

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Scottsdale Entrada Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 10574 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Where there is a conflict between the Development Plan and these stipulations, the stipulations shall prevail.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan.
3. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The maximum number of residential dwelling units and corresponding maximum density for the Development Plan shall be 750 units (27.55 du/gross acre).
4. MAXIMUM HOTEL UNITS. The maximum number of hotel units and corresponding maximum density for the Development Plan shall be 250 units (9.19 units/gross acre).
5. MINIMUM OPEN SPACE. The development project shall provide a minimum of 10% of the gross site area of the PUD district area as common open space, as identified in the Development Plan. The minimum open space shall be exclusive of the existing open space located outside of the rezoning area.
6. MAXIMUM FLOOR AREA RATIO. Any proposed increase of floor area ratio (FAR) for commercial uses, which shall include hotel/travel accommodation uses, of the Development Plan above 0.8 up to a maximum of 1.0, shall require the submittal and City approval of a shared parking plan and traffic impact analysis for the Development Plan. Any request to exceed an FAR of 1.0 shall be subject to City Council approval pursuant to the requirements of the Planned Unit Development zoning district of the Zoning Ordinance.
7. MAXIMUM HEIGHT FOR ELEVATORS AND SHADE DEVICES. A sixteen (16) foot exception to the maximum building height requirement shall be permitted for ADA-compliant elevators (and associated mechanical equipment) and rooftop shading devices only. All other rooftop appurtenances shall meet the maximum building height requirements, subject to allowed exceptions, as defined in the applicable section of the Zoning Ordinance.
8. BUILDING SETBACK - NORTH AND EAST PERIMETERS. Buildings shall be setback a minimum of twenty-four (24) feet from the north and east boundaries of the PUD district boundary. (Note: this will not reset the measurement of the building setback plane (Building Envelope) as established by the applicable section of the Zoning Ordinance, as modified by the approved Development Plan.)
9. MEASUREMENT OF BUILDING HEIGHT. The baseline elevations for measuring building heights shall be established through zones delineated for the site on Exhibit 16 of the Development Plan. Where a given building's footprint occurs in more than one of the defined zones, the designated elevation for measuring height shall be: a. If 67% or more of the building footprint is located within a single zone, the designated elevation of that zone shall be used. b. If less than 67% of the building footprint is located within a single zone, the designated elevation to be used shall be the average of the zones in which the building footprint is located within.
10. ROOFTOP USE SETBACK. Roof top facilities and uses that are accessible to building occupants and guests shall be set back from the perimeter of the PUD district boundary by a minimum of sixty (60) feet.
11. NOISE. Noise generated from on-site uses, including users on the rooftops of buildings, shall not exceed 68 decibels measured at any residential district boundary.
12. PARKING STRUCTURE SCREENING. Parking structures greater than two (2) levels that are not screened from off-site views shall incorporate architectural screening, such as perforated metal, louvers, fins, etc., that allow air movement across the structure and block views into the structure from the outside.
13. BUILDING SEPARATION. The minimum distance between buildings greater than one (1) story in height shall be fifty (50) feet, except that such standard does not apply to a parking structure that is an accessory use to a building. The separation requirement for a parking structure shall be provided for under the applicable building code requirement(s). The minimum distance between a single story building and any other building shall be fifteen (15) feet.
14. BUILDING MASSING. A building fronting on a public street with a building facade length of two hundred (200) feet or more shall provide a break in the building facade, as defined below. The building facades for a building with more than one public street frontage are calculated separately, and not added together. A break in the building facade shall be equal to a minimum width of fifteen (15) feet between the primary face of the building facades and shall have a minimum depth of ten (10) feet from the primary face of the building facades.

