

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 6, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Maya Hotel
25-DR-2020

Approval of a site plan, landscape plan and building elevations for a 163 room, 148,000 square foot hotel on a +/- 0.29-acre site, and a temporary parking lot on the south side of Shoeman Lane across from the hotel site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Key Issues

- Proposed building design lacks setbacks (massing)

Items for Consideration

- General conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Development standards, including building height approved with case 9-ZN-2020
- Site is part of a larger Planned Block Development (PBD) that includes many future buildings of similar height and intensity (9-ZN-2020)
- Pedestrian experience, particularly at proposed drop-off
- No community input received as of the date of this report

BACKGROUND

Location: 7301 E. Indian Plaza

Zoning: Downtown/Downtown Multiple-Use, Type 3, Planned Block Development. Downtown Overlay (D/DMU-3 PBD DO)

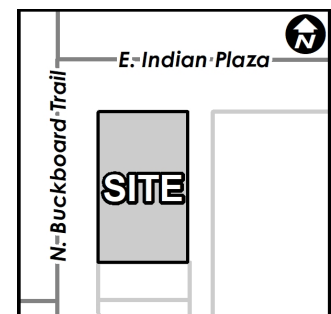
Adjacent Uses

North: Single-story retail building, remodeled in 2016 (382-SA-2016)

East: Single-story bar, originally constructed in 2012 (83-DR-2011)

South: Single-story restaurant/bar, remodeled in 2013 (66-DR-1991#2)

West: Seven-story hotel, originally constructed in 2006 (19-DR-2005)



Property Owner

Stockdale Capital Partners

Applicant

Adam Valente, RSP Architects, 480-889-2000

Architect/Designer

RSP Architects

Engineer

Sustainability Engineering Group

DEVELOPMENT PROPOSAL

The applicant proposes a new seven-story hotel on a site presently occupied by a restaurant and offices. Site design includes a new drop-off lane, street trees, shade elements at the pedestrian level and wider sidewalks to promote pedestrian circulation. The site is part of the recently approved Scottsdale Collection zoning case (9-ZN-2020), which is a larger planned development that includes this site and approximately 10 additional acres in the Entertainment District. All parking is proposed to be provided off-site (per Parking Master Plan approved with case 9-ZN-2020).

As part of this project, the applicant is proposing a temporary parking lot consisting of 16 spaces and landscaping. This location was approved as a “flex” site with the Scottsdale Collection Development Plan, to be used either for parking or an “art park”. Plans for the “art park” are still in the conceptual stages, so in the interim period the applicant proposes to use the site for hotel parking.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Maya Hotel development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, the Old Town Character Area Plan, the Old Town Scottsdale Urban Design and Architectural Guidelines (OTSUDAG), and Development Review Board Criteria have been met.

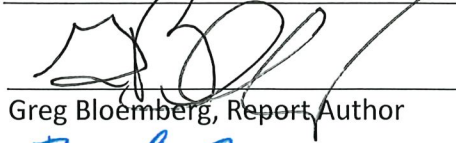
RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Greg Bloemberg
Project Coordination Liaison
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APPROVED BY


Greg Bloemberg, Report Author

4-27-2021
Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

4/22/2021
Date

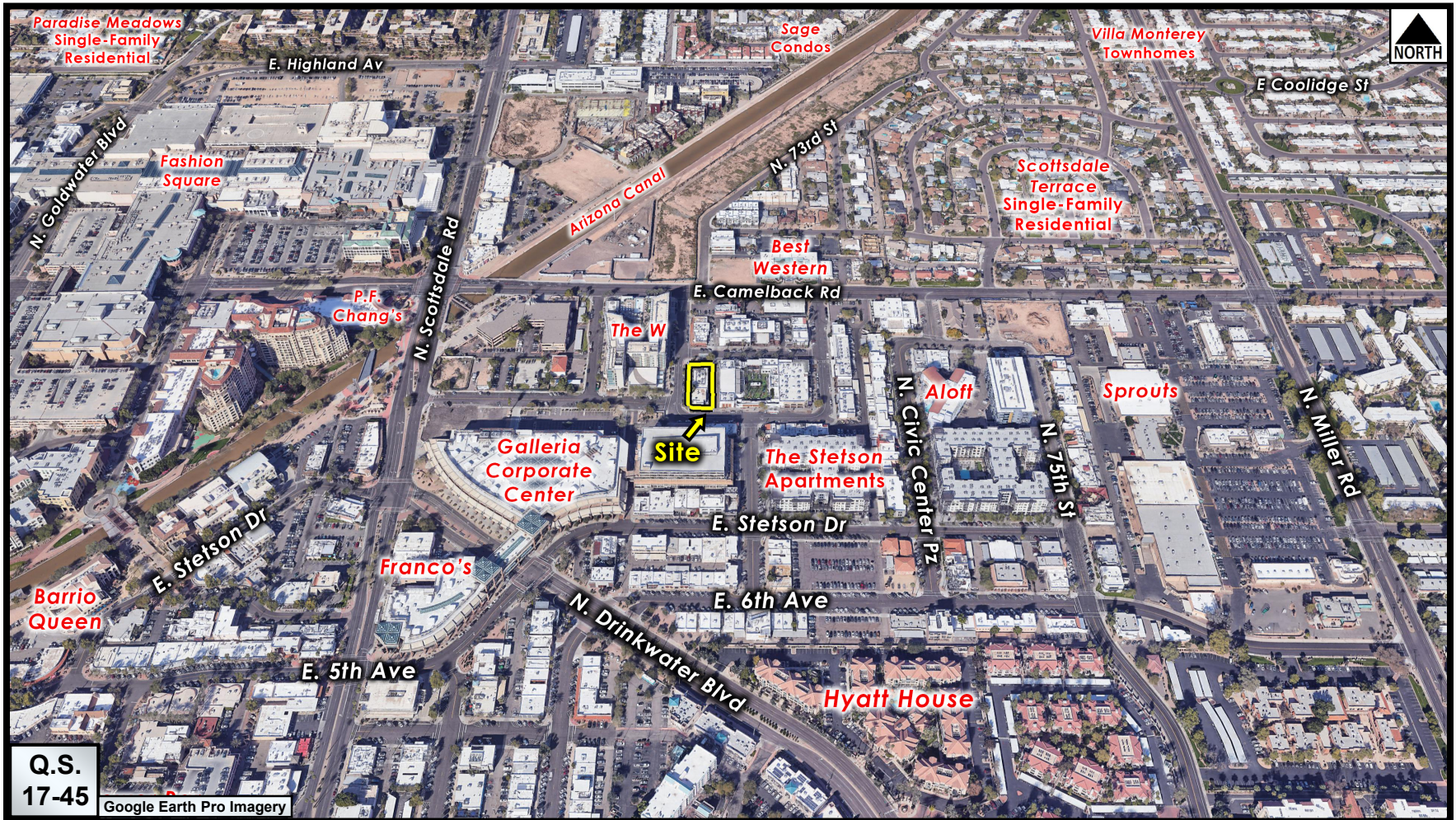


Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

4/22/21
Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Parking Lot/Art Park Site Plan
9. Refuse/Service Area Plan
10. Roof Plans
11. Building Elevations (color)
12. Building Elevations (black & white)
13. Material & Color Board
14. Streetscape Sections
15. Perspectives/Solar Analysis
16. Streetscape Elevations
17. Landscape Plan
18. Lighting Site Plan
19. Exterior Lighting Cutsheets
20. Community Involvement



Context Aerial

25-DR-2020



Close-up Aerial

25-DR-2020

Maya Hotel – 229-PA-2020

9.1.2020

Narrative

Introduction:

The largest owner of real estate in the area, Stockdale Capital, is looking to evolve and mature the greater Entertainment District-area into a mixed-use District. Art will be the unifying theme of Scottsdale's next great neighborhood with extensive shade and buildings designed with varying heights and uses. The Maya Hotel is part of the Scottsdale Collection rezoning, case# 9-ZN-2020 and will adhere the to Narrative set forth in the Scottsdale Collection Development Plan.

The Maya Hotel is a new 12 story, 164 room hotel located on Buckboard Trail between East Indian Plaza and Shoeman Lane in the heart of the Entertainment District of Old Town Scottsdale. The site is a combination of three existing parcels and the adjacent alley which is to be abandoned. The total Net Site area is 16,172 sf (.37 Acres). Lot 1 (173-41-260) to the east is owned by the applicant and will be combined with the new development creating one property. Access to utilities and services will be shared between the combined properties. A park will be included with the hotel located at the southwest corner of Buckboard and Shoeman Lane. The Park will serve multiple purposes including landscaped open space, parking, valet parking, food truck events, farmers markets and various other uses consistent with the Scottsdale Collections goals of providing a lively pedestrian environment of art and shade.

The Maya Hotel is comprised of 164 hotel rooms, three dining spaces, a rooftop pool and fitness room. The ground floor has a recessed 2 and 3 story lobby that will feature a sculptural stair, art and lively café that are intended to be visible from the public realm and enhance the overall pedestrian experience. A large entry canopy will provide continuous filtered shade, reminiscent of native desert trees, along the vehicular drop off and hotel entrances. A café with outdoor seating will occupy the southwest corner helping to strengthen the activity within the Scottsdale Collection District. The third floor has a large restaurant that connects to a patio on the west elevation and the roof patio of the existing nightclub on the east. Bi-folding doors will open up the restaurant to both exposures to create an inside /outside experience unique to the Sonoran Desert. The middle portion of the building overhangs much of the base of the building to create strong shadows and a clear separation to the private hotel rooms above. The west and east elevation feature extended floor slabs and vertical concrete fins to respond to the solar orientation of the building. The top penthouse is setback significantly and features a pool, patio, cabanas and a solar canopy, similar to the ground floor entry canopy. The penthouse is intended to add interest and contribute to the Old Town skyline per the OTSUDAG. The mechanical screen is incorporated into the massing of the building and is a unifying element tying the building together as one cohesive project.

The Maya Hotel is first project looking to evolve and mature the greater Entertainment District set forth in “The Scottsdale Collection” 9-ZN-2020, and is an integral component to achieving the goals of creating a unified mixed-use neighborhood of art, shade and quality pedestrian environment.

