

*StreetLights Residential-One
Scottsdale
Public Participation
Notification*

5.7 acres located on the south side of Legacy Boulevard, approximately 1,100-feet east of
Scottsdale Road within the One Scottsdale Planned Community Development
251-PA-2021

Request: Development Review Board ("DRB") for Multi-family Residential Development



Quarles & Brady LLP
Benjamin W. Graff
2 N. Central Avenue
Phoenix, AZ 85004

StreetsLights Residential - One Scottsdale Public Participation Notification

251-PA-2021: Request: Development Review Board ("DRB") for Multi-family Residential
Development

1. Neighborhood Notification Letter

The Applicant (Benjamin Graff, Quarles & Brady) on behalf of the property owners within this development, mailed out notification letters to all property owners, homeowners' associations ("HOAs") within 750 feet of the site and the city's standard interested parties list on July 6, 2021. See Notification Letter Attached at **Tab A**.

2. Notification Boundary, Map, and Recipients

- Please see 750-foot notification map attached at **Tab B**.
- Please see a list of names and addresses of notified recipients attached at **Tab C**.
- Please see copies of returned letters attached at **Tab D**.

3. Stakeholders

The stakeholders include all property owners, homeowners' associations ("HOAs") within 750 feet of the site and the city's standard interested parties list. We are not aware of any opposition to the requested DRB Application request for the proposed new multi-family residential development.

4. Significant Changes or Amendments to the Application

Should any significant changes occur regarding the proposed DRB application, the Applicant shall inform all property owners, homeowners' associations ("HOAs") within 750 feet of the site and the city's standard interested parties list via a second notification letter and provide contact information if individuals have questions or concerns.

TAB A



Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004-2391
602.229.5200
Fax 602.229.5690
www.quarles.com

Benjamin W. Graff
Direct Dial: (602) 229-5683
E-Mail: Benjamin.Graff@Quarles.com

Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

July 1, 2021

Re: Pre-Application No. 251-PA-2021; Requests for Development Review Board Approval, and Planning Unit II - Multi-Family Residential and Master Plan Updates For StreetLights Residential's Proposed Luxury Multi-Family Development

Dear Neighbor, Neighborhood Association, or Interested Party,

The purpose of this letter is to inform you that on behalf of our Client, StreetLights Residential, Quarles & Brady LLP has filed a pre-application (Case No. 251-PA-2021) and intends to file a formal application for Development Review Board (“DRB”) approval on July 12, 2021 for a proposed development consisting of approximately 314 luxury multi-family apartment homes on approximately 5.7 acres located on the south side of Legacy Boulevard, approximately 1,100-foot east of Scottsdale Road within the One Scottsdale Planned Community Development (portion of Maricopa County Assessor Parcel No. 215-05-004A; the “Property”). See Attached Aerial Maps. A high-quality multi-family use was anticipated at this location via the prior zoning approvals attached to the Property. Therefore, the existing zoning permits the use and will not need to be changed. The development will also require updates to the Multi-Family Residential Planning Unit II and Master Plan for One Scottsdale.

The Property is zoned “PRC PCD” (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as “Stacked 40s” in the zoning history, the area was later amended under 20-ZN-2002 #3 and is now identified as “One Scottsdale.” The One Scottsdale development is intended to be a mixed-use development consisting of residential, commercial, retail, office and hotel uses. See Attached Aerial and Zoning Maps. Therefore, the proposed Streetlights Residential luxury multi-family development fulfills the intent of the previously approved rezoning case and stipulations.

Specifically, the prior approvals anticipated a multi-family residential use via the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard), which is approved for residential (initially approved for a total of 1,100 units within the overall project). The proposed StreetLights development falls within Planning Unit II and while the multi-family use is permitted and expected, the site plan, design, and elevations will need to be reviewed and approved by the Scottsdale Development Review Board. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately

55.6 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval for the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Preliminary Site Plan and Elevations Attached. Please note the current site plan and elevations are subject to change prior to the formal submittal.

StreetLights Residential specializes in new urbanist luxury apartment homes and mixed-use developments. With in-house development, design, and construction expertise, the StreetLights team focuses on custom luxury communities which rival the experience, lifestyle and amenities of living in an urban boutique hotel. StreetLights has numerous urban infill projects throughout Arizona and the country with more than 13,000 multifamily units completed, in progress or projected in 11 cities across six states (www.streetlightsres.com).

StreetLights is also not new to Arizona. Recent StreetLights' projects in Arizona include The Angela and The Ryan in Phoenix, The Cameron in Tempe, and The Tyler within the Agritopia master-planned community in the Town of Gilbert. All of which have met or exceeded the expectation of a luxury experience. Most recently, Streetlights has broken ground on its newest luxury multi-family development at The Grove at the Northwest corner of 44th Street and Camelback in Phoenix.

A portion of the StreetLights development will include a three-story building (located within the reduced height zone along Legacy Boulevard, per Case No. 20-ZN-2002) with a large pool courtyard that is open along its Eastern edge. Other portions will be four-stories with a 4.5 story parking garage. The location of the main entrance, pool courtyard and resident amenities facing the McDowell Mountains is intended to give the project the character of a resort hotel. See Attached Preliminary Site Plan and Elevations. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. This character is enriched by arcades along both wings of the building that frame the pool. The four-story portion of the project to the South has been conceptualized as a series of enclosed courtyards interconnected by a series of ground floor pedestrian paseos.

The proposed development fully complies with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing.

The proposed development is also in compliance the Airpark Plan, which designates the Property as "AMU-R" (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries, and denotes the Property as being suitable for medium- to higher-scale development (as noted under the Type 'C' conceptual development type).

If you have any questions about this proposal, feel free to reach me by phone at (602) 229-5683 or by e-mail at Benjamin.Graff@Quarles.com. You may also reach out to the City of Scottsdale Planner on the case, Meredith Tessier, at (480) 312-4211 or mtessier@scottsdaleaz.gov.

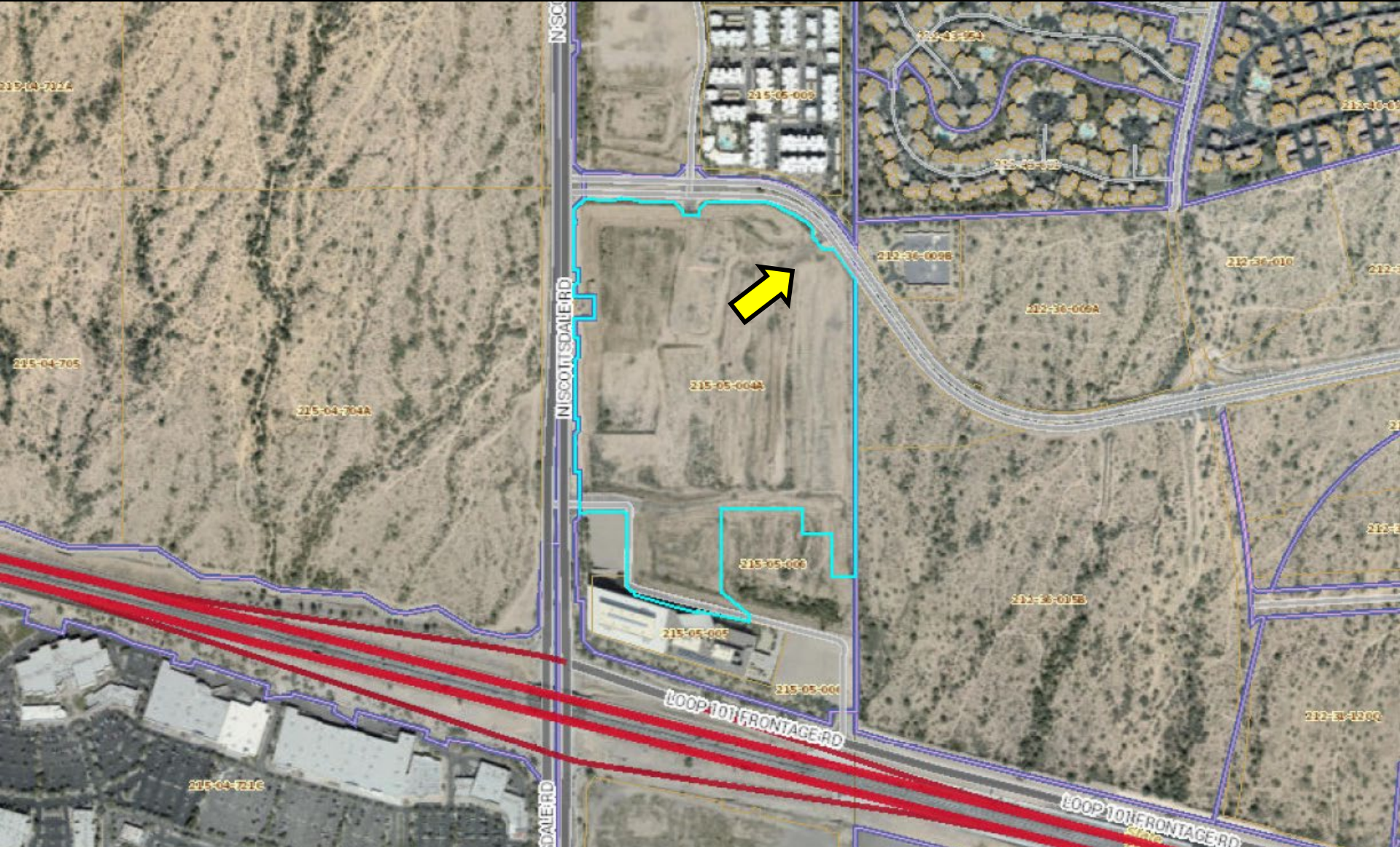
Very truly yours,
QUARLES & BRADY LLP

A handwritten signature in black ink, appearing to read 'B. Graff', written in a cursive style.