STIPULATIONS FOR THE SONING APPLICANTON: SCOTSDALE ENTRADA - CASE NUMBER: 5-ZN2016

15. PEDESTRIAN CONNECTIONS. A minimum of one (1) pedestrian connection shall be provided to each of the existing pathways located along the northern open space area and the Cross Cut Canal. These pedestrian connections shall be a minimum width of 6 feet and shall be clearly denoted on all Development Review Board submittals for the site.
16. OUTDOOR LIGHTING SCREENING. All outdoor lighting shall be screened and shielded in such a manner that the light source shall not be visible from outside the PUD district boundary.
17. BUILDING SETBACK LANDSCAPING. Within the twenty-four (24) foot wide building setback along the north and east sides of the PUD district boundary, 36-inch box (minimum) trees shall be placed at an average of 36-feet on-center, or within equivalent groupings.
18. STREETScape LANDSCAPE/HARDSCAPE. Landscaping and hardscape along the development project's E. McDowell Road and N. 64th Street frontages shall incorporate native and desert-compatible materials and hardscape designs consistent with the McDowell Road Streetscape Design Guidelines and any other approved and installed palettes for those streets as well as those used in major destinations within the adjacent Papago Park.
19. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios, balconies and/or parking structures, shall be twenty (20) feet above the adjacent finished grade.
20. OUTDOOR LIGHTING FOR PATIOS, BALCONIES AND/OR PARKING STRUCTURES. Light sources that are utilized to illuminate patios, balconies and/or parking structures that are above twenty (20) feet shall be subject to the approval of the Development Review Board.

INFRASTRUCTURE AND DEDICATIONS

21. CIRCULATION IMPROVEMENTS. Before any Certificate of Occupancy is issued for the site, the development project owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
a. MCDOWELL ROAD MEDIAN. The development project owner shall reconstruct the existing median on 64th Street to provide a directional median for left-turn into and out of the site, with a refuge area for left turns from the site entrance, and relocate any existing landscaping that will be displaced, as determined by city staff.
b. 64TH STREET MEDIAN. The development project owner shall reconstruct the existing median on 64th Street to provide a refuge area for left turns from the site entrance, and relocate any existing landscaping that will be displaced, as determined by city staff.
c. AUXILIARY LANES. The development project owner shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on E. McDowell Road and N. 64th Street, at both existing and new entrances.
d. TRAFFIC CONTROL PLAN. With the Development Review Board submittal, the development project owner shall submit a traffic control plan for E. McDowell Road, including revisions to the existing signing and pavement marking, to address the modifications required for the westbound right-turn lane as a result of the proposed site entrances. There are currently four westbound lanes on E. McDowell Road adjacent to the site with the outside lane transitioning to a right-turn lane at N. 64th Street.
22. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions (distances are measured to the driveway or street centerlines):
a. There shall be a maximum of three (3) site driveways along E. McDowell Road, with a minimum of 330 feet distance between the driveways and street intersections, unless otherwise approved by city Transportation Department staff.
b. There shall be no new site driveways along N. 64th Street.
23. TRAFFIC SIGNAL CONSTRUCTION. The development project owner shall submit a traffic signal plan for the main site entrance on E. McDowell Road with the final plan submittal. Prior to any Certificate of Occupancy for the development project, the development project owner shall install the pull boxes and conduit for a potential future traffic signal at this intersection. If a traffic signal is determined to be warranted within five years after the opening of the first phase of development, as determined by the Transportation Director, the development project owner shall install the full traffic signal, traffic signal controller, power supply, and video detection.