Development Review Board Criteria:

1. *Examine the design and theme of the application is consistent with the design and character components of the Sensitive Design Program, OTSUDAG, development standards and Design Standards and Policies Manual.*

Response: The Approved Scottsdale Collection Development Plan case# 9-ZN-2020 requested Downtown Zoning of D/DMU-Type 3 PBD DO P-3 on 2.05+/- acres and D/DMU-Type 3 PBD DO on 8.2+/- acres allows for higher intensities in a mixed-use setting to encourage an urban lifestyle and appropriate balance of land uses with a rich pedestrian environment. The Maya proposal includes a mixture of hotel and restaurant uses utilizing the Downtown Ordinance’s bonus provisions for an increase in height to allow for larger, connective open space amenities throughout the Scottsdale Collection development. No amendments are being proposed to the allowable base density and gross floor area ratio permitted in the Downtown zoning district. Currently, the Property is currently occupied by a restaurant, bar and office uses. The Property is surrounded by a variety of entertainment, residential, employment and service-related business and is within proximity to two of Scottsdale’s largest employers, Honor Health and the City of Scottsdale while also wrapping the Galleria Corporate Center which currently houses, among others, Yelp, Indeed.com and Sagicor. The Property is located in the heart of the entertainment district away from less dense residential neighborhoods. The Hotel site has nearby access to Scottsdale Road and Camelback Road, major and minor arterials, with immediate access to public transportation, and is only 2+/- miles away from the Loop 101, all of which provide regional access. This Property is ideally situated in a Downtown setting that offers all the ingredients for a successful mixed-use redevelopment site. The Maya Hotel and design themes are summarized throughout the goals and policies discussion below.

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

Response: *The Maya Hotel is located in the heart of the Entertainment District and enjoys an urban setting surround by a variety of uses. The Maya Hotel responds to the surrounding urban context by providing shade for pedestrians and an enhanced streetscape of paving and art. The proposed landscape planting and trees native to the Sonoran Desert help to showcase the natural environment in an urban setting*

b. Avoid excessive variety and monotonous repetition;

Response: *The Maya Hotel features four sided architecture using the similar detailing on all four sides and variation on the east and west exposures to respond to the climatic conditions.*

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

Response: *The Maya Hotel responds to the unique climatic conditions of the Sonoran Desert environment in multiple ways. The base of building is set back at the lobby to provide shade for the pedestrian on the street and the building itself. Additional shading is provided by a canopy that covers all of the west facing lobby glass and northwest corner of the building. The shade canopy is designed with closely spaced steel members meant to provide a filtered quality of light similar to the desert trees native to the Sonoran Desert. The hotel floors incorporate vertical concrete fins and extended slab edges to provide additional solar protection on the west and east facades.*

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

Response: *The Maya Hotel is located in the heart of the Entertainment District and enjoys an urban setting surround by a variety of uses. The site occupies the entire end of the block and features three frontages. The main hotel entrance is located on Buckboard and features a porte' cochere for vehicular drop-off and large shade canopy for pedestrians, both provide continuity of the existing traffic patterns. The north streetscape on Indian Plaza is focused on the pedestrian experience and features an entrance and three story lobby that is intended to create an indoor/outdoor shared visual experience between the public and semi-private hotel lobby. The southern façade features a corner restaurant space as well as a fully screened service area. Shoeman Lane is partly considered the "service side" of the project but is treated with the same design, materials, paving and landscaping as the primary frontages. Parking for the project is addressed with the Scottsdale Collection Development Plan case#: 9-ZN-2020 and the Scottsdale Collection Parking Master Plan.*

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

Response: *The rooftop mechanical equipment is fully screened and integrated into the overall massing of the building. The roof top massing is meant to be viewed from afar and strike an interesting profile in add to the Old Town skyline per the OTUDAG. Mechanical equipment and utilities at the ground level are located in a fully screened service yard accessed from the more service oriented Shoeman Lane.*

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

- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*

Response: *Please see the OTSUDAG Maya narrative.*

- b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*

Response: *The Maya Hotel is broken down into a variety of building masses to better relate to the human scale at the pedestrian level. There is a 2 story and 3 story setback at the hotel entrances on Buckboard and Indian Plaza. The large setback at the base of the building also provides a clear separation between the public functions and the upper levels private hotel room floors. The overall mass is also broken horizontally down into three distinct smaller volumes. The large canopy along the west elevation provides filtered shade and is located at a height that relates to the human scale.*

- c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*

Response: *The Maya Hotel is broken down into a variety of building masses to better relate to the human scale at the pedestrian level. There is a 2 story and 3 story setback at the hotel entrances on Buckboard and Indian Plaza. The large setback at the base of the building also provides a clear separation between the public functions and the upper levels private hotel room floors. The overall mass is also broken horizontally down into three distinct smaller volumes. The large canopy along the west elevation provides filtered shade and is located at a height that relates to the human scale. The shade canopy is designed with closely spaced steel members meant to provide a filtered quality of light similar to the desert trees native to the Sonoran Desert.*

- d. *Reflect the design features and materials of the urban neighborhoods in which the development is located;*

Response: Stockdale Capital, is looking to evolve and mature the greater Entertainment District-area into a mixed-use District. Art will be the unifying theme of Scottsdale's next great neighborhood with extensive shade and buildings designed with varying heights and uses. Taking cues from modern architectural design, indigenous building materials and native landscaping materials the development will provide a pedestrian-oriented urban environment with a modern, contemporary aesthetic. Complementary textures, colors and materials will create strong aesthetic connections between existing and newly constructed developments while still maintaining a unique and identifiable character for the Development Plan area.

e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: Per the Scottsdale Collection Development Plan the proposed building massing will be stepped horizontally and vertically to help reduce the overall volume and create appropriate transitions and architectural interest. The building design incorporates layers, textures and variety in materials providing four-sided architectural character that responds to the Southwestern climate while also respecting solar orientation. The Maya hotel site is located in the heart of the Entertainment district and is surrounded by buildings that provide a buffer and transition to the surrounding neighborhoods.

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

Response: The Scottsdale Collective's Development Plan has a strong focus on art and culture as highlighted in more detail in the Cultural Improvements section of the Development Plan. Notably, the nearby Scottsdale Arts District includes 70+/- galleries featuring the works of 1,000+/- artists along with Scottsdale Museum of the West, Scottsdale Museum of Contemporary Art, the Scottsdale Artists' School and Stagebrush Theatre, all of which establish Scottsdale, and Old Town specifically, as art-focused community. The Scottsdale Collective will celebrate and incorporate art as a guiding element as part of the Development Plan through the integration of new tourist accommodations, residential units and open space opportunities that promote walkability. Within and around the new development, elements of art will be encountered on various levels through sculpture, furniture, shade, lighting and building facades to create new exciting visual and sensory experiences for residences, guest and visitors further supporting Scottsdale as an arts community.

a. Accessibility to the public;

Response: The Maya Hotel will feature large scale wall mural art that will be visible from the pedestrian level and throughout the Scottsdale Collection.

b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

Response: *The Maya Hotel will feature large scale wall mural art that will be visible from the pedestrian level and throughout the Scottsdale Collection.*

c. Location near the primary pedestrian or vehicular entrance of a development;

Response: *The Maya Hotel will feature large scale wall mural art that will be visible from the pedestrian level and throughout the Scottsdale Collection. The Hotel Drop Off features enhanced paving and two possible locations for art.*

d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements;

Response: *All art will be subject to the Scottsdale Public Art Board review and meet the DS&PM policies.*

e. Location in conformance to standards for public safety

Response: *All art will be subject to the Scottsdale Public Art Board review and meet the DS&PM policies.*

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *Staff finds that the proposed design, while consistent with the Development Plan and development standards approved as part of case 9-ZN-2020, does not provide stepbacks to mitigate height and massing, as recommended in the Building Design chapter of the OTSUDAG (Figure 14). Building walls go straight up at the building setback, rather than stepping back to prevent the “canyon” effect that can be created by tall buildings in an urban area. Staff acknowledges that the site is rather small, making it more challenging to provide stepbacks for a taller building (141 feet proposed). In lieu of reducing building height, the design could include greater variation of building planes, both vertical and horizontal, to provide relief from the straight-up appearance of the building. The design does include significant recessing on the east elevation of the building to compensate for the lack of stepbacks however, no similar steps are taken for the rest of the building. Staff recommends the building design be adjusted to include additional variation of horizontal and/or vertical planes to mitigate massing.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states in the narrative that that the building design responds to the surrounding urban context by providing shade for pedestrians and an enhanced streetscape that includes custom paving and art. Additionally, the building features four-sided architecture using similar detailing on all four sides, and variation on the east and west exposures to respond to climatic conditions.*
 - *Staff finds that the proposed building design is generally responsive to Sensitive Design Principle 9, which recommends mitigation measures to reduce the effects of solar heat gain. Shade elements are provided at the pedestrian level to screen street sidewalks from the sun. Additionally, the design includes vertical concrete fins and extended slab edges that provide shade and shadow, and windows are comprised of insulated glass to protect against solar heat gain. The proposed height of 141 feet is consistent with several upcoming projects approved for the area, including the “City Center” portion of the Scottsdale Collection project at the intersection of Scottsdale Road & Camelback (156 feet) approximately 350 feet west of the project site, and the future Marquee project at the intersection of Scottsdale Road & Shoeman that also tops out at 150 feet in height (41-DR-2019). It should be noted that the Marquee building was approved with minimal stepbacks.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states in the narrative that the site design responds to this criterion by providing a drop-off and large shade canopy for pedestrians, both of which provide continuity of existing traffic patterns. Additionally, the west streetscape focuses on the pedestrian experience and features a three-story lobby that is intended to create an indoor/outdoor shared visual experience. Finally, the southern façade features a corner restaurant space with a fully screened service area.*
 - *Staff finds that the site design is responsive to this criterion. The proposed service/loading area is designed to minimize impacts on pedestrian circulation, and sidewalks are being widened to a minimum of 12 feet to maximize pedestrian comfort and safety.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states in the narrative that mechanical equipment and utilities at the ground level are located in a fully screened service yard fronting Shoeman Lane, which is consistent with the bar complex to the east of the site.*
 - *Staff finds that the proposed building and site design is responsive to this criterion. All mechanical equipment and service areas are integrated into the building design and screened from off-site view.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *The applicant states in the narrative that the building design is broken down into a variety of building masses to better relate to the human scale at the pedestrian level. There is a 2-story and 3-story setback at the hotel entrance, and the large setback at the base of the building provides a clear separation between the public functions and the upper levels. Additionally, the overall massing is broken horizontally down into three distinct smaller volumes. The large canopy along the west elevation provides filtered shade and is located at a height that relates to human scale. Finally, the proposed design incorporates layers, textures and variety in materials that provides four-sided architectural character that responds to the Southwest climate by respecting solar orientation.*
 - *Staff finds that the proposed design, while consistent with the Development Plan and development standards approved as part of case 9-ZN-2020, does not provide stepbacks to mitigate height and massing, as recommended in the Building Design chapter of the OTSUDAG (Figure 14). Building walls go straight up at the building setback, rather than stepping back to*

prevent the “canyon” effect that can be created by tall buildings in an urban area. Staff acknowledges that the site is rather small, making it more challenging to provide stepbacks for a taller building (141 feet proposed). In lieu of reducing building height, the design could include greater variation of building planes, both vertical and horizontal, to provide relief from the straight-up appearance of the building. The design does include significant recessing on the east elevation of the building to compensate for the lack of stepbacks and provide visual interest however, no similar steps are taken for the rest of the building. Staff recommends the building design be adjusted to include additional variation of horizontal and/or vertical planes to mitigate massing.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- *Within and around the proposed development, elements of art will be encountered on various levels through the use of sculpture, furniture, shade, lighting and building facades to create new and exciting visual and sensory experiences for guests and visitors, further supporting Scottsdale as an arts community. The Maya hotel will feature large scale wall mural art that will be visible from the pedestrian level. Additionally, the drop-off will feature enhanced paving and two potential locations for future art components.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1951 (Ord. #1) and zoned Central Business District (C-2). Subsequently, in 2003, the City adopted the Downtown Overlay that includes this site, changing the zoning to C-2 DO. Finally, in 2020, the site was rezoned along with approximately 10 additional acres in the Entertainment District to D/DMU-3 PBD DO to allow for the proposed redevelopment.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site and the site is posted with the required signage. Additionally, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the proposal.