Benjamin W. Graff

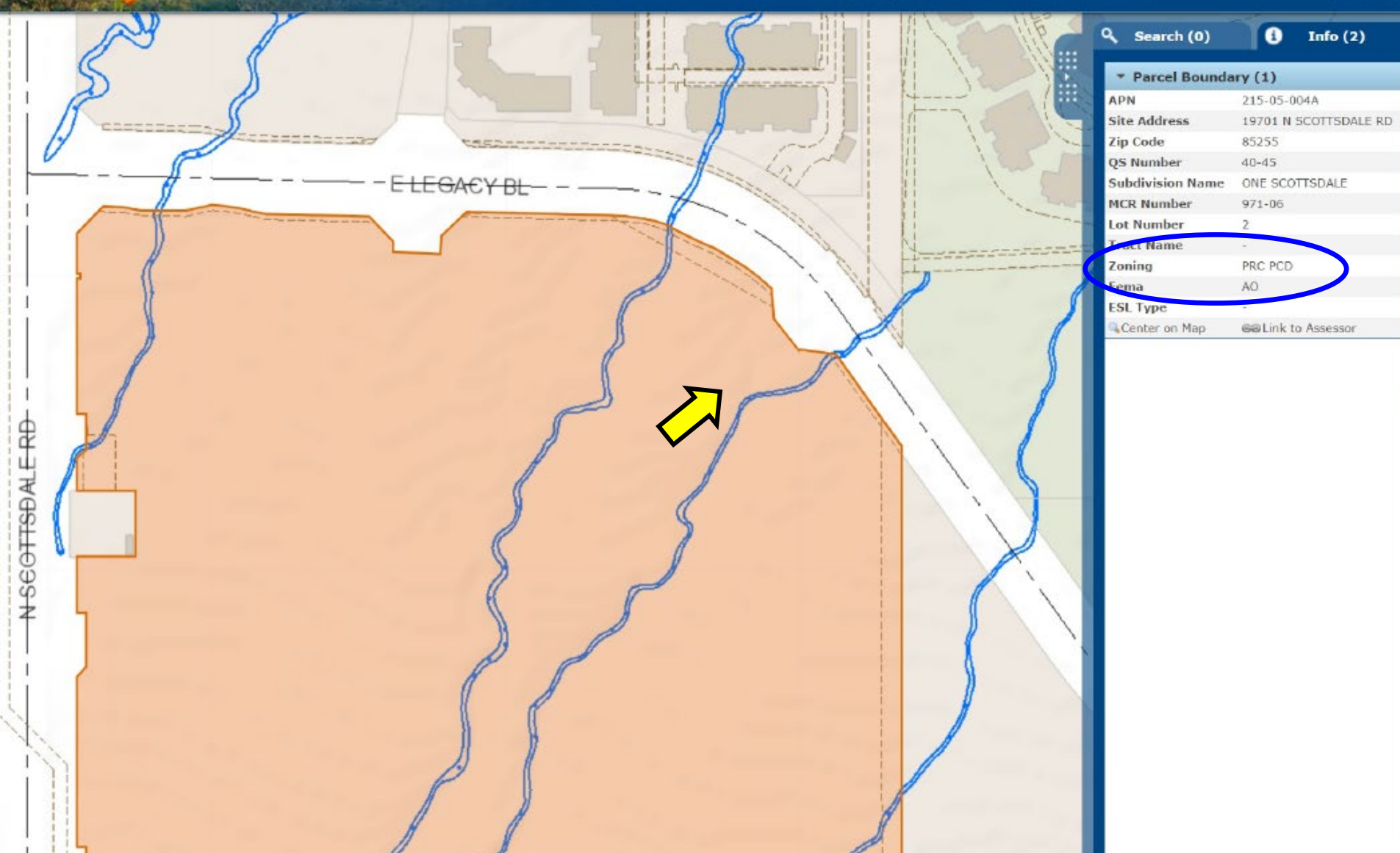
Attachments: Aerial and Zoning Map;
Conceptual Site Plans and Elevations

AERIAL MAP



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

ZONING MAP PRC PCD



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

KEYNOTES

01	30' WIDE OPEN SPACE EASEMENT
02	30' WIDE DRAINAGE EASEMENT
03	6' WIDE PUBLIC ACCESS EASEMENT
06	EXCEPTION TO 1ST AMENDMENT OF DEVELOPMENT AGREEMENT - 30' MAXIMUM BUILDING HEIGHT
09	6'-0" CONCRETE SIDEWALK
10	8'-0" PUBLIC UTILITY EASEMENT
11	BICYCLE PARKING @ FIRST FLOOR PARKING STRUCTURE, SEE DETAIL XXXX
12	PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT w/ SCREENING
13	SIGHT VISIBILITY TRIANGLE IN COMPLIANCE TO THE C.O.S. DS&PM FIGURE 5.3-26
14	EXISTING FIRE HYDRANT
15	PROPOSED FIRE HYDRANT
16	FIRE RISER ROOM
17	FIRE DEPARTMENT CONNECTION
18	ELECTRONIC VEHICLE GATE FOR TENANT PARKING BEYOND
20	TRASH STAGING ZONE
21	MOVE-IN ZONE
30	FIRE LANE - 24' WIDE X 60' LONG - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH
31	FIRE LANE - 16' WIDE - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH
32	FIRE LANE TURNING RADIUS - 49' EXTERIOR RADIUS - 25' INTERIOR RADIUS
33	KNOX BOX AND STROBE ACCESS SYSTEM PROVIDED AT ALL GATES AND SITE ACCESS POINTS
34	FIRE DEPARTMENT ACCESS POINT
41	ROOF ACCESS POINT

42	TPO ROOF ON SLOPED TRUSS STRUCTURE
43	ROOF DRAIN, SEE PLUMBING DRAWINGS
47	PITCHED ROOF MECHANICAL SCREEN
48	WALKING PATH
49	AWNING

PROJECT DATA

LEGAL DESCRIPTION:
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT ADDRESS:
XXXXXX

PREVIOUS PARCEL ZONING:
PRC PCD

CURRENT ZONING:
PRC PCD
(PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT)

APN:
215-05-004A

GROSS LOT AREA:
5.6916 ACRES (247,925 SF)

NET LOT AREA:
4.93 ACRES (214,782 SF)

BUILDING GROSS SQUARE FOOTAGE:
573,133 SF

DWELLING UNIT DENSITY:
314 UNITS / 5.69 ACRES = 55 DU/AC

PARKING:	UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
	11 (EFFICIENCIES)	1.25	14
	184 (1 BED UNITS)	1.3	240
	108 (2 BED UNITS)	1.7	184
	11 (3 BED UNITS)	1.9	21
	314 TOTAL UNITS		459
	GUEST PARKING	1 SPACE / 6 UNITS	53
	TOTAL REQUIRED PARKING		512
	ACCESSIBLE PARKING:		
	4% OF 459 PARKING SPACES =		19 SPACES REQUIRED
			19 SPACES PROVIDED
	PARKING SPACES PROVIDED		
	SURFACE PARKING		24
	STRUCTURED PARKING		486
	TOTAL		510

BICYCLE PARKING:	UNIT COUNT	PARKING RATIO	PARKING SPACES
	2 SPACES FOR EVERY 10 SPACES (*NOT TO EXCEED 100 SPACES)		46 SPACES REQUIRED
			100 SPACES PROVIDED
			(100 SPACES PROVIDED INSIDED SECURE PARKING GARAGE)

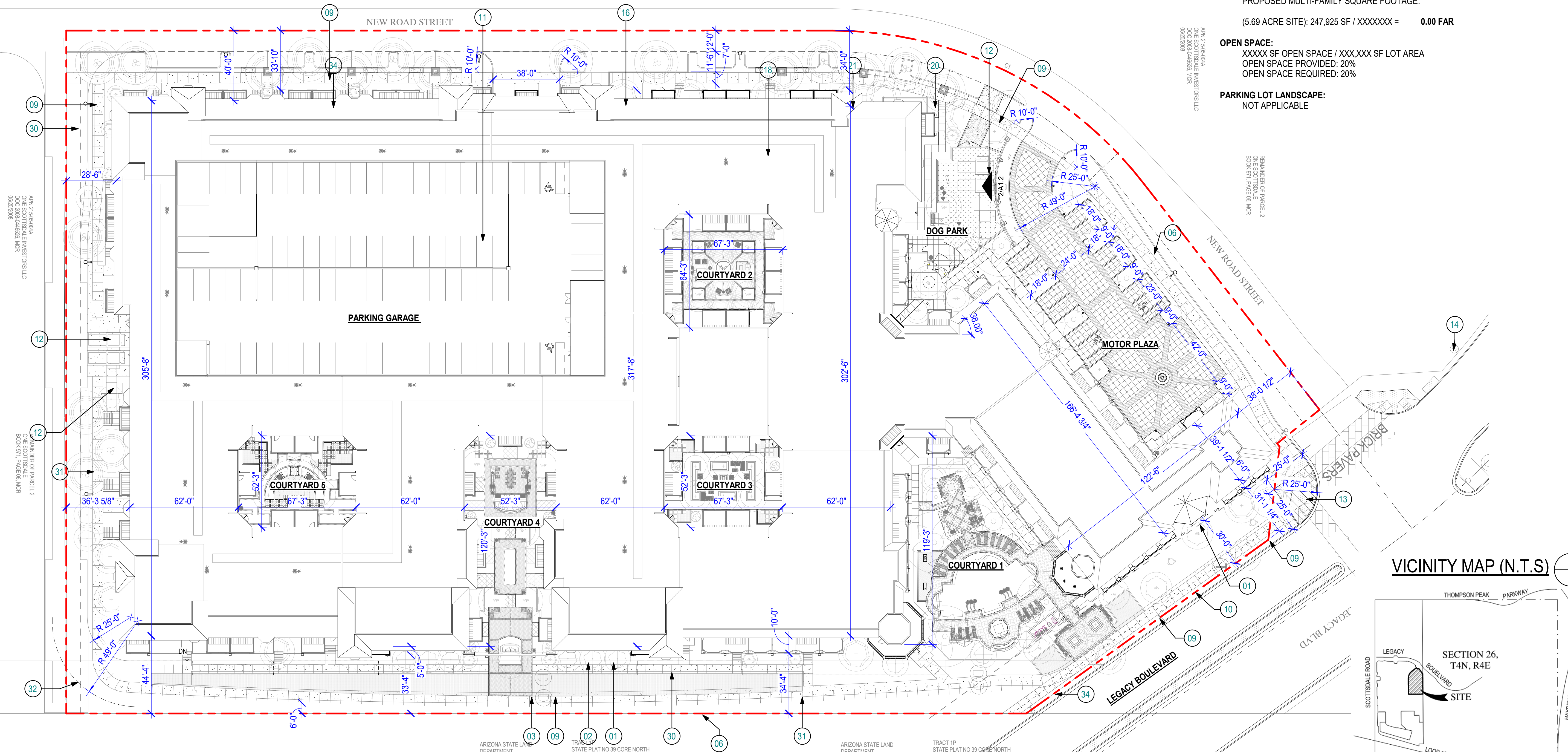
FLOOR AREA RATIO:
FAR ALLOWED:
FAR PROPOSED:

PROPOSED MULTI-FAMILY SQUARE FOOTAGE:

(5.69 ACRE SITE); 247,925 SF / XXXXXXX = **0.00 FAR**

OPEN SPACE:
XXXX SF OPEN SPACE / XXX.XXX SF LOT AREA
OPEN SPACE PROVIDED: 20%
OPEN SPACE REQUIRED: 20%

PARKING LOT LANDSCAPE:
NOT APPLICABLE



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



STREET LIGHTS

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MBURKE@DMBIN.COM

OWNER

AUTHORIZATION

PROJECT TITLE
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SUPERVISION OF:

NAME:
RA #:
DATE:

ONE SCOTTSDALE
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED
IN BOOK 971 OF MAPS, PAGE 6, MCR, LYING WITHIN THE
WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE
4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Key Plan

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	07/06/2021	DRB

DRAWING NUMBER AND TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER AND TITLE

A1.1

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO	HARDIE PANEL VERTICALSIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE	
FCS-02	SW7055 ENDURING BRONZE	JAMES HARDIE CO	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	SW7055 ENDURING BRONZE	MASONITE	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS	
GL-02	CLEAR			STOREFRONT GLAZING	
MTL-01	SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED MISSION	BRAVA ROOF TILE	AGED MISSION SPANISH BARREL TILE	CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC.	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
STU-01	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH, 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	

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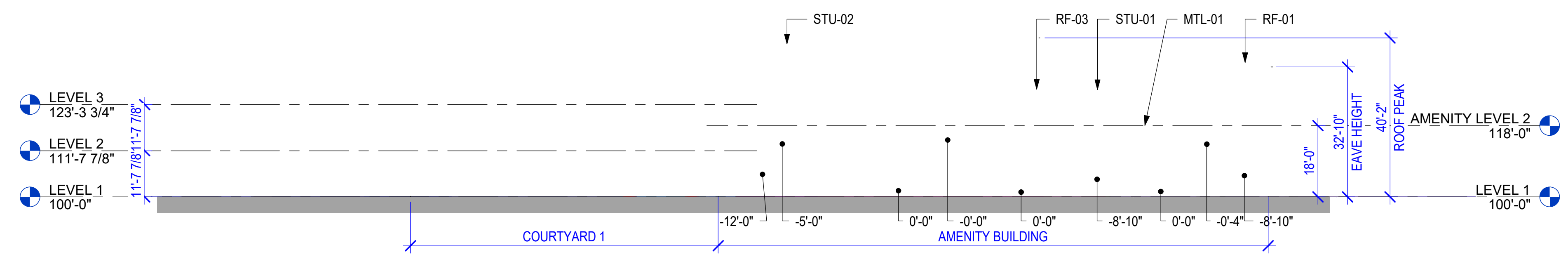
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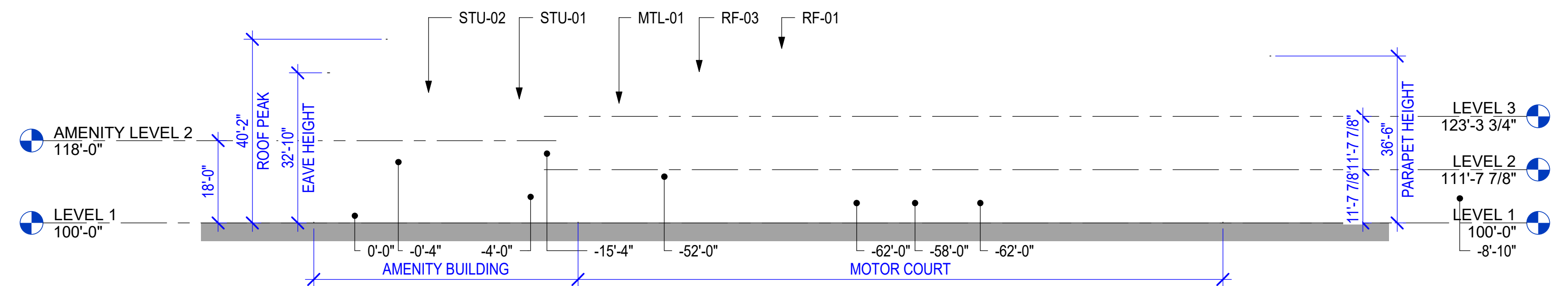
NAME:
RA #:
DATE:

ONE SCOTTSDALE

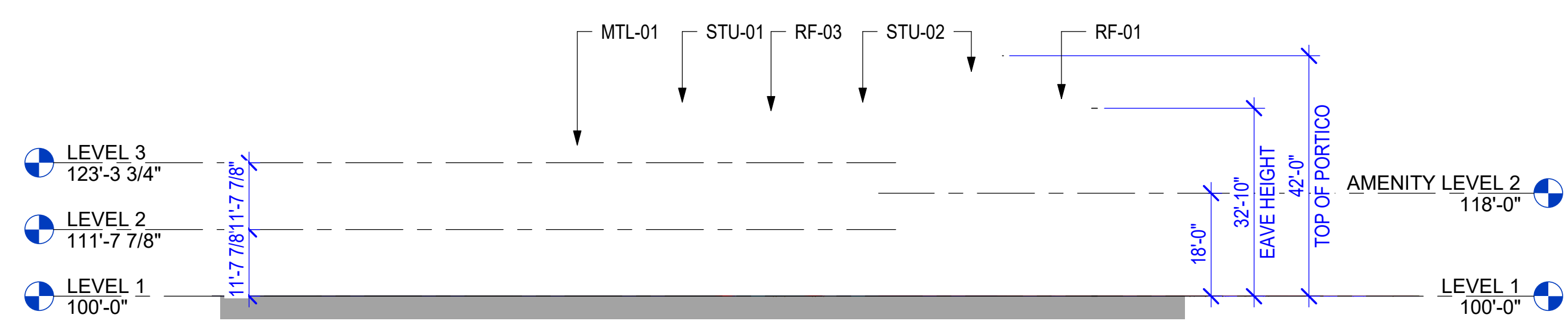
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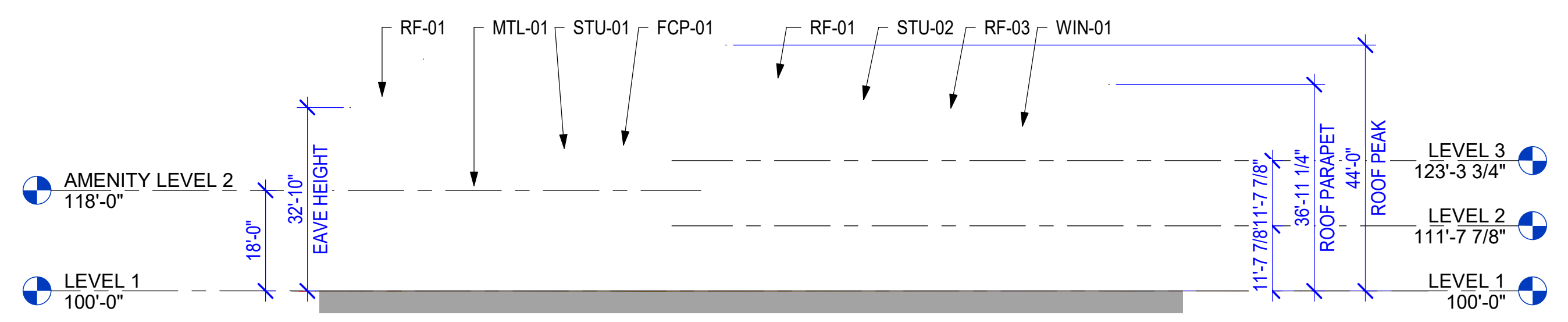
3 EAST ELEVATION - AMENITY BUILDING
1" = 20'-0"