24. OPEN SPACE ACCESS - VEHICULAR. The development project owner shall dedicate to the City a one-foot Vehicular Non-Access Easement (1' VNAE) along the north and east perimeters of the PUD district boundary. Such easement shall not preclude vehicular access to the adjacent north and east open space areas for purposes of maintenance, landscaping enhancements and the like.
25. DRAINAGE REPORT. In the required final drainage report, the owner shall address:
a. The development project owner shall dedicate to the City a Drainage Easement(s) over the "Common Areas" along the north and east property boundary lines as approved by city staff.
26. WATER INFRASTRUCTURE. Construction and cost of all on-site, and any off-site improvements determined necessary to service the development project shall be at the sole cost of the developer/owner.
27. MULTI-USE PATH EASEMENT. Before any building permit is issued for the site, the development project owner shall dedicate to the City a minimum twenty-five (25) foot wide Public Non-Motorized Access Easement to cover the existing multi-use path within the adjacent open space to the north side of the site. The minimum twenty-five (25) foot width may be reduced where existing constraints or property boundaries limit the full width. Final location and width shall be subject to review and approval by city staff.
28. GATEWAY DESIGN FEATURE EASEMENT. The development project owner shall dedicate to the City a corner gateway design feature easement at the southwest corner of the site. The easement shall be triangular-shaped with minimum 50' x 60' x 75' long leg dimensions measured E. McDowell Road and N. 64th Street outside of the existing right-of-way. The final easement location shall be subject to the Development Review Board approval of a gateway entry feature for the site.

DEVELOPMENT MASTER PLANS

29. MASTER INFRASTRUCTURE PLANS. The development project owner shall have each Master Infrastructure Plan specified below prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to city staff approval before any further Development Review Board submittal. Each Master Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.
a. Master Transportation Systems Plan
b. Master Drainage Systems Plan
c. Master Water Systems Plan
d. Master Wastewater Systems Plan
30. MASTER SENSITIVE DESIGN CONCEPTS AND PLAN. Before any Development Review Board submittal for any proposed development site within the larger development project, the development project owner shall submit the Master Sensitive Design Concepts and Plan for Development Review Board review and approval. The Master Sensitive Design Concepts and Plan shall address the following:
a. Open space design concepts for common open space areas, including location, plant and landscape character, open space corridors, trails, paths and bikeways, and integration of drainage plans;
b. Native plant relocation program and revegetation guidelines for the development project (if applicable);
c. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations;
d. Typical outdoor lighting and design concepts and general specifications for parking lots, paths, trails, sidewalks and landscaping;
e. Design and architectural themes assuring overall design compatibility of all buildings and structures on the site;
f. Pedestrian amenities and courtyards;
g. Construction phasing plan;
h. Buffer plan;
i. Multi-use trail/pathway design and use, including trail/pathway design standards and alignment, design and location of trail/pathway amenities, management and controls on trail/pathway use and implementation of plan recommendations through city ordinances and policies;
j. Other applicable elements, as determined by city staff.

PARKING STANDARDS:

Table with 3 columns: PARKING STALL, 9'-0" x 16'-0", W/ 2'-0" OVERHANG, PARKING AISLE (FIRELANE), 24'-0"

PARKING CALCULATIONS:

Table with 3 columns: BUILDING 1:, REQUIRED PARKING, 42 STUDIO UNITS (X 1.25 PER UNIT) 53 P.S., 104 ONE-BEDROOM UNITS (X 1.3 PER UNIT) 136 P.S., 67 TWO-BEDROOM UNITS (X 1.7 PER UNIT) 114 P.S., 8 THREE-BEDROOM UNITS (X 1.9 PER UNIT) 16 P.S., TOTAL 319 P.S.

Table with 3 columns: BUILDING 2:, 31 STUDIO UNITS (X 1.25 PER UNIT) 39 P.S., 71 ONE-BEDROOM UNITS (X 1.3 PER UNIT) 93 P.S., 62 TWO-BEDROOM UNITS (X 1.7 PER UNIT) 106 P.S., 12 THREE-BEDROOM UNITS (X 1.9 PER UNIT) 23 P.S., TOTAL 261 P.S.

Table with 3 columns: BUILDING 3:, 23 STUDIO UNITS (X 1.25 PER UNIT) 29 P.S., 80 ONE-BEDROOM UNITS (X 1.3 PER UNIT) 104 P.S., 68 TWO-BEDROOM UNITS (X 1.7 PER UNIT) 116 P.S., 4 THREE-BEDROOM UNITS (X 1.9 PER UNIT) 8 P.S., TOTAL 257 P.S.