Context

Located at the intersection of Buckboard Trail and Indian Plaza in the Entertainment District of Old Town, the site is situated in an area that is currently occupied primarily by single-story buildings with varying architectural styles; the exception being the W Hotel west of the site at seven stories. Most of the redevelopment in the area occurred within the last 10 to 15 years, resulting in a more modern and contemporary design aesthetic. As previously noted, the site is part of the Scottsdale Collection Development Plan that at build-out could include many buildings of similar design, height and intensity.

Project Data

- | | |
|-----------------------------|--|
| • Existing Use: | Restaurant |
| • Proposed Use: | Travel Accommodations |
| • Parcel Size: | 12,817 square feet (0.29 acre net) |
| • Total Building Area: | 147,918 square feet |
| • Floor Area Ratio Allowed: | 1.3 for entire Scottsdale Collection Development Plan; no maximum FAR for any one parcel (9-ZN-2020) |
| • Building Height Allowed: | 141 feet (inclusive of rooftop appurtenances) |
| • Building Height Proposed: | 135 feet (inclusive of rooftop appurtenances) |
| • Parking Required: | 130 spaces (0.8 spaces per room per Parking Master Plan for case 9-ZN-2020) |
| • Parking Provided: | 130 spaces (all spaces are valet off-site; 9-ZN-2020) |

**Stipulations for the
Development Review Board Application:
Maya Hotel
Case Number: 25-DR-2020**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be consistent with the building elevations provided by RSP Architects, with a city staff date of 4/2/2021.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by RSP Architects, with a city staff date of 4/2/2021.
 - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan provided by RVI, with a city staff date of 4/2/2021.
 - d. Refuse collection methods and design shall be consistent with the Refuse Plan provided by RSP Architects, with a city staff date of 2/5/2021.
 - e. The case drainage report submitted by Sustainability Engineering Group and accepted in concept by the Stormwater Management Department.
 - f. The water and sewer basis of design report submitted by Sustainability Engineering Group and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was 9-ZN-2020.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *As part of the construction plan review, and prior to issuance of a building permit, the applicant shall coordinate with Current Planning staff to integrate additional variation of horizontal and vertical*

planes into the building design to mitigate the linear verticality of the north, south and west building elevations.

3. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
4. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- C. *With the construction plan submittal, a Private Improvements in the Public Right-of-Way (PIR) Agreement shall be provided for the proposed drop-off area and any other private improvements (i.e. shade canopies, custom paving treatments, etc.) that extend into or over the public right-of-way.*
- D. *Prior to issuance of any building permit for the development project, excluding demolition, the property owner shall submit a final plat and receive recordation to combine the three parcels that make up the project site into one parcel.*
- E. *If and when the parking lot south of the hotel site is converted to an “art park”, the applicant shall obtain approval from Scottsdale Public Art for all artwork (if designated as “Public Art”) and return to the DRB for approval of the artwork locations.*

DRB Stipulations

5. *Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct the following:*
 - a. *A ten (10) cubic yard horizontal refuse compactor, minimum, raised to the same elevation as the servicing truck bed at the location depicted on the approved site plan*
 - b. *Grease containment area within the project development footprint*
 - c. *Relocated refuse enclosures from art park portion of development project in compliance with city refuse location, capacity and servicing requirements.*

LANDSCAPE DESIGN:

DRB Stipulations

6. *With the construction plan submittal, the landscape planter at the northwest corner of the hotel building shall be reduced in size (terminate closer to the building) to allow for smoother pedestrian circulation rounding the corner of the building*

EXTRIOR LIGHTING:

Ordinance

- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

7. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
8. Incorporate the following parking lot and site lighting into the project's design:
- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation except *lighting on the underside of the entrance canopy*.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation except *lighting on the underside of the entrance canopy*.
 - c. The total lumen per luminaire shall not exceed 24,000 lumens.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- H. *With the construction plan submittal, an Assurance of Remote Parking shall be provided to memorialize any remote parking to be utilized for the proposed hotel use.*

DRB Stipulations

9. *Bike racks shall be placed so that bicycles do not encroach into the 12-foot clear sidewalk width (as much as possible).*

STREET DEDICATIONS:

Ordinance

- I. Prior to the issuance of any building permit for the development project, excluding demolition, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
- a. E CAMELBACK ROAD. Forty-five (45) south half-right-of-way width.
 - b. N SCOTTSDALE ROAD. Fifty-five (55) foot east half right of way width.
 - c. E CAMELBACK ROAD and BROWN AVENUE INTERSECTION. Intersection right of way width as needed to accommodate a city standard deceleration lane (or as approved by the Transportation Director), at time of project development, along E Camelback Road at Brown Avenue.

EASEMENT DEDICATIONS

Ordinance

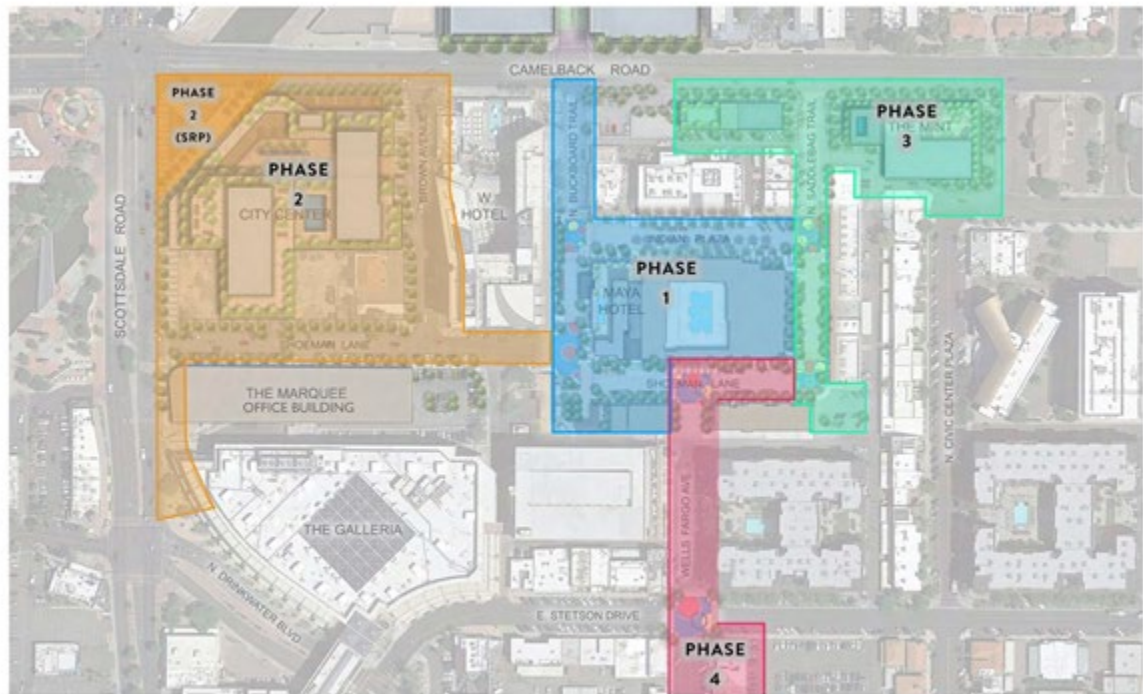
- J. Prior to issuance of any building permit for the development project, excluding demolition, the property owner shall make the following easement dedications to the City of Scottsdale:

- a. PUBLIC NON-MOTORIZED ACCESS EASEMENT, to contain the public sidewalk in locations where the sidewalk crosses onto the project site.
- b. All project related easements, per city published standards and requirements, to the City of Scottsdale either via plat or map of dedication, with site modification as needed to accommodate the easements.

STREET INFRASTRUCTURE:

Ordinance

- K. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for any phase of development project, the property owner shall complete all the infrastructure and improvements associated with that phase, required by the Scottsdale Revised Code and these stipulations.
- L. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- M. All required streetscape improvements, including sidewalks, landscaping, lighting, seating elements, etc., shall be installed in accordance with the Streetscape Improvements Phasing Plan included as part of the Development Plan, and shown below for reference. All Phase I streetscape improvements and gap improvements to the extent specified on Exhibit G-4 of the Development Agreement shall be completed with the hotel project. Maintenance and upkeep of all streetscape improvements for each phase shall be the responsibility of the master developer and as otherwise set forth in the Development Agreement.



Plans, designs, guidelines and other elements of this document are conceptual only and subject to future modifications.

