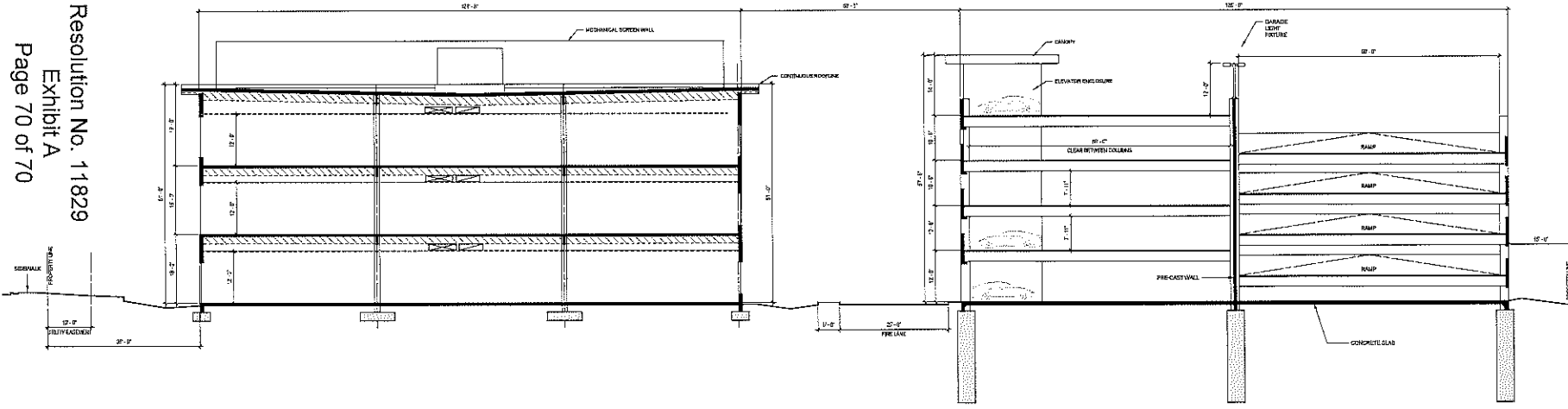
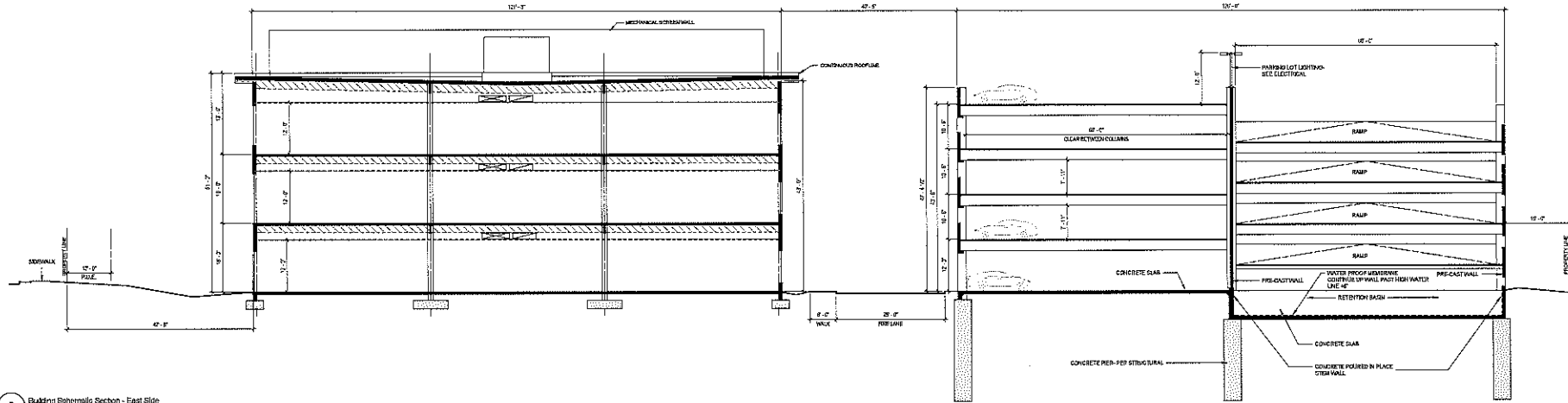
**REVISIONS**  
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 02. Structural Steel  
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 04. Structural Steel  
 05. Structural Steel

**REVISIONS**  
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 05. Structural Steel

**REVISIONS**  
 01. Structural Steel  
 02. Structural Steel  
 03. Structural Steel  
 04. Structural Steel  
 05. Structural Steel



2 Building Schematic Section - East Side  
 1/1/10

1 Building Schematic Section - West Side  
 1/1/10

Resolution No. 11829  
 Exhibit A  
 Page 70 of 70

RESOLUTION NO. 11828

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE MAYOR TO EXECUTE DEVELOPMENT AGREEMENT NO. 2020-100-COS FOR PROPERTY GENERALLY LOCATED AT 8501 E. RAIN TREE DRIVE.

WHEREAS, A.R.S. § 9-500.05 authorizes the City to enter into development agreements with persons having an interest in real property located in the City; and

WHEREAS, it is in the best interest of the City and owner to enter into Development Agreement No. 2020-100-COS for a development located at the southwest corner of East Raintree Drive and North 87<sup>th</sup> Street; and

WHEREAS, this Development Agreement No. 2020-100-COS is consistent with the portions of the City's general plan applicable to the property on the date this Agreement is executed.

NOW, THEREFORE, LET IT BE RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona as follows:

Section 1. That Mayor W. J. "Jim" Lane is authorized and directed to execute Development Agreement No. 2020-100-COS after it has been executed by all other parties.

Section 2. That the City Clerk is hereby directed to record Development Agreement No. 2020-100-COS with the Maricopa County Recorder within ten (10) days of its execution by all parties.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2020.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Margaret Wilson, Senior Assistant City Attorney



**WHEN RECORDED RETURN TO:**

CITY OF SCOTTSDALE  
ONE STOP SHOP RECORDS  
7447 East Indian School Road, Suite 100  
Scottsdale, AZ 85251

C.O.S. Contract No. 2020-100-COS  
(Trammel Crow Raintree)  
(Resolution No. 11828)

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Scottsdale, an Arizona municipal corporation ("City"), and PR III/Crow Raintree Office, LLC, a Delaware limited liability company, and PR III/Crow Raintree Multifamily, LLC, a Delaware limited liability company, and its respective successors and assigns "Developer."

**RECITALS**

A. Arizona Revised Statutes 9-500.05 authorizes the City to enter into a Development Agreement related to real property located inside the incorporated area of the City with a landowner or other person having an interest in the real property.

B. Developer is the current owner of that certain vacant real property located at the southwest corner of Raintree Drive and 87<sup>th</sup> Street, which contains approximately 9.64 gross acres (the "Property"). Developer subdivided the Property into two distinct, and legally identified parcels (Parcel A-1 and Parcel A-2) as described, respectively, on **Exhibit "A-1" and Exhibit "A-2"**. Parcel A-1 and Parcel A-2 may individually be described as a "Parcel" and collectively as the "Parcels," and the Parcels comprise the Property.

C. The Property is the subject of a Non-Major General Plan Amendment and rezoning case undertaken by Developer referred to as "Raintree Mixed-Use Development" (the "Project"). To establish the regulatory structure for future development of the Property and the Project, the Developer has made development applications to the City with associated development plans (collectively, the "Development Plan") for a Non-Major General Plan Amendment, Case No. 7-GP-2019 and a rezoning Case No. 19-ZN-2019, that requests the modification from Airpark Mixed Use ("AMU") to Airpark Mixed Use – residential ("AMU-R") on a site of 3.40+/- gross acres (3.12+/- net acres) comprising Parcel A-1 and rezoning on the entire site of 9.64+/- gross acres

(8.24+/- net acres), which includes the site of 6.24+/- gross acres (5.12+/- net acres) comprising Parcel A-2, from I-1 PCD to Planned Airpark Core – Airpark Mixed Use Residential with Planned Shared District Overlay and Planned Airpark Core-Airpark Mixed Use with Planned Shared District overlay (“PCP-AMU-R PSD” and “PCP-AMU PSD”). The rezoning was completed pursuant to the adoption of the new regulatory approvals and stipulations contained in the “Non-Major General Plan Amendment” and “Zoning District Map Amendment” (the “Regulatory Approvals”). Pursuant to the Regulatory Approvals, the Project and Property shall be subject to Article V, Section 5.400 et. seq. of the City’s Zoning Ordinance (the “PCP Ordinance”).

D. Developer desires to utilize available bonus provisions under the Scottsdale Revised City Code, Appendix B – Basic Zoning Ordinance, Article VII – Supplemental Districts, Section 7.1200 (the “Bonus Development Provisions”) to allow increase in certain Development Attributes (as described and defined below) (each a “Bonus”) as set forth in the Development Plan. The Regulatory Approvals establish the maximum density established by the Dwelling Unit Capacity (“DUC”), the Gross Floor Area (“GFA”), Floor Area Ratio (“FAR”), the Building Height (“BH”) and Minimum Open Space (“MOS”) for the Property under the associated development standards. DUC, GFA, FAR, BH and MOS collectively are referred to in this Agreement as “Development Attributes.” Developer requested additional FAR, from 0.8 to 1.11, resulting in an additional 109,673 square feet of floor area for the Project, requiring a Bonus payment amount of \$1,444,184. Further, the Developer requested additional building height on the residential portion of the Project of 7 feet, from the 62 feet allowed by right to 69 feet, requiring a Bonus payment of \$92,177. Further, the Development Attributes are reflected in a budget for the Property and the Project (the “Development Area Budget”) set forth on the attached **Exhibit “B.”** The Development Area Budget sets forth the maximum Development Attributes for buildings and other development that may be constructed on each Parcel and, collectively, on the Property.

E. As more fully set forth in this Agreement, in exchange for establishing the Development Attributes in the Development Plan under the Bonus Development Provisions, Developer is required to pay for any increase in FAR and for any increase in BH, pursuant to the terms of the Bonus Development Provisions. The Parties acknowledge that no DUC or GFA bonuses are required under the Bonus Development Provisions with respect to the Development Plan.

F. This Agreement is part of the requirements for approval of 19-ZN-2019. The Development Plan is on file with the Clerk of the City as declared a public record by Resolution No. 11829 and adopted by Ordinance No. 4454 and incorporated into this Agreement by this reference.

G. This Agreement and the related documents required by this Agreement (collectively the “Related Documents”) are intended to stimulate employment, investment in the area, and advance the economic benefit of the City and surrounding neighborhoods, and to achieve the redevelopment of the Property in accordance with this Agreement and in furtherance of the Development Plan.

H. This Agreement is consistent with the portions of City's general plan applicable to the Property on the date of this Agreement, including the Greater Airpark Character Area Plan.

I. The City's governing body has authorized execution of this Agreement by Resolution Number 11828.

In consideration of the above premises, and the mutual promises and representations contained herein, and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, the Developer and City agree as follows:

### AGREEMENT

1. Recitals. The recitals set forth above are incorporated into this Agreement by reference.

2. Definitions.

2.1 "Development rights" means the maximum development that would be allowed on the sending property under the City's general and any applicable specific plan and the City's zoning ordinance in effect on May 17, 2016, the date the City adopted Ordinance No. 4244 allowing the transfer of development rights in the PSD zoning overlay district.

2.2 "Owner" means the owner of a fee interest in a parcel or lot.

2.3 "Parcel" means a separate, legal unit or lot of real property, including the Property or any portion of the Property formed as a separate unit through a land division of the Property approved by the City.

2.4 "Parent Parcel" means a parcel of real property before it is legally divided into one or more lots pursuant to Section 4.2.1.

2.5 "Receiving property" means a lot or parcel within which development rights are increased pursuant to a transfer of development rights.

2.6 "Sending property" means a lot or parcel within which development rights are decreased pursuant to a transfer of development rights.

2.7 "Severance of development rights" means the process of removing specified development rights from a parcel, lot, or Parcel.

2.8 "Transfer of development rights" means the process by which development rights from a sending property are affixed to one or more receiving properties.

3. Term. The term of this Agreement shall be as follows:

3.1 Commencement and Duration. The term of this Agreement shall commence on the date this Agreement is approved by the City Council and signed by all parties, and will continue in effect until all obligations and rights of the parties under this Agreement have been performed, terminated by mutual written agreement of all parties, or have expired.

3.2 Effect of Termination or Expiration on Regulatory Approvals. Termination or expiration of this Agreement shall have no effect on the Regulatory Approvals, which shall continue to be enforceable according to their terms. Any notice of termination or expiration of this Agreement shall so state.

3.3 Referendum. If the Regulatory Approvals are invalidated by a referendum or court action, then this Agreement shall be void ab initio.

4. Project & Zoning. Developer's development of the Property and the Project shall comply with the following:

4.1 No Construction Obligation. Developer has no obligation to develop the Property or any portion of the Project; provided however that all further construction of the Project shall be performed in compliance with the Development Plan, Regulatory Approvals and the terms and conditions of this Agreement.

4.2 Development Area Budget and Allocation. The Property's total Development Area Budget shall not exceed the maximum Development Attributes specified in the Development Plan approved in Case No. 19-ZN-2019 and the Development Area Budget attached hereto as **Exhibit "B."** Any future transfer of development rights between parcels in the Property, including with respect to the Parcels, that is different from the development rights allocations that are set forth and disclosed on the Development Plan and the Development Area Budget will require an application signed by all Owners of the affected parcels and lienholders of such parcels in the Property and is subject to the notice and hearing requirements of section 9-462.04 of the Arizona Revised Statutes.

4.2.1 The Developer may divide a parcel into two or more smaller parcels (each, a "Child Parcel") and allocate Development Attributes to, and determine the development standards under the PSD for, each Child Parcel. The total Development Attributes allocated to all Child Parcels following such division shall not exceed the amount of Development Attributes allocated to the Parent Parcel, unless Developer allocates additional, unallocated Development Attributes from the Development Area Budget to such Child Parcels pursuant to the application, notice and hearing, and approval process specified in Section 4.2.

4.2.2 The Developer may combine two or more Child Parcels into one parcel (a "Combined Parcel") and allocate Development Attributes to the Combined Parcel. The total Development Attributes allocated to the Combined Parcel shall not exceed the total amount of Development Attributes previously allocated to the Child Parcels comprising the Combined

Parcel, unless Developer transfers additional development rights to such Combined Parcel pursuant to the application, notice and hearing, and approval process specified in Section 4.2.

4.3 Planned Shared Development Common Areas. Developer shall establish a property management association (“Association”) to maintain all common areas, shared facilities, or community-owned property shown on the Development Plan for the Property (collectively, “Common Areas”). Developer shall obligate such Association to record a Master Declaration of Easements, Covenants, Conditions and Restrictions (“ECR”) with the Maricopa County Recorder’s Office identifying how such Common Areas will be maintained.

4.4 PSD Indemnity. In addition to all other obligations hereunder, the Owners, Developer (and all persons claiming through Developer or claiming rights under this Agreement), and existing and future Owners of parcels within the Property’s boundaries shall indemnify and hold harmless the City, its employees, agents and officials from any and all claims, demands, suits, judgments, assessments, proceedings, or liabilities of any kind, including reasonable attorney’s fees and costs, that may arise from any person(s)/entity(ies) owning any part of the Property and that are related to the development or division of the Property, or the Property’s being subject to the application of the PSD Ordinance. Further, the Property Manager shall indemnify and hold harmless the City, its employees, agents and officials harmless from any and all claims, demands, suits, judgments, assessments, proceedings, or liabilities of any kind, including reasonable attorney’s fees and costs, that may that may be asserted against the City, that arise from any person(s)/entity(ies) owning any part of the Property and that are related to the development or the division of the Property.

5. Transfer of Development Rights.

5.1 Development Rights. The Development Plan approved in Case No. 19-ZN-2019 establishes the Development Area Budget allocations and determines the development standards applicable under the PSD for the Property.

5.2 Dividing and Combining a Parcel(s) of the Property. Concurrent with the recordation of a land division or final plat approved by the City, the Development Area Budget of any newly created parcels shall be similarly divided pursuant to the procedures specified in Sections 4.2.1 and 4.2.2. Notwithstanding the preceding sentence, or anything else in this Agreement, Developer and City acknowledge that the Development Plan and Development Area Budget approved as part of Zoning Case No. 19-ZN-2019 already specifies the allocation of Development Attributes for the two Parcels as legally described on Exhibits “A-1” and “A-2” and the public hearing requirements for this allocation have been met in connection with the Zoning Case. This allocation has been memorialized by this Agreement as set forth on Exhibit B. If there is any reallocation of the Development Attributes from and after the approval of the Zoning Case, such allocation shall be memorialized through a “Development Attributes Allocation Form,” in a form satisfactory to the City Attorney and the Zoning Administrator for each Parcel that specifies the applicable Development Attributes allocated to each Parcel. Developer shall submit the Development Attributes Allocation Form to the City for the City’s expeditious recordation in the

Maricopa County Recordors' Office. No development applications, building permits, or other City approvals for any Parcel will be approved until the applicable Development Attributes Allocation Form is recorded as provided in this subsection. If an error is made on any form, upon notice by an Owner or the City to the other, the City and such Owner shall cause a revised Development Attributes Allocation Form reflecting the correct allocated Development Attributes associated with each parcel to be prepared by such Owner, provided to the City, and to be expeditiously recorded as set forth in this subsection. All other instances of the severance of development rights or the transfer of development rights shall be memorialized as follows:

5.2.1 Reallocations to Child and Parent Parcels Not Requiring a Public Hearing.

All property Owners, all lienholders, and all interested persons holding an interest in real property for any parcel of the Property to be divided into Child Parcels pursuant to section 4.2.1 or combined into a single Parent Parcel pursuant to section 4.2.2, shall sign a Development Attributes Allocation Form in a form satisfactory to the City Attorney and the Zoning Administrator and submit it to the City for the City's expeditious recordation in the Maricopa County Recordors' Office. No development applications, building permits, or other city approvals for the divided or combined parcels of the Property will be approved until the applicable Development Attributes Allocation Form is recorded as provided in this subsection. If an error is made on any form, upon notice by an Owner or the City to the other, the City and such Owner shall cause a revised Development Attributes Allocation Form reflecting the correct allocated Development Attributes associated with each newly created parcel to be prepared by such Owner, provided to the City, and to be expeditiously recorded as set forth in this subsection.

5.2.2 Transfer of Development Rights Requiring Notice and a Public Hearing Pursuant to Section 9-462.04 of the Arizona Revised Statutes. All property Owners, all lienholders, and all interested persons holding an interest in real property for any portion of the Property subject to the creation of a new parcel not covered in sections 4.2.1 or 4.2.2, or, if reallocation are to be made between existing parcels, of the affected parcels, shall sign a Transfer of Development Rights form and a Severance of Development Rights form, both in a form satisfactory to the City Attorney and the Zoning Administrator and in accordance with Arizona Revised Statutes, and submit them to the City for processing pursuant to the notice and hearing requirements Section 9-462.04 of the Arizona Revised Statutes. No development applications, building permits, or other City approvals for the affected parcels of the Property will be approved until the applicable Transfer of Development Rights and Severance of Development Rights forms are approved by the City and recorded in the Maricopa County Recorder's Office. If an error is made on the Transfer of Development Rights form or a Severance of Development Rights form, upon notice by an Owner or the City to the other, the City and such Owner shall cause a revised Transfer of Development Rights form or a Severance of Development Rights form reflecting the correct allocated Development Attributes associated with each parcel to be prepared by such Owner, provided to the City, and to be expeditiously recorded as set forth in this subsection.

6. City Contact and Property Manager.

6.1 City Contact. The City contact shall be the Zoning Administrator or designee.

6.2 Appointment of Property Manager. Developer and its assigns shall appoint one or more individuals or entities to be a "Property Manager" with respect to the Property or any portion thereof (each a "Property Manager"). Developer and its assigns may appoint the Association or an Owner of the Property or any portion thereof as such Property Manager. Upon any person or entity being appointed a Property Manager with respect to the Property or any portion thereof, Developer or its assigns shall give the City notice of such appointment and the name and contact address and other information required for notice in this Agreement. Until notice is provided to the City by Developer otherwise, Cullen Mahoney shall be the Property Manager for all purposes under this Agreement.

6.3 Responsibility of Property Manager. The Property Manager shall be responsible for complying with all City requirements in a timely and professional manner, and maintaining and repairing the Shared Facilities in accordance with the City requirements.

6.4 Assurance of a Property Manager. Developer, its assigns, and all present and future property Owners shall assure that the Property shall always have an appointed Property Manager, and that this Property Manager shall agree to indemnify the City as required by section 4.4 of this Agreement and Section 6.1406 of the Zoning Ordinance of the City of Scottsdale. If the Property has no designated Property Manager, and such failure continues uncured for fifteen days after written notice thereof from the City to the Owners, the City shall deem all property Owners to be in default under this Agreement. Developer and its successors and assigns shall have the right to replace the Property Manager with notice to the City pursuant to paragraph 18.7.

7. Declaration of Easements, Covenants, Conditions & Restrictions.

7.1 ECRs. The ECRs shall address the following to the City's satisfaction:

7.1.1 Responsibility for Shared Facilities. Developer understands that (a) it may create certain common area improvements on the Property that are Shared Facilities, and (b) each Owner must pay assessments for complying with all City requirements and for maintaining and repairing the Shared Facilities, as reasonably determined necessary by the City.