Table with 3 columns: BUILDING 4:, 15 STUDIO UNITS (X 1.25 PER UNIT) 19 P.S., 54 ONE-BEDROOM UNITS (X 1.3 PER UNIT) 71 P.S., 21 TWO-BEDROOM UNITS (X 1.7 PER UNIT) 36 P.S., 0 THREE-BEDROOM UNITS (X 1.9 PER UNIT) 0 P.S., TOTAL 126 P.S.

Table with 3 columns: BUILDING 5:, 3 STUDIO UNITS (X 1.25 PER UNIT) 4 P.S., 37 ONE-BEDROOM UNITS (X 1.3 PER UNIT) 48 P.S., 34 TWO-BEDROOM UNITS (X 1.7 PER UNIT) 58 P.S., 0 THREE-BEDROOM UNITS (X 1.9 PER UNIT) 0 P.S., TOTAL 110 P.S.

Table with 3 columns: OFFICE BUILDING:, 250,013 SF (1 PS/300 GSF) 833 P.S.

Table with 3 columns: RETAIL BUILDINGS:, INTERIOR: 5,730 SF (1 PS/120 GSF) 48 P.S., EXTERIOR SEATING: 4,108 SF (1PS/350 GSF) 12 P.S., TOTAL 60 P.S.

Table with 3 columns: TOTAL REQUIRED PARKING 1,966 P.S.

Table with 3 columns: PROVIDED PARKING:, REFER TO A1.6 FOR PARKING PLAN, BUILDING 1 STRUCTURED PARKING 1,360 P.S., BUILDING 2 STRUCTURED PARKING 441 P.S., PRIVATE GARAGE PARKING 83 P.S., PRIVATE COVERED PARKING 196 P.S., PRIVATE OPEN (UNCOVERED) PARKING 28 P.S., PUBLIC OPEN (UNCOVERED) PARKING 98 P.S., TOTAL PROVIDED 2,206 P.S.

Table with 3 columns: ACCESSIBLE PARKING:, (% OF THE REQUIRED PARKING SPACES) 2,205 P.S. X .04 (4%) = (89 A.P.S. - 12 V.P.S.) 77 A.P.S., 1:8 OF 89 P.S. TO BE VAN PARKING = 12 V.P.S.

Table with 3 columns: BUILDING 1 STRUCTURED PARKING 54 A.P.S., BUILDING 2 STRUCTURED PARKING 16 A.P.S., PRIVATE GARAGE PARKING 3 A.P.S., PRIVATE COVERED PARKING 10 A.P.S., PRIVATE OPEN (UNCOVERED) PARKING 2 A.P.S., PUBLIC OPEN (UNCOVERED) PARKING 4 A.P.S., TOTAL PROVIDED 89 A.P.S.

Table with 3 columns: BICYCLE PARKING:, 1 BICYCLE P.S. PER 10 VEHICLE P.S., 2,205 PS x .10 (1:10) = 221 B.S.

Table with 3 columns: BUILDING 1 52 B.S., BUILDING 2 28 B.S., BUILDING 3 28 B.S., BUILDING 4 14 B.S., BUILDING 5 12 B.S., OFFICE BUILDING 82 B.S., RETAIL 6 B.S., TOTAL 222 B.S.

RESIDENTIAL UNIT MIX

Table with 4 columns: UNIT MIX:, UNIT TYPE, GROSS, #DU, RATIO. Rows include UNIT S1 (STUDIO), UNIT A1 (1 BED), UNIT A2 (1 BED), UNIT A3 (1 BED), UNIT A4 (1 BED), UNIT A5 (1 BED), UNIT B1 (2 BED), UNIT B2 (2 BED), UNIT B3 (2 BED), UNIT B4 (2 BED), UNIT B5, UNIT C1, UNIT C3, TOTAL: 736 D.U., 100%

BUILDING AREAS

BUILDING AREAS: NOTE: PROJECT AREA CALCULATIONS INCLUDE COVERED PATIOS AND BALCONIES, STAIRS & ELEVATORS ON EACH FLOOR.