Resolution No. 11978
Exhibit 1
Page 78 of 235

9-29-2020
9-25-2020

- N. Prior to any Certificate of Occupancy for this project, the applicant shall obtain Development Review Board approval for all Phase I streetscape improvements, as depicted on the Streetscape Improvements Phasing Plan.
- O. Prior to issuance of any permit, excluding demolition, for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements per the Streetscape Phasing Plan, with adjustment to site as required to accommodate:
 - a. E. Camelback Road.
 - i. Install signage restricting north bound left turn movement from Brown Avenue during weekday peak hours, 7am to 9am and 4pm to 6pm.
 - b. N Buckboard Trail. A curb separated valet drop off adjacent to hotel project.
 - c. Local Streets.
 - i. Enhanced paving/markings shall only be allowed to be applied within crosswalks that are approved by the Transportation Director, or at controlled intersections (all-way stop or traffic signal). The crosswalks associated with these enhanced designs must be located near the curb returns, consistent with national standards, and be approved by the Transportation Director. A maintenance agreement will be required for any enhanced pavement application.
 - ii. Any proposed modifications to the existing street alignments, including curb relocation/modification, shall require approval of the Transportation and Streets Director.
 - iii. All locations where existing driveways are proposed to be removed shall be replaced with on-street parking and/or curb, gutter and sidewalk.
- P. The street sidewalks along the west, south and north sides of the Maya Hotel shall be a minimum of 12 feet in width (unobstructed) and a street sidewalk with a minimum width of 20 feet (unobstructed) shall be provided along the rest of the Maya Site. No private improvements shall encroach into the minimum unobstructed width.
- Q. Prior to issuance of any permit, excluding demolition, for development project, the property owner shall submit and obtain approval of construction document to reconstruct all city lighting within rights-of way adjacent to and through project site not meeting city published standards and requirements at time of development, in accordance with the Streetscape Phasing Plan, with adjustments to site as required to accommodate.
- R. All angled parking along N. Saddlebag Trail and E. Indian Plaza adjacent to the Maya site shall be replaced with parallel parking to match existing elsewhere within the development plan area.
- S. Each project site design shall accommodate service vehicle areas outside of city rights-of-way and in conformance with city published standards and requirements, at time of project development, with associated site plan modifications to accommodate as needed.
- T. Maintenance of any enhanced paving treatments in intersections, at locations specified in the Development Plan, shall be the responsibility of the master developer and as otherwise set forth in the Development Agreement. All private paving treatments in the right-of-way shall be subject to execution of a Private Improvements in the Right-of-Way Agreement prior to construction.

DRB Stipulations

10. Prior to the issuance of any building permit for the development project, excluding demolition, the property owner shall submit and obtain approval of civil construction documents to reconstruct any non-ADA compliant curb ramps adjacent to or impacted by project development.
11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

WATER AND WASTEWATER:

Ordinance

- U. Prior to issuance of any permit for a project phase, excluding demolition, the property owner shall submit and obtain approval of construction documents to construct the following wastewater improvements:
 - a. Maya Hotel.
 1. If the connection of the existing eight (8) inch gravity sewer serving properties to the north of the Maya Hotel cannot be routed into the proposed north-flowing N. Buckboard Trail sewer line deemed necessary for routing the Maya Hotel flows per case 14-ZN-2020, approximately two hundred (200) feet of new eight (8) inch gravity sewer system shall be installed along E Indian Plaza from the abandoned alley east to the existing city gravity sewer system.
 2. Existing eight (8) inch sewer system within alley to be abandoned through removal, assuring sewer service at all times to parcels being served from this line until such time as those parcels may be served by new eight (8) inch sewer in E Indian Plaza as stipulated above.
 3. Approximately three hundred twenty-one (321) feet of new eight (8) inch gravity sewer, incorporating a minimum of two (2) manholes, along N Buckboard Trail from the Maya Hotel to E Camelback Road, to serve all of the Maya Hotel sewer flows.
 - b. E Camelback Road.
 1. Twelve (12) inch sewer extension from the western most property line boundary to N Buckboard Trail and fifteen (15) inch sewer extension from N. Buckboard Trail to N 75th Street. Construction shall include all required manholes per City Standards. Design of these sewer extensions, in slopes and elevations, shall accommodate connection of potential future redevelopment north of E Shoeman Lane and west of N Brown Avenue and north of E Indian Plaza between N Brown Avenue and N 75th Street. Oversizing of these sewer extensions, in accordance with city oversizing provisions, may be required by Water Resources either through final basis of design approval or plan approval.
 2. Abandonment, through removal, of existing sewer system along southside of E Camelback Road along project development frontage, assuring sewer service at all times to parcels being served from this line until such time as those parcels may be served by new twelve-inch sewer extension as stipulated above.
- V. The property owner shall make an in lieu of construction payment to the city for the project development's sewer discharge in exceedance of city sewer system capacity into E Camelback Road sewer system between N 75th Street and N Miller Road. Payment amount shall be finalized and documented in the final basis of design report for each development submittal and payment shall be made prior to plat recordation or building permit, whichever comes first.

- W. 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.
- X. If applicable, the property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in locations determined by the Fire Department Chief, or designee.

DRB Stipulations

- 12. All water and sewer infrastructure improvements shall be constructed in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- 13. Prior to issuance of any permit for the development project, excluding demolition, the property owner shall submit and obtain approval of construction documents to construct the following wastewater improvements:
 - a. Approximately 380 feet of new 10-inch PVC sewer to be installed on Indian Plaza and Buckboard Trail along with two new four-foot diameter manholes, as shown on utility plans within approved BOD report.
 - b. Approximately 980 feet of new 15-inch PVC sewer to be installed in Camelback Road along with three new five-foot diameter manholes, as shown on utility plans within approved BOD report. Note: 920 feet of the new 15-inch PVC sewer is indicated on utility plans to be SDR26 with the remaining 60 feet to be SDR35.
 - c. Connection to the existing manhole on Camelback Road shall be with one drop manhole retrofit to the existing manhole which will include addition a of drop-pipe, manhole penetration, reforming the receiving bench and channel to receive the new flow. Additionally, coating or lining of the created drop manhole per City standards shall be provided to protect it from H2S degradation due to turbulence created by the new 10-foot drop.
 - d. In-lieu payment portion for the Maya Hotel must be finalized before a building permit will be issued. All relevant design items shall also be addressed in submitted plans w/ respect to the capacity analysis and in-lieu payment requirements.
 - e. A flow splitting/flow control manhole shall be placed on the new line at 75th Street and Camelback Road that will limit/control the flow that is routed to the existing 15-inch Camelback line. This shall be done as part of the Maya Hotel project or included in the in-lieu payment portion for subsequent modification. Without this flow split functionality, 100% of the new 15-inch line from 75th Street to Miller Road shall be paid by the developer with corresponding increase in the in-lieu portion to Maya Hotel.

DRAINAGE AND FLOOD CONTROL:

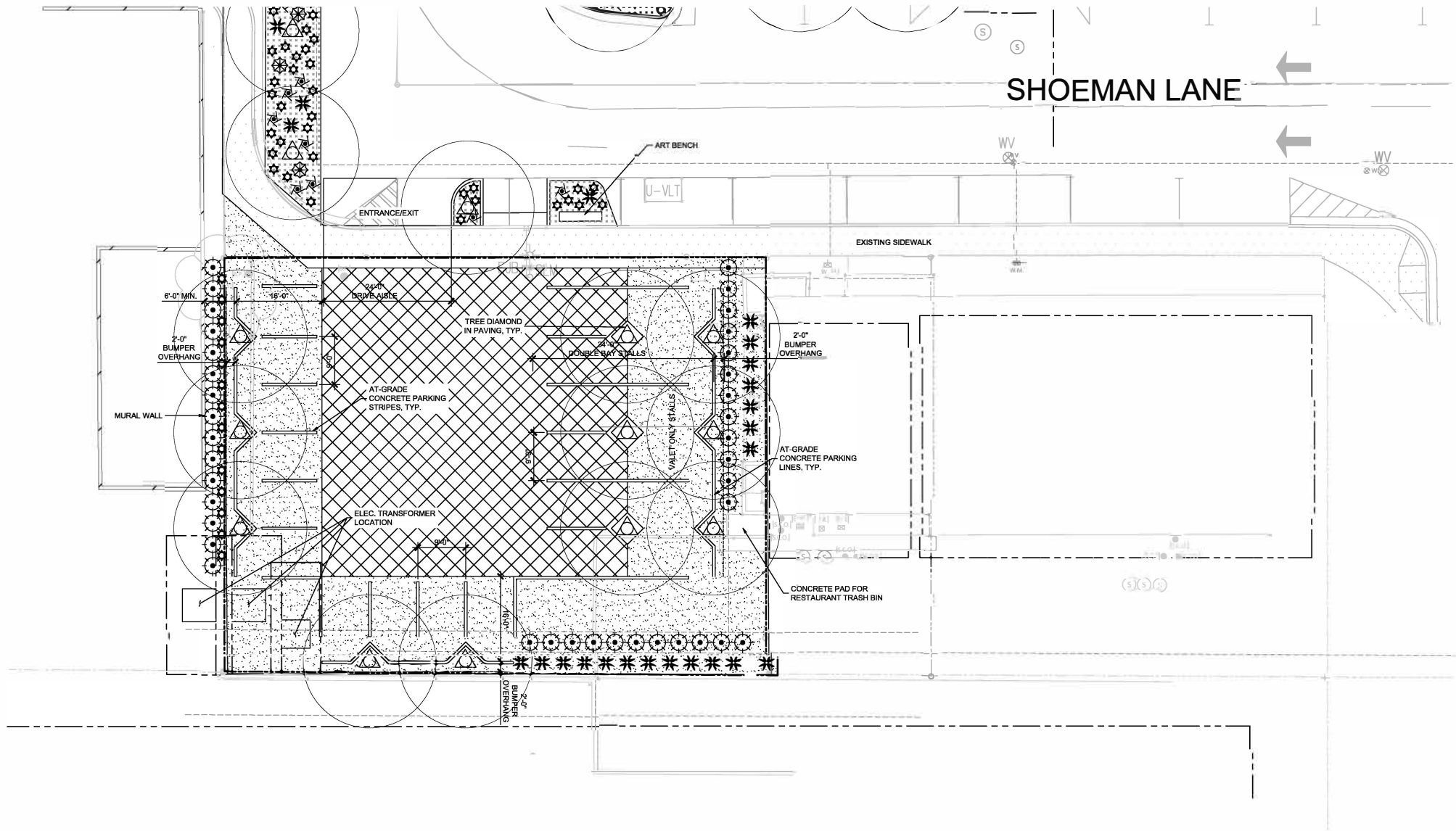
DRB Stipulations

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

ADDITIONAL ITEMS:

Ordinance

- Y. *External signage shall be submitted for separate review and approval.*



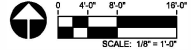
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Tempe, Arizona 85281
Tel: 480.966.0304
www.rviplanning.com

Maya Hotel • Art Park

Scottsdale, AZ
 04/01/2021
 19003663
 RSP Architects



For illustrative purposes only. Subject to change without notice.