7.1.2 Ownership of Shared Facilities. All Shared Facilities, if any, shall be identified in the ECRs. If some of the Shared Facilities are to be shared by the Owners, then the ECRs shall identify which Owner is responsible for which Shared Facilities.

7.1.3 Assessments. The Property Manager shall have authority to assess and collect fees for complying with City requirements and for maintaining and repairing the Shared Facilities.

7.2 Duration. The ECRs shall remain in existence as long as the Property is developed with a PSD overlay.

7.2.1 Amendments. Except with the City's prior written consent, the ECRs may not be amended to alter the provisions that require the Owners to share responsibility for maintaining and repairing the Shared Facilities.

7.2.2 Delivery. A copy of the ECRs will have been delivered to the City prior to the issuance of any permits with respect to the Property.

8. Breach & Remedies. Developer shall comply with, perform and do each performance and thing required of Developer under this Agreement. Developer's failure to do so shall be a breach by Developer of this Agreement if not cured within the notice and cure periods set forth in Section 9 below.

9. Events of Default. Any Owner or Property Manager shall be in default (an "Event of Default") if such Owner, with respect to the Owner's parcel, or the Property Manager(s) and Owner(s), with respect to Shared Facilities, fails or neglects timely and completely to do or perform or observe any material provision of this Agreement, the Regulatory Approvals, or the Development Area Budget, and such failure or neglect continues for a period of one hundred twenty (120) days after City has notified the defaulting Owner(s) and/or Property Manager(s) in writing of such failure or neglect. If the defaulting Owner(s) and/or Property Manager(s) begins to cure the default within this time period, the one hundred twenty (120) day period shall be extended an additional sixty (60) days upon request given by notice to City prior to the end of the one hundred twenty (120) day period, or such later time as may be granted by the City to allow the cure to be affected.

10. City's Remedies. Upon the occurrence of any material Event of Default or at any time thereafter while such Event of Default remains uncured, City may, at its option and from time to time, exercise any, all, or any combination of the following cumulative remedies in any order and repetitively at City's option with respect to any and all defaulting Owner(s) and/or Property Manager(s):

10.1 Until the default is cured, issue a stop work order and/or refuse to issue any permits or process development applications for the Property, as to Shared Facilities, or, in the event the Property is divided into separate parcels, issue a stop work order and/or refuse to issue any permits or process any development applications for any parcel that is subject of the Event of Default.

10.2 Abate at an applicable defaulting Owner's expense any violation of this Agreement.



10.3 Be excused without any liability to the applicable defaulting Owner therefor from further performance of any or all of City's obligations under this Agreement.

10.4 Insist upon each applicable defaulting Owner's full and faithful performance under this Agreement during the entire remaining term of this Agreement.

10.5 Assert, exercise or otherwise pursue at each applicable defaulting Owner's expense any and all other rights or remedies, legal or equitable, to which City may be entitled.

10.6 Notwithstanding the foregoing, an applicable defaulting Owner shall not be liable for special, consequential, punitive or other exemplary or multiple damages.

11. City Default and Developer's Remedies. Upon any material breach of this Agreement by City not cured within one hundred twenty (120) days after notice from an Owner, such Owner may pursue any and all remedies, legal, equitable or otherwise, to which such Owner may be entitled. Notwithstanding the preceding sentence or anything else in this Agreement and as a condition of City's willingness to enter into this Agreement, the following limits shall apply to this Agreement:

11.1 City shall not be liable for any special, consequential, punitive or other exemplary or multiple damages.

11.2 Developer hereby unconditionally and irrevocably waives on behalf of itself and all persons claiming through Developer or through this Agreement or under or related to this Agreement any remedies inconsistent with these limitations.

11.3 All limitations on Developer's remedies shall also apply to all remedies against City's officers, employees and other agents and representatives and any other person for whom City may in any event be liable for any reason.

11.4 All limitations on Developer's remedies shall apply to Developer and to any person otherwise asserting against City, any claim whatsoever related to this Agreement.

12. Non-waiver and City Contract Administrator Authority. No failure by City or Developer to demand any performance required of the other under this Agreement, and no acceptance by City or Developer of any imperfect or partial performance under this Agreement, shall excuse such performance, or waive or impair in any way the other's ability to insist, prospectively and retroactively upon full compliance with this Agreement. Only the City's Zoning Administrator or designee shall be authorized to administer this Agreement for City or speak for City regarding this Agreement. Further, nothing in this Agreement or any ordinance with respect to it or the zoning associated with the project shall be deemed to reduce or eliminate the Zoning Administrator's authority provided under A.R.S. Section 9-462.04.A.4, which authority may be exercised in the ordinary course.

13. Compliance with Law. Developer shall comply with all federal, state, county and local laws, ordinances, regulations or other rules or policies that affect the Property as are now in effect or as may hereafter be adopted or amended.

14. Assignability. This Agreement may be assigned or transferred by the Developer (or any of the entities that comprise "Developer" with respect to such entity's interest herein), in whole or in part, by written instrument, to any subsequent owner of all or any portion of the Property. Notice of any transfer or assignment in accordance with this paragraph shall be provided by Developer or the transferor entity (or its successor or assign) to the City. No lender or mortgagee shall have any obligation or liability under this Agreement unless such lender or mortgagee acquires title to a portion of the Property, in which event, such lender or mortgagee shall have liability only for the failure of such lender or mortgagee to comply with any obligation under this Agreement with respect to the portion of the Property owned by such lender or mortgagee during the period of such lender's or mortgagee's ownership of such portion of the Property, and the liability of such lender or mortgagee shall be limited to its interest in the Property.

15. Unified Project Intent. City is entitled to hold the Developer (or its successors and assigns, if applicable) responsible for all performances under this Agreement. City and Developer expressly do not intend that Developer's rights under this Agreement be divisible, except as already described in this Agreement, for any reason into multiple contracts, agreements or other arrangements between City and numerous Property owners. City and Developer intend that City only be obligated to deal with one designated representative of all of the entities standing in the position of Developer (the "Developer's Designated Representative") from time to time and not be burdened with any management, maintenance or other responsibilities related to development or occupation of the Property by multiple entities, such as resolving or being hindered by disagreements between entities regarding Developer's performance of its duties under this Agreement, and that City not be burdened by usage, financial or other issues among various persons using the Property pursuant to this Agreement. All of those duties are to be performed by Developer (or its successors or assigns, if applicable), which is responsible to see that all persons developing or using the Property, including without limitation any owners' associations and their members, resolve among themselves their respective responsibilities for all performances under this Agreement, none of which limits or otherwise affects City's rights under this Agreement. Developer may change the Developer's Designated Representative from time to time by written notice to City. Developer hereby designates Cullen Mahoney as the Developer's Designated Representative under this Agreement, until further written notice from Developer is given to City.

16. Bonus Development Provisions and Payment. Pursuant to the Bonus Development Provisions, Developer has elected to utilize available bonus provisions to obtain additional FAR (as allowed under the Planned Airpark Core Development) in certain locations as approved in the Development Plan and rezoning General Provisions, case number 19-ZN-2019. Additionally, Developer will gain additional BH. In exchange for establishing the additional FAR and the increased BH in the Development Plan and pursuant to the Bonus Development Provisions, Developer shall pay the Bonus Amount, when and as required by the Bonus Development Provisions. The Parties acknowledge that no DUC or GFA bonuses are required under the Bonus

Development Provisions with respect to the Development Plan. Further, the Parties agree that the Regulatory Approvals establish the maximum development associated with the Development Attributes of DUC, GFA, FAR, BH and MOS for the Property under the associated development standards.

17. Developer's Additional Terms Related to the Bonus Amount. Pursuant to Section B of the Bonus Development Provisions, the Parties agree that the Bonus Development Provisions apply to the Project, and Developer is required either to expend the Bonus Amount on special public improvements with respect to the Project or pay the Bonus Amount as an in lieu cash payment to the "Greater Airpark Special Improvement Trust Fund" (the "GASITF") pursuant to Scottsdale Zoning Ordinance, Section 7.1200, Section C9. At the City's request and direction, and when and as required by the Bonus Development Provisions, Developer shall make required payments of the Bonus Amount to the GASITF toward full satisfaction of expending the Bonus Amount on the Project. Developer's making contribution of the Bonus Amount to the GASITF with respect to a Parcel shall occur before the issuance of any building permit for any above ground structure on a Parcel. The City acknowledges that it intends to apply the Bonus Amount funds from the GASITF toward qualifying improvements within the "Greater Airpark Area" as defined in the Bonus Development Provisions, and specifically, although not required by this Agreement, the City intends to apply the Bonus Amount funds to enhance public safety and other infrastructure at WestWorld to address challenges presented by COVID-19.

17.1 The Bonus Amount shall be determined according to the formula set forth in the Bonus Development Provisions. The last day a payment can be made without an increase in the unpaid amount of the Bonus Amount is December 31, 2021, and any such unpaid Bonus Amount after December 31, 2021 is subject to being increased as set forth in Section 17.2.

17.2 If all or any part of the Bonus Amount has not been paid, by December 31, 2021, any unpaid amount shall increase on January 1, 2022, and annually thereafter until paid, by an escalator factor of 3.5% in accordance with the following formula:

$$A = P(1 + 0.035)^{CY - 2021}$$

Where: A = Dollar amount to be paid

P = Unpaid amount of Bonus Amount

CY = Current year

18. Miscellaneous. The following additional provisions apply to this Agreement:

18.1 Amendments. This Agreement may not be amended except by a formal writing executed by all of the parties.

18.2 Severability. If any term, condition, covenant, stipulation, agreement or provision in this Agreement is held to be invalid or unenforceable for any reason, the invalidity of

any such term, condition, covenant, stipulation, agreement or provision shall in no way affect any other term, condition, covenant, stipulation, agreement or provision of this Agreement.

18.3 Conflicts of interest. No member, official or employee of City shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement, which is prohibited by law. This Agreement is subject to the cancellation provisions of A.R.S. Section 38-511.

18.4 No Partnership. This Agreement and the transactions and performances contemplated hereby shall not create any sort of partnership, joint venture or similar relationship between the parties.

18.5 Authority. Each Party to this Agreement represents to the other that it has full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement.

18.6 Non-liability of City Officials and Employees. No member, official, representative or employee of City shall be personally liable to any party, or to any successor in interest to any party, in the event of any default or breach by City or for any amount that may become due to any party or successor, or with respect to any obligation of City related to this Agreement.

18.7 Notices. Notices hereunder shall be given in writing delivered to the other party or mailed by registered or certified mail, return receipt requested, postage prepaid, or by FedEx or other reliable overnight courier service that confirms delivery, addressed to:

If to City:	City of Scottsdale 7447 E. Indian School Rd., Suite 105 Scottsdale, AZ 85251
Copy to:	City Attorney City of Scottsdale 3939 Drinkwater Blvd. Scottsdale, AZ 85251
If to Developer, Owners, and/or Property Manager:	PR III/Crow Raintree Offices, LLC PR III/Crow Raintree Multifamily, LLC Cullen Mahoney 2575 E. Camelback Rd., Suite 400 Phoenix, AZ 85016

Copies to:

John Berry  
Berry Riddell LLC  
6750 E. Camelback Rd., Suite 100  
Scottsdale, AZ 85251

By notice from time to time in accordance herewith, any party may designate any other street address or addresses as its address or addresses for receiving notice hereunder. Service of any notice by mail in accordance with the foregoing shall be deemed to be complete three (3) days (excluding Saturday, Sunday and legal holidays) after the notice is deposited in the United States mail. Service of any notice by overnight courier in accordance with the foregoing shall be deemed to be complete upon receipt or refusal to receive.

18.8 Integration. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof.

18.9 Construction. Whenever the context of this Agreement requires, the singular shall include the plural, and the masculine shall include the feminine. This Agreement was negotiated on the basis that it shall be construed according to its plain meaning and neither for nor against any party, regardless of their respective roles in preparing this Agreement. The terms of this Agreement were established in light of the plain meaning of this Agreement and this Agreement shall therefore be interpreted according to its plain meaning and without regard to rules of interpretation, if any, that might otherwise favor Developer or City.

18.10 Paragraph Headings. The paragraph headings contained herein are for convenience in reference and not intended to define or limit the scope of any provision of this Agreement.

18.11 No Third-Party Beneficiaries. The City, an Owner of any portion of the Property, the Developer, lenders holding liens or mortgages against a portion of the Property, and their successors and assigns are the sole beneficiaries of this Agreement. No other person or entity shall be a third-party beneficiary to this Agreement or shall have any right or cause of action hereunder. City shall have no liability to third parties who are not beneficiaries of this Agreement for any approval of plans, Developer's construction of improvements, Developer's negligence, Developer's failure to comply with the provisions of this Agreement, or otherwise as a result of the existence of this Agreement.

18.12 Exhibits. All exhibits attached hereto as specified herein are hereby incorporated into and made an integral part of this Agreement for all purposes.

18.13 Attorneys' Fees. If legal action is brought by any party because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing party is entitled to reasonable attorney fees and costs as determined by the court or other decision maker.

18.14 Choice of Law. This Agreement shall be governed by the internal laws of the State of Arizona without regard to choice of law rules.

18.15 Venue & Jurisdiction. Legal actions regarding this Agreement shall be instituted in the Superior Court of the County of Maricopa, State of Arizona, or in the Federal District Court in the District of Arizona sitting in Maricopa County. City and Developer agree to the exclusive jurisdiction of such courts. Claims by Developer shall comply with time periods and other requirements of City's claims procedures from time to time.

18.16 Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which together shall be deemed to be one and the same instrument.

DEVELOPER:

**PR III/CROW RAINTREE OFFICE, LLC**

a Delaware limited liability company

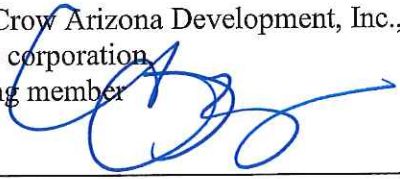
By: Raintree REIT LLC,  
a Delaware limited liability company,  
its sole member and manager

By: Raintree Manager, LLC,  
a Delaware limited liability company,  
its manager

By: PR III/Crow Raintree Holdings, LLC,  
a Delaware limited liability company,  
its member and manager

By: TC Raintree, LLC,  
a Delaware limited liability company,  
authorized member

By: Trammell Crow Arizona Development, Inc.,  
a Delaware corporation,  
its managing member

By:   
Name: Catherine Thuringer  
Its: President

DEVELOPER:  
**PR III/CROW RAIN TREE MULTIFAMILY, LLC**  
a Delaware limited liability company

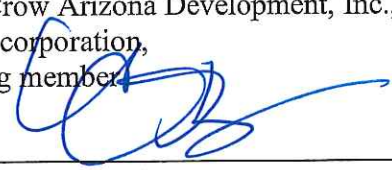
By: Raintree REIT LLC,  
a Delaware limited liability company,  
its sole member and manager

By: Raintree Manager, LLC,  
a Delaware limited liability company,  
its manager

By: PR III/Crow Raintree Holdings, LLC,  
a Delaware limited liability company,  
its member and manager

By: TC Raintree, LLC,  
a Delaware limited liability company,  
authorized member

By: Trammell Crow Arizona Development, Inc.,  
a Delaware corporation,  
its managing member

By:   
Name: Catherine Thuringer  
Its: President

STATE OF ARIZONA     )  
                                          )  
County of Maricopa     )

This instrument was acknowledged before me on the 10th day of JUNE, 2020, by Catherine Thuringer, President of Trammell Crow Arizona Development, Inc., a Delaware corporation, on behalf of PR III/CROW RAINTREE OFFICE, LLC.

Holly F. Epsaro  
NOTARY PUBLIC

My Commission Expires:

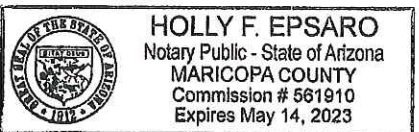


STATE OF ARIZONA     )  
                                          )  
County of Maricopa     )

This instrument was acknowledged before me on the 10th day of JUNE, 2020, by Catherine Thuringer, President of Trammell Crow Arizona Development, Inc., a Delaware corporation, on behalf of PR III/CROW RAINTREE MULTIFAMILY, LLC.

Holly F. Epsaro  
NOTARY PUBLIC

My Commission Expires:





**CITY OF SCOTTSDALE,**  
an Arizona municipal corporation

ATTEST:

\_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
CITY ATTORNEY'S OFFICE

*Margaret Wilson*

Sherry R. Scott, City Attorney  
Margaret Wilson, Senior Assistant City Attorney

STATE OF ARIZONA        )  
                                          ) ss.  
County of Maricopa        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
by W. J. "Jim" Lane, Mayor of the City of Scottsdale, an Arizona municipal corporation.

My Commission Expires:

\_\_\_\_\_  
Notary Public

**EXHIBIT "A-1"**

**LEGAL DESCRIPTION – PARCEL 1**

**PARCEL DESCRIPTION  
Raintree  
Multi-Family Residential Parcel**

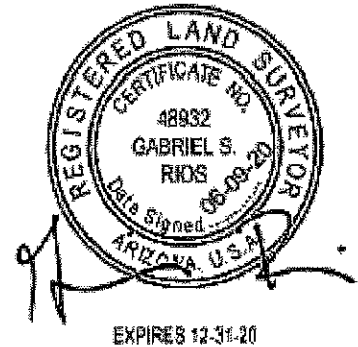
Lot 1, Raintree, as shown on Minor Land Division Plat, recorded in Book 1528, page 18, Maricopa County Records (MCR), lying within the southeast quarter of Section 12, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 135,907 square feet or 3.1200 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2018 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 2016) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2015\193063-Raintree Multi-Family Residential Parcel\LD1903 06-09-20.docx



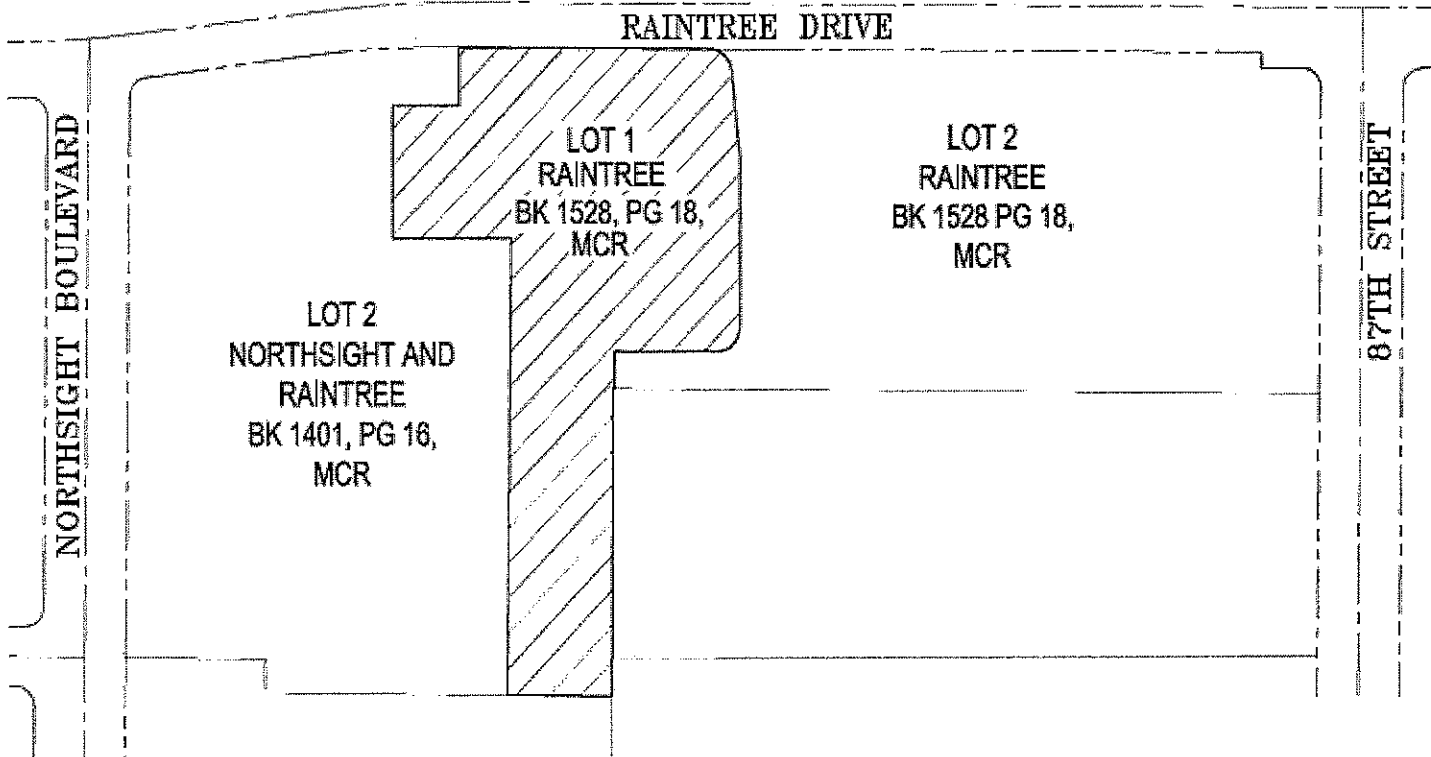
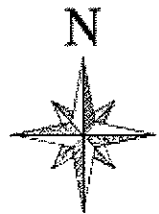
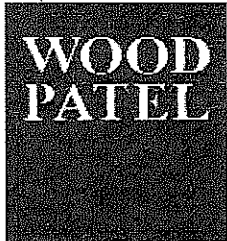