Table with 2 columns: BUILDING 1 (R-2 / A-3): FIRST FLOOR 67,274 SF, SECOND FLOOR 68,652 SF, THIRD FLOOR 68,686 SF, FOURTH FLOOR 68,686 SF, TOTAL 273,298 SF

Table with 2 columns: BUILDING 1 - PARKING STRUCTURE (S-2): FIRST FLOOR 87,797 SF, SECOND FLOOR 87,797 SF, THIRD FLOOR 87,797 SF, FOURTH FLOOR 87,797 SF, FIFTH FLOOR 87,797 SF, TOTAL 438,985 SF

Table with 2 columns: BUILDING 2 (R-2 / A-3): FIRST FLOOR 62,529 SF, SECOND FLOOR 62,529 SF, THIRD FLOOR 63,077 SF, FOURTH FLOOR 63,077 SF, TOTAL 251,212 SF

Table with 2 columns: BUILDING 2 - PARKING STRUCTURE (S-2): FIRST FLOOR 41,905 SF, SECOND FLOOR 41,905 SF, THIRD FLOOR 41,905 SF, FOURTH FLOOR 41,905 SF, TOTAL 167,620 SF

Table with 2 columns: BUILDING 3 (R-2 / S-2): FIRST FLOOR 56,043 SF, SECOND FLOOR 57,104 SF, THIRD FLOOR 57,104 SF, FOURTH FLOOR 57,104 SF, TOTAL 227,355 SF

Table with 2 columns: BUILDING 4 (R-2 / S-2): FIRST FLOOR 27,062 SF, SECOND FLOOR 27,738 SF, THIRD FLOOR 27,738 SF, FOURTH FLOOR 27,738 SF, TOTAL 110,276 SF

Table with 2 columns: BUILDING 5 (R-2 / S-2 / M): FIRST FLOOR 27,201 SF, SECOND FLOOR 21,746 SF, THIRD FLOOR 27,346 SF, FOURTH FLOOR 27,346 SF, TOTAL 103,639 SF

Table with 2 columns: OFFICE BUILDING: FIRST FLOOR 83,077 SF, SECOND FLOOR 81,042 SF, THIRD FLOOR 85,895 SF, TOTAL 250,013 SF

Table with 2 columns: RETAIL INTERIOR: RETAIL 1 4,516 SF, RETAIL 2 1,214 SF, TOTAL 5,730 SF

Table with 2 columns: RETAIL EXTERIOR SEATING: RETAIL 1 3,468 SF, RETAIL 2 640 SF, TOTAL 4,108 SF

PROJECT DATA SUMMARY

PROJECT NAME & ADDRESS: SCOTSDALE ENTRADA, NEC of MCDOWELL RD. & 64TH ST., SCOTSDALE, ARIZONA 85257. ZONING: PUD, O-S, C-4. SITE AREA: NET ACRES: +/ - 29.02 ACRES, GROSS ACRES: +/ - 33.4 ACRES.

*BUILDING AREA: RESIDENTIAL BUILDINGS: 965,780 GROSS S.F., PARKING STRUCTURES: 606,605 GROSS S.F., OFFICE BUILDINGS: 250,013 GROSS S.F., RETAIL BUILDINGS 5,730 GROSS S.F., TOTAL: 1,828,128 GROSS S.F.

Table with 3 columns: *PARKING, REQUIRED, PROVIDED. Rows include RESIDENTIAL: 1,072 P.S., OFFICE: 833 P.S., RETAIL: 60 P.S., TOTAL: 1,965 P.S., 2,206 P.S.

Table with 3 columns: ACCESSIBLE (INCLUDED IN COUNT ABOVE): RESIDENTIAL: 52 A.P.S., OFFICE: 34 A.P.S., RETAIL: 3 A.P.S., TOTAL: 89 A.P.S., 89 A.P.S.

Table with 3 columns: BICYCLE, RESIDENTIAL: 132 B.S., OFFICES: 83 B.S., RETAIL: 6 B.S., TOTAL: 221 B.S., 222 B.S.