25-DR-2020
4/2/2021



8PM 360//Maya Hotel(A19_Maya Hotel BUILDING) on
4/1/2021 4:46:18 PM

RSP

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480.889.2000
480.889.2059 fax
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Consultants

Certification

Certification

**DEVELOPMENT
REVIEW 2nd
SUBMITTAL
229-PA-2020
April 1, 2021**

Name _____

License Number

Date Signed _____

Project For

STOCKDALE
CAPITAL
MAYA HOTEL

Project No. 19790000

Drawn By RS AV V

Checked By JP, JF

Date 04/01/2021

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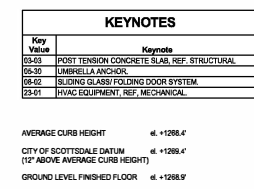
Sheet Issues / Revisions

[illegible]

EXTERIOR WEST
ELEVATION COLOR

1A402

25-DR-2020
4/2/2021



RSP

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Consultants

Certification

**DEVELOPMENT
REVIEW 2nd
SUBMITTAL
229-PA-2020
April 1, 2021**

Name
License Number
Date Signed
Printed Name

**STOCKDALE
CAPITAL
MAYA HOTEL**

Project No.	187800900
Drawn By	Author
Checked By	Checker
Date	04/01/2021

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[illegible]

EXTERIOR EAST
ELEVATION B&W

1A406

**25-DR-2020-
4/2/2021**



WD-01	DESCRIPTION: FIRE TREATED WOOD SIDING
	COLOR: DARK BROWN
	FINISH:

RSP

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Tempe, AZ 85281-3714

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www.rsparch.com

Name
License Number
Date Signed

**STOCKDALE
CAPITAL**
MAYA HOTEL

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[illegible]

EXTERIOR WEST
ELEVATION B&W

1A405

25-DR-2020
4/2/2021



EFS-01
TO MATCH CRYSTAL HAZE, DUNN EDWARDS, MATE FINISH



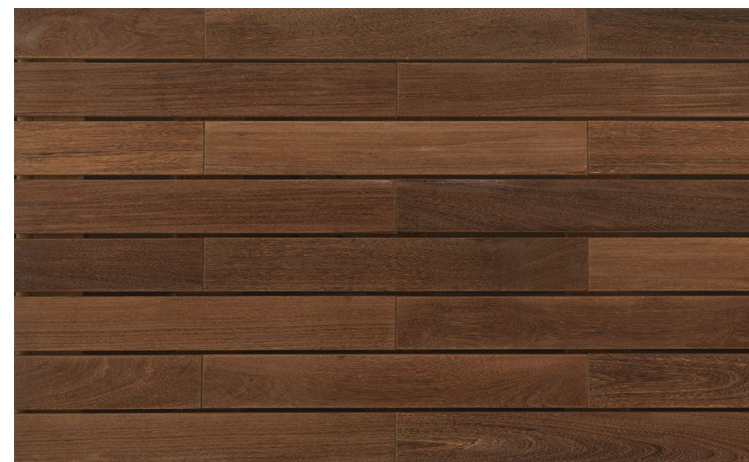
GL-01
TO MATCH 1" INSULATED GLAZING UNIT WITH HIGH PERFORMANCE COATING (SHGE: .25)



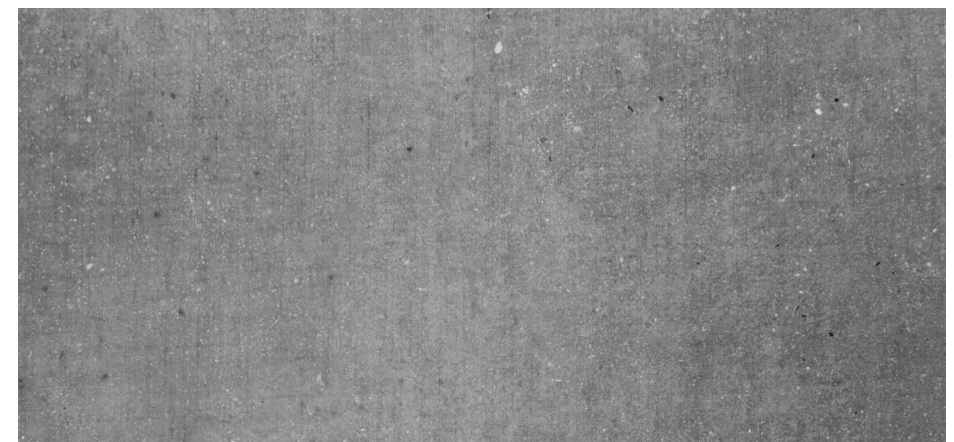
MT-01
TO MATCH 20 GA. STANDING SEAM METAL PANEL
COLOR TO MATCH DARK BRONZE WITH METALLIC FINISH



CMU
TRENDSTONE ARCHITECTURAL FINISH CONCRETE MASONRY UNIT



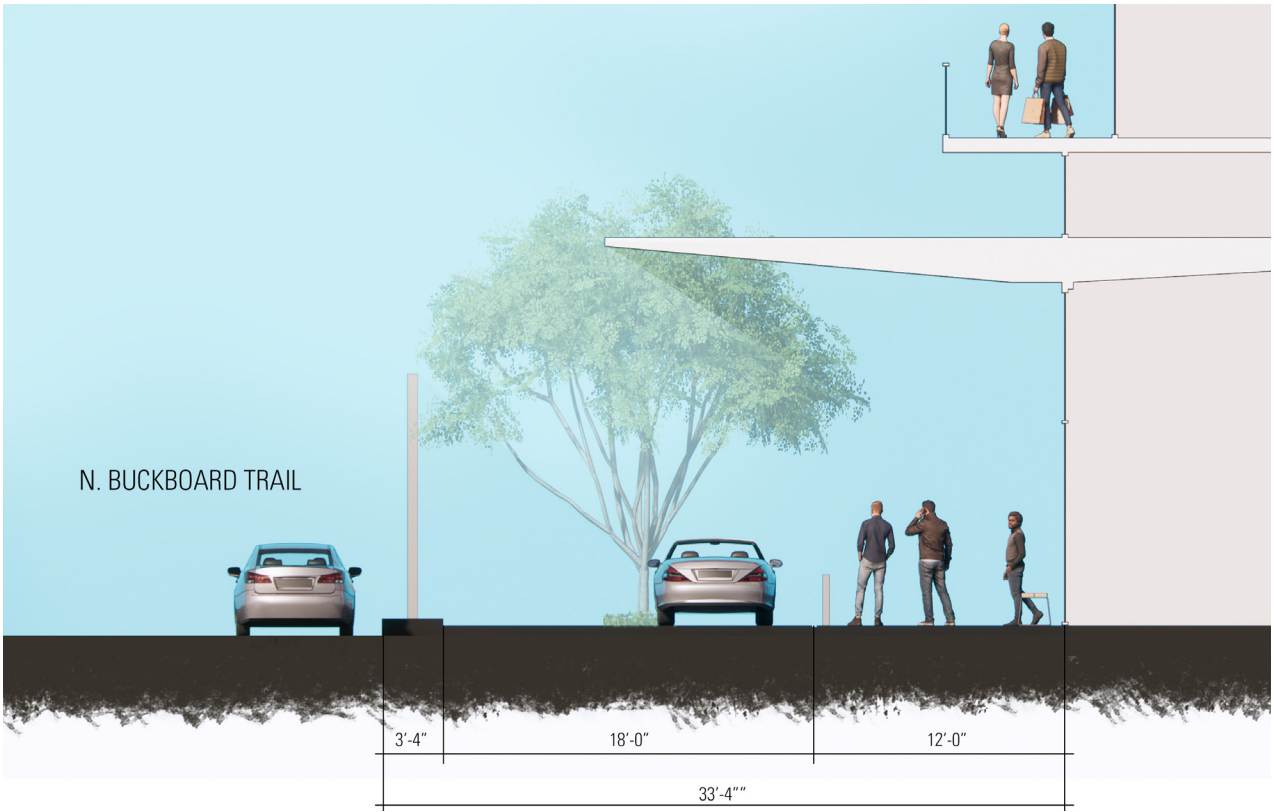
WD-01 (AT RETAIL ONLY)
TO MATCH FIRE TREATED WOOD SIDING, DARK BROWN