2 NORTH ELEVATION - AMENITY BUILDING
1" = 20'-0"

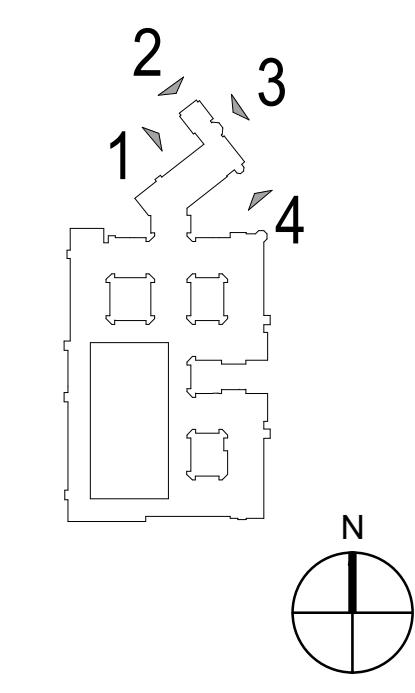


4 SOUTH ELEVATION - AMENITY BUILDING AT POOL COURT
1" = 20'-0"



1 WEST ELEVATION - AMENITY BUILDING
1" = 20'-0"

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/06/2021	DRB	

DRAWING NUMBER AND TITLE
ELEVATIONS

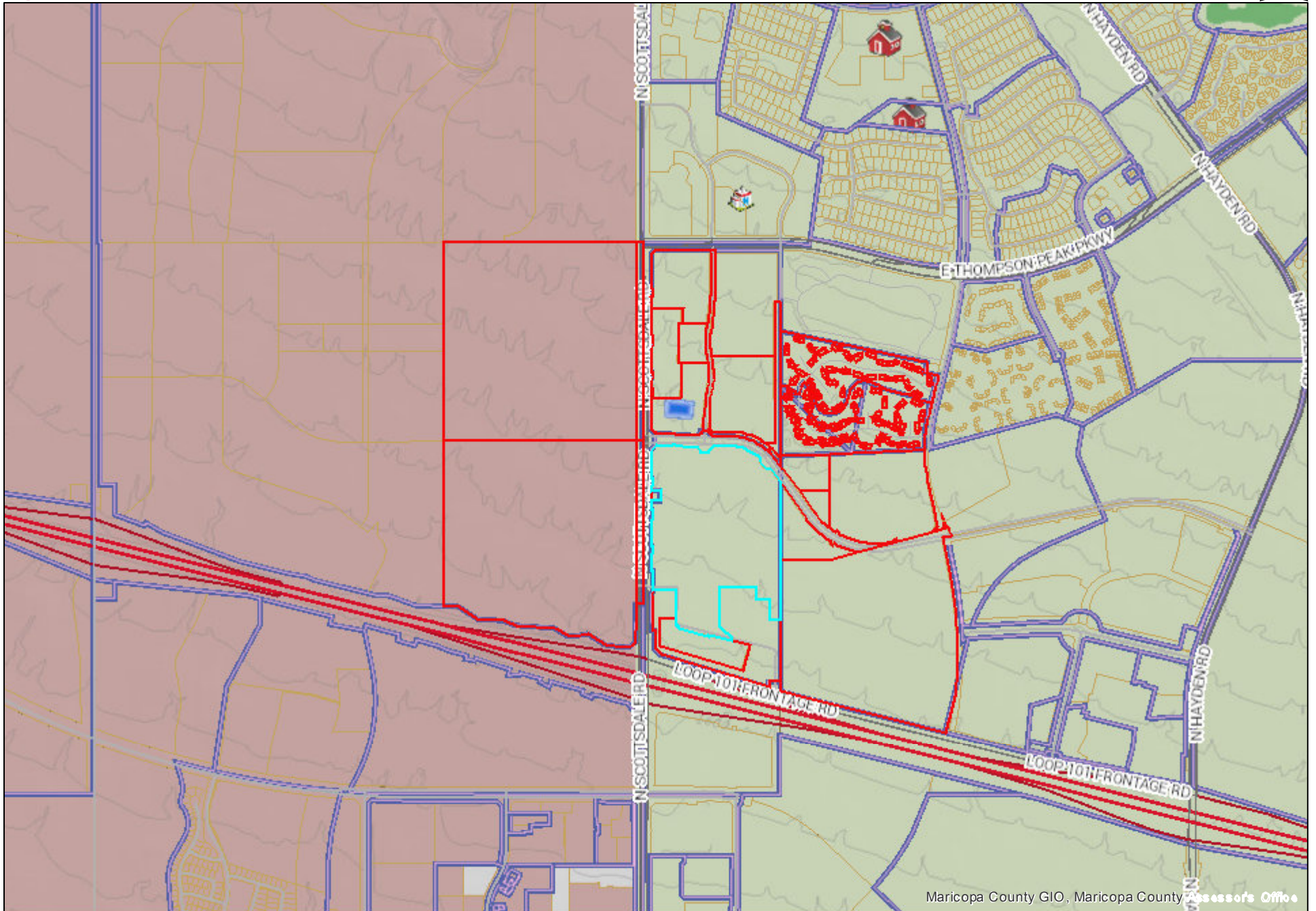
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A4.1

TAB B



750' Buffer Map



TAB C

VILLAGE AT GRAYHAWK
OWNERS ASSN
JOY GRAVES
9000 E PIMA CENTER PKWY #300
SCOTTSDALE, AZ 85258

GRAYHAWK COMMUNITY ASSN
BARBARA DICKERSON
21625 N 77TH PL
SCOTTSDALE, AZ 85255

AMSTER ALAN D/ANNE M
3739 MARGATE RD
PITTSBURGH, PA 15211

ARIZONA STATE LAND
DEPARTMENT
644 W PIMA ST
GILA BEND, AZ 85337

BAILEY MARION A
19700 N 76TH ST UNIT 1083
SCOTTSDALE, AZ 85255

BIRNEY DAVID L
19700 N 76TH ST 2096
SCOTTSDALE, AZ 85255

CICCHINELLI DAVE
5462 S HOLLAND ST
LITTLETON, CO 80123

DANIELSON ROSS L/TERRI M
3616 20TH ST NE
BUFFALO, MN 55313

DEFARIA DONALD GEORGE
JR/ANN MARIE
2 PASSAIC CT
MARLBORO, NJ 07746

DOUGLAS L CHERNIS AND
NICOLE E CHERNIS TRUST
19700 N 76TH ST UNIT 2066
SCOTTSDALE, AZ 85255

GRAYHAWK COMMUNITY ASSN
MICHAEL FEE
7940 E THOMPSON PEAK PKWY
#102
SCOTTSDALE, AZ 85255

ALAN D STONE & DONNA MARIE
BECKER-STONE FAMILY REVO
LIVING TRUST AGREEMENT
19700 N 76TH ST APT 1101
SCOTTSDALE, AZ 85255

ANDREW HIXON MCPHERSON III
/ELIZABETH BEEGLY
MCPHERSON LIVING TRUST
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SEVERNA PARK, MD 21146

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DEPARTMENT
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BAILEY SUSAN M
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SCOTTSDALE, AZ 85255