Table with 3 columns: OPEN SPACE, COMMON*: 10%, PRIVATE*: 5%, PARKING*: 15%, REQUIRED: 23%, 5-20%, 18%, PROVIDED: 23%, 5-20%, 18%

* FOR DETAILED INFORMATION AND CALCULATIONS SEE A1.0.2 ** REFER TO A2.1&A2.2 FOR PRIVATE OPEN SPACE PLAN AND CALCULATIONS

Table with 3 columns: DENSITY: ALLOWED: 750 UNITS (27.55 DU/GROSS ACRE), PROVIDED: 736 UNITS (22.00 DU/GROSS ACRE)

Table with 3 columns: BUILDING HEIGHT: ALLOWABLE: 48'-0", +16' MAX HEIGHT AT ROOFTOP APPURTENANCES PROVIDED: 48'-0", +16' MAX HEIGHT AT ROOFTOP APPURTENANCES

Table with 3 columns: SETBACKS, REQUIRED, PROVIDED. Rows include FRONT (NORTH) 24'-0" MIN, 24'-0", SIDE (EAST) 24'-0" MIN, 24'-0", SIDE (WEST) 0' to 10'-0", 0' to 10'-0", REAR (SOUTH) 0' to 10'-0", 0' to 10'-0"

Table with 3 columns: OCCUPANCY TYPE: PROPOSED BUILDING 1R-2, PROPOSED BUILDING 2R-2, PROPOSED BUILDING 3R-2, PROPOSED BUILDING 4R-2, PROPOSED BUILDING 5R-2, PROPOSED OFFICE BUILDINGB, PROPOSED RETAIL.....M

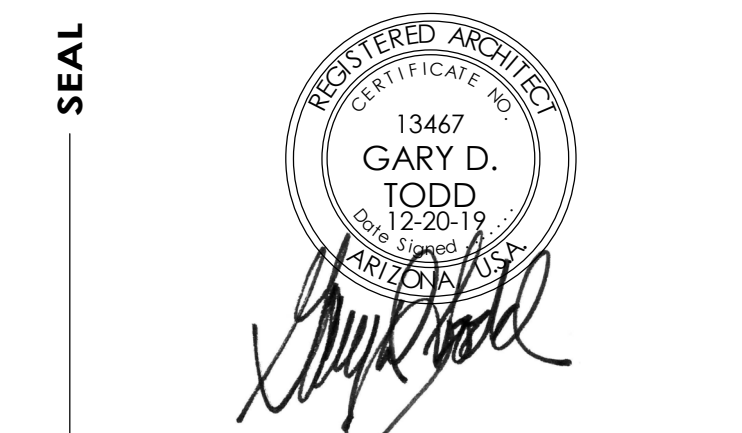
Table with 3 columns: CONSTRUCTION TYPE: PROPOSED BUILDING 1II-A/V-A (NFPA 13), PROPOSED GARAGE 1I-A (NFPA 13), PROPOSED BUILDING 2V-A (NFPA 13), PROPOSED GARAGE 2I-A (NFPA13), PROPOSED BUILDING 3V-A (NFPA 13), PROPOSED BUILDING 4V-A (NFPA 13), PROPOSED BUILDING 5V-A (NFPA 13), PROPOSED OFFICE BUILDING.....II-B (NFPA 13), PROPOSED RETAIL.....II-B (NFPA 13)

NO. 18-2047-01 SCOTSDALE ENTRADA

Mcdowell Rd. & 64th St. Scottsdale, Arizona

Bridge Banyan Qualified Opportunity Zone Business I, LLC.

2411 3rd St, Unit E Santa Monica, CA 90405



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12.20.19 Proj Mgr. Op Dwn By: Op

Table with 3 columns: Rev, Date, Description. Rows include symbols for proposed buildings and office building.

DESIGN REVIEW 2nd DRB SUBMITTAL

SITE PLAN NOTES

A1.0.2