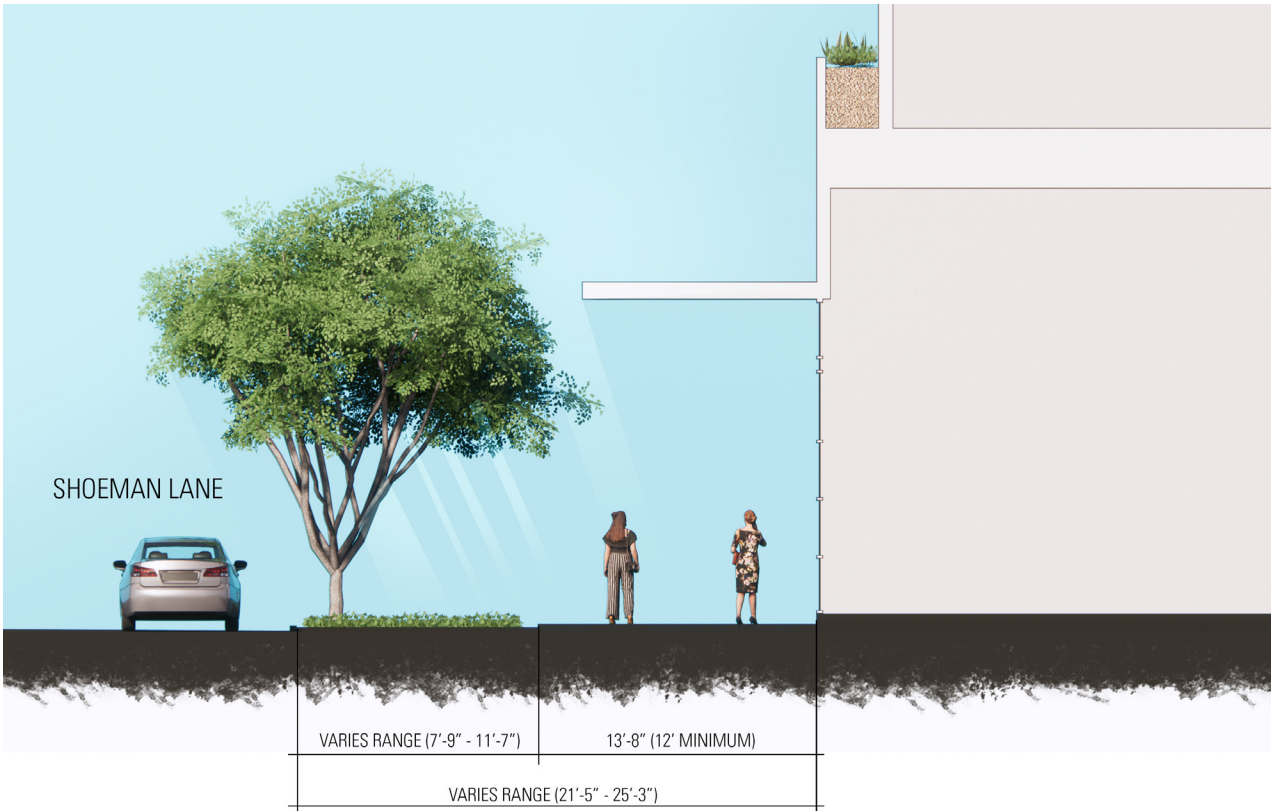
CC-01
INTEGRAL COLOR CAST IN PLACE CONCRETE, COLOR DARK GREY, SMOOTH FINISH



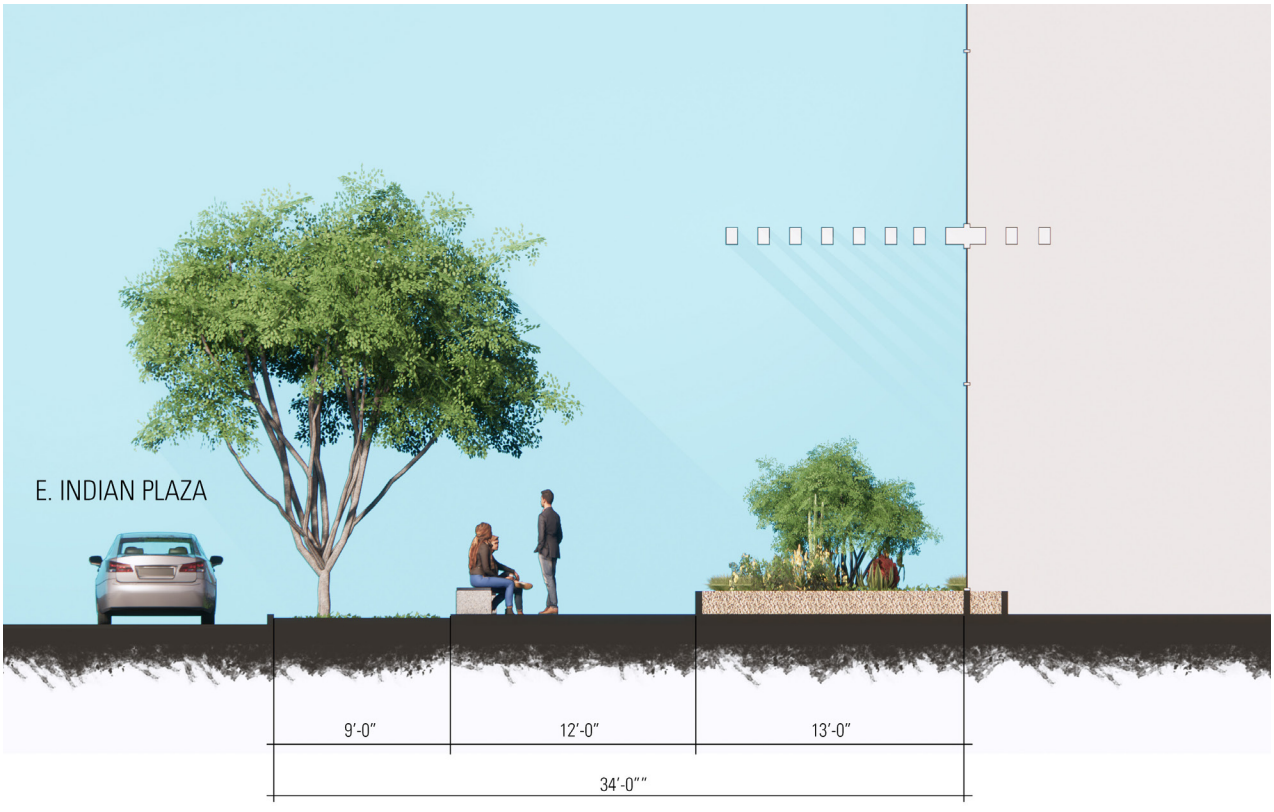
SECTION A



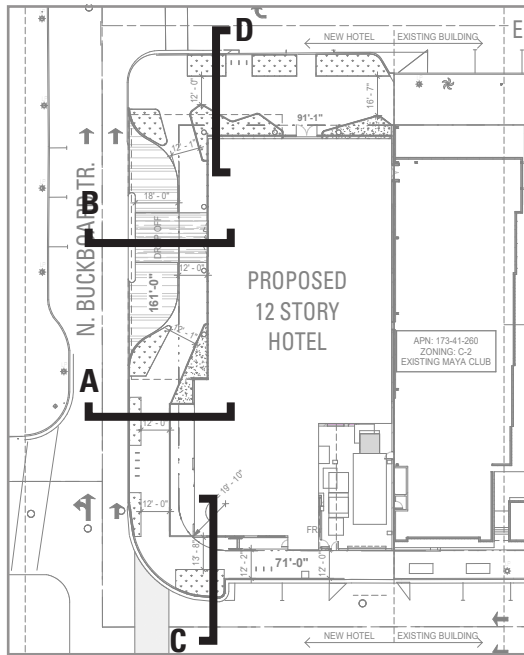
SECTION B



SECTION C



SECTION D



KEY PLAN

MAYA HOTEL SOUTH ELEVATION | SOLAR RESPONSE

09.18.2020



West Perspective



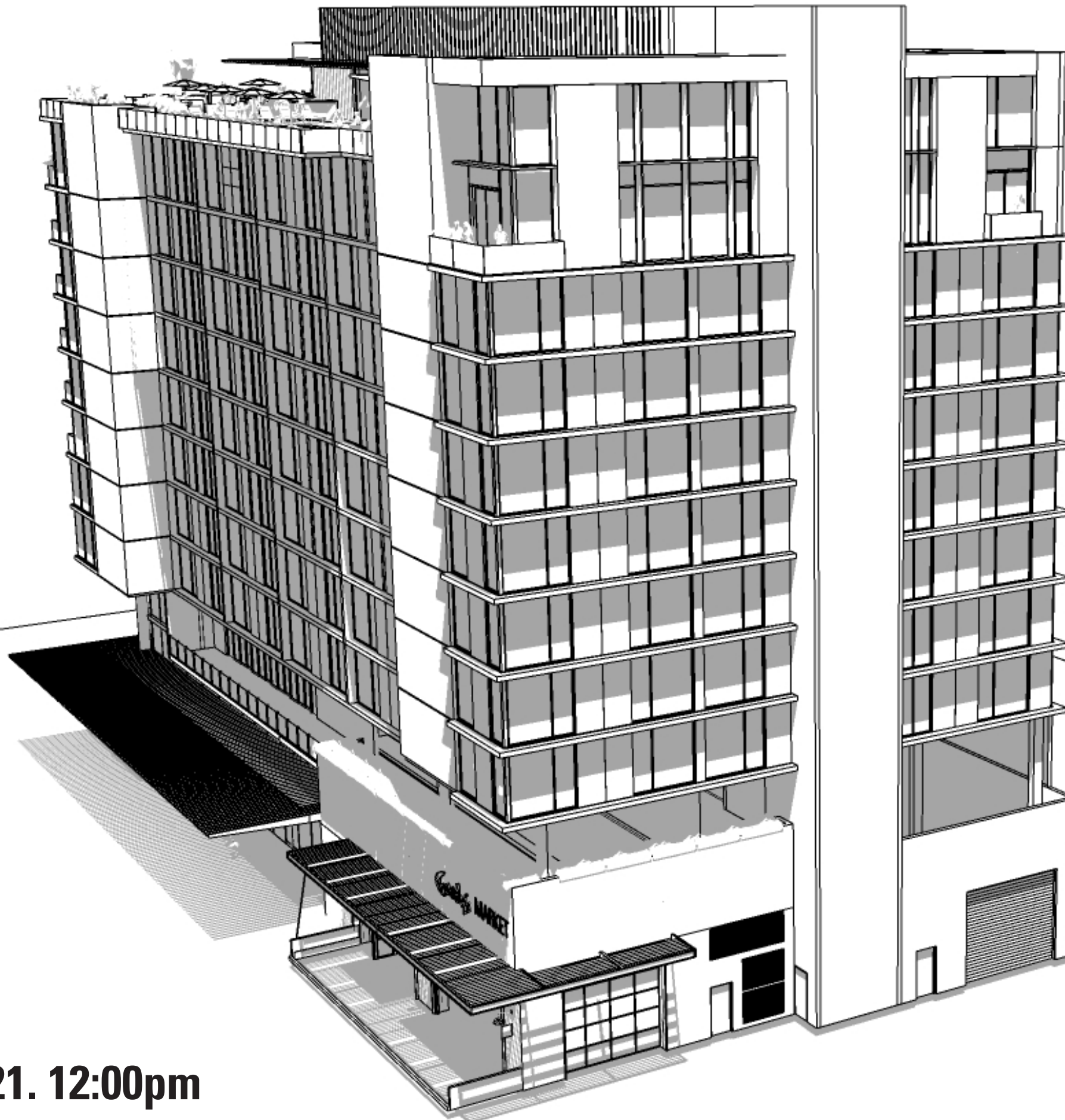
Southwest Perspective



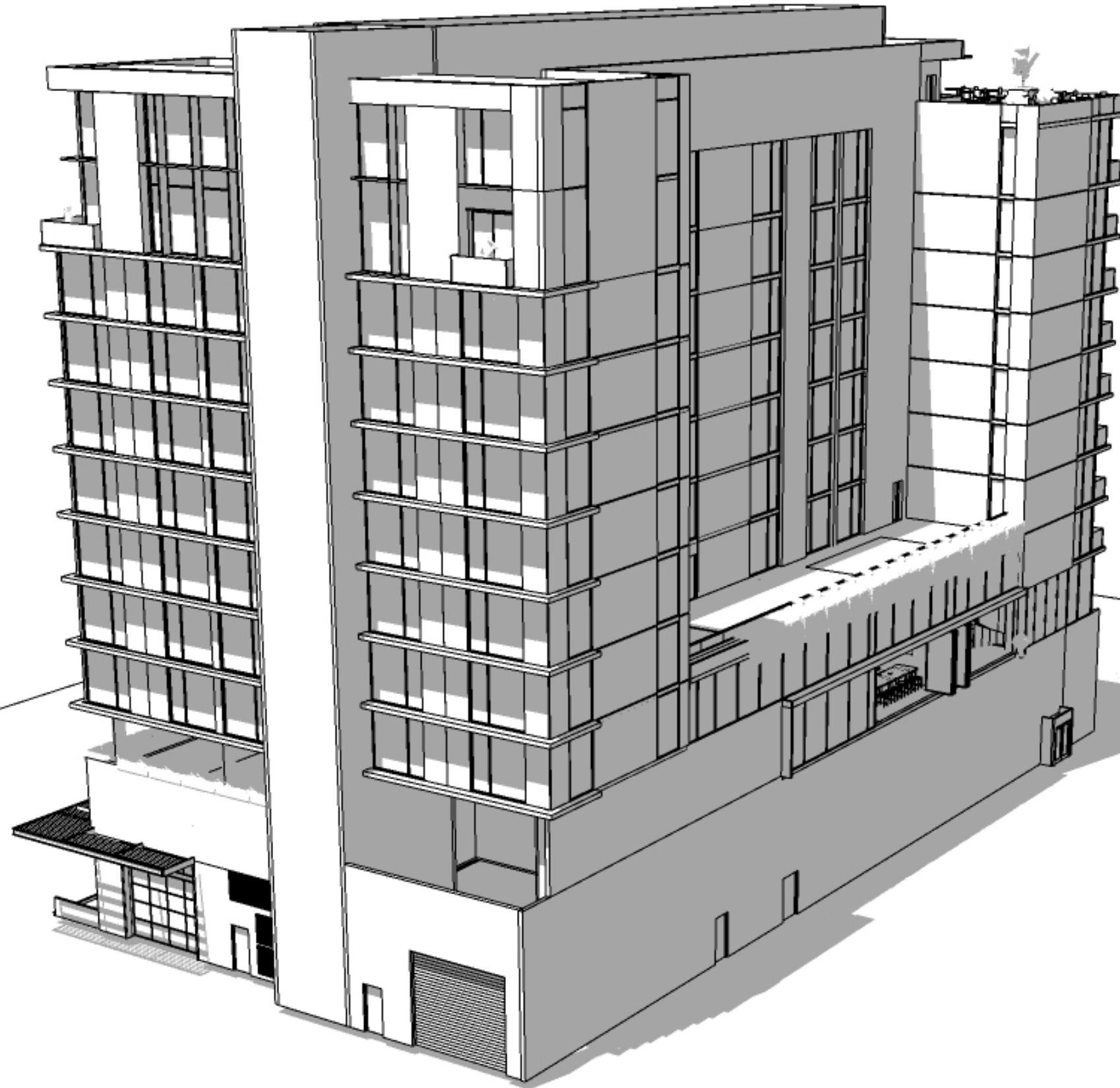
Top Levels Perspective_South



Top Level Balcony



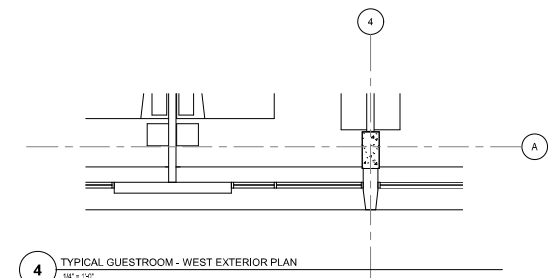
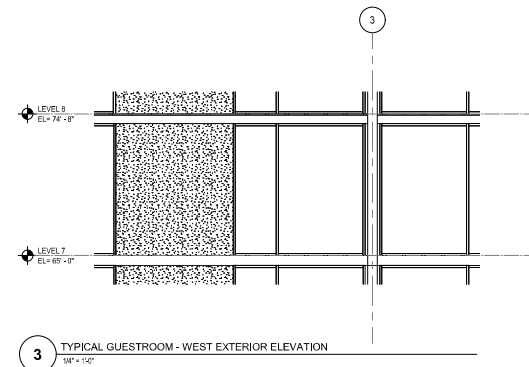
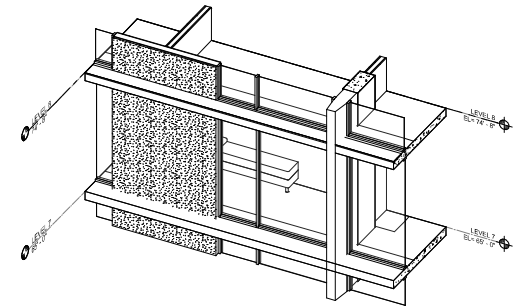
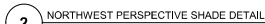
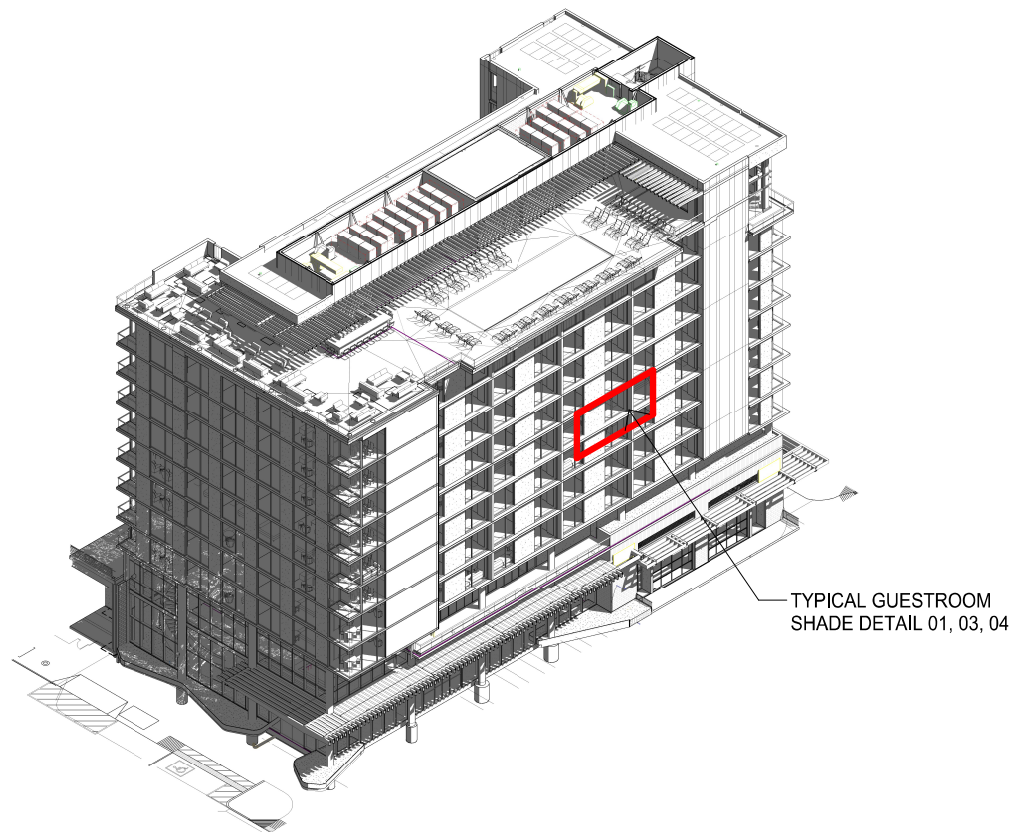
Solar Study: June 21. 12:00pm
Axonometric View



Solar Study: June 21. 12:00pm
Axonometric View



North East View





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Consent

Certification

CERTIFICATION

**DEVELOPMENT
REVIEW 1ST
SUBMITTAL
229-PA-2020
01 SEPTEMBER, 2020**

Name _____

Licensing Methods

Data Source

Disclaimers:

STOCKDALE
CAPITAL
MAYA HOTEL

Project Manager: 103000000

Drawn By	Author
----------	--------

Checked By	Author
Checker	

Date: 09/01/2020

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Effect Issues / Revisions

[illegible]STREETSCAPE
ELEVATIONS

1A411

25-DR-2020-
2/05/21

LANDSCAPE DESIGN DEVELOPMENT DOCUMENTS

FOR

MAYA HOTEL

DR 3RD SUBMITTAL

SCOTTSDALE, ARIZONA

STOCKDALE CAPITAL

GENERAL CONSTRUCTION NOTES

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.

3. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

4. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.

5. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.

6. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNERS AND/OR OWNERS AUTHORIZED REPRESENTATIVE.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 692-993-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNERS AND/OR OWNERS AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.

8. CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.

9. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.

10. REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.

11. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.

12. COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.

13. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.

14. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.

15. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.

16. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.

17. DO NOT DISTURB BULK WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE.

18. ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE.

19. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.

20. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE APPROVAL.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.

22. ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE "PROJECT TEAM LIST ON THIS SHEET". A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.

23. ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RV UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.

24. SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.

25. ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RV UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.

26. SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RV UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

SUBMITTAL HISTORY

DATE	DESCRIPTION / COMMENTS
04/01/2020	DR SUBMITTAL
12/14/2020	DR 2ND SUBMITTAL
04/01/2021	DR 3RD SUBMITTAL

PROJECT NARRATIVE

THE MAYA HOTEL LANDSCAPE AND LANDSCAPE ARCHITECTS DESIGN INTENT OF THE HOTEL LANDSCAPE PLANTER AREAS WITH LUSH DESERT PLANTING AND SHORT TREES CREATE TREE UNDERSTORY FRIENDLY PATHWAY ALONG ALL THREE STREET FRONTS OF THE SITE. BANDS OF CONCRETE PAVING IN VARYING WIDTHS AND COLORS CREATE WELL-DEFINED PEDESTRIAN PATHS ALONG THE PERIMETER OF THE SPACE. BASED, ANGULAR, METAL PLANTERS ALONG THE FACADE OF THE BUILDING SOFTEN THE EXTERIOR SPACE AND EXTEND THE LANDSCAPE INTO THE HOTEL LOBBY TO BLUR THE LINES BETWEEN THE EXTERIOR AND INTERIOR SPACE. A LARGE BAND OF DISTRICT PAVING AT THE LOBBY DROP-OFF CREATES A "RED-CARPET" APPROACH TO THE HOTEL AND CONTINUES THE THEME OF BLURRING THE LINES BETWEEN EXTERIOR AND INTERIOR BY EXTENDING INTO THE LOBBY SPACE. BENCHES WHICH COMPLEMENT THE MID-CENTURY ARCHITECTURAL CHARACTER ARE PROVIDED ALONG THE PEDESTRIAN WALKWAY AND UNDER THE DROP-OFF CANOPY TO PROVIDE SEATING OPPORTUNITIES. BIKERACKS ARE ALSO PROVIDED ALONG ALL THREE FRONT AGES TO ACCOMMODATE THE LATEST AND RESTAURANT TATIONS AND OPPORTUNITY FOR SAFE BIKE STORAGE. THE IRRIGATION WILL BE A Drip Emitters SYSTEM TO ACCOMMODATE THE LOW WATER CONSUMPTION PLANTING.