BROWN MICHAEL
339HAWKINS RDG
CINCINNATI, OH 45230

CLARK DEVELOPMENT
PROPERTIES LLC
25752 HIGH PLAINS TERRACE
LO SUNA HILLS, CA 92653

DARRYL S GOLD LIVING TRUST
16 OLD BELLE MONTE RD
CHESTERFIELD, MO 63017

DIVOT TRUST
19700 N 76TH ST APT 2091
SCOTTSDALE, AZ 85255

DUNAI DENNIS E/WILMA H TR
19700 N 76TH ST NO 1100
SCOTTSDALE, AZ 85255

GRAYHAWK COMMUNITY ASSN
LINDA SHAW, PRESIDENT
20802 N GRAYHAWK DR #1008
SCOTTSDALE, AZ 85255

ALMOUR TRUST
19700 N 76TH ST UNIT 1082
SCOTTSDALE, AZ 85255

ARIZONA PUBLIC SERVICE ROW
14-110191
PO BOX 53933 M S 3016
PHOENIX, AZ 85072

ARIZONA STATE LAND DEPT
375 N FRONT ST SUITE 200
COLUMBUS, OH 43215

BENNETT ELAINE M TR
19700 N 76TH ST 1077
SCOTTSDALE, AZ 85255

CASH LINDA I/CHRISTIAN
ANGELA GWYN
19700 N 76TH ST UNIT 1067
SCOTTSDALE, AZ 85255

COOPER FAMILY TRUST
19700 N 76TH ST UNIT 1071
SCOTTSDALE, AZ 85255

DE LEON LUIS A
SALGADO/BASSENDOWSKI S
L/ETAL
1936 ANGLELY CT
REGINA, SK, CANADA S4V2V2

DOBAK KARL
19700 N 76TH ST 2075
SCOTTSDALE, AZ 85255

EARNSHAW FAMILY TRUST
19700 N 76TH STREET NO 2093
SCOTTSDALE, AZ 85255

FABBRO NICHOLE L
19700 N 76TH ST UNIT 2072
SCOTTSDALE, AZ 85255

FALCONER JOHN
BRUCE/SUZANNE LESLIE
4625 HUBBARD CRT
KELOWNA, BC, CANADA V1W0A9

FAMILY TRUST OF SANDRA A
BERNARD
2221 KARENDALE CIR
RIVERSIDE, CA 92506

FURST BARBARA
19700 N 76TH ST UNIT 1074
SCOTTSDALE, AZ 85255

GARLICK PHILIP J/CAROLINE
19700 N 76TH ST UNIT 2085
SCOTTSDALE, AZ 85255

GARZOLINI MARCIA M
5 SJ SKEEN CIR
RANDOLPH, MA 02368

GOKCE EMEL
19700 N 76TH ST 2081
SCOTTSDALE, AZ 85255

GOLOKHOV ANATOLY/ELLA
A/TIZEL MARIAN K
19700 N 76TH ST UNIT 2095
SCOTTSDALE, AZ 85255

GRAYHAWK 1070 LLC
9888 W BELLEVIEW AVE STE 150
LITTLETON, CO 80123

GREENSPAN JOSEF M
6402 E CAROLINA DR
SCOTTSDALE, AZ 85254

GREGORY ALLAN YOUNG
REVOCABLE TRUST
19700 N 76TH ST APT 2097
SCOTTSDALE, AZ 85255

HALABI ADAM F/JENNIFER J
1405 N WILLOW LN
WICHITA, KS 67208

HALLADA ANTONY/TERESA
2715 CAPRIOLE DR
HAMEL, MN 55340

HOLLAND BEVERLY/SCOTT
543 GRANITE HILLS ST
SIMI VALLEY, CA 93065

JANIS CHARLES JAMES/REBECCA
LEE
488 HIDDEN FOREST TRL
TRAVERSE CITY, MI 49686

JENNIFER L DUNEIER LIVING
TRUST
19700 N 76TH ST APT 1104
SCOTTSDALE, AZ 85255

JODY R KLINGFUSS LIVING
TRUST
4730 PARK COMMONS DR
ST LOUIS PARK, MN 55416

JOHNSON DAVID/LENI
19700 N 76TH ST APT 2078
SCOTTSDALE, AZ 85255

KERNS TRUST
19700 N 76TH ST APT 2083
SCOTTSDALE, AZ 85255

KLEIMAN FAMILY REVOCABLE
LIVING TRUST
19700 N 76TH ST UNIT 1076
SCOTTSDALE, AZ 85255

KOSCHMANN ROBERT
19700 N 76TH ST
SCOTTSDALE, AZ 85255

KUCERA MICHAEL G
1313 S 101ST STREET APT 203
OMAHA, NE 68124

LIEBER FAMILY TRUST
19700 N 76TH ST UNIT 1097
SCOTTSDALE, AZ 85255

LOWERY CARLA RAE
19700 N 76TH ST 2071
SCOTTSDALE, AZ 85255

MAKA ANDREA D
5252 S NEWLAND AVE
CHICAGO, IL 60638

MARSHALL SURVIVORS TRUST
19700 N 76TH STREET APT 1091
SCOTTSDALE, AZ 85255

MARSING ERIC R/TERESE E
19700 N 76TH ST UNIT 1086
SCOTTSDALE, AZ 85255

MCDONALD LEONARD JAMES JR
19700 N 76TH ST APT 2099
SCOTTSDALE, AZ 85255

NALBANDIAN THALIA
34 SENECA CT
OLD TAPPAN, NJ 07675

OLEARCZYK DELGADO IRENA
19700 N 76TH ST 1098
SCOTTSDALE, AZ 85255

ONE SCOTTSDALE INVESTORS
LLC
PO BOX 4085
SANTA MONICA, CA 90411

ONE SCOTTSDALE OWNERS
ASSOCIATION INC
7600 E DOUBLETREE RANCH RD
SUITE 300
SCOTTSDALE, AZ 85258

PALALAY RICHARD F G/JOANNE
19700 N 76TH ST 2102
SCOTTSDALE, AZ 85255

PAUL J LEPORE TRUST
2500 N FENNCHURCH WAY
FAYETTEVILLE, AR 72703

PETER DAVID
19700 N 76TH ST UNIT 2082
SCOTTSDALE, AZ 85255

PICKSTONE DAVID H/SUZANNE
2221 ARBUTUS RD
VICTORIA, BC, CANADA V8N1V2

PONT MARY JO
16201 DEDFORD AVE
OMAHA, NE 68116

RKCCLL INVESTMENTS
LLC/ETAL
7600 E DOUBLETREE RANCH RD
STE 300
SCOTTSDALE, AZ 85258

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE
205
SCOTTSDALE, AZ 85251

SCP 7201 LLC
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85251

SIMMONS KURT/LINDA
19700 N 76TH ST UNIT 2069
SCOTTSDALE, AZ 85255

SKOOG JANET L
19700 N 76TH ST UNIT 1073
SCOTTSDALE, AZ 85255

SMITH ALLAN L/JANET D
2265 BARRISTER PL
OAKVILLE, ON, CANADA L6M3C4

THORNQUIST BRENT/PATRICIA
ANNE
19700 N 76TH ST NO 1065
SCOTTSDALE, AZ 85255

USCMF AVION ON LEGACY LLC
ONE FINANCIAL PLAZA 19TH
FLOOR
HARTFORD, CT 06103

VILLAGE AT GREYHAWK
OWNERS ASSOCIATION
9362 E RAINTREE DR
SCOTTSDALE, AZ 85260

WATSON DOUGLAS R/LINDA A
19700 N 76TH ST UNIT 1088
SCOTTSDALE, AZ 85255

WEBER FAMILY TRUST
10040 E HAPPY VALLEY RD UNIT
1018
SCOTTSDALE, AZ 85255

WHITE JOHN G/BILLIE S TR
19700 N 76TH ST UNIT 1079
SCOTTSDALE, AZ 85255

WILSON GREGORY ALAN
19700 N 76TH STREET APT 2100
SCOTTSDALE, AZ 85255

ZILA ALBIN/ZDENKA
19700 N 76TH ST UNIT 2065
SCOTTSDALE, AZ 85255

CITY OF SCOTTSDALE PLANNING
& DEVELOPMENT SERVICES
ATTN: MEREDITH TESSIER
7447 E. INDIAN SCHOOL RD., #105
SCOTTSDALE, AZ 85251

City of Scottsdale Planning
Commission
Commissioner, Renee J. Higgs
15192 N. 104th Way
Scottsdale, AZ 85255

City of Scottsdale Planning
Commission
Commissioner, George Ertel
11725 N. 129th Way
Scottsdale, AZ 85259

City of Scottsdale Planning
Commission
Commissioner, Barney Gonzales
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Constance Laub
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Scottsdale, AZ 85260

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Scottsdale, AZ 85255

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Paradise Valley, AZ 85253

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Burch & Cracchiolo PA
Edwin Bull
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Phoenix, AZ 85004

Howard Myers
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Scottsdale, AZ 85266

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John Berry/Michele Hammond
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Maricopa County Superintendent of
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Phoenix, AZ 85012

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Mesa, AZ 85201

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Patti Badenoch
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Scottsdale, AZ 85253

Maricopa County Planning &
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Planning & Development Department
501 N. 44th Street, Suite 200
Phoenix, AZ 85008

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Planning & Development Director
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

Arizona State Land Department
Planning & Engineering Section
Manager
1616 W. Adams Street
Phoenix, AZ 85007

Town of Carefree
Planning and Zoning
8 Sundial Circle
P.O. Box 740
Carefree, AZ 85377

Town of Cave Creek
Planning Department
37622 N Cave Creek Road
Cave Creek, AZ 85331

SRP-MIC
Planning Department
10005 E Osborn Road
Scottsdale, AZ 85256

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Project Management
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Phoenix, AZ 85007

Spring Creek Development
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Scottsdale, AZ 85251

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Planning & Zoning Division
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Fountain Hills, AZ 85268

Mail Station PAB10W
SRP Land Department atten: Sherry
Wagner/Right-of-Way Technician, SR.
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Phoenix, AZ 85072

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Superintendent
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Cave Creek, AZ 85327

Scottsdale Unified School District
Superintendent
8500 E. Jackrabbit Rd
Scottsdale, AZ 85250

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Scottsdale, AZ 85251

Vickie Falen
10520 N 117th Pl
Scottsdale, AZ 85259

City of Scottsdale City Council
Dave Ortega - Mayor
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Wade Tinant
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Cave Creek, AZ 85331

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Phoenix, AZ 85004

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Phoenix, AZ 85016

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Phoenix, AZ 85032

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Phoenix, AZ 85004

Maggie Keasler
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Scottsdale, AZ 85251

Steve Perone
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Scottsdale, AZ 85251

Tiffany & Bosco P.A.
Kurt Jones
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Phoenix, AZ 85016

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Scottsdale
Edmond Richard
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Gammage & Burnham
Nick A. Sobraske
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Phoenix, AZ 85004

Technical Solutions
Prescott Smith
5111 N. Scottsdale Road, Suite 260
Scottsdale, AZ 85260

Paul Alessio
7527 E. Tailspin Lane
Scottsdale, AZ 85255

TAB D

Brady
Quarles & Brady LLP
One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004



ARIZONA STATE LAND
DEPARTMENT
644 W PIMA ST
GILA BEND, AZ 85327

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85004232299

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602.229.5200
Fax 602.229.5690
www.quarles.com

Benjamin W. Graff
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E-Mail: Benjamin.Graff@Quarles.com

Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

July 1, 2021

Re: Pre-Application No. 251-PA-2021; Requests for Development Review Board Approval, and Planning Unit II - Multi-Family Residential and Master Plan Updates For StreetLights Residential's Proposed Luxury Multi-Family Development

Dear Neighbor, Neighborhood Association, or Interested Party,

The purpose of this letter is to inform you that on behalf of our Client, StreetLights Residential, Quarles & Brady LLP has filed a pre-application (Case No. 251-PA-2021) and intends to file a formal application for Development Review Board ("DRB") approval on July 12, 2021 for a proposed development consisting of approximately 314 luxury multi-family apartment homes on approximately 5.7 acres located on the south side of Legacy Boulevard, approximately 1,100-foot east of Scottsdale Road within the One Scottsdale Planned Community Development (portion of Maricopa County Assessor Parcel No. 215-05-004A; the "Property"). See Attached Aerial Maps. A high-quality multi-family use was anticipated at this location via the prior zoning approvals attached to the Property. Therefore, the existing zoning permits the use and will not need to be changed. The development will also require updates to the Multi-Family Residential Planning Unit II and Master Plan for One Scottsdale.

The Property is zoned "PRC PCD" (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as "Stacked 40s" in the zoning history, the area was later amended under 20-ZN-2002 #3 and is now identified as "One Scottsdale." The One Scottsdale development is intended to be a mixed-use development consisting of residential, commercial, retail, office and hotel uses. See Attached Aerial and Zoning Maps. Therefore, the proposed Streetlights Residential luxury multi-family development fulfills the intent of the previously approved rezoning case and stipulations.

Specifically, the prior approvals anticipated a multi-family residential use via the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard), which is approved for residential (initially approved for a total of 1,100 units within the overall project). The proposed StreetLights development falls within Planning Unit II and while the multi-family use is permitted and expected, the site plan, design, and elevations will need to be reviewed and approved by the Scottsdale Development Review Board. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately

55.6 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval for the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Preliminary Site Plan and Elevations Attached. Please note the current site plan and elevations are subject to change prior to the formal submittal.

StreetLights Residential specializes in new urbanist luxury apartment homes and mixed-use developments. With in-house development, design, and construction expertise, the StreetLights team focuses on custom luxury communities which rival the experience, lifestyle and amenities of living in an urban boutique hotel. StreetLights has numerous urban infill projects throughout Arizona and the country with more than 13,000 multifamily units completed, in progress or projected in 11 cities across six states (www.streetlightsres.com).

StreetLights is also not new to Arizona. Recent StreetLights' projects in Arizona include The Angela and The Ryan in Phoenix, The Cameron in Tempe, and The Tyler within the Agritopia master-planned community in the Town of Gilbert. All of which have met or exceeded the expectation of a luxury experience. Most recently, Streetlights has broken ground on its newest luxury multi-family development at The Grove at the Northwest corner of 44th Street and Camelback in Phoenix.