EXHIBIT A-1  
Page 2 of 2



**EXHIBIT "A"**  
 RAINTREE  
 MULTI-FAMILY RESIDENTIAL PARCEL  
 REVISED 06/09/2020  
 WP# 195063  
 PAGE 2 OF 2  
 NOT TO SCALE  
 Z:\2019\195063\Survey\Legal\5063-L01R02.dwg

Contract No. 2020-100-C05  
 (Resolution No. 11828)

EXHIBIT A-2

LEGAL DESCRIPTION – PARCEL 2

PARCEL DESCRIPTION  
Raintree  
Office Parcel

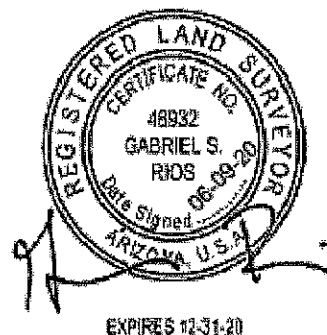
Lot 2, Raintree, as shown on Minor Land Division Plat, recorded in Book 1528, page 18, Maricopa County Records (MCR), lying within the southeast quarter of Section 12, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 223,230 square feet or 5.1246 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2018 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 2016) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2015\185063-Raintree-Office Parcel LD2R02 DE-09-20.docx



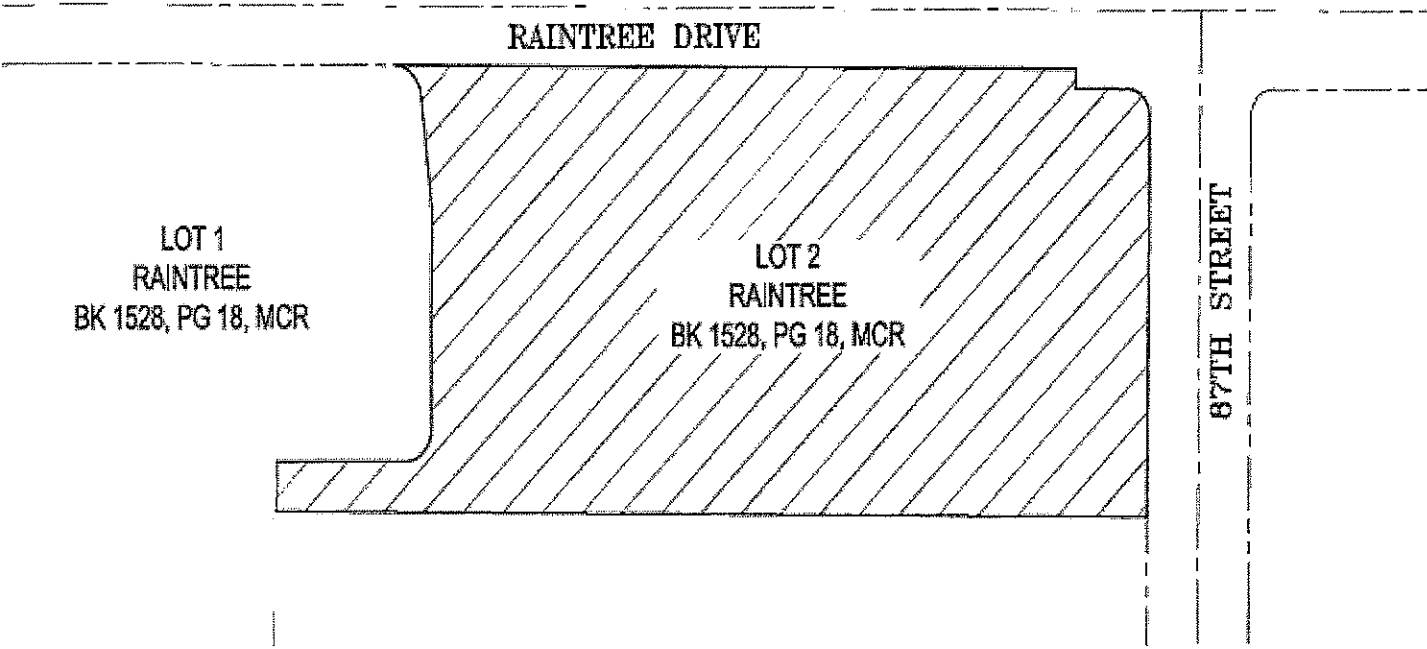
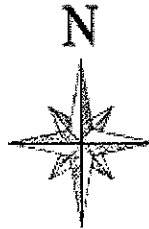
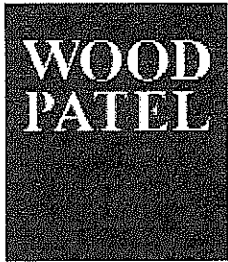


EXHIBIT A-2  
Page 2 of 2



**EXHIBIT "A"**  
RAIN TREE  
OFFICE PARCEL  
REVISED 06/09/2020  
WP# 195063  
PAGE 2 OF 2  
NOT TO SCALE  
Z:\2019\195063\Survey\Legal\5063-L02R02.dwg

Contract No. 2020-100-C05  
(Resolution No. 11828)

**EXHIBIT "B"**  
**DEVELOPMENT AREA BUDGET**

- Total Property Size = 8.24 acres (net) or 359,137 s.f. (net)
- Total Property Size = 9.64 acres (gross) or 419,918 s.f. (gross)
- Maximum FAR with Bonus = 1.11 \* 359,137 net square feet = 396,983 square feet

<b>Area</b>	<b>Assessor Parcel Number APN</b>	<b>Acres (Net)</b>	<b>Acres (Gross)</b>	<b>Maximum Square Footage-All PCP Land Uses (Commercial &amp; Residential)</b>	<b>Minimum Open Space Square Footage</b>
<b>Parcel 1</b>		3.12+/-	3.40	218,419 s.f.	62,746 s.f.
<b>Parcel 2</b>		5.12+/-	6.24	178,564 s.f.	44,360 s.f.
<b>Totals for Entire Property</b>		<b>8.24+/-</b>	<b>9.64</b>	<b>396,983 s.f.</b>	<b>107,106 s.f.</b>

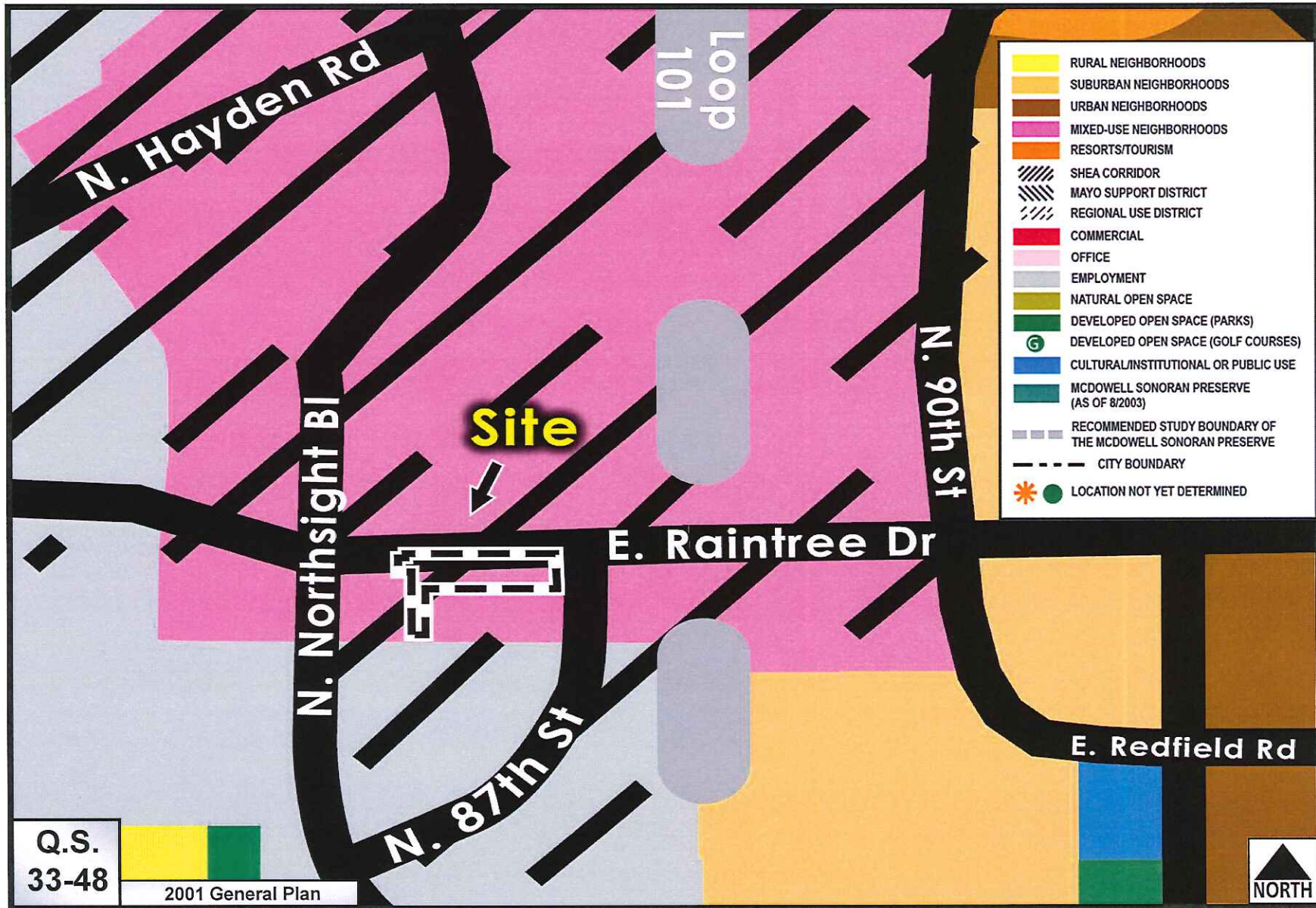
## **Additional Information for:**

**TCC - Raintree**

**Case: 19-ZN-2019**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. pedestrian walkways internal to the site as well as pedestrian connections to existing, adjacent development sites,
  - b. the design of balconies on the west side of the building,
  - c. the location and type of solar shading provided at building fenestration along the east, south, and west sides of the building,
  - d. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - e. scenic corridors and buffered parkways,
  - f. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
5. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.



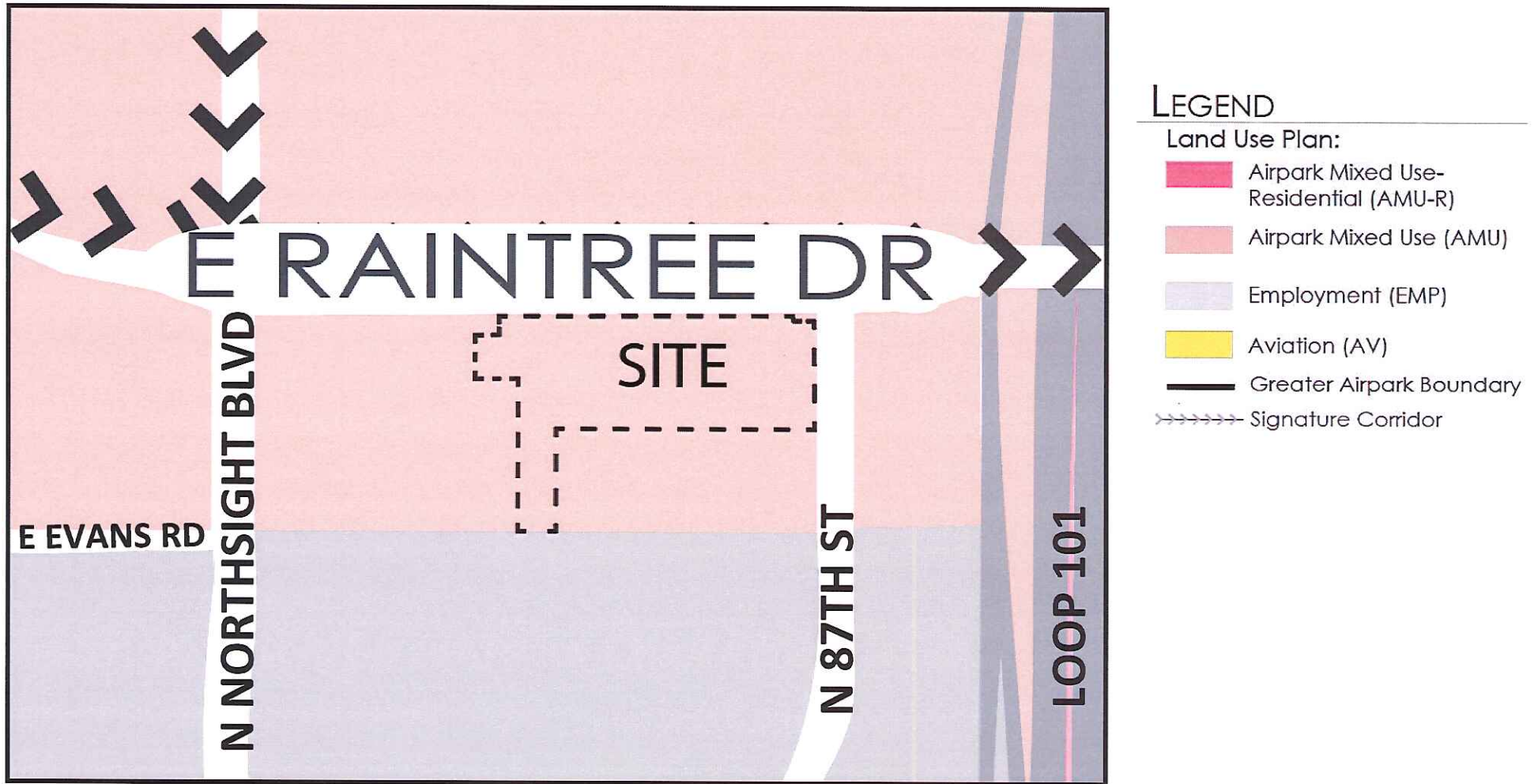
Q.S.  
33-48  
2001 General Plan

General Plan Land Use

ATTACHMENT #8

19-ZN-2019





**LEGEND**

Land Use Plan:

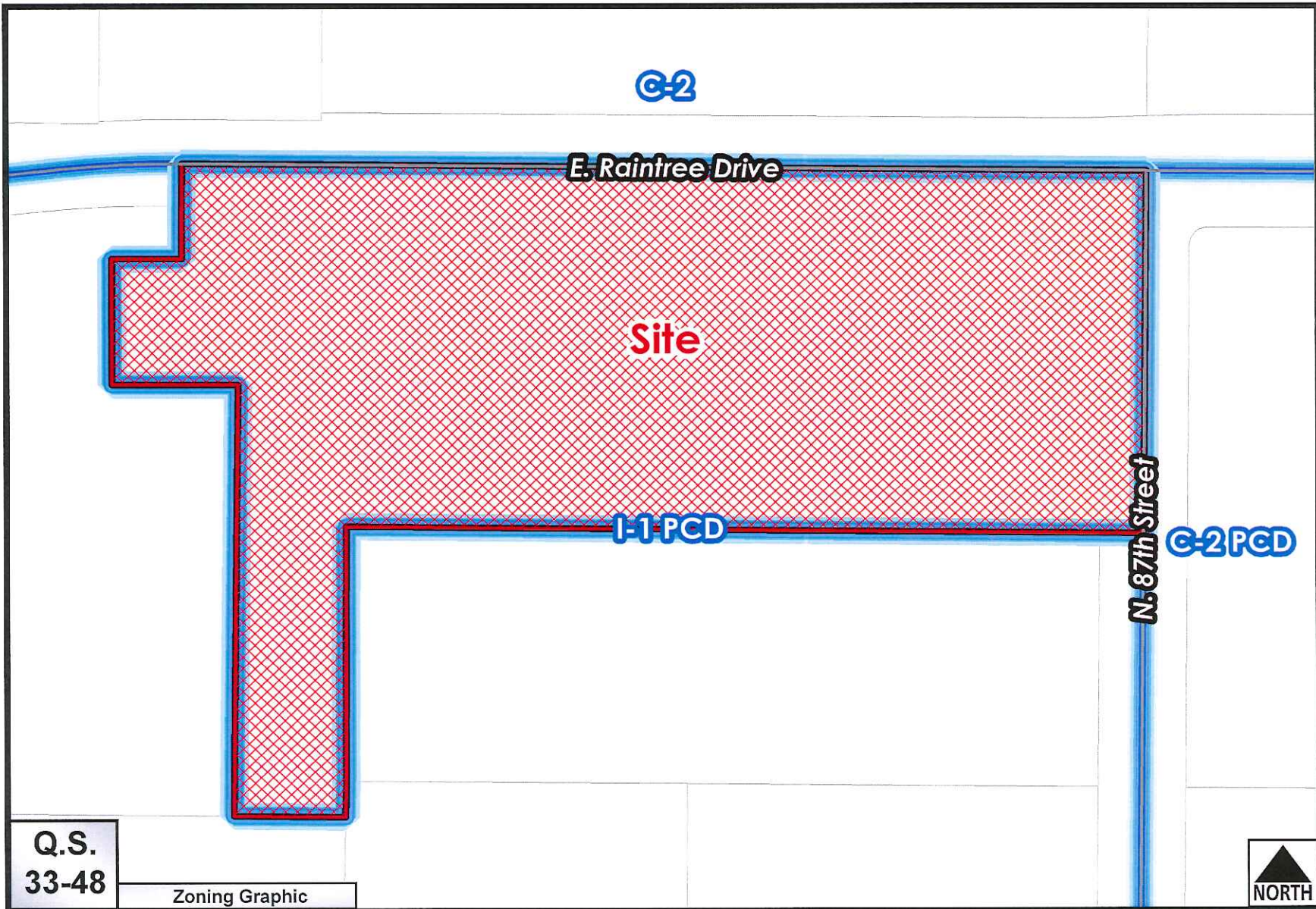
- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Employment (EMP)
- Aviation (AV)
- Greater Airpark Boundary
- Signature Corridor

**EXISTING GREATER AIRPARK CHARACTER AREA PLAN LAND USE**

Development Site Acreage: +/- 9.64 acres

7-GP-2019 & 19-ZN-2019

ATTACHMENT #9



Q.S.  
33-48

Zoning Graphic

Existing Zoning

ATTACHMENT #10

19-ZN-2019

**TRAFFIC IMPACT ANALYSIS SUMMARY**  
**Raintree Multi-Family**  
**Raintree Drive: Northsight Boulevard to 87<sup>th</sup> Street**  
**7-GP-2019 & 19-ZN-2019**

**Summary Prepared by David R. Smith, COS Traffic Engineering**  
**Traffic Impact Study Prepared by Jamie Ann K. Blakeman, Lokahi Engineering**  
**Traffic Impact Study Status (Category II): Accepted April 2020**

**Existing Conditions:**

Site Location –

Existing Development – Site is currently undeveloped; previously approved LAND USE on the site (I-1 PCD, 63-DR-2000 / 63-DR-2000#2).

Street Classifications –

- Raintree Drive is classified as a Minor Arterial
- 87<sup>th</sup> Street is classified as a Major Collector.
- Northsight Boulevard is classified as a Major Collector.

Existing Street Conditions –

- The Northsight Boulevard and Raintree Drive intersection is signalized. There are exclusive left turn lanes on the all approaches (southbound only has dual lefts), and the eastbound, westbound, and southbound approaches have exclusive right turn lanes while northbound does not have an exclusive right turn lane.
- The 87<sup>th</sup> Street and Raintree Boulevard intersection is signalized. There are exclusive left turn lanes on the all approaches. There are exclusive northbound, eastbound, and westbound right turn lanes. Only the southbound approach does not have an exclusive right turn lane.
- The Northsight Boulevard and Evans Road/Driveway B intersection is stop controlled on the eastbound and westbound (Evans Road/Driveway B) approaches.
- The Raintree Drive and Driveway A intersection is stop controlled on the northbound and southbound (Driveway A) approaches.
- The 87<sup>th</sup> Street and Driveway C intersection is stop controlled on the eastbound and westbound (Driveway C) approaches.
- Raintree Drive has two lanes in each direction with a center raised median and is classified as a Minor Arterial.
- Both Northsight Boulevard and 87<sup>th</sup> Street are two-lane major collector streets. Both have a center raised median.

Existing Volumes –

- There are 33,200 daily vehicles on Raintree Drive from Northsight Boulevard east to 101 Freeway (*COS 2018 Traffic Volume and Collision Report*)
- There are 9,700 daily vehicles on Northsight Boulevard/Thunderbird Road south/east between Raintree Drive and 90<sup>th</sup> Street (*COS 2018 Traffic Volume and Collision Report*).
- There are approximately XX daily vehicles on AA north of AA.

Existing Speed Limits –

- Raintree Drive has a 35 mph speed limit from Northsight Boulevard to 101 Freeway. West of Northsight Boulevard the speed limit remains 35 mph and east of the 101 Freeway the speed limit is 40 mph.
- Northsight Boulevard has a 40 mph speed limit from Raintree Drive south to where the roadway transitions to an east-west alignment and changes to

Thunderbird Road. East of this transition the speed limit is 35 mph. North of Raintree Drive the speed limit is 40 mph.

- 87<sup>th</sup> Street from Raintree Drive south to Northsight Boulevard has a speed limit of 35 mph. North of Raintree Drive, the 87<sup>th</sup> Street alignment becomes private property.