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
OWNER	STOCKDALE CAPITAL SHAWN YARI 4343 N. SCOTTSDALE ROAD, SUITE #180 SCOTTSDALE, ARIZONA 85261 480.349.3200
LANDSCAPE ARCHITECT	RV PLANNING & LANDSCAPE ARCHITECTURE DOUG CRAIG, PLA 120 S. ASH AVENUE TEMPE, ARIZONA 85281 480.594.0994
CIVIL ENGINEER	SEC ALI FAHRI, PE 8280 E. GELDING DRIVE, SUITE #101 SCOTTSDALE, ARIZONA 85260 480.585.7226
ARCHITECT	RSP ARCHITECTS JOE ELLIS, RA 5025 S. COLLIER AVENUE, SUITE 203 TEMPE, ARIZONA 85281 480.599.2000

SHEET INDEX

NUMBER	DESCRIPTION
L001	COVER SHEET
L101	LANDSCAPE PLAN
L201	DETAILS

CITY OF SCOTTSDALE LANDSCAPE NOTES

- Area of decomposed granite (if you are in a ELSO area, delete the "decomposed granite" and put "salvaged desert surface soil") without plant material/groundcover shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopy coverage.
- A minimum of 50 percent (unless otherwise stipulated by the Development Review Board, and/or the zoning Ordinance requirements) of the provided trees shall be matured trees, pursuant to the City of Scottsdale's Zoning Ordinance Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article II, Section 3.100.
- A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 4-inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple-trunk tree's caliper size is measured at 4' above the location that the trunk splits originates, or 4' above finished grade if all trunks originate from the soil.
- Area within the sight distance triangle is to be clear of landscaping signs, or other visual obstructions with a height greater than 1.5 feet. Trees within the sight triangle shall have a single trunk and canopy that are 10 feet in height or greater. All heights are measured from nearest street level elevation.
- No turf areas are to be provided.
- Retention/detention basins shall be constructed solely from the approved civil plans. Any alterations of the approved design (additional fill boulders, etc.) shall require additional final plans staff review and approval.
- All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
- Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in accordance with Section 49-245 through 49-248 of the City Code to the Water Conservation Office.
- Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
- No lighting is approved with the site plan.
- The approved off-site plans recognize the construction of a low-voltage system and does not authorize any violation of the current City of Scottsdale adopted electrical code.
- The landscape specification section(s) of these plans have not been reviewed and shall not be part of the City of Scottsdale's Approval.
- All signs/structures require permits and approvals.
- Low landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with the like size, kind, and quantity prior to or by the issuance of the Certificate of Occupancy or letter of Acceptance to the satisfaction of the Inspection Services Staff.
- All revegetated NAOS shall be weeded for 3 years. At the end of 3 years, the irrigation systems to the revegetated NAOS shall be permanently disconnected.
- No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
- Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans.
- NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
 - No building, grading, or construction activity shall encroach into or be designed as NAOS, or outside the designed limits of construction envelope.
 - All NAOS and area outside of the LOC shall be protected from damage by fire, and during construction by the following methods:
 - A registered land surveyor shall stake all NAOS and LOC disturbance based on this set of plans.
 - Three (3) foot tall steel rebar, or City of Scottsdale Inspection Services approved similar, shall be set along the NAOS and LOC, and connected with gold rebar by the contractor prior to any clearing or grading.
 - All areas subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage.
 - The contractor shall maintain the staking, roping, and fencing intact during the duration of the construction activity.
 - The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance/Certificate of Occupancy from the City of Scottsdale for all construction work.

GENERAL SCOPE OF WORK

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.

2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:

- AESTHETIC FINISH GRADING
- SOIL REMEDIATION
- INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
- INSTALLATION OF TURF AREAS
- DECOMPOSED GRANITE AND FINE-EMERGENCY APPLICATIONS (2)
- MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
- MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
- FERTILIZERS AND SOIL AMENDMENTS
- MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
- GUARANTEES

3. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.

4. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.

5. BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUIRED REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.

6. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, T, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL, VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

7. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS. THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.

8. WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY, AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.

9. LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.

10. MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.

11. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM BUILDING CODE, M.A.S. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE APPOINTMENTED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.

12. CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEEP OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.

13. SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNERS REPRESENTATIVE.

COMMON ABBREVIATIONS

SYMBOL	DEFINITION	SYMBOL	DEFINITION	SYMBOL	DEFINITION
AT	AVERAGE	EDP	EDGE OF PAVEMENT	OC	ON CENTER
AVG	AVERAGE	EQ	EQUAL	PA	PROPERLY
BPU	BACKFILL PREVENTION UNIT	EX	EXISTING	POC	POINT OF CONNECTION
BACK OF CURB	BACK OF CURB	FIN	FINISH FLOOR	PUE	PUBLIC UTILITY GASEMIT
BTH	BROWN TRUNK HEIGHT	FG	FRESH GRADE	PSI	POUNDS PER SQUARE INCH
BW	BOTTOM OF WALL	FL	FLOW LINE	R, RAD	RADIUS
CA	CAUSEWAY	FOC	FACE OF CURB	ROW	RIGHT OF WAY (R.O.W.)
CB	CATCH BASIN	FT	FEET	SF	SQUARE FEET
CD	CATCH BASIN	GA	GALLONS PER GALLON	STR	STRUCTURE
CJ	CONTROL JOINT	GPH	GALLONS PER HOUR	SDL	SIGHT DISTANCE LINE
CL	CLEAR	H	HORIZONTAL	SM	SCORE JUMP
CLR	CLEAR	HORIZ	HORIZONTAL	SJ	SCORE JUMP
CMU	CONCRETE MASONRY UNIT	HP	HIGH POINT	SVT	SIGHT VISIBILITY TRIANGLE
CONC	CONCRETE	HT	HIGH POINT	SW	SWITCH
CONT	CONTINUOUS	LF	LINEAR FEET	TBS	TO BE SELECTED
DA	DRAINAGE	LOC	LIMIT OF CONSTRUCTION	TYP	TYPICAL
DE	DECOMPOSED GRANITE	L/S	LANDSCAPE	VERT	VERTICAL
EA	EACH	MAX	MAXIMUM	W	WITH
EJ	EXPANSION JOINT	MIN	MINIMUM		
ELEV	ELEVATION	NTS	NOT TO SCALE		



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www.rviconsulting.com

Certification

NOT FOR CONSTRUCTION

Name

License Number

Date Signed

Project For

STOCKDALE CAPITAL MAYA HOTEL

Project No.

Drawn By

Checked By

Date

NOTICE: The design shown and described herein represents all technical drawings, graphics, and models created, prepared and owned by the designer, published or otherwise, in whole or in part, without express written permission of RSP Architects. There are no other third party review or evaluation by clients, consultants, contractors, government agencies, vendors and other personnel who is associated with this notice.

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Drawn: [Name] / [Date]

100% DD SUBMITTAL

COVER

L001

25 DR.2020 4/2/2021

ATTACHMENT 17

AMENITY SCHEDULE

ITEM	BENCH - "STRATA"
COLOR	NATURAL GRAY
SPECIFICATIONS	84" BACKLESS, STRAIGHT, SURFACE MOUNT, LANDSCAPE FORMS (WWW.LANDSCAPEFORMS.COM)
MANUFACTURER	
QUANTITY	5
ITEM	BIKE RACK - "EMERSON"
COLOR	SILVER
SPECIFICATIONS	MOUNT PER MFR'S DETAIL, LANDSCAPE FORMS (WWW.LANDSCAPEFORMS.COM)
MANUFACTURER	
QUANTITY	10
ITEM	TRASH RECEPTACLE - "PITCH"
COLOR	SILVER
SPECIFICATIONS	SIDE OPENING, LANDSCAPE FORMS (WWW.LANDSCAPEFORMS.COM)
MANUFACTURER	
QUANTITY	3
ITEM	TREE GRATE
COLOR	CAST IRON
SPECIFICATIONS	36" x 36" SQ. METRO, 1/2" MAX. SLOT OPENINGS, IRONSMITH (WWW.IRONSMITH.CO)
MANUFACTURER	
QUANTITY	2



*REFERENCE AMENITY SCHEDULE

TRASH RECEPTACLE

SCALE: NTS



*REFERENCE AMENITY SCHEDULE

BIKE RACK

SCALE: NTS



*REFERENCE AMENITY SCHEDULE

BENCH

SCALE: NTS



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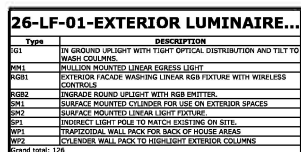
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*REFERENCE AMENITY SCHEDULE

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ELECTRICAL SITE
PLAN

[illegible][illegible]

RSP

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Certification

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CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Stockdale Capital- The Scottsdale Collection

August 10, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to D/DMU-3 PBD DO P-3 and D/DMU-3 PBD DO on a collection of parcels totaling approximately 10.25+/- acres site located between Scottsdale Road and Civic Center Plaza and between Camelback Road and 6th Avenue. The request also includes an alley abandonment between Indian Plaza and Shoeman Lane. The proposed project would result in a multi-year redevelopment consisting of hotel, residential, restaurant, retail, and possibly other approved uses. This proposal is in conformance with the City's General Plan land use designation of Downtown Multiple-Use and in conformance with the Old Town Character Area Plan. 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, HOA's, business owners, and community members by telephone, one-on-one meetings, group meetings, and waking tours since November 2019. Prior to the COVID-19 outbreak, the outreach team held **2 Town Hall Meetings** and numerous **Walking Tours** around the subject parcels to get feedback on the project. Town Hall Meeting attendees heard presentations from the development and public arts teams and were then asked for specific feedback on the various proposals that they heard. Following the Town Hall Meetings, individual Walking Tours were

ATTACHMENT 20

held by the developer and the development team. These Walking Tours were not only with Town Hall Attendees but also City Council Members so that the development team could get site specific feedback on this proposal. In total, 37 people attended the two Town Hall Meetings and over one dozen individual Walking Tours were held. Issues were discussed including parking, height, the mixture of uses, traffic, art, and timing of construction. Overall, a majority of the feedback received was favorable to this proposal. During May and June of 2020, numerous update presentations were made by the development team via Zoom to City leaders, downtown area property owners, and many of the individuals that attended the early Town Hall Meetings. Again, feedback was positive. Members of the outreach team will continue 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.

Additionally, surrounding property owners, HOAs and other interested parties will be noticed via first class mail regarding the project. The distribution of this notification will **EXCEED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification will contain information about the project, as well as contact information. This contact person will provide, as needed, additional information and the opportunity to give feedback. The notification will also contain information regarding a virtual neighborhood Open House for those who wish to learn more about the project. The virtual open house will be an online presentation of the project and will provide an opportunity for neighbors to provide comments to the development team and ask questions. The website and its accessibility will be posted on an Early Notification Sign on the property. The development team will continue to be accessible by phone and email subsequent to the virtual Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

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:

Draft Notification Letter
Notification List
Town Hall Sign-in Sheets