A portion of the StreetLights development will include a three-story building (located within the reduced height zone along Legacy Boulevard, per Case No. 20-ZN-2002) with a large pool courtyard that is open along its Eastern edge. Other portions will be four-stories with a 4.5 story parking garage. The location of the main entrance, pool courtyard and resident amenities facing the McDowell Mountains is intended to give the project the character of a resort hotel. See Attached Preliminary Site Plan and Elevations. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. This character is enriched by arcades along both wings of the building that frame the pool. The four-story portion of the project to the South has been conceptualized as a series of enclosed courtyards interconnected by a series of ground floor pedestrian paseos.

The proposed development fully complies with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing.

The proposed development is also in compliance the Airpark Plan, which designates the Property as "AMU-R" (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries, and denotes the Property as being suitable for medium- to higher-scale development (as noted under the Type 'C' conceptual development type).

July 1, 2021

If you have any questions about this proposal, feel free to reach me by phone at (602) 229-5683 or by e-mail at Benjamin.Graff@Quarles.com. You may also reach out to the City of Scottsdale Planner on the case, Meredith Tessier, at (480) 312-4211 or mtessier@scottsdaleaz.gov.

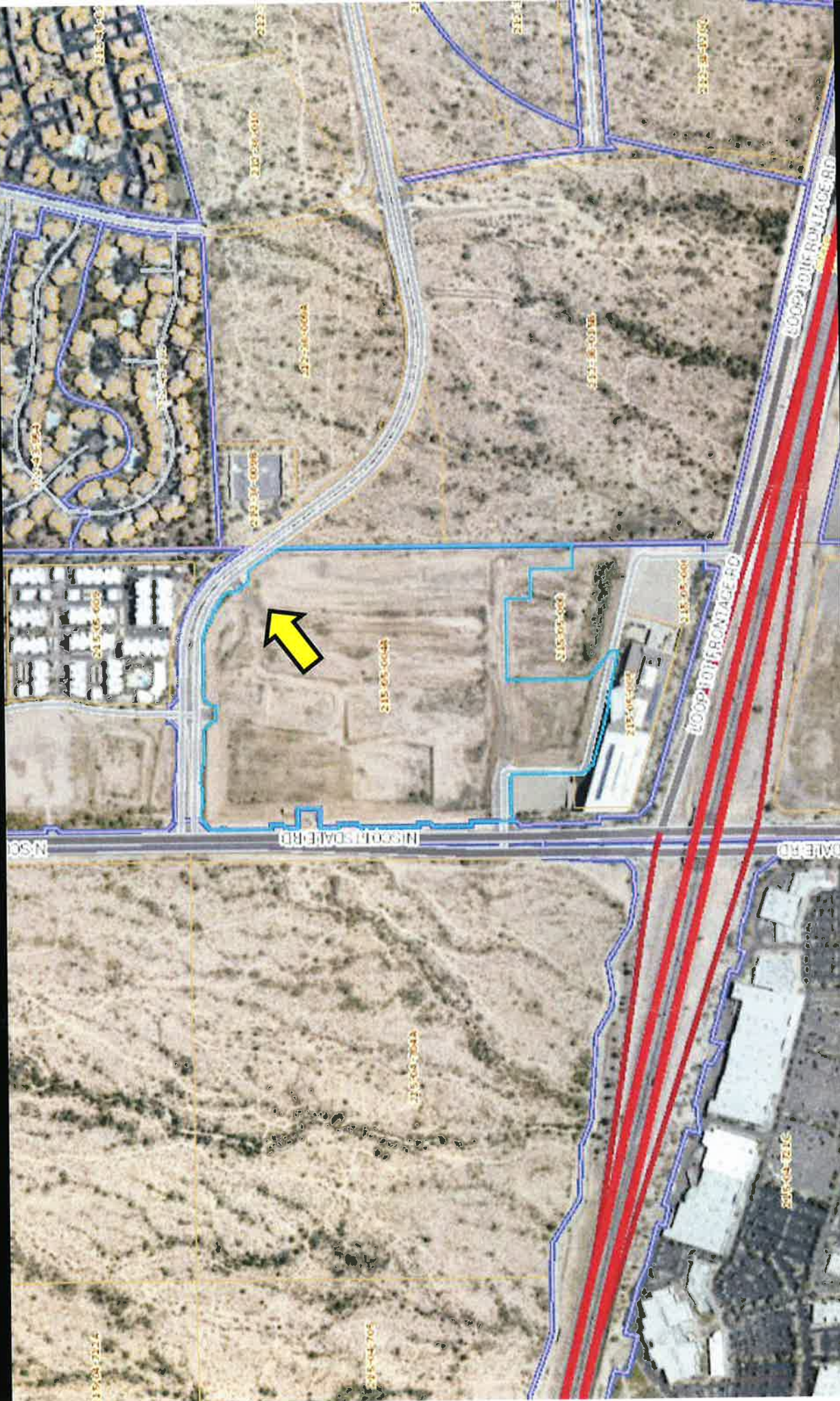
Very truly yours,
QUARLES & BRADY LLP



Benjamin W. Graff

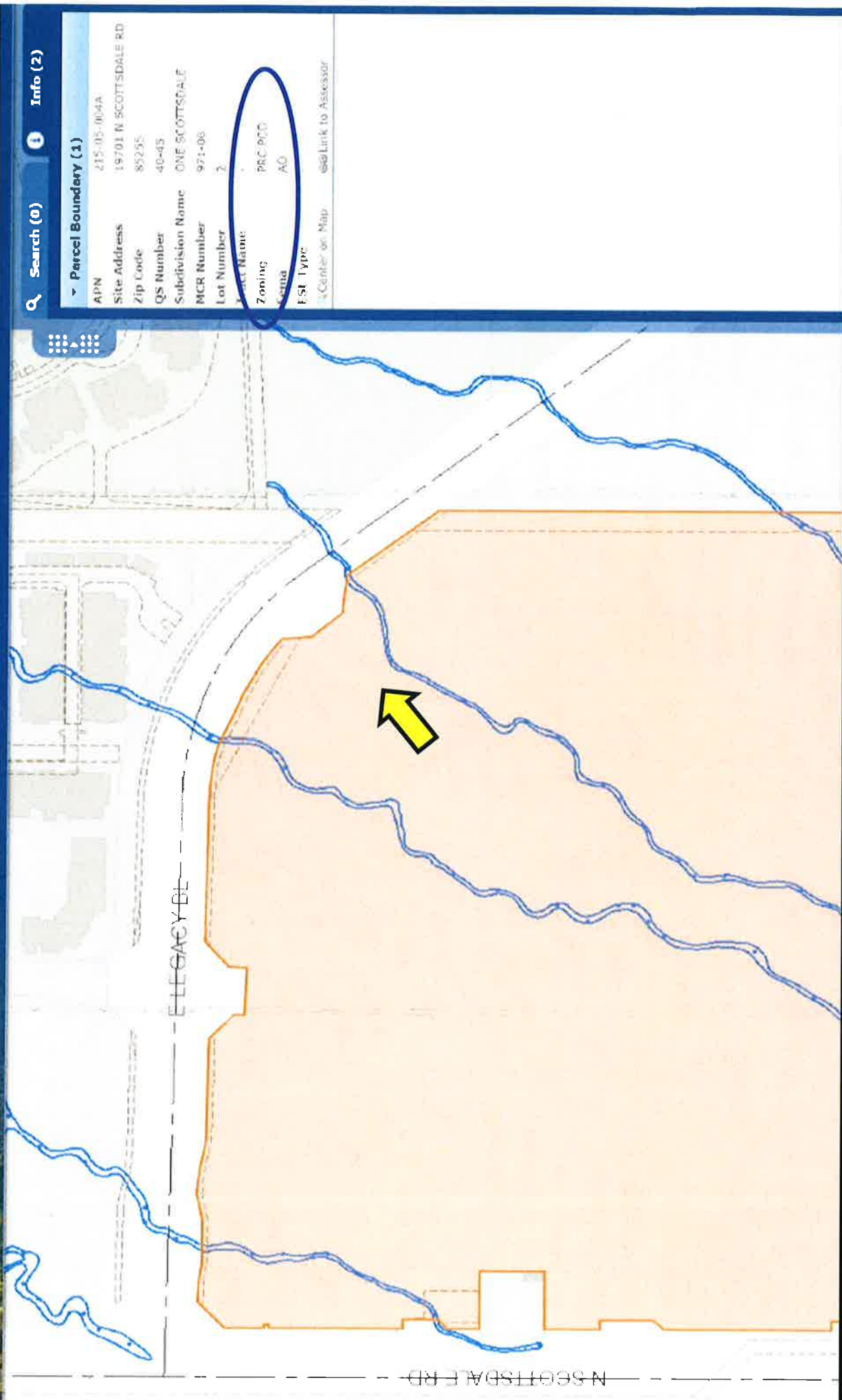
Attachments: Aerial and Zoning Map;
Conceptual Site Plans and Elevations

AERIAL MAP



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

ZONING MAP
PRC PCD



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

KEYNOTES

- 01. 10' WIDE DRIVEWAY EXISTENT
- 02. 10' WIDE DRIVEWAY EXISTENT
- 03. 10' WIDE DRIVEWAY EXISTENT
- 04. 10' WIDE DRIVEWAY EXISTENT
- 05. 10' WIDE DRIVEWAY EXISTENT
- 06. 10' WIDE DRIVEWAY EXISTENT
- 07. 10' WIDE DRIVEWAY EXISTENT
- 08. 10' WIDE DRIVEWAY EXISTENT
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- 48. 10' WIDE DRIVEWAY EXISTENT
- 49. 10' WIDE DRIVEWAY EXISTENT
- 50. 10' WIDE DRIVEWAY EXISTENT

PROJECT DATA

LEGAL DESCRIPTION: PCD, ONE SCOTTSDALE RECORDED IN BOOK 871, PAGE 6, MARICOPA COUNTY RECORDS MAP LIVING WITHIN SECTION 35, TOWNSHIP 4 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
 PROJECT ADDRESS: 5500 XXXX
 PREVIOUS PARCEL ZONING: PRC PCD
 CURRENT ZONING: PLANNED REGIONAL CENTER - PLANNED COMMUNITY (DISTRICT)