**Collision Information –**

The intersection of Raintree Drive and Northsight Boulevard has had 33 reported collisions from 2017 to 2018 with a rate of 1.21, ranking it #14 per the COS *Traffic Volume and Collision Data* report (citywide average = 0.58).

The segment of Northsight Boulevard from Raintree Drive north to Hayden Road has a crash rate of 5.42, ranking #10 citywide (citywide average = 1.53).

The segment of Raintree Drive from Northsight Boulevard to 101 Freeway has a crash rate of 3.50, ranking #32 citywide.

**Proposed Development:**

Description - The proposed development plan consists of multi-family with 190 dwelling units. The proposed development plan consists of 178,564 square feet of office land use.

Site Access – The applicant is proposing to have main site access from Raintree Drive at the existing median opening. The existing accesses from Evans Drive/Driveway B and 87<sup>th</sup> Street/Driveway C are proposed to be retained.

**TRIP GENERATION COMPARISON TABLE:**

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<b>Proposed - LAND USE UNITS/SF</b>	2,773	196	79	275	84	205	289
<b>Previously Approved - LAND USE UNITS/SF</b>	NA	NA	NA	NA	NA	NA	NA
<b>Increase/Decrease</b>	2,773	196	79	275	84	205	289

**Traffic Analysis:**

Intersection Level of Service – Using a 2022 horizon year with traffic generated by the build out of the proposed development, all of the study intersections in the vicinity of the site operate a level of service D or better for both peak hours, with the following exceptions:

- Raintree Drive at Driveway A:
  - NB left AM and PM operate at LOS E and F, respectively
  - SB left AM and PM operate at LOS F
- Northsight Boulevard at Evans Road/Driveway B:
  - EB left AM and PM operate at LOS E and F, respectively

Additional Traffic Volumes – With the additional site generated traffic and the proposed site access, development of the site is estimated to increase daily traffic volumes along Raintree Drive by 2,100 vehicles and on Northsight Boulevard by 700 vehicles. Northsight Boulevard has adequate capacity to handle this additional traffic. However, Raintree Drive is estimated to exceed available capacity based

on the *2018 Traffic Volume and Collision Report* – 33,200 ADT + estimated 2,100 ADT by project equals approximately 35,300 with maximum capacity of 34,000 for a V/C ratio of 1.04. This is anticipated to be mitigated with the following two (2) capital improvement projects (CIP) – the Northsight Boulevard and Raintree Drive extension and roundabout installation and the ADOT traffic interchange upgrades at 101 Freeway and Raintree Drive.

**Observations:**

Traffic Engineering staff made observations of traffic on the streets in the vicinity of the site during peak traffic periods. These traffic operational patterns and concerns were observed:

- Left turns out of the existing median opening on Raintree Drive and the Kohl's shopping center to the north and Vanguard to the south are difficult to make during peak periods.
- Raintree Drive is congested along the corridor from Northsight Boulevard through the 101 Freeway interchange. This condition will be mitigated with a City CIP project installing a roundabout at Northsight Boulevard and Raintree Drive and with ADOT's traffic interchange upgrade for the 101 Freeway and Raintree Drive project.

**Additional Information:**

Raintree Drive is currently a local residential street with primarily single family residences. The proposed development could potentially add commercial traffic to the street.

Raintree Northsight Extension Capital Improvement Project – The City currently has plans to provide improvements along Raintree Drive including constructing a roundabout at the currently signalized intersection of Raintree Drive and Northsight Boulevard. This will improve the capacity of the intersection and should also improve traffic flow along Raintree Drive in proximity to the development.

ADOT also has a project to upgrade the existing SPUI interchange of the 101 Freeway at Raintree Drive to include a (tight) diamond interchange design.

**Summary:**

The approval of the zoning district change for the proposed land use will result in an estimated 2,773 trips generated per day to and from the project site. The development is estimated to generate 275 a.m. peak hour trips, and 289 p.m. peak hour trips. Currently the parcel is vacant and there is no recent land use case to compare to while the underlying zoning is approved for office use.

With the addition of the proposed site generated traffic, and taking into account the two (2) localized projects (roundabout at Northsight/Raintree and interchange upgrade at Raintree/L101), operations at the intersections in the vicinity of the site will continue to operate at LOS D or better.

**Comments/Concerns:**

- Transportation staff recommend that the median access on Raintree Drive be monitored during and after the development is constructed.
- The level-of-service at the unsignalized intersections of Raintree Drive and Driveway and Northsight Boulevard and Evans Road/Driveway B will continue to operate at

LOS F with the addition of the site generated traffic. Drivers may seek alternate routes to avoid the congestion and delay at Raintree Drive and Driveway A and Northsight Boulevard and Evans Road/Driveway B.



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**TCC Raintree Residential**  
March 2, 2020

## **Overview**

This Citizen Review Report is being performed in association with a request for a minor General Plan Amendment from AMU to AMU-R of a 3.4+/- acre site and a Zoning District Map Amendment to rezone from I-1 PCD to PCP-AMU-R PSD/PCP-AMU PSD of a larger 9.64+/- acre site located at the southwest corner of Raintree Drive and 87<sup>th</sup> Street. The proposed project would result in a mixed-use project consisting of a residential community and a previously approved office development. This Citizen Review Report will be updated throughout the process.

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

## **Community Involvement**

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone and one-on-one meetings since **October of 2019**. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED** the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the

## **ATTACHMENT #12**

project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on December 2, 2019 at the Scottsdale Airport for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign. No one, other than the development team, attended the Open House. However, the outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, the outreach team has not received any further questions or concerns on this case.

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

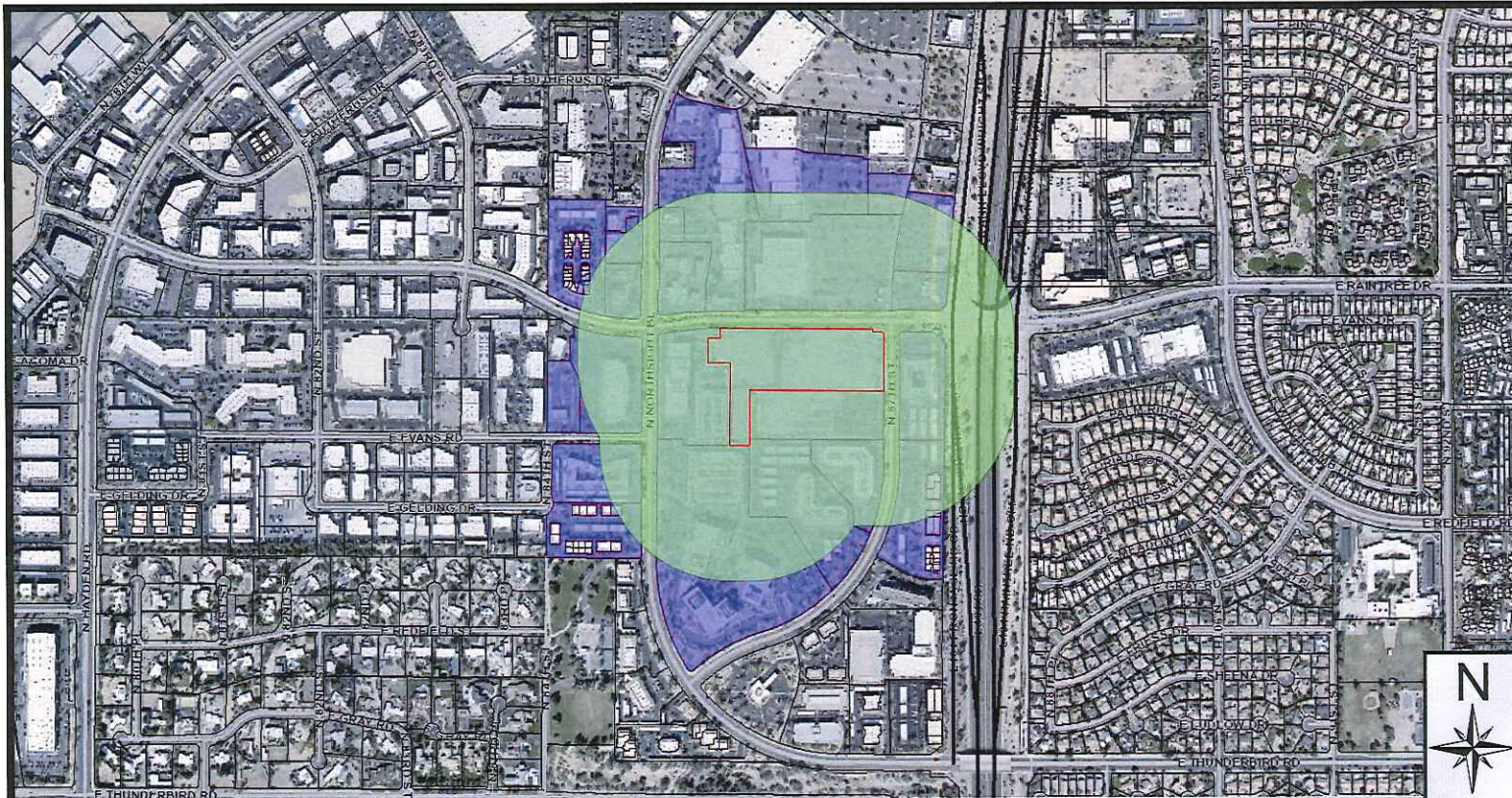
**ATTACHMENTS:**

Notification Letter  
Notification List  
Affidavit of Posting



# City Notifications – Mailing List Selection Map

## TCC Raintree



**Additional Notifications:**

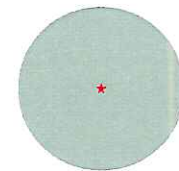
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
December 13, 2019

**Map Legend:**



Site Boundary



Properties within 750-feet

Postcards: 105

**19-ZN-2019 &  
7-GP-2019**



**SCOTTSDALE PLANNING COMMISSION  
ELECTRONIC REMOTE**

**WEDNESDAY, MAY 27, 2020**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Ali Fakh, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner  
Renee Higgs, Commissioner

**STAFF:** Tim Curtis  
Mike Hamblin  
Brad Carr  
Jesus Murillo  
Lorraine Castro

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**Administrative Report and possible discussion - Tim Curtis**

**MINUTES REVIEW AND APPROVAL**

1. Approval of May 13, 2020 Regular Meeting Minutes including Study Session.

**COMMISSIONER SMITH MOVED TO APPROVE THE MAY 13, 2020 REGULAR MEETING MINUTES. 2ND BY COMMISSIONER BOLLINGER.**

**THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0); BY CHAIR ALESSIO, VICE CHAIR SMITH, COMMISSIONER FAKIH, COMMISSIONER BOLLINGER, COMMISSIONER KUSH, COMMISSIONER SERENA AND COMMISSIONER HIGGS.**

**ATTACHMENT 14**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

## CONSENT AGENDA

2. [11-AB-2018 \(Morning Vista Abandonment\)](#)

Request by multiple owners to abandon the portions of East Morning Vista Road, located between N. 114<sup>th</sup> Street and N. 116<sup>th</sup> Street, with the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district. These portions of East Morning Vista Road include dedicated fee-simple rights-of-way and roadway and public utility easements. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, 602-330-5252.**

**ITEM NO. 2; RECOMMENDED CITY COUNCIL APPROVE CASE 11-AB-2018, BY A VOTE OF 7-0; MOTION BY COMMISSIONER SMITH, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER DETERMINING THAT THE PROPOSED ABANDONMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN. 2ND BY COMMISSIONER BOLLINGER.**

**THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0); BY CHAIR ALESSIO, VICE CHAIR SMITH, COMMISSIONER FAKIH, COMMISSIONER BOLLINGER, COMMISSIONER KUSH, COMMISSIONER SERENA AND COMMISSIONER HIGGS.**

3. [7-GP-2019 \(TCC - Raintree\)](#)

Request by owner for a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on a +/- 3.40-acre site located at 8501 E. Raintree Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is John Berry, 480-385-2727.**

4. [19-ZN-2019 \(TCC - Raintree\)](#)

Request by owner for a zoning district map amendment from Planned Community District, Industrial Park (P-C I-1) to Planned Community District, Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (P-C PCP-AMU PSD) zoning for +/- 6.24 acres of the site and to Planned Community District, Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning for +/- 3.4 acres of the site, with a Development Plan that includes Bonus Development Standards for floor area ratio (FAR) and building height in exchange for Special Public Improvements, on a +/- 9.64-acre site located at 8501 E. Raintree Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is John Berry, (480) 385-2727.**

**ITEM NO'S 3 & 4: RECOMMENDED CITY COUNCIL APPROVE CASES 7-GP-2019 AND 19-ZN-2019, BY A VOTE OF 6-0; MOTION BY COMMISSIONER SERENA PER THE STAFF RECOMMENDED STIPULATIONS, AFTER FINDING THAT THE PCD CRITERIA HAVE BEEN MET AND AFTER DETERMINING THAT THE ZONING DISTRICT MAP AMENDMENT, DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS ARE CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, 2ND BY COMMISSIONER KUSH.**

**THE MOTION CARRIED WITH A VOTE OF SEVEN (6) TO ZERO (0); BY CHAIR ALESSIO, COMMISSIONER FAKIH, COMMISSIONER BOLLINGER, COMMISSIONER KUSH, COMMISSIONER SERENA AND COMMISSIONER HIGGS WITH COMMISSIONER SMITH RECUSING HIMSELF.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:09 p.m.



## COMMISSION ACTION REPORT

Discussion and possible action on a recommendation to the Planning Commission and City Council of regarding cases 7-GP-2019 & 19-ZN-2019

**Agenda Item No.:** 1

**Meeting Date:** 05/20/2020

**Contact:** Brad Carr, AICP, LEED-AP  
Planning & Development Area Manager

**Phone:** (480) 312-7713

### **ACTION**

Discussion and possible action for a recommendation to the Planning Commission and City Council regarding case 7-GP-2019, a request for a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from the Airpark Mixed Use (AMU) land use designation to the Airpark Mixed Use-Residential (AMU-R) land use designation on +/- 3.4 acres *and* case 19-ZN-2019, a request for a Zoning District Map Amendment from Planned Community District, Industrial Park (P-C I-1) zoning to Planned Community District, Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (P-C PCP-AMU PSD) zoning for +/- 6.24 acres of the site and to Planned Community District, Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning for +/- 3.4 acres of the site, with a Development Plan that includes Bonus Development Standards for floor area ratio (FAR) and building height in exchange for Special Public Improvements, on an overall +/- 9.64-acre site located at 8501 E. Raintree Drive.

### **PURPOSE**

To provide the Airport Advisory Commission information on the proposed Non-Major General Plan Amendment and Zoning District Map Amendment for a site located within the Airport Influence Area, as it relates to the 14 CFR Part 150 Noise Compatibility Study.

### **KEY CONSIDERATIONS**

- Proximity of proposed site to Scottsdale Airport (site is approximately 4,000 feet southeast of runway)
- Proposed site located within the AC-1 area of the Airport Influence Zones
- Entire proposed development is located outside of the 55 DNL noise contour
- Scottsdale Airport 14 CFR Part 150 Noise Compatibility Study Land Use Measure #2, #4, and #6 are triggered
- Sec. 5-356 of the City Code permits the proposed uses with the conditions of submitting a Fair Disclosure Statement and dedication of an Avigation Easement
- Transition from primarily vacant, I-1-zoned site to a mixed-use development (office and residential uses)
- Allowed building height will increase from 52 feet to 69 feet
- 190 residential units proposed (apartments)
- As part of the approval process, the applicant will be required to conduct an FAA height analysis, and submit the response prior to any final city approvals

### **OTHER RELATED POLICIES, REFERENCES**

- Scottsdale General Plan 2001, as amended
- 2010 Greater Airpark Character Area Plan
- 2005 Scottsdale Airport 14 CFR Part 150 Noise Compatibility Study
- Zoning Ordinance

### **Attachments:**

1. Vicinity Map
2. Part 150 Airport Influence Zones Map
3. Part 150 Noise Contours Map
4. TCC – Raintree Development Plan



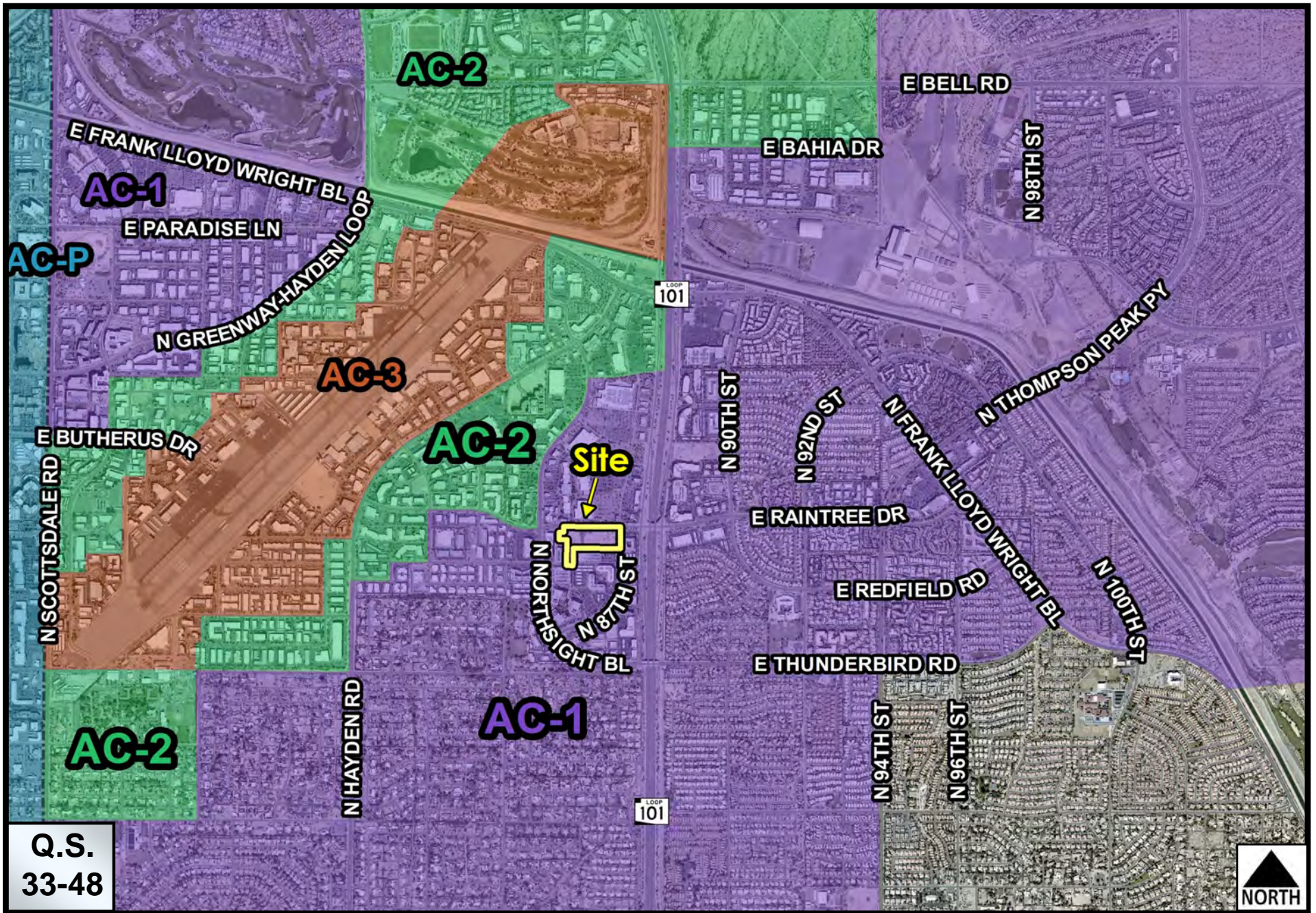
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Google Earth Pro Imagery