PARKING

UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
11 EFFICIENCIES	1.25	14
100 (1 BED UNITS)	1.7	170
100 (2 BED UNITS)	1.8	180
318 TOTAL UNITS		364
GUEST PARKING	1 SPACE / 6 UNITS	53
TOTAL REQUIRED PARKING		417
ACCESSIBLE PARKING		46 SPACES REQUIRED
48 OFF-PARKING SPACES *		18 SPACES PROVIDED
PARKING SPACES PROVIDED		234
5 STRUCTURED PARKING		230
4 OFF-PARKING SPACES		238

FLOOR AREA RATIO

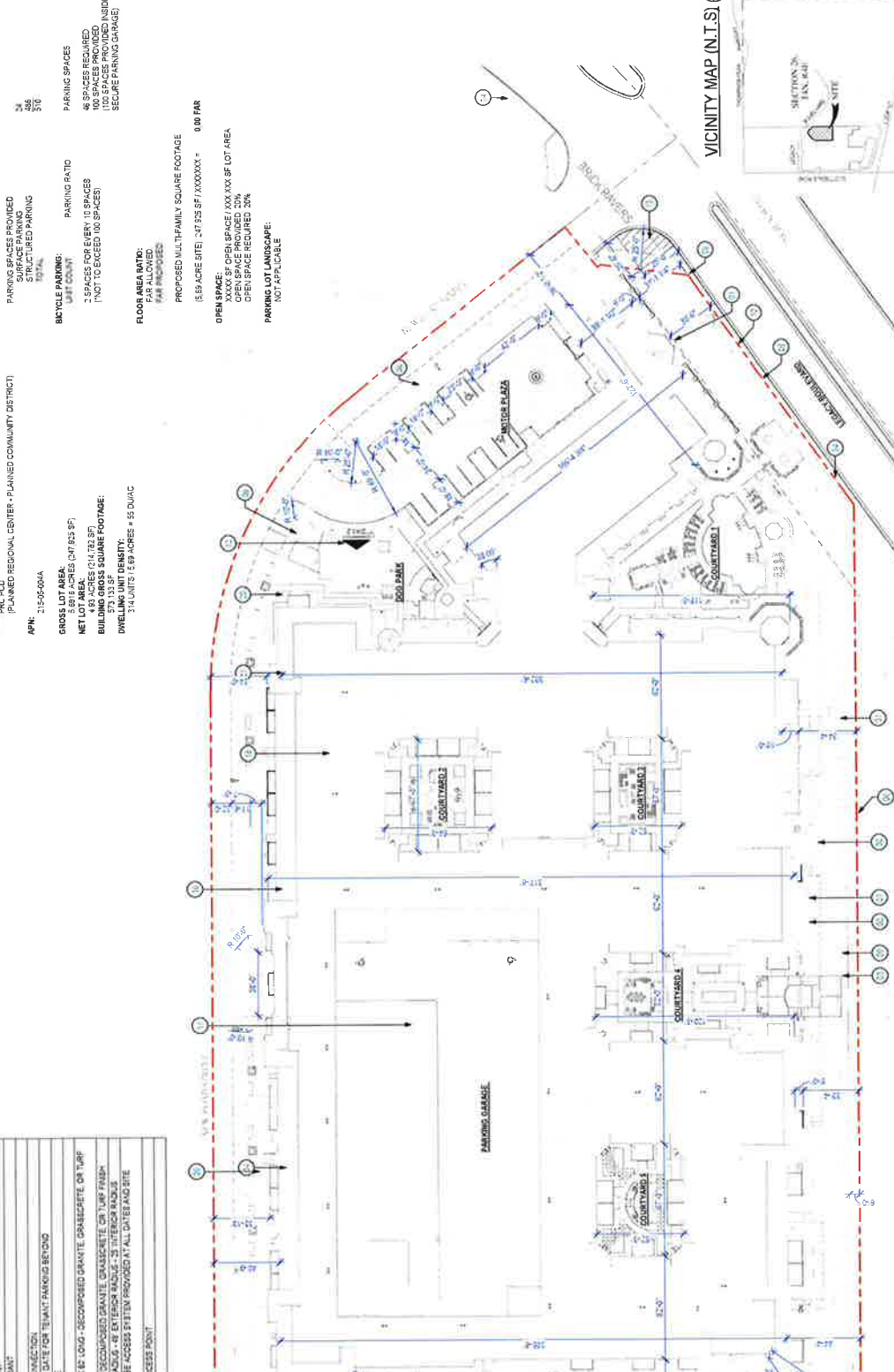
PROPOSED MULTIFAMILY SQUARE FOOTAGE (5.89 ACRE SITE) 2,752,523 SF XXXXXXXX = 0.00 FAR
 OPEN SPACE: XXXXX SF OPEN SPACE XXXXXX SF LOT AREA
 OPEN SPACE PROVIDED 20%
 OPEN SPACE REQUIRED 20%
 PARKING LOT LANDSCAPE: NOT APPLICABLE

PRELIMINARY

DATE: 11/11/2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: ONE SCOTTSDALE
 SHEET: A1.1

KEY PLAN

SECTION 35, TOWNSHIP 4 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
 DRAWING NUMBER AND TITLE: ARCHITECTURAL SITE PLAN
 DRAWING NUMBER AND TITLE: A1.1



1 ARCHITECTURAL SITE PLAN
 1" = 30'-0"

Graff
Quarles & Brady LLP

One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004




VILLAGE AT GREYHAWK
OWNERS ASSOCIATION
9362 E RAINTREE DR
SCOTTSDALE, AZ 85260

9362 E RAINTREE DR
IA



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Renaissance One
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Phoenix, Arizona 85004-2391
602.229.5200
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Tampa
Tucson
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July 1, 2021

Re: Pre-Application No. 251-PA-2021; Requests for Development Review Board Approval, and Planning Unit II - Multi-Family Residential and Master Plan Updates For StreetLights Residential's Proposed Luxury Multi-Family Development

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July 1, 2021

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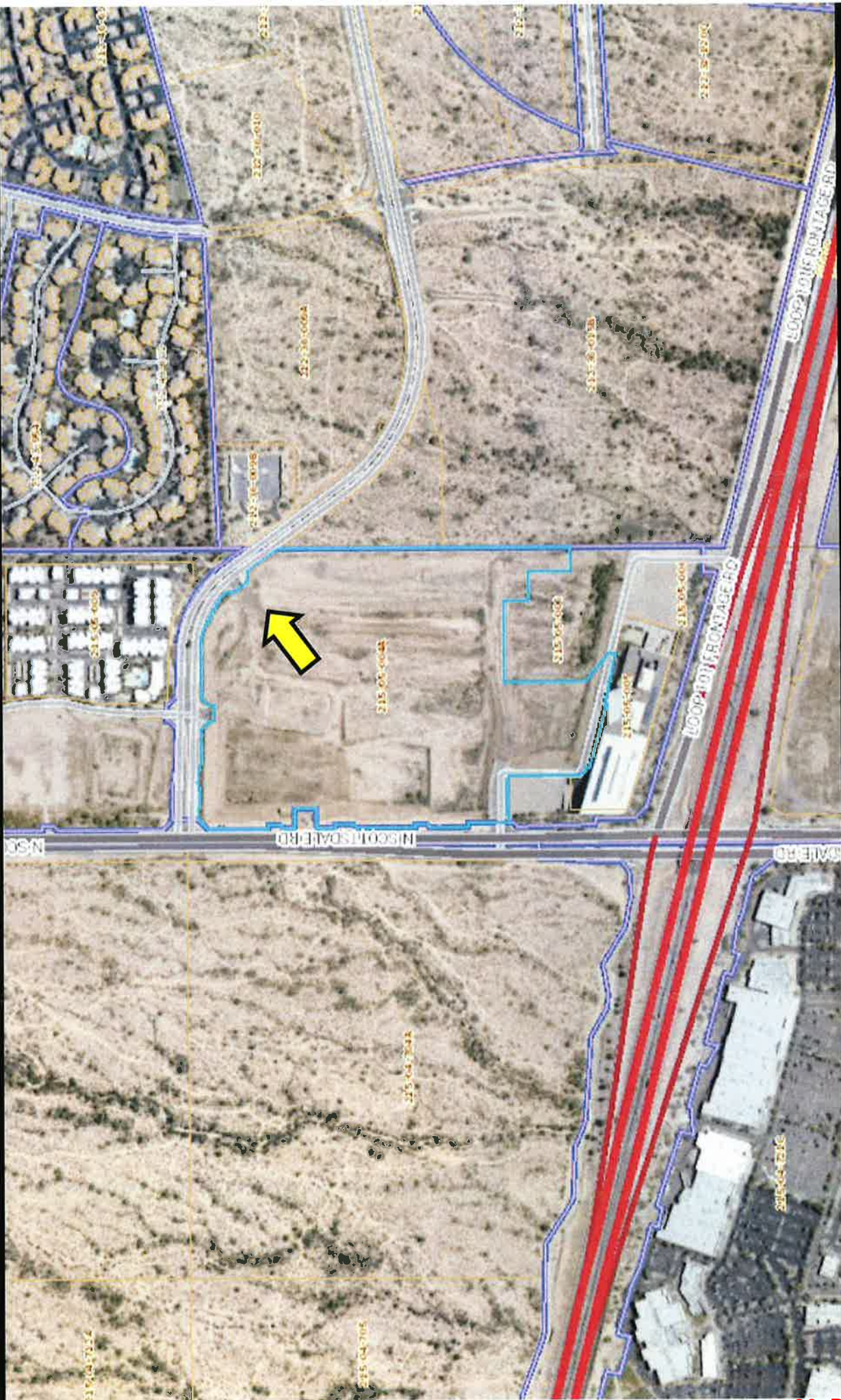
Very truly yours,
QUARLES & BRADY LLP