Context Aerial

ATTACHMENT #1

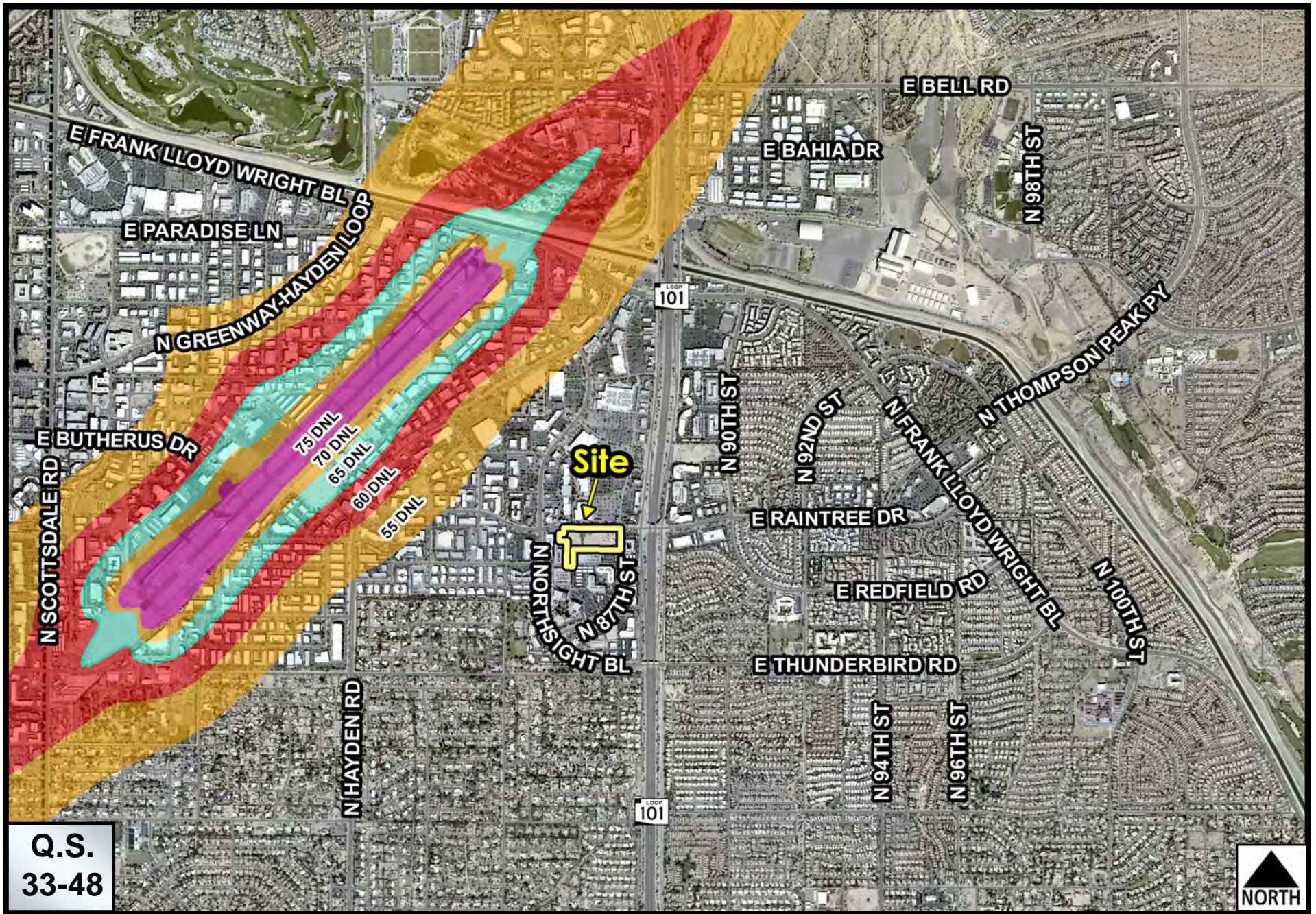
19-ZN-2019



**Airport Overlay Zones**

ATTACHMENT #2

**19-ZN-2019**



Q.S.  
33-48

**Airport 2025 Noise Contours**

ATTACHMENT #3

**19-ZN-2019**



# **TCC - RAINTREE DEVELOPMENT PLAN**

**Raintree Drive Residential**  
8501 E Raintree Drive  
Scottsdale, AZ 85260



500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # Date \_\_\_\_\_

NOT FOR CONSTRUCTION

**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 12/4/2019

REVISIONS  
No. Description Date

REZONING APPLICATION 3/4/20

RE-SUBMITTAL

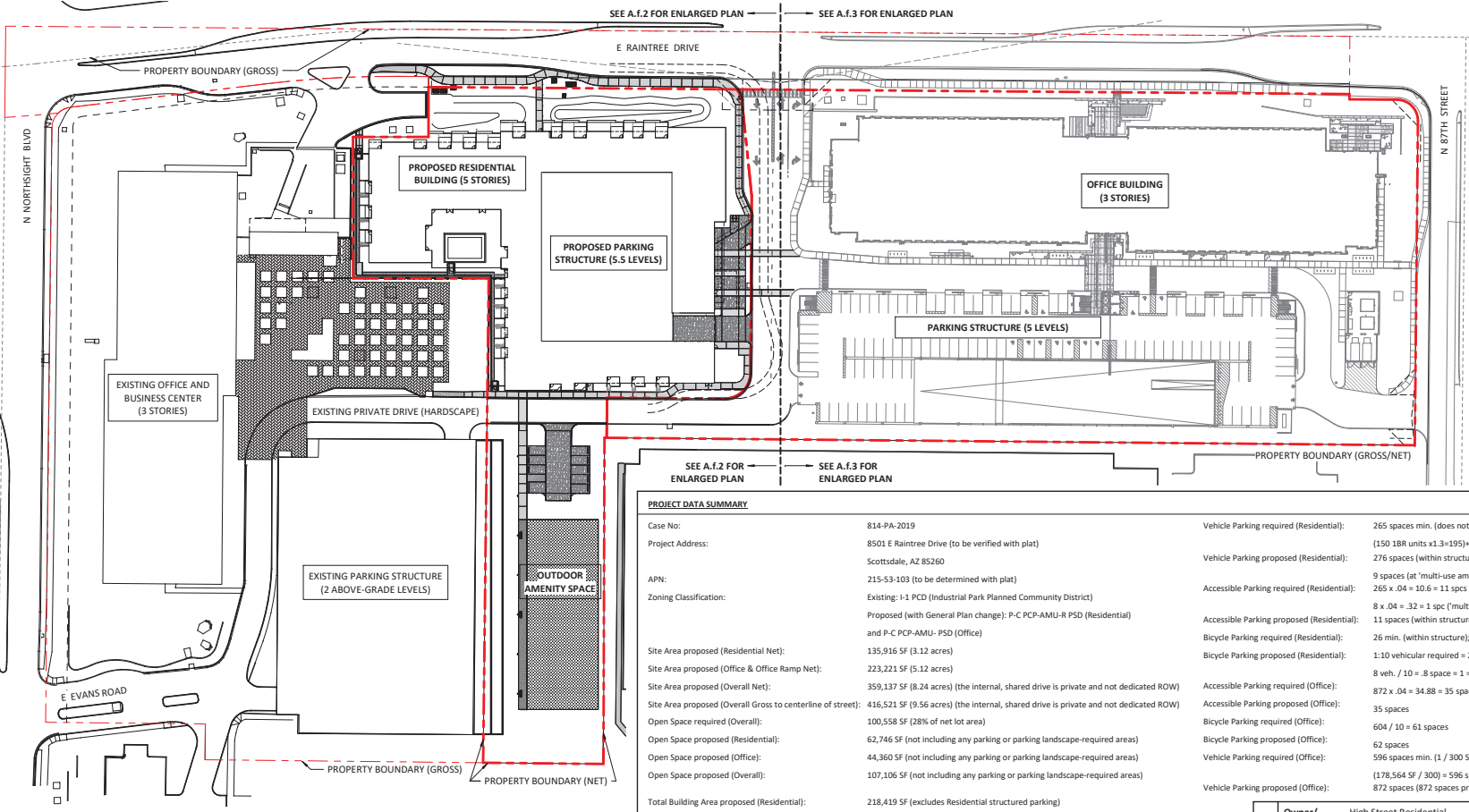
**219514**  
PROJECT NUMBER  
**ESG** PROJECT NUMBER  
DRAWN BY **ESG**  
CHECKED BY \_\_\_\_\_

KEY PLAN

Raintree Drive Residential

OVERALL SITE PLAN

A.f.1



**PROJECT DATA SUMMARY**

Case No:	814-PA-2019
Project Address:	8501 E Raintree Drive (to be verified with plat) Scottsdale, AZ 85260
APN:	215-53-103 (to be determined with plat)
Zoning Classification:	Existing: I-1 PCD (Industrial Park Planned Community District) Proposed (with General Plan change): P-C PCP-AMU-R PSD (Residential) and P-C PCP-AMU- PSD (Office)
Site Area proposed (Residential Net):	135,916 SF (3.12 acres)
Site Area proposed (Office & Office Ramp Net):	223,221 SF (5.12 acres)
Site Area proposed (Overall Net):	359,137 SF (8.24 acres) (the internal, shared drive is private and not dedicated ROW)
Site Area proposed (Overall Gross to centerline of street):	416,521 SF (9.56 acres) (the internal, shared drive is private and not dedicated ROW)
Open Space required (Overall):	100,558 SF (28% of net lot area)
Open Space proposed (Residential):	62,746 SF (not including any parking or parking landscape-required areas)
Open Space proposed (Office):	44,360 SF (not including any parking or parking landscape-required areas)
Open Space proposed (Overall):	107,106 SF (not including any parking or parking landscape-required areas)
Total Building Area proposed (Residential):	218,419 SF (excludes Residential structured parking)
Total Building Area proposed (Office):	178,564 SF (excludes parking structure)
GFAR allowed (Overall Net site area):	0.8 (for the Development Plan); option for buy-up w/ max. 2.0 under bonus provisions
GFAR proposed (Overall Net site area):	1.11 (excludes Residential + Office structured parking)

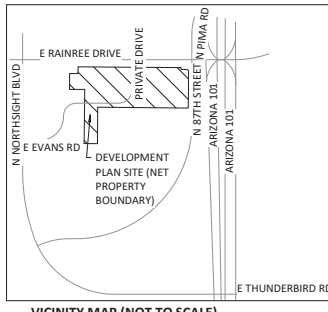
Vehicle Parking required (Residential):	265 spaces min. (does not include accessible) (150 1BR units x1.3+195)+(36 2BR+ units x1.7+62)+(4 3BR units x1.9+8) =265
Vehicle Parking proposed (Residential):	276 spaces (within structure; includes accessible spaces)
Accessible Parking required (Residential):	9 spaces (at 'multi-use amenity' space; includes accessible spaces)
Accessible Parking proposed (Residential):	265 x .04 = 10.6 = 11 spcs (w/in structure)
Bicycle Parking required (Residential):	8 x .04 = .32 = 1 spc ('multi-use amenity' spc)
Bicycle Parking proposed (Residential):	11 spaces (within structure) + 1 space (at 'multi-use amenity' space)
Accessible Parking required (Office):	26 min. (within structure); 2 min. (at 'multi-use amenity' space)
Accessible Parking proposed (Office):	1:10 vehicular required = 265 veh. / 10 = 26.5 = 27 spaces (w/in structure)
Bicycle Parking required (Office):	8 veh. / 10 = .8 space = 1 = 2 as a min. req'd (at 'multi-use amenity' spc)
Bicycle Parking proposed (Office):	872 x .04 = 34.88 = 35 spaces
Vehicle Parking required (Office):	35 spaces
Vehicle Parking proposed (Office):	604 / 10 = 61 spaces
Vehicle Parking required (Overall):	62 spaces
Vehicle Parking proposed (Overall):	596 spaces min. (1 / 300 SF min.) (178,564 SF / 300) = 596 spaces
Vehicle Parking proposed (Office):	872 spaces (872 spaces provided)

Total Units proposed:	190 units
1 Bedroom:	150 units (79%)
2 Bedroom:	36 units (19%)
3 Bedroom:	4 units (2%)
Ground Level allowed (Overall):	Dwelling use limited to a maximum of 50% of the ground floor bldg area of the Development Plan Office use limited to a maximum of 50% of the ground floor bldg area of the Development Plan
Ground Level proposed:	Overall Development Plan Ground Level (without parking ramps): 101,853 s.f. Residential: 30,055 s.f. (30%) Support uses (lobby, fitness, amenity, restrooms, storage): 23,358 s.f. (22%) Office: 48,440 s.f. (48%)
Stepbacks required:	1:1 beginning 38 ft above setback line / only relevant along Raintree Drive and 87th Street
Stepbacks proposed:	no encroachments
Building Height allowed (Overall Site):	62' maximum (including all rooftop appurtenances); 104' max under bonus provisions
Building Height proposed (Residential):	5.5 floors (64'-2" to top of overrun roof parapet) plus rooftop appurtenances = maximum 69'-0"
Building Height proposed (Office):	3 floors (50'-8" to top of roof parapet) plus rooftop appurtenances = 60'-2" total

**PROJECT TEAM**

<b>Owner/Developer:</b>	High Street Residential 2575 East Camelback, Suite 400 Phoenix, AZ 85016 Ph: 602-222-4000 Fx: 602-285-3141	<b>(OFFICE, OFFICE RAMP)</b>
<b>Legal:</b>	Berry Riddell LLC 6750 East Camelback, Suite 100 Scottsdale, AZ 85251 Ph: 480-385-2727 Fx: 480-385-2757	
<b>Architect:</b>	<b>(RESIDENTIAL)</b> Elness Swenson Graham Architects, Inc. 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382	<b>(OFFICE, OFFICE RAMP)</b> RSP Architects, Ltd. 502 S College Ave Ste 203 Tempe, AZ 85281 Ph: 480-889-2000
<b>Civil Engineer:</b>	Wood Patel 2051 W Northern Ave #100 Phoenix, AZ 85021 Ph: 602-335-8500 Fx: 602-335-8580	
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**1 OVERALL SITE PLAN**  
A.f.1  
1" = 50'-0"



NOTE: SITE AREA, OPEN SPACE, GFAR AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/ APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.

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# Project Narrative/Development Plan

Non-Major General Plan Amendment

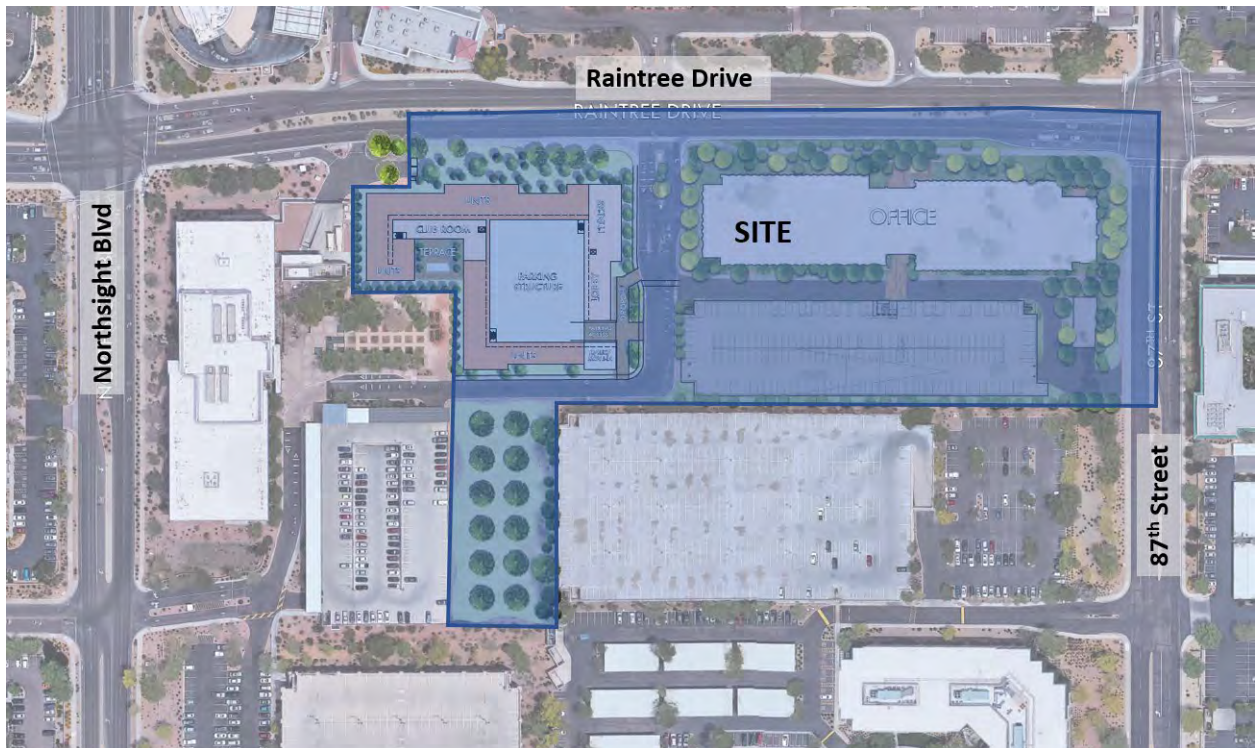
&

Rezoning for

Trammell Crow Company - Raintree

Mixed-Use Development

7-GP-2019 and 19-ZN-2019



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## **I. Purpose of Request**

The subject 9.64+/- gross acre (8.24+/- net) vacant property is located at the southwest corner of Raintree Drive & 87th Street (the “Property”) as identified below. The request includes a non-major General Plan Amendment from Airpark Mixed Use (AMU) to Airpark Mixed Use - Residential (AMU-R) on the western 3.40 +/- acres of the Property. The request also includes a rezoning from Planned Community District, Industrial Park (I-1 PCD) to Planned Community District, Planned Airpark Core - Airpark Mixed Use Residential with Planned Shared District overlay (P-C PCP-AMU-R PSD) on the 3.40+/- acres. The balance of the 6.24+/- acres includes a request from Planned Community District, Industrial Park (I-1 PCD) to Planned Community District, Planned Airpark Core - Airpark Mixed Use with Planned Shared District overlay (P-C PCP-AMU PSD). Trammell Crow Company intends to develop the 3.40+/- acre site with a residential community consisting of 190+/- units and 69+/- feet in height. The balance of the Property (6.24+/- acres) is approved for an office development (case 83-SA-2019, TCC -Raintree Office Building), which is currently under construction.

The 9.64+/- gross acre Property is located immediately north of the Vanguard campus. Given the location and surrounding context, the proposed office-residential mixed-use concept will provide a market appropriate land use mix adding to and supporting the local and regional economic base by generating additional revenue for the City. The Property is surrounded by a variety of retail, employment and service-related business in the Scottsdale Airpark.



Trammell Crow Company will integrate residences close to existing and proposed 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, January 2019*). 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 continue to bolster retail and service-related businesses.

## **II. City of Scottsdale General Plan 2001**

The proposed development requires a non-major amendment to the General Plan Land Use Map designation in the Greater Airpark Character Area Plan (“GACAP”) to accommodate the request for PCD PCP-AMU-R PSD zoning on the 3.40+/- acre residential parcel. The proposal is supportive of the desired values defined in the General Plan, which include those goals for the Character & Design, Land Use, and Growth Areas as outlined below. Additional analysis regarding the GACAP is provided in section III below.

The requested GPA is a non-major amendment based on the criteria established in the 2001 General Plan (pages 20-23):

- 1) Change in Land Use Category: Currently designated as Mixed Use Neighborhoods and no change is proposed with this GPA request.
- 2) Area of Change Criteria: The GPA site area of 3.40+/- acres is less than 10 acres, which is below the property size threshold in Planning Zone B.
- 3) Character Area Criteria: The site is located within the GACAP and is currently designated as AMU (Airpark Mixed Use). The GPA request from AMU to AMU-R (Airpark Mixed Use -Residential) to allow for residential land uses on the 3.40+/- acre portion of the site does not trigger a Major GPA.
- 4) Water/Wastewater Infrastructure Criteria: Based on the water and wastewater studies provided with the application, the proposed development of the site will not impose increased demand triggering an upsize of the existing infrastructure systems.

2001 General Plan Land Use Map



Six Guiding Principles

The following principles from the CityShape 2020 Comprehensive Report are relevant to the proposed request.

❖ *Enhance Neighborhoods*

*Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including zoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*

Strategies:

- *Integrate public safety into the design of neighborhoods and their community facilities and amenities*
- *Address neighborhood edges, especially adjacent to major streets and areas of commercial development*
- *Encourage the blending of new and existing neighborhoods*

- *Identify mature neighborhoods that may benefit from revitalization and / or redevelopment and pursue reinvestment through public projects, private and individual initiatives, and other incentives*

**Response:** The overall concept is to create a mixed-use residential/office synergy within close proximity to abundant, established retail and office services. 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 ideal for residential development with regional access. The development provides safe pedestrian connectivity and compatible landscape/hardscape design elements between the commercial office development and residential community so that the two land uses function as a synergistic mixed-use development.

#### ❖ *Support Economic Vitality*

*The strength of Scottsdale's economy has enabled the city to provide a high level of service to its residents at a relatively low cost through tourism and sales tax subsidies. In order to maintain its economic advantage, it is important to foster a balanced economic development program. We are committed to the goal of supporting our existing strengths by targeting new opportunities which can diversify our economic base; providing for the fiscal health of the city; and forming partnerships with the community which strengthen our ability to meet this goal.*

#### Strategies:

- *Encourage opportunities for existing businesses to grow and prosper*
- *Target new economic activities and job opportunities that are compatible with Scottsdale's lifestyle, such as medical and research; especially those that are non-polluting and use advanced technologies that support telecommuting and alternative transportation modes*
- *Ensure that there are adequate opportunities for future commercial and business activities throughout the community*
- *Encourage a variety of housing types and densities in new development if they foster neighborhood identity*

**Response:** The Property is an underutilized vacant site within a Regional Core overlay with easy access to the 101 Freeway. Being surrounded with multiple retail and large office uses, a mixed-use residential community will be very compatible and will provide housing options in the Airpark area supporting area retail and businesses. The proposed development will allow employees to live close to their jobs and walk or bike to work.

#### ❖ *Value Scottsdale's Unique Lifestyle & Character*

*Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. Scottsdale's lifestyle and character embrace the beauty of our natural features including the desert, mountains, and washes; and our contributions to the physical environment such as quality residential development, distinctive commercial and employment centers, and pleasing public amenities. Ensuring a variety of living, working, and leisure opportunities is fundamental to our community. The preservation of this unique lifestyle and character will be achieved*

*through respect for our natural and man-made environment, while providing for the needs of our citizens.*

*Strategies:*

- Define a variety of character areas that are compatible with the surrounding natural and man-made area by taking advantage of existing amenities*
- Ensure that development or redevelopment reflects the form, scale, materials, design features, and overall ambiance established in a Character Area Plan*
- Incorporate public art into emerging and mature areas that express the dominant lifestyle or character of an area, through public and private development and redevelopment opportunities*

**Response:** The Property is located in the GACAP, which is discussed in more detail below in section III. The Airpark creates a unique opportunity to support a range of land uses that interrelate and balance the live, work, play concept. The integration of multifamily residential in a mixed-use setting strikes an important land use balance with the employment character of the Airpark. It provides a land use balance creating a stronger, sustainable employment and service node essential to the continued success of the Airpark. The proposed development embodies an Airpark appropriate building with materials and colors that are compatible to existing fabric of the Airpark character while providing unique detailing and presence. Collectively, the PCP development plan, including both an approved office building and the newly proposed residential building, is designed in a cohesive manner that provides visual and physical connectivity through the architectural styles and the hardscape/landscape design.

*2001 General Plan Goals & Policies*

❖ *Character & Design:*

**Goal 1:** *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

- Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- Bullet 4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community:*



*Urban Character Types* contain higher density residential, non-residential, and mixed-use neighborhoods. The district includes apartments, high-density townhouses, commercial and employment centers and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people. Some examples of Urban Districts include:

*Freeway Corridor/Regional Core (a subdistrict of the Urban Character Type)* will be a dense mixed-use employment core that includes a number of region-serving office, retail and hotel uses. This core will include more than a million square feet of regional and community retail centers. Employment along the freeway corridor will be second only to the Downtown District in intensity and positive impact on the City's economic development.

**Response:** The Urban Character Type recognizes the need for a wide variety of high intensity uses in the same location area to support each other and create a true urban feel. The Property is an underutilized vacant site in an area designated as a Regional Core with easy access to the 101 Freeway. Being surrounded with multiple retail and large office uses, a mixed-use residential community would be very compatible and provide housing options in the Airpark area. The proposed development would allow employees to live close to their jobs and walk or bike to work.

**Goal 2:** *Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.*

- Bullet 5: Promote development that respects and enhances 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.*
- Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

**Response:** The proposed site layout, architectural character and landscaping design respects the unique climate, and vegetation of Scottsdale. See Scottsdale Sensitive Design Principles below (Section VI) for detailed responses regarding each principle.

**Goal 6:** *Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of a city.*

- Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.*
- Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*
- Bullet 4: Discourage plant materials that contribute substantial air-borne pollen.*
- Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.*

**Response:** The desert landscape character of the Property includes a variety of plants that currently provide year-round color, shade, and texture for the site. The proposed plant palette incorporates compatible, hardy plants known to thrive in the intense heat and sun of the desert climate. Plant selection and placement will allow for the ability to use water efficiently throughout the site. The proposed planting design limits lush and dense planting patterns to areas with the most human interaction such as entries, amenity areas and pedestrian areas.

**Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.**

- Bullet 2:*** Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.
- Bullet 3:*** Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.
- Bullet 5:*** Allow for lighting systems that support active pedestrian uses and contribute to public safety.

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents. Lighting designs will be commensurate with the quality architectural style proposed for the Property; low-level with no glare and intrusion on neighboring properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading to parking areas.

❖ **Land Use:**

**Goal 1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.**

- Bullet 1:*** Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
- Bullet 2:*** Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within a region.

**Response:** Development of this underutilized, 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 adding residential to the mix will strengthen the long-term stability of the area.

**Goal 3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.**

- Bullet 2:*** Encourage the location of more intense mixed-use centers and regional employment cores along regional networks.
- Bullet 6:*** Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

**Response:** Trammell Crow Company intends to utilize 69+/- feet including mechanical (62 feet is base height) of the 104 feet in height available in the PCP bonus provisions to create a unique five-story residential community with Southwestern contemporary elevations complementary to the character of the adjacent Scottsdale Airpark. The design reflects a “wrap” concept (residential buildings wrapping the above grade parking structure) with movement in the architectural massing and variation in exterior material finishes. The design creates more openness and interest than a traditional linear building design. The proposed design will interplay well with the existing commercial office buildings and given the context, the proposed residential building height of 69 feet inclusive of mechanical will provide an appropriate counterpoint to the approved office building to the east (52 feet + mechanical) and existing Vanguard office to the west (36 feet - mechanical).

***Goal 4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.***

- Bullet 1: Allow for diversity of residential uses and supporting services that provide for the needs of the community.***
- Bullet 3: Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.***
- Bullet 4: Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.***

**Response:** The General Plan seeks to maintain a diverse mixture of housing, leisure opportunities, and the economic base need to secure resources to support the community. Developing the Property with mixed-use residential and commercial will directly support the wide variety of major employment and service-related uses in the immediate area. Additionally, developing long-vacant properties is a critical part of the economic vitality of the community as it matures. Integrating additional housing options with a mixed-use approach in this area is essential for the continuing economic growth and sustainability of the Airpark. This project exemplifies revitalization by turning an underutilized vacant site into a thriving mixed-use community to better serve the area and increase tax revenue for the City.

***Goal 5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.***

- Bullet 1: Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.***
- Bullet 2: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.***
- Bullet 3: Provide balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips where environmentally and physically feasible.***
- Bullet 4: Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.***
- Bullet 8: Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.***

**Response:** The Property is located within the Mixed-Use Neighborhoods land use designation (2001 GP) and the GPA request from AMU to AMU-R (GACAP) will better implement the live, play, work land use philosophy in the Airpark by integrating housing options in an employment and shopping core. The site benefits from a range of multimodal transportation options including pedestrian, vehicular and public transit. The Property is near the Raintree/Loop 101 interchange and close to several arterial roads all of which provide regional access. 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.

**Goal 8:** *Encourage land use that create a sense of community among those who work, live, and play within local neighborhoods.*

- Bullet 1: Promote public land uses such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.*
- Bullet 2: Develop and reinforce links (ie: trails, paths, open space, transit and streets) within and between residential, retail, employment, recreational and other public land uses.*
- Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforce the area's character.*

**Response:** Although the office and residential components are two separate projects, there will be pedestrian connectivity and seamless landscape/hardscape design elements between the commercial development and residential community allowing the two land uses feel like a synergistic mixed-use development and create a sense of community. Additionally, the public open space area (outdoor amenity) will be programmed with usable passive recreation amenities including turf, seating, shade and picnic areas along with guest parking. The site is located within the Airpark employment core which has an established higher intensity of development. Mobility options include public transit (Valley Metro and Scottsdale Trolley), bicycling, walking, park-and-ride and ride share.

**Goal 9:** *Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.*

- Bullet 1: Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.*
- Bullet 2: Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, include the use of mixed-use structures (retail or office on lower level and residential on upper levels).*
- Bullet 4: Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.*

**Response:** The proposed office/residential development provides new housing in the heart of an established employment core with a multitude of transportation options. The development also promotes walkability and connectivity to nearby retail, restaurants, services and employers so

that the reliance on vehicles as a primary source of mobility is naturally reduced by the land use synergy. As noted above, the requested minor GPA will better implement the live, play, work land use philosophy in the Airpark by integrating housing options in an employment and shopping core. The site benefits from a range of multimodal transportation options including pedestrian, vehicular and public transit.

❖ **Growth Areas:**

The site is located on the edge of the Activity Area identified above on the City’s Growth Areas Map (see below). Activity Areas have a concentration of development promoting a range of mixed land uses.

**Goal 1:** *Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.*

**-Bullet 3:** *Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.*



● **Growth Areas Map**



**Response:** The proposed development will tie into existing infrastructure systems. Water and sewer basis of design reports are being submitted and reviewed with the zoning application. The existing transportation network will more than adequately serve the proposed use as there will be a reduction in vehicle trips from the existing commercial zoning (see Traffic Report). Integrating mixed-use residential and commercial in the heart of the Airpark will help sustain the balance of land uses and continue to serve a growing and diverse community.

**Goal 2: *Make automobile transit and other multimodal circulation more efficient.***

***-Bullet 1:* Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.**

**Response:** The Property is located on Raintree Drive, a major arterial, close to public transit routes that provide direct access to many parts of the east valley as well as the Scottsdale Trolley's Mustang Route, which runs along Northsight Boulevard and Raintree Drive. Additionally, the Property is located approximately 500 feet west of the Raintree/Loop 101 interchange. The Loop 101 connects with many other major freeways in the valley which further extends regional access. Hayden Road (minor arterial) is located approximately 0.75 miles to the north (via Northsight) and west (via Raintree) which connects to Frank Lloyd Wright Boulevard (major arterial). The site is extremely desirable for multifamily development due to the surrounding services, retail and restaurants within walking distance of the site.

❖ ***Community Mobility:***

**Goal 2: *Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life.***

***-Bullet 1:* Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automobile generated trips.**

**Response:** As mentioned previously, 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 (Raintree Drive, Hayden Road, Frank Lloyd Wright Boulevard, Loop 101) and public transit options. The development will create a sustainable, walk-friendly environment for its residents with functional, internal pedestrian connections between buildings including integrally colored enhanced paving across the central driveway. Internal pedestrian circulation will connect with the established pedestrian network in and around the site.

**Goal 3: *Promote regional diversity and connectivity of mobility choices.***

***-Bullet 2:* Connect and support diversity of mobility choices to and within areas that contain the greatest intensity of development.**

**Response:** The site and surrounding area is located within the Airpark employment core established with a higher intensity of development. Mobility options include public transit

(Valley Metro and Scottsdale Trolley), bicycling, walking, park-and-ride and ride share. The Property is located within close proximity to regional transportation corridors (Raintree Drive, Hayden Road, Frank Lloyd Wright Boulevard and Loop 101).

**Goal 5: *Relieve traffic congestion.***

*-Bullet 3: Emphasize work, live and play relationships in land use decisions that will reduce the distance and frequency of automobile trips and support alternative modes, such as pedestrian paths, equestrian trails, cyclists routes, transit, telecommuting and technology for moving people and information.*

**Response:** The proposed office/residential development provides new housing in the heart of an established employment core with a multitude of transportation options. The development also promotes walkability and connectivity to nearby retail, restaurants, services and employers so that the reliance on vehicles as a primary source of mobility is naturally reduced by the land use synergy.

**Goal 8: *Emphasize live, work and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.***

*-Bullet 1: Emphasize the relationship and balance of land uses within general areas of the city to determine if an appropriate mixture exists that will reduce the demand.*

*-Bullet 3: Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access (pedestrian oriented development).*

**Response:** The non-major GPA on the western portion of the site from AMU to AMU-R will allow for residential land use in an area that is currently developed with a range of uses (business, office, employment, retail, instructional and hotel uses) further strengthening the mix of land uses in the Airpark. The integration of residential will reduce vehicle trips, promote walkability, and bolster the economic vitality of the Airpark. Although the Property is located near regional transportation systems, adding a residential land use component to the site will result in a lessened demand on the transportation network as residents can live near their workplace and supporting retail land uses.

❖ ***Community Involvement:***

**Goal 1: *Seek early and ongoing involvement in project/policy-making discussions***

*-Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.*

**Response:** The development team held a neighborhood open house meeting and provided early notification through both written and verbal communication. A Project Under Consideration

sign was also posted on the site prior to the neighborhood open house meeting. Refer to the Citizen Review & Neighborhood Outreach Report included with the zoning application.

❖ **Housing:**

**Goal 2:** *Seek a variety of housing options that blend with the character of the surrounding community.*

**-Bullet 3:** *Encourage energy efficiency via integration of the City's Green Buildings and Sustainability programs (or future programs) in new housing design.*

**-Bullet 5:** *Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.*

**Response:** Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options in the Airpark employment core contributing towards the live-work-play synergy.

**Goal 3:** *Seek a variety of housing options that meet the socioeconomic needs of people who live and work there.*

**Response:** Integrating new multifamily residential development near a range of existing employment, support services and retail brings a new facet of housing options to the Airpark further meeting the socioeconomic needs of the diverse workforce population in Scottsdale.

❖ **Preservation and Environmental Planning:**

**Goal 10:** *Encourage environmentally sound "green building" alternatives that support sustainable desert living.*

**-Bullet 1:** *Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.*

**-Bullet 4:** *Improve the energy efficiency of the building envelope, equipment and appliances.*

**-Bullet 5:** *Use low impact building materials.*

**Response:** As noted above, sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or



high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options in the Airpark employment core contributing towards the live-work-play synergy.

### **III. Greater Airpark Character Area Plan**

The Greater Airpark Character Area Plan ("GACAP") was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and polices to provide a framework for future development The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP.

The request for a non-major GPA on the western portion of the site totally 3.40 +/- gross acres of the subject Property from AMU to AMU-R will allow for residential land use in an area that is already designated for mixed-use (business, office, employment, retail, instructional and hotel uses). The Property is located on Raintree Drive west of the Loop 101 and east of Northsight Boulevard; both Raintree and Northsight are Signature Corridors and Transit Routes in the GACAP. Additionally, the Property is located outside the 55 DNL line, which is appropriate for residential land uses. New construction will feature appropriate noise attenuation through the use of upgraded building materials and insulation, disclosure to residents and an avigation easement in conformance with the City's requirements.

GACAP Definition (emphasis added):

*Airpark Mixed Use Residential areas are appropriate for the greatest variety of personal and business services, employment, office and institutional, cultural amenities, retail, hotel, and higher density residential. Developments in the AMU-R areas should be pedestrian-oriented have access to multiple modes of transportation and should be located outside of the Airport's 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the areas south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multi family rental units and corporate housing [emphasis added].*

The Conceptual Development Type Map designates the Property as both "Type A- Medium Scale" and "Type C - Higher Scale" which is defined in the GACAP as follows (emphasis added):

*Type A development denotes areas appropriate for medium-scale developments. Type A may represent lower-scale residential developments existing in the area north of the Central Arizona Project Aqueduct south of the Loop 101 Freeway. In other areas of the Greater Airpark, Type A may represent developments that are a higher-scale that uses on the outside of the Airpark boundary but of a lower-scale than Type B or C areas.*

*Type C development represents medium to higher scale development which supports pedestrian activity in the Greater Airpark. Type C is encouraged in areas with access to multiple modes of transportation, served by regional transportation networks (i.e. freeways or transit corridors), and where the scale will complement the area's character. Type C development is appropriate in areas next to both Types A and B development. Type C is not recommended immediately adjacent to the Scottsdale Airport.*

➤ **Land Use**

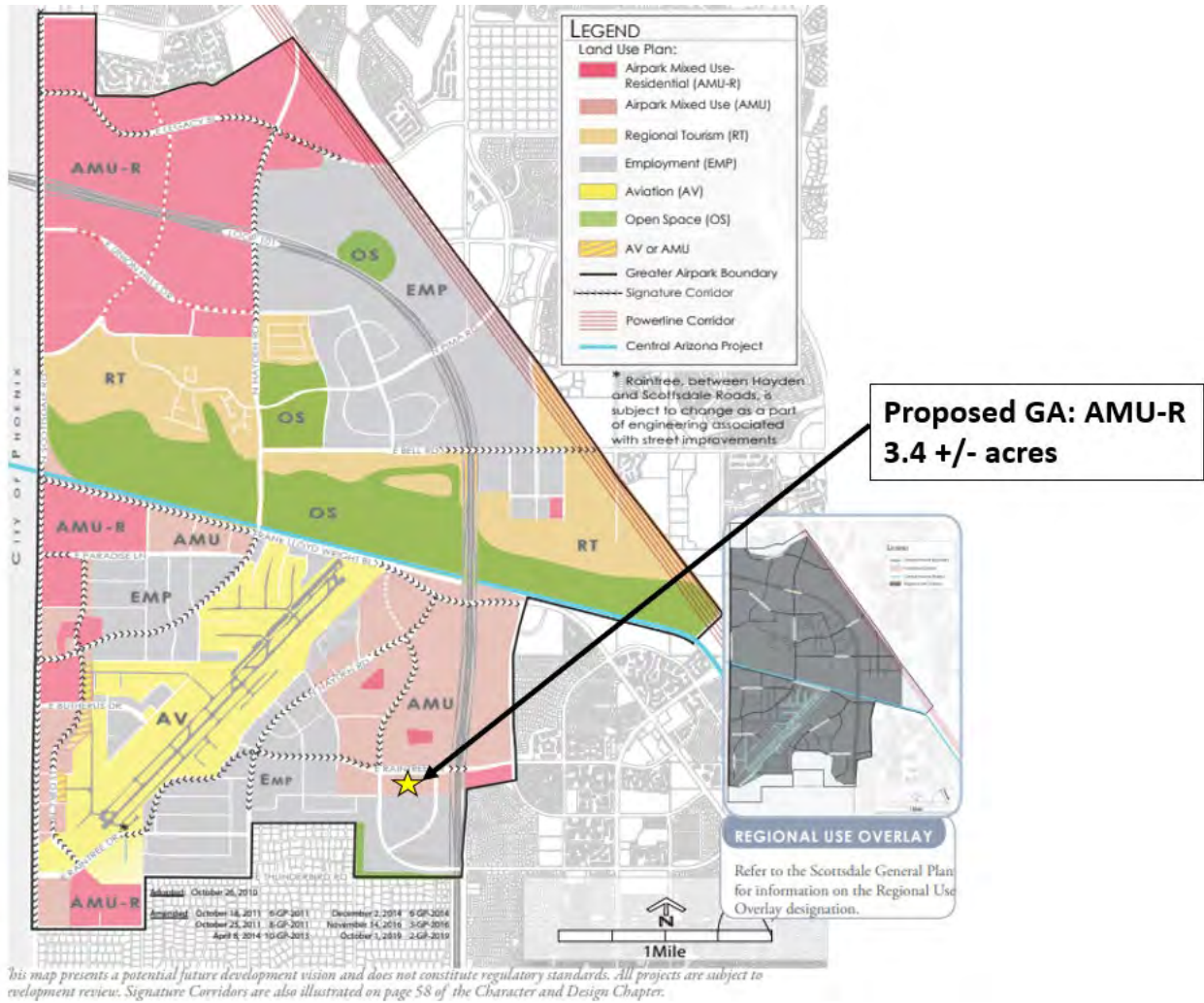
**Goal LU 1**

***Maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development, and revitalization.***

***Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark***

**Response:** The proposal for a mixed-use office/residential development (PCP zoning) on the 9.64+/- acre site adds a missing residential component to this underutilized vacant site in a prime Airpark location of Scottsdale. The residential portion consists of 3.40+/- acres and the office commercial land use will be maintained on the balance of the site, 6.24+/- acres. Characteristics of successful mixed-use developments include a range of land uses and promote the "live, work, play" philosophy. The proposed development accomplishes a range of goals including developing an underutilized, vacant property integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context.

**Greater Airpark Land Use Map**  
**(GACAP Page 11)**



**Policy LU 1.2** Support a mix of land uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce, where appropriate.

**Response:** The Airpark is predominately an employment core area; the City's largest employment core. Integrating the proposed multifamily land use in a mixed-use setting will provide a residential rental and workforce housing opportunity for the residents of Scottsdale in an employment and service core area of the City. The location of the Property not only provides an opportunity for workforce housing in the employment core, but also connectivity to the retail and restaurants established in the nearby developments that will enhance their sustainability. The mix of residential units will include 1, 2 and 3-bedroom units with rentable square footage ranging from 800 s.f. to 1,400 s.f. Rental rates have not been determined and will be based on market rates and unit size/location after construction is completed.

#### **Goal LU 4**

***Utilize development types to guide the physical and built form of the Greater Airpark.***

***Policy LU 4.5 Greater visual variety and architectural interest should be considered in the design of the Greater Airpark's tallest buildings (Regional Core), particularly at the pedestrian level.***

***Policy LU 4.6 Transitions between development types should incorporate a blending in context of each development type, and integrate the characteristics between them through appropriate site and building design.***

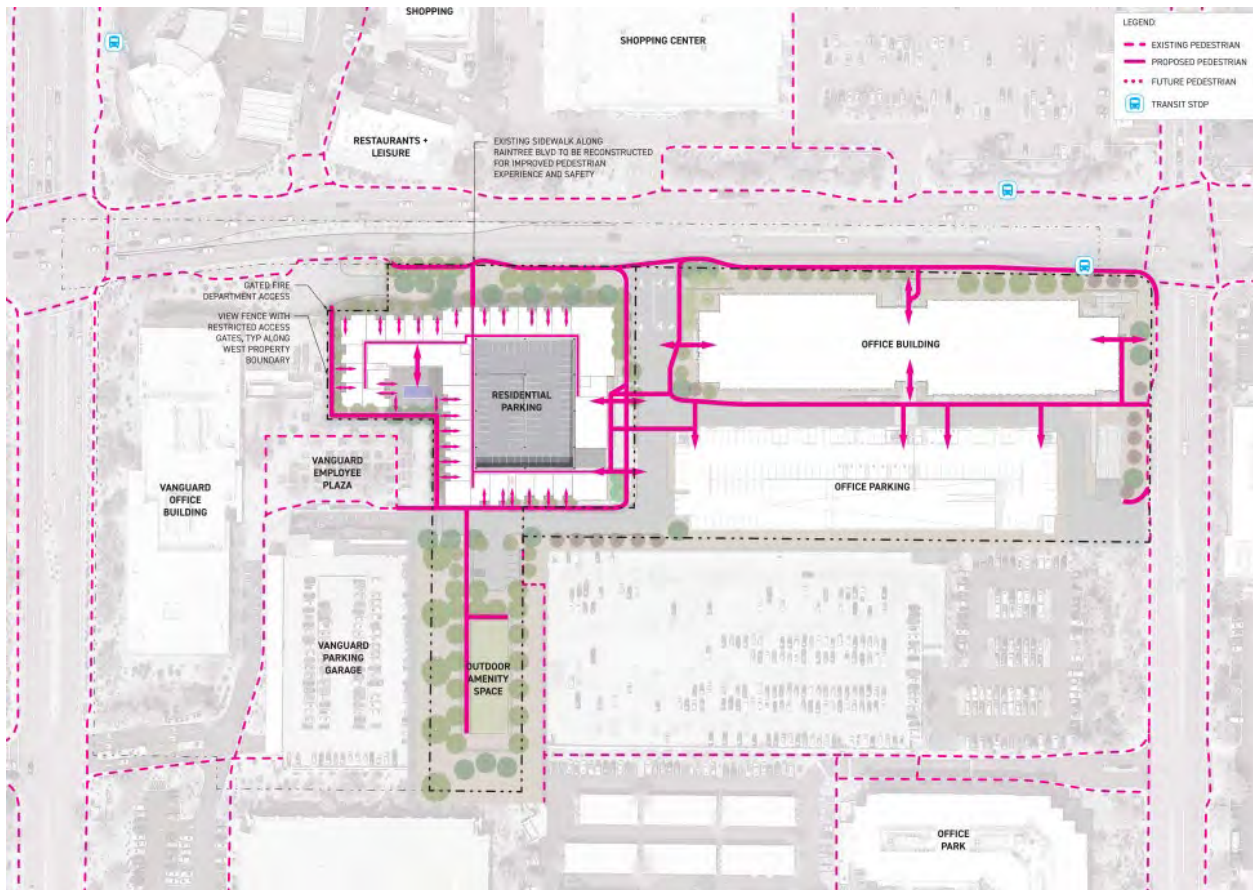
**Response:** Trammell Crow Company intends to utilize 69+/- feet including mechanical (62 feet is base height) of the 104 feet in height available in the PCP bonus provisions to create a unique five-story residential community with Southwestern contemporary elevations complementary to the character of the adjacent Scottsdale Airpark. The design reflects a “wrap” concept (residential buildings wrapping the above grade parking structure) with movement in the architectural massing and variation in exterior material finishes. The design creates more openness and interest than a traditional linear building design. The proposed design will interplay well with the existing commercial office buildings and given the context, the proposed residential building height of 69 feet inclusive of mechanical will provide an appropriate counterpoint to the approved office building to the east (52 feet + mechanical) and existing Vanguard office to the west (36 feet - mechanical).

The overall concept is to create a mixed-use residential and commercial synergy within close proximity to abundant retail and office services. 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 and office development.

***Policy LU 4.7 Encourage greater visual variety between employment/commercial land uses and residential neighborhoods and avoid continuous buildings shapes and mass adjacent to residential neighborhoods.***

**Response:** Expanding upon the statements above, the unique design demonstrates a rich character and architectural variety between the proposed residential community and surrounding commercial. The residential building has been designed in a manner that provides a sensitivity to the pedestrian providing numerous connection points through the site, which do not exist today – see pedestrian connectivity plan below (updated). Appropriate architectural detailing and materials may include, but are not limited to concrete panel, stucco, glazing and metal balcony rails, all of which have been carefully selected to uphold the unique character and context of the Sonoran Desert and to blend with the surrounding context of the Scottsdale Airpark.

## Pedstrian Circulation



### Goal LU 5

*Encourage Greater Airpark development flexibility.*

*Policy LU 5.1 Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Area Plan and encourage revitalization in the area.*

**Response:** As mentioned above, the proposal to utilize the PCP ordinance is desired because it allows for greater height and flexibility in development standards than the existing I-1 PCD zoning with respect to the residential portion of this development. In addition, the remaining commercial property will utilize the PCP district as well; however, the building design for the office component is approved by the City. The PCP zoning will allow the applicant to create a unique, mixed-use residential community and office development for the residents of Scottsdale and will not only meet but exceed the goals and policies of the GACAP.

*Policy LU 5.2 Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height, development standard flexibility, and/or street abandonment are*

*considered. Potential public amenities and benefits may include, but are not limited to: New/expanded open space areas, transit and/or other mobility enhancements, including bicycle and pedestrian amenities, workforce housing...{relevant benefits listed}*

**Response:** The proposed development is providing a bonus contribution for increased FAR (from 0.8 to 1.11; increase of 0.31) and height (from 62 feet to 69 feet; increase of 7 feet) in the amount of \$1,536,361 based on calendar year 2021, which will be allocate to the City per the Special Improvement Ordinance. The PCP development also offers approximately 29.8% overall open space (28% required), a centralized amenity space, enhanced pedestrian linkages as well as new housing opportunities to serve the Airpark employment core.

**Goal LU 7**

***Develop an interconnected network of Signature Corridors to support the Greater Airpark as a place for meeting, creating, shopping, learning, as well as working.***

***Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.***

**Response:** Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include Raintree (along the north) and Northsight (to the west). Integrating a mixed-use residential/commercial development in this location broadens the current range of land uses in the area and provides additional housing options in the Airpark area.

**Goal LU 8**

***Create an interconnected network of meaningful open spaces within the Greater Airpark.***

***Policy LU 8.1 Recognize and promote the value of usable open space as part of the community's quality of life.***

***Policy LU 8.2 Sustain and enhance meaningful open space corridors with the Greater Airpark.***

***Policy LU 8.3 Promote public/private partnership in the design of development plans that provide functional urban open spaces, such as plazas and pocket parks, within and between projects.***

**Response:** This project promotes the value of usable open space on several levels. The proposed residential community will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses. Additionally, the project provides abundant open space over the required 28% (this calculation excludes parking lot landscaping and private outdoor open space). The overall 9.64+/- PCP development is proposing approximately 29.8% +/- open space (107,000 s.f.). On-site open space includes amenities, private outdoor living spaces, perimeter landscape buffers, and meaningful perimeter open space to create privacy and a visual oasis for the residents/employees and an attractive setting for the buildings. Additionally, the open space area (outdoor amenity south of the residential building) will be programed with usable passive recreation amenities including turf, seating, shade and picnic areas along with guest parking.

➤ Neighborhood & Housing

Goal NH 2

*Create complete neighborhoods within the Greater Airpark, through the development of urban dwelling types and mixed-use developments, while being respectful of the Greater Airpark as an aviation-based employment center.*

*Policy NH 2.1 Encourage developments, in Airpark Mixed Use Future Land Use Areas (AMU and AMU-R), to provide support services for current and future Greater Airpark residents, such as local markets, drugstores, and other essential services.*

**Response:** A wide range of support services can be found nearby in the neighboring commercial developments. The residential land uses proposed under this application is a natural fit and complement the fabric of existing land uses in the Airpark.

*Policy NH 2.2 Encourage a variety of urban dwelling types and mixed-use development in areas designated Airpark Mixed Use-Residential in the Greater Airpark Character Area Future Land Use Plan that are compatible with and support the aviation and employment uses of the Greater Airpark.*

**Response:** The proposed development is particularly adept at satisfying this policy. The Airpark creates a unique opportunity to support a range of land uses that interrelate and balance the live, work, play concept. The integration of multifamily residential in a mixed-use setting strikes an important land use balance with the employment character of the Airpark. It provides a land use balance creating a stronger, sustainable employment and service node essential to the continued success of the Airpark.

*Policy NH 2.3 Incorporate gathering spaces and recreational opportunities into the design of mixed-use development to support a high quality of life for Greater Airpark residents.*

**Response:** Exterior amenities are noted in the response for Policy NH 2.4 (below) for The Pedestrian Circulation Plan and Landscape Plan show the exterior recreational amenities and connectivity. Together, these amenities provide gathering and casual recreational opportunities for the residents. Although the office and residential components are two separate projects, there will be pedestrian connectivity and seamless landscape/hardscape design elements between the commercial development and residential community allowing the two land uses feel like a synergistic mixed-use development. Additionally, the public open space area (outdoor amenity) will be programmed with usable passive recreation amenities including turf, seating, shade and picnic areas along with parking for the public.

*Policy NH 2.4 Promote opportunities for parks, open space, and trail connections within new mixed-use development and as a part of the redevelopment of existing property.*

**Response:** The development provides design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting. The pool amenity area will include a range of outdoor amenities including a pool, spa, cabana, seating areas, fire pit, and bbq to create resort-like outdoor living

spaces for residents to gather and relax. The site has a network on sidewalks that tie to the existing commercial office network. See Pedestrian Circulation Plan and Landscape Plan for more details on connectivity.

**Goal NH 3**

***Encourage residential development that supports the local and regional employment-based land uses in the Greater Airpark.***

*Policy NH 3.1 Encourage thoughtful and creative residential development that enhances, supports, and is sensitive to Airport operations and the Greater Airpark's identity as an employment center.*

**Response:** As previously discussed, the proposed uses will support the live, work, play philosophy mentioned throughout the GACAP. Special measures will be taken to create buildings that are sensitive and compatible to the nearby Airport operations.

***Policy NH 3.2***

*Incorporate residential into Airpark Mixed Use-Residential Future Land Use Areas to reduce traffic congestion, improve air quality; and provide opportunities for workforce housing where:*

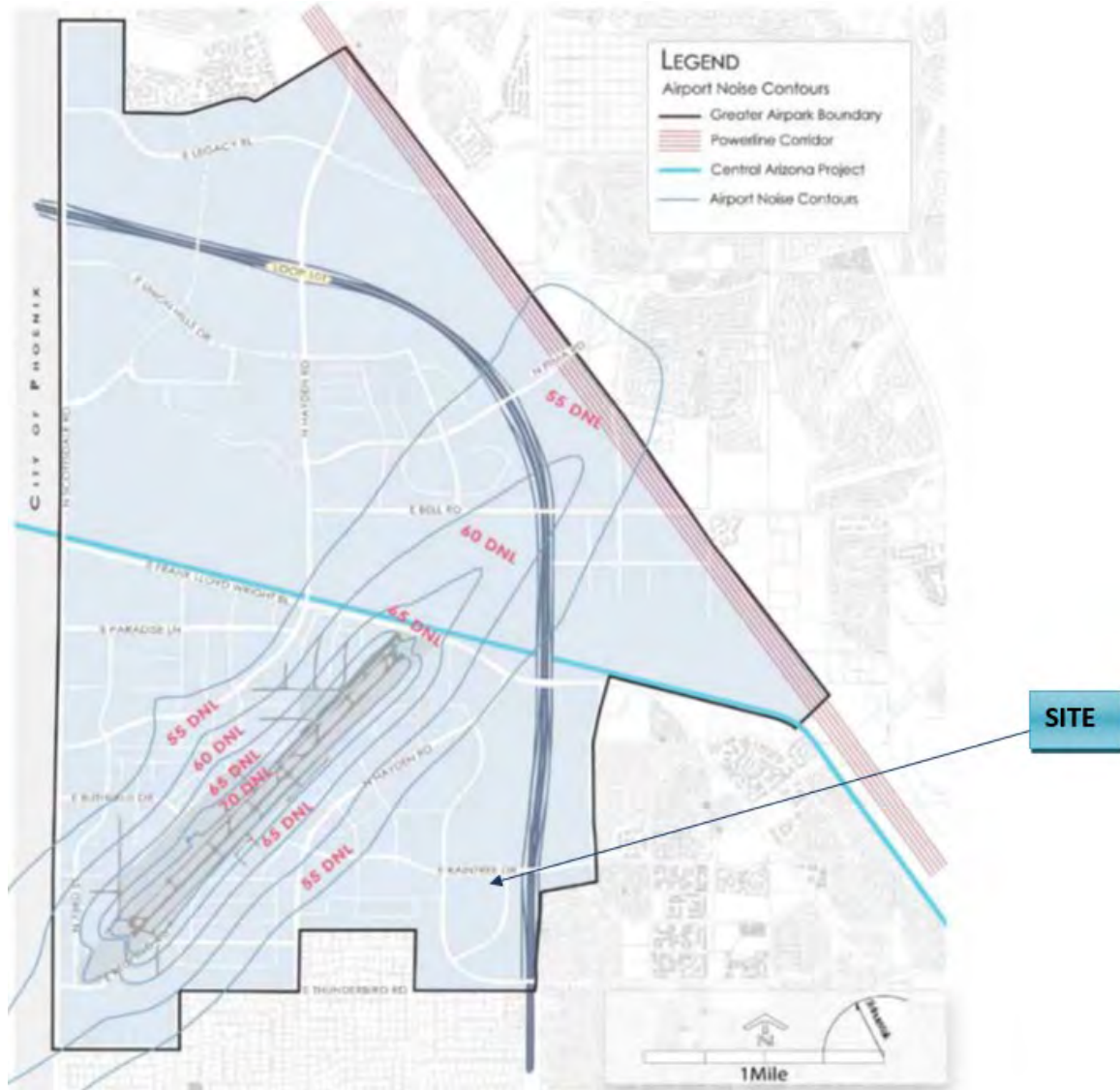
- *Dwellings will not be adjacent to industrial uses that could be in conflict with residential uses;*
- *Dwellings will not lie within the 55 day-night average noise level (DNL) or higher areas established by the FAA; and*
- *Multi-modal transportation options will be incorporated into residential design.*

**Response:** The multifamily residential community will be located on an underutilized, vacant parcel on Raintree Drive. The proposed dwelling units will be located well outside the 55 DNL line (see the Scottsdale Airport Noise Contours Map below) and designed with upgraded building materials and insulation to provide appropriate sound attenuation. Multi-modal transportation options will be available to the commercial patrons and residents including, but not limited to walking, bicycling, driving and public transit. Along with the adjacent Raintree Drive, just beyond the boundaries of the site, Northsight Boulevard and the Loop 101 are all designated as existing “transit routes” and “pedestrian/bicycle corridors” in the GACAP.



**Scottsdale Airport Noise Contours -2009**  
**(GACAP Page 30)**

Noise contours surrounding the Scottsdale Airport denote day-to-night (DNL) average noise levels. Noise sensitive uses are not encouraged in 55 DNL and higher areas. These contours are often updated to reflect new noise levels as a result of new aircraft technologies.



➤ **Community Mobility**

**Goal CM 4**

***Minimize the impacts of Greater Airpark vehicular traffic on adjacent residential neighborhoods.***

*Policy CM 4.2 Improve pedestrian and bicycle connections from adjacent neighborhoods to Greater Airpark destinations.*

**Response:** Northsight (to the west) and Raintree (to the north) are both designated as Signature Corridors. Together with the Loop 101, the streets provide a framework for pedestrian and bicycle connections in the immediate area. The development will create a sustainable, walk-friendly environment for its residents with functional, internal pedestrian connections between buildings and other land adjoining/nearby land uses. The development will build upon the network of sidewalks that tie in and around the commercial and residential buildings to the existing retail to the north (see Pedestrian Circulation Plan and Landscape Plan). Bike racks will be provided on site for the residential community and office development per the City's requirements.

**Goal CM 6**

***Enhance pedestrian and bicyclist access and activity for Greater Airpark residents, visitors, and employees.***

*Policy CM 6.1 Provide mid-block pedestrian and bicycle connections throughout the Greater Airpark.*

**Response:** See the Pedestrian & Vehicular Circulation Plan for pedestrian and bicycle connection. Although there are numerous connection points between uses within the proposed development plan, access across Raintree Drive is provided at controlled intersections for safety reasons. Modifying the General Plan to AMU-R to allow for residential development on a portion of the site, and within the established Airpark employment core, will create improved pedestrian mobility through the interaction of land uses; ie: residents can live and work in same area promoting walkability and reducing reliance on vehicle transportation.

*Policy CM 6.2 Support an attractive, safe and engaging pedestrian and bicyclist environment for all users.*

*Policy CM 6.5 Design corridors that accommodate and attract pedestrians and bicyclists, particularly in Airpark Mixed Use Future Land Use Areas and along Signature Corridors.*

**-and-**

**Goal CM 7**

***Promote sustainable transportation options that meet the needs of the current and future Greater Airpark community.***

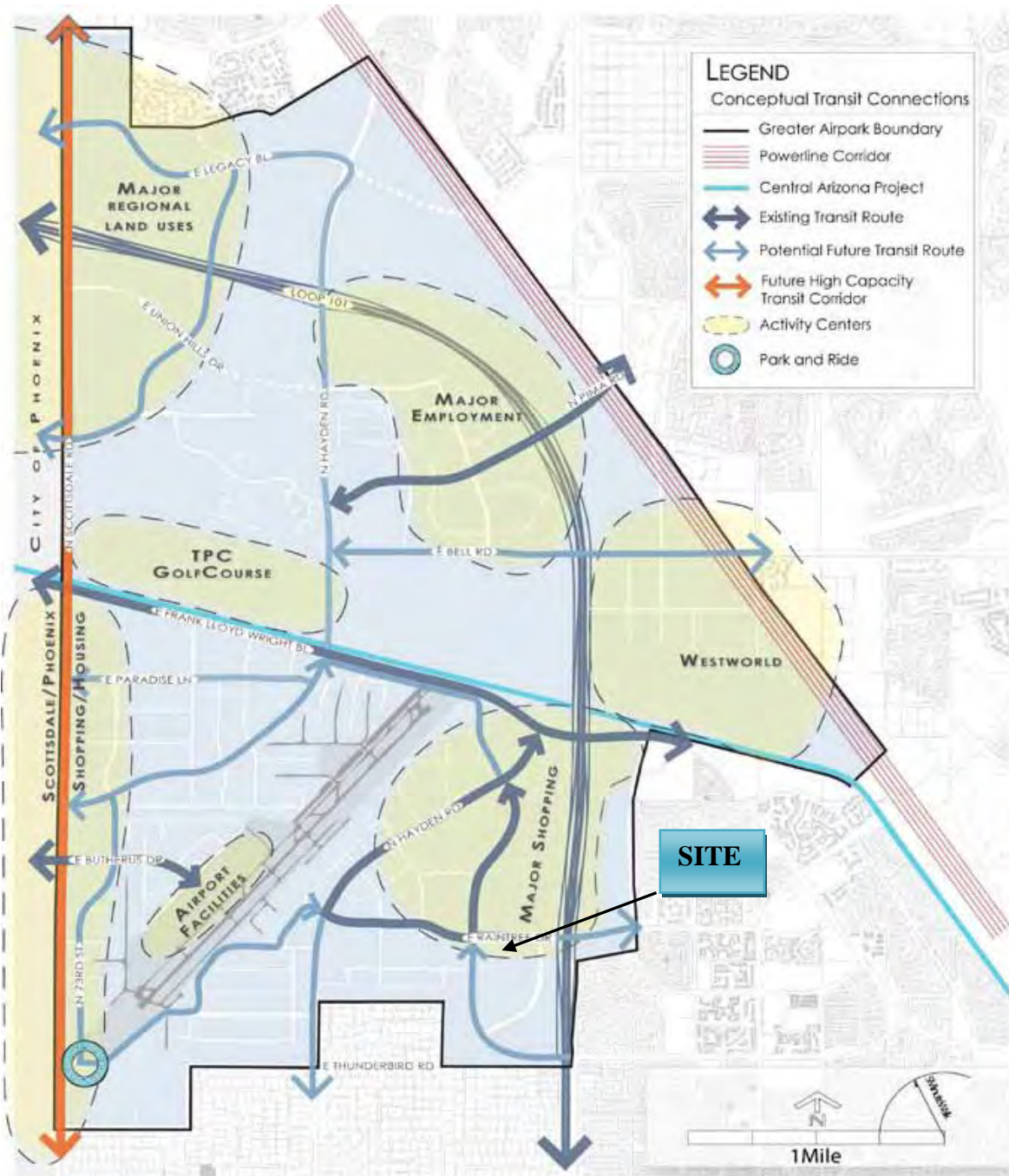
*Policy CM 7.1 Incorporate site design features that promote more access to those walking, cycling or taking public transit, such as ground-floor retail and parking located in the rear of buildings, particularly along Signature Corridors and within Airpark Mixed Use Future Land Use Areas.*

*Policy CM 7.2 Promote more sustainable modes of passenger transportation, such as alternative fuel vehicles, walking, biking, and/or other future technologies.*

**Response:** The site plan has been designed in a manner that pays particular attention to the pedestrian and bicyclist. The mixed-use nature of proposed development promotes vehicular trip reduction and a sustainable, walkable community. Residential land use integrated in this Airpark location increases the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. The Greater Airpark Transit Connections Map (see below) designates this Property as a "major shopping" area with nearby "transit route" classifications (Northsight, Raintree, Loop 101). Valley Metro bus and Scottsdale Trolley's routes both provide transit service near the site. The parking spaces identified near the open space amenity will be allocated and signed for residential guests and park users. The adjacent office building will have ample excess parking and will provide its own guest spaces.



**Greater Airpark Transit Connections**  
**(GACAP Page 34)**



➤ **Economic Vitality**

**Goal EV 1**

***Sustain the long-term economic prosperity of the Greater Airpark.***

*Policy EV 1.1 Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.*

**Response:** A mixed-use residential and office development on an underutilized vacant property will generate significant building permit fees and revenue for the City of Scottsdale. New residents and employees in the Airpark area will increase retail sales and sales tax revenue for the City. The integration of new development will enhance the City's revenue streams and bring financial benefits to Scottsdale businesses. Residents and employees require services, goods, food, and entertainment and draw from local businesses and resources. By creating a walkable environment that already has abundant retail and service opportunities nearby, a land use balance will be created which will strengthen the City's long-term economic stability.

**Goal EV 2**

***Maintain and strengthen established economic engines in the Greater Airpark.***

*Policy EV 2.5 Aggressively market the Greater Scottsdale Airpark as an ideal destination to live, work and play.*

**Response:** The land uses proposed under this application complements the existing mixed-use character of the Scottsdale Airpark. The Airpark, as a whole, creates a unique opportunity to foster interrelated land uses and promote the live, work, play concept, which is memorialized in the GACAP. Additionally, surrounding retail development and the nearby employment core provide regional appeal for future residents and employees. This application is driven by the site's surrounding land uses and a strong market demand for multifamily residential in this area.

➤ **Environmental Planning**

**Goal EP 1**

***Reduce energy consumption through environmentally sensitive land use practices and design policies.***

*Policy EP 1.3 Promote landscape design and irrigation methods that contribute to water and energy conservation.*

*Policy EP 1.4 Promote solar and alternative energy development standards in building and site design.*

*Policy EP 1.9 Integrate into building design the practice of passive solar elements and the use of renewable energy generation systems, such as solar and rainwater harvesting.*

**Response:** The landscaping for the proposed development will be in accordance with the existing City approved landscape palette found in nearby developments including. The project is specifically design to help reduce water demand by using native or native-adapted landscape material, filter and reduce stormwater runoff by providing bioswales and rainwater runoff areas, reduce heat island effects by reducing the use of pavement and using light colored pavement and/or pervious pavement, and increase outdoor recreation opportunities by providing an urban pocket park. Turf areas will be limited to interior areas for active and passive recreation. Trees and landscaping will be used to provide shade within the parking lot and for the buildings, thereby reducing the heat-island and reducing overall energy consumption for cooling. Low voltage landscape lighting will be used throughout the site as an efficient way to light the pathways and landscape areas while still meeting the dark-sky ordinance.

Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options in the Airpark employment core contributing towards the live-work-play synergy.

### **Goal EP 3**

***Reduce the Urban Heat Island effect in the Greater Airpark.***

*Policy EP 3.2 Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.*

*Policy EP 3.4 Increase tree planting as a ground-level ozone reduction measure.*

**Response:** The landscape plan identifies the proposed plant palate, which includes a range of shade trees and shrubs to further reduce the heat island effect and conform the City's guidelines. Onsite parking is provided in structures to minimize surface parking and the use of pavement and reduce the heat island effect.

### **Goal EP 4**

***Foster a sustainable balance between environmental stewardship and the development and redevelopment of the Greater Airpark.***

*Policy EP 4.2 Encourage all developments to respect and respond to the Sonoran Desert climate.*

**Response:** Special attention has been given to the site planning and building aesthetic under this development proposal to uphold the distinctive character of Scottsdale and the Airpark area. The design envisioned for the Property will respect and enhance the unique climate and vegetation of the Sonoran Desert to help sustain our community and quality of life. The applicant's approach to the overall design is focused on providing harmony and compatibility with the visions and framework of the Airpark area. Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal.

*Policy EP 4.8 Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building orientation, landscape buffers, colors, textures, material and lighting.*

*-and-*

**Goal EP 5**

***Improve water conservation efforts and encourage the reuse of graywater.***

*Policy EP 5.4 Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous adapted desert plants.*

**Response:** To further elaborate on the statements above, the buildings been designed in a manner to respond to the Sonoran Desert climate through the use of passive solar shading, inset/projected balconies, landscaping, recessed windows (south), articulation, material selection, textures, paint colors, scale and massing in balance with the surrounding community. The development proposal promotes a rich desert landscape palette in a contemporary theme that celebrates the unique character and quality of the Sonoran Desert while providing an attractive resort-like setting for the buildings (proposed and existing).

➤ **Character & Design**

**Goal CD 1**

***Enhance and strengthen the design character of Greater Airpark Future Land Use Areas.***

*Policy CD 1.1 Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:*

***Airpark Mixed Use Future Land Use Areas (AMU & AMU-R)***

*The character of these areas is pedestrian-oriented, urban, and human-scale and features a variety of open spaces, gathering areas, and multi-modal transportation options. Multi-modal transportation should include bicycle and transit access connected to a pedestrian network to encourage social contact*

*and interaction among the community. Design elements should be oriented toward people, such as the provision of shelter and shade for the pedestrian, active land uses at the ground floor/ street level, and a variety of building forms and facade articulation to visually shorten long distances. A variety of textures and natural materials is encouraged to provide visual interest and richness, particularly at the pedestrian level. Design of this Future Land Use Area should be based on a small city block layout with mid-block connections to promote greater walkability. The public realm may be activated through building and site design, orientation toward the street, high-activity uses on the street level, and the integration of public art.*

**Response:** The proposed development achieves this policy in the following ways:

- Mixed-use live, work, play philosophy enhanced with proposed combination of uses (commercial and residential)
- Building design includes context appropriate massing, architecture and materials
- Special attention given to pedestrian linkages both internal to the site and along the perimeter emphasizes connectivity
- Compatibility with surrounding context
- Site and building design focus on Sonoran Desert climate: Solar shading provided by cantilevered building entry feature; passive solar control through recessed balconies and recessed portions of the building façade; and articulation, material selection, textures, paint colors, scale and massing appropriate for the hot, arid climate
- Open space maximized and design to provide a range of recreational options for residents, both passive and active

*Policy CD 1.2 Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area character.*

**Response:** The on-site lighting will be designed in a manner to minimize glare and conserve energy while respecting and remaining consistent with the neighboring land uses. One of the lighting goals will be to provide appropriate low-level pedestrian scale lighting (ie: bollard and foot lighting) for pedestrians walking at night. The lighting will be integrated with the abundant desert landscaping proposed with this development.

*Policy CD 1.3 Encourage a variety of building shapes and heights that are appropriate in each Future Land Use Area in order to promote visual interest in the Greater Airpark and to promote the overall character of the specific Future Land Use Area within which they are located.*

**Response:** A variety of building shapes and heights are provided in the architectural design. The residential building has been designed in a manner that provides appropriate massing and sensitivity to the pedestrian. Architectural detailing and materials may include, but are not limited to concrete panel, stucco, glazing and metal balcony rails selected to uphold the unique character and context of the Sonoran Desert. The façade plane undulates in and out to bring relief to the elevation surface creating shade and shadow.



## **Goal CD 2**

***Create vibrant Signature Corridors (See Signature Corridors Map, pg 58) in the Greater Airpark to provide a distinct identity and design theme in the area.***

***Policy CD 2.1 Establish a unified streetscape for identified Signature Corridors with unique imagery for each corridor.***

***Policy CD 2.18 Raintree Signature Corridor. The Raintree Signature Corridor, as the grand entrance to the Greater Airpark, should integrate elements of flight and corporate sophistication into building, landscape and site designs. Building frontages should be oriented to activate the street. Intersections and gateways in this area should include interpretive elements that discuss the Airport, as well as modern technology.***

**Response:** The office component of the proposed zoning boundary is approved and is currently under construction (approved under the existing I-1 zoning designation, case 83-SA-2019). The architecture provides a modern vibrant design at the gateway intersection of 87<sup>th</sup> Street and Raintree Drive. The residential building provides four-sided architecture that complements the existing streetscape while bringing new building typology to the Raintree Signature Corridor. The design activates the street frontage significantly more than the existing office buildings along this Corridor, offering direct street access from the ground level units and improved sidewalk connectivity. Each ground floor unit incorporates direct exterior access to a private outdoor patio, and in almost all cases direct access to the enhanced pedestrian circulation network on and around the site. These ground floor entries are delineated by raised concrete patios, low site walls, gates and landscape screening.

***Policy CD 2.2 Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design, including decorative paving, street furniture, public art, and integrated infrastructure improvements.***

***Policy CD 2.4 Incorporate multi-modal access along Signature Corridors.***

**Response:** The proposed mixed-use development will improve the Raintree Signature Corridor by providing landscape/hardscape continuity and pedestrian synergy. These elements are currently lacking with the existing vacant parcel and surrounding office uses on the south side of Raintree, which predominately have parking in front of the buildings with an insignificant ground level pedestrian experience. The proposed development will include residential patios with direct access to the sidewalk on Raintree, ground level access from the office building to the sidewalk on Raintree and numerous new sidewalks including detached sidewalks to improve the pedestrian experience and safety. The site benefits from a range of multimodal transportation options including pedestrian, vehicular and public transit. The Property is near the Raintree/Loop 101 interchange and close to several arterial roads all of which provide regional access. 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. The project also aims to reduce energy consumption by live-work-play walkability to adjacent amenities, promoting the use of bicycles, encouraging ride-share with drop-off/pick-up locations and having electric vehicle charging stations.

## Current Streetscape



## Proposed Streetscape



### **IV. PCD Findings**

Per Section 5.2104 of the Zoning Ordinance, before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

***A. That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.***

**Response:** A request for a non-major GPA has been submitted in conjunction with this rezoning request. Integrating the proposed mixed-use development will provide additional housing opportunities for the residents of Scottsdale in an established employment and service core area. The area is lacking new multifamily housing opportunities given the desirable location and multimodal connectivity. The location of the Property not only provides an

opportunity for housing in the Airpark Core, but also connectivity to the surrounding retail, restaurants, and employment that will enhance the overall sustainability of the area. The development promotes an integrated, sustainable character for the area contributing towards the live, work, play goals identified in the General Plan.

***B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.***

**Response:** A TIMA is provided with the application submittal including a specific traffic analysis which reflects a reduction in trip generation from the existing office use. The Property is near the Raintree/Loop 101 interchange and close to several arterial roads all of which provide regional access. 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 Northside and Hayden to Mustang Library extending to Via Linda and Frank Lloyd Wright.

***C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:***

***1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.***

**Response:** The school district has been notified and the area schools have adequate facilities to serve the additional residents.

***2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.***

**Response:** Not applicable.

***3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.***

**Response:** Being surrounded with multiple retail and large office uses, a mixed-use residential community will be very compatible and will provide housing options in the Airpark area supporting area retail and businesses. The proposed development will allow employees to live

close to their jobs and walk or bike to work. The overall design is intended to function seamlessly together as well as integrate with the surrounding mix of land uses.

## **V. Planned Airpark Core Development (PCP)**

This application includes a range of exhibits including the site plan, elevations, renderings, pedestrian/vehicular circulation plan, landscape plan, and civil engineering information which demonstrate the character and high-level of design proposed for this site. The office component, although included with the rezoning request, is approved per case 83-SA-2019.

The residential building has been designed in a manner that provides appropriate massing and sensitivity to the pedestrian. Architectural detailing and materials may include, but are not limited to concrete panel, stucco, glazing and metal balcony rails selected to uphold the unique character and context of the Sonoran Desert. Residential amenities include fitness facility, amenity/lounge room with kitchen and conference/meeting space. The outdoor amenities include a pool, spa, cabana, seating areas, fire pit, and bbq 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.

***The purpose of the PCP district is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the GACAP. The PCP district should:***

- A. Accommodate mixed-use commerce and employment centers.***
- B. Provide a dynamic complement to the employment cores with support retail, service, tourism, cultural, and residential uses.***

**Response:** The proposed PCP zoning allows for the integration of a multifamily residential community (3.40+/- acres) on the subject 9.64+/- acre site. Per the PCP requirements, dwelling units are limited to 50% of the ground floor building area of the development plan, are located outside of the AC-3 airport area, will include noise attenuation and fair disclosure to residents. This development strongly contributes to the mixed-use sustainable character of the Scottsdale Airpark and complements the existing commerce and employment centers as well as the retail and service uses of the surrounding area. The proposed development accomplishes a range of goals including the revitalization of an underutilized vacant property integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the existing Scottsdale Airpark developments.

- C. Promote efficient and safe traffic circulation system through the inclusion of a mix of complementary uses and provisions for multiple modes of travel.***

**Response:** The site plan has been designed in a manner that pays particular attention to the pedestrian and bicyclist along the perimeter and through of the site. The mixed-use nature of proposed development promotes vehicular trip reduction and a sustainable, walkable community. The residential land use integrated in this Airpark location increases the efficient movement of

people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. Additionally, the proposed residential use results in a significant decrease in daily vehicle trips as compared to the existing industrial/office zoning.

***D. Promote architectural excellence and creative design through development standards that create high quality character for structures, site plans, and streetscapes.***

***E. Promote adjacent neighborhoods through strict development standards while encouraging innovative site planning and environmental sensitivity throughout the PCP district.***

**Response:** The proposed development embodies an Airpark appropriate building with materials and colors that are compatible to existing fabric of the Airpark character while providing unique detailing and presence. Trammell Crow Company intends to create a five-story residential rental community with Southwestern contemporary elevations complementary to the surrounding character. The design reflects a wrap concept that conceals the internal above grade parking structure with residential units. The design creates more openness and interest than a traditional linear building design. Collectively, the PCP development plan, including both the approved commercial office building and the newly proposed residential community, both of which are designed in a cohesive manner to provide visual and physical connectivity through the architectural styles and the hardscape/landscape design.

***F. Provide an open space framework of enhanced streetscapes, functional pedestrian spaces, enhanced view corridors and other public environmental amenities.***

**Response:** The residential office development will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses tying into the existing commercial fabric. Additionally, the project provides abundant open space with 29.8% +/- open space (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes gathering spaces, a large open space amenity, private outdoor living spaces, perimeter landscape buffers, pedestrian ways, and parking lot landscaping.

***G. Promote environmental stewardship and sustainability through the application of recognized and established environmentally responsible building techniques and desert appropriate design approaches.***

**Response:** The Airpark is predominately an employment core area. Integrating the proposed multifamily land use will provide a residential rental and workforce housing opportunity for the residents of Scottsdale in an employment and service core area of the City. The location of the Property not only provides an opportunity for workforce housing in the employment core, but also connectivity to the retail and restaurants established in the nearby developments that will enhance their sustainability contributing towards the live, work, play goals identified in the GACAP.

### **Bonus Formula**

The applicant intends to utilize the bonus provision for floor area ratio (FAR) and building height by applying the formula provided in Section 5.4008. Bonus Provisions and 7.1200 Special

Public Improvements. Application of the formula is outlined below based on 2021 calendar year.

CC= Contribution cost  
BSF = Gross square footage of bonus floor area  
BH = Feet of bonus building height  
CY = Calendar year  
FAR = Floor Area Ratio

**Bonus for Increased FAR**

Base FAR Allowed: 8.24 net acres (359,137 s.f.) x 0.8 = 287,310 s.f.  
FAR Proposed (Residential & Commercial combined): 396,983 or 1.11  
Bonus FAR Requested: 109,673 s.f. or 0.31 FAR  
Bonus Floor Area Contribution: CC = (BSF times 10) times (1.035<sup>(CY-2013)</sup>)

$$CC = (109,673 \times 10) \text{ or } 1,096,730 * 1.035^{(8)}$$

CC = \$1,444,184
------------------

**Bonus for Increased Building Height**

Base Building Height Allowed: 62 feet (including mechanical appurtenances)  
Building Height Proposed: 69 feet (including mechanical appurtenances)  
Bonus Building Height: 7 feet  
Building Height CC = (BH times 10,000) times (1.035<sup>(CY-2013)</sup>)

$$CC = (7 \times 10,000) \text{ or } 70,000 * 1.035^{(8)}$$

CC = \$92,177
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\*Based on 2021calendar year for permit issuance.

<b>Total CC = \$1,536,361</b>
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Based on the application of the formula, the developer will gain an additional 109,673 s.f. of gross building area and 7 feet of building height by providing \$1,536,361 of additional special improvements. A development agreement will be provided to the City memorializing the bonus and the developer is currently determining how the bonus payment will be allocated.

## VI. 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 office and retail commercial uses. Developing the Property with mixed-use residential and commercial 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 and office development plan 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 and creating a usable open space amenity south of the residential building.

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

**Response:** The Property is an Airpark development site (underutilized vacant land). 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 development 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. The plant palette, although conceptual, is proposed to include

Ironwood, Palo Verde, Mesquite, Chinese Elm and Desert Willow trees.

- 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 invigorate the vacant site but will also bring development that closely aligns the goals and policies of the City by strengthening 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/commercial 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. The proposed design will interplay well with the existing commercial office buildings and given the context, the proposed residential building height of 69 feet inclusive of mechanical will provide an appropriate counterpoint to the approved office building to the east (52 feet + mechanical) and existing Vanguard office to the west (36 feet - mechanical).

- 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/recesses 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 development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, locally produced materials, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, a high R-value building envelop, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options in the Airpark employment core contributing towards the live-work-play synergy.

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

**Response:** Context appropriate, mature arid-region plant materials will be utilized with the development 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 where applicable.

**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). As noted above, 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.





7 NORTH ELEVATION  
A.1.1 1/16" = 1'-0"



6 SOUTH ELEVATION  
A.1.1 1/16" = 1'-0"



5 EAST ELEVATION  
A.1.1 1/16" = 1'-0"



4 WEST ELEVATION  
A.1.1 1/16" = 1'-0"



3 COURTYARD SOUTH ELEVATION  
A.1.1 1/16" = 1'-0"



2 COURTYARD WEST ELEVATION  
A.1.1 1/16" = 1'-0"



1 COURTYARD EAST ELEVATION  
A.1.1 1/16" = 1'-0"

**RAINTREE APARTMENTS**

**MATERIALS**

- ST-1 STUCCO - COLOR A
- ST-2 STUCCO - COLOR B
- CP-1 CONCRETE WALL PANEL
- GR-1 STEEL GUARDRAIL - COLOR A
- GR-2 STEEL GUARDRAIL - COLOR B
- MT-1 METAL ACCENT PANEL
- MF-1 METAL FLASHING - COLOR A
- MF-2 METAL FLASHING - COLOR B
- W/D-1 WINDOW/DOORS - COLOR B
- W/D-2 ALUMINUM STOREFRONT - COLOR B

COLOR A: WARM WHITE  
COLOR B: DARK BRONZE

**Raintree Drive Residential**  
8501 E Raintree Drive  
Scottsdale, AZ 85260



350 Washington Avenue South, Suite 1000  
Minneapolis, MN 55415  
P 612.339.6508 F 612.339.5322  
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # Date \_\_\_\_\_

NOT FOR CONSTRUCTION

**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 12/4/2019

REVISIONS No.	Description	Date
1	REZONING APPLICATION	3/4/20
2	RE-SUBMITTAL	

219514 PROJECT NUMBER  
ESG DRAWN BY ESG  
ESG CHECKED BY

KEY PLAN

Raintree Drive Residential

ELEVATIONS - COLOR

A.t.1

Raintree Drive Residential  
 8501 E Raintree Drive  
 Scottsdale, AZ 85260



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

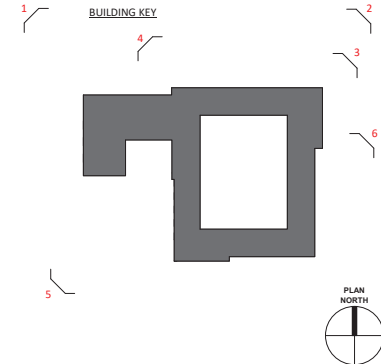
**NOT FOR CONSTRUCTION**



2 NE VIEW FROM RAINTREE DRIVE



1 NW AERIAL VIEW FROM RAINTREE DRIVE



REZONING APP  
 SUBMITTAL

ORIGINAL ISSUE: 12/4/2019

REVISIONS		
No.	Description	Date
REZONING APPLICATION		3/4/20
RE-SUBMITTAL		

219514  
 PROJECT NUMBER  
 ESG DRAWN BY ESG CHECKED BY

KEY PLAN

Raintree Drive Residential

PERSPECTIVES  
**A.v.1**

Raintree Drive Residential  
 8501 E Raintree Drive  
 Scottsdale, AZ 85260



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature \_\_\_\_\_  
 Typed or Printed Name \_\_\_\_\_  
 License # \_\_\_\_\_ Date \_\_\_\_\_

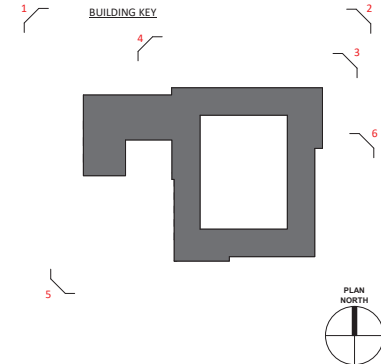
**NOT FOR CONSTRUCTION**



4 NW VIEW FROM RAIN TREE DRIVE



3 NE VIEW FROM RAIN TREE DRIVE



**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 12/04/19

REVISIONS		
No.	Description	Date
REZONING APPLICATION		3/4/20
RE-SUBMITTAL		

219514  
 PROJECT NUMBER  
 Author \_\_\_\_\_ Checker \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

Raintree Drive Residential

PERSPECTIVES  
**A.v.2**

Raintree Drive Residential  
 8501 E Raintree Drive  
 Scottsdale, AZ 85260



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

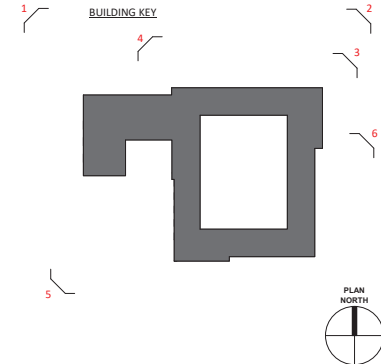
**NOT FOR CONSTRUCTION**



6 VIEW FROM RESIDENTIAL ENTRY



5 SW VIEW FROM PRIVATE DRIVE



**REZONING APP SUBMITTAL**

ORIGINAL ISSUE: 12/04/19

REVISIONS

No.	Description	Date
REZONING APPLICATION		3/4/20
RE-SUBMITTAL		

219514

PROJECT NUMBER

Author \_\_\_\_\_ Checker \_\_\_\_\_

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

Raintree Drive Residential

PERSPECTIVES

**A.v.3**

19-ZN-2019  
 3/10/2020