Benjamin W. Graff

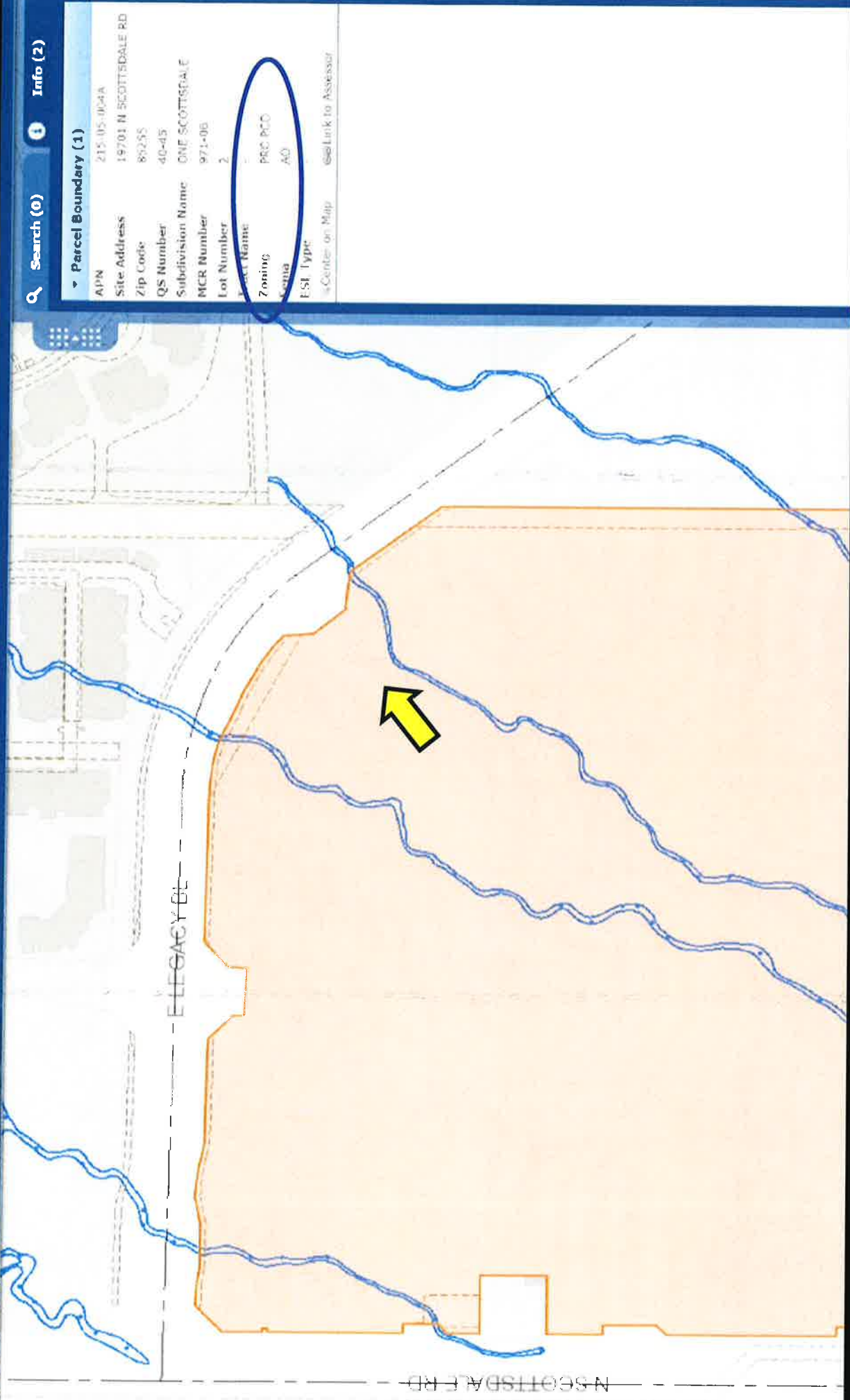
Attachments: Aerial and Zoning Map;
Conceptual Site Plans and Elevations

AERIAL MAP



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

ZONING MAP
PRC PCD



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

KEYNOTES

- 01 3" WIDE CURB/SPACE BARRIERS
- 02 3" WIDE DRAINAGE GULLY BARRIERS
- 03 3" WIDE DRAINAGE GULLY BARRIERS
- 04 3" WIDE DRAINAGE GULLY BARRIERS
- 05 3" WIDE DRAINAGE GULLY BARRIERS
- 06 3" WIDE DRAINAGE GULLY BARRIERS
- 07 3" WIDE DRAINAGE GULLY BARRIERS
- 08 3" WIDE DRAINAGE GULLY BARRIERS
- 09 3" WIDE DRAINAGE GULLY BARRIERS
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- 37 3" WIDE DRAINAGE GULLY BARRIERS
- 38 3" WIDE DRAINAGE GULLY BARRIERS
- 39 3" WIDE DRAINAGE GULLY BARRIERS
- 40 3" WIDE DRAINAGE GULLY BARRIERS
- 41 3" WIDE DRAINAGE GULLY BARRIERS

PROJECT DATA

LEGAL DESCRIPTION:
 PARCELS 1, ONE SCOTTSDALE RECORDED IN BOOK 671 PAGE 104, MARICOPA COUNTY RECORDS (MOR) LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT ADDRESS:
 15000 N. SCOTTSDALE ROAD, SUITE 200, SCOTTSDALE, ARIZONA 85254

PREVIOUS PARCEL ZONING:
 PRC PCD
 (PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT)

CURRENT ZONING:
 PRC PCD
 (PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT)

APN:
 21505400A

GROSS LOT AREA:
 6.66 ACRES (27,335 SF)

NET LOT AREA:
 2,141,731 SF

BUILDING GROSS SQUARE FOOTAGE:
 873,133 SF

DWELLING UNITS:
 314 UNITS (158 APARTS + 156 DUPLICATED)

PARKING

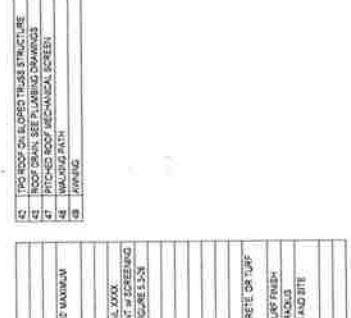
UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
11 EFFICIENCIES	1.25	14
124 (1 BED UNITS)	1.2	148
132 (2 BED UNITS)	1.2	158
113 (3 BED UNITS)	1.9	215
314 TOTAL UNITS		485
GUEST PARKING	1 SPACE 6 UNITS	53
TOTAL REQUIRED PARKING		538
ACCESSIBLE PARKING	4% OF GS PARKING SPACES =	21
PARKING SPACES PROVIDED		485
STRUCTURED PARKING		24
TOTAL		510

PRELIMINARY

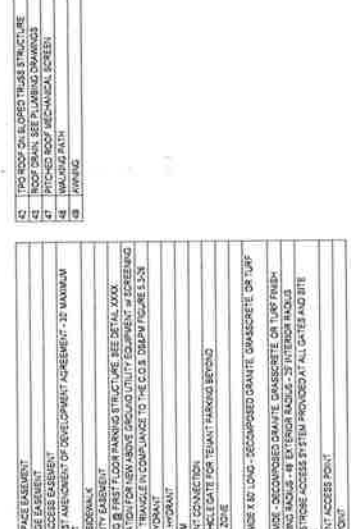
PROJECT TITLE:
 ONE SCOTTSDALE

PRELIMINARY:
 THIS DRAWING IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS THE RISK THAT THE INFORMATION CONTAINED HEREIN IS UNRELIABLE AND NOT INTENDED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

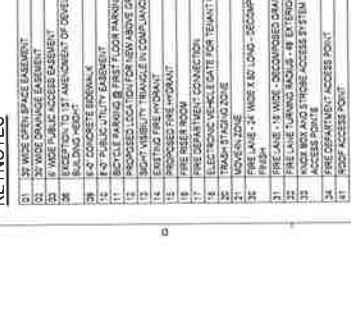
KEY PLAN



ARCHITECTURAL SITE PLAN



ARCHITECTURAL SITE PLAN



One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004

Quarles & Brady LLP

BIRNEY DAVID L
19700 N 76TH ST 2096
SCOTTSDALE, AZ 85255



U.S. POSTAGE  PITNEY BOWES
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UNABLE TO FORWARD
BC: 85004252499 *1394-05064-01-45



Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004-2391
602.229.5200
Fax 602.229.5690
www.quarles.com

Benjamin W. Graff
Direct Dial: (602) 229-5683
E-Mail: Benjamin.Graff@Quarles.com

Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

July 1, 2021

Re: Pre-Application No. 251-PA-2021; Requests for Development Review Board Approval, and Planning Unit II - Multi-Family Residential and Master Plan Updates For StreetLights Residential's Proposed Luxury Multi-Family Development

Dear Neighbor, Neighborhood Association, or Interested Party,

The purpose of this letter is to inform you that on behalf of our Client, StreetLights Residential, Quarles & Brady LLP has filed a pre-application (Case No. 251-PA-2021) and intends to file a formal application for Development Review Board (“DRB”) approval on July 12, 2021 for a proposed development consisting of approximately 314 luxury multi-family apartment homes on approximately 5.7 acres located on the south side of Legacy Boulevard, approximately 1,100-foot east of Scottsdale Road within the One Scottsdale Planned Community Development (portion of Maricopa County Assessor Parcel No. 215-05-004A; the “Property”). See Attached Aerial Maps. A high-quality multi-family use was anticipated at this location via the prior zoning approvals attached to the Property. Therefore, the existing zoning permits the use and will not need to be changed. The development will also require updates to the Multi-Family Residential Planning Unit II and Master Plan for One Scottsdale.

The Property is zoned “PRC PCD” (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as “Stacked 40s” in the zoning history, the area was later amended under 20-ZN-2002 #3 and is now identified as “One Scottsdale.” The One Scottsdale development is intended to be a mixed-use development consisting of residential, commercial, retail, office and hotel uses. See Attached Aerial and Zoning Maps. Therefore, the proposed Streetlights Residential luxury multi-family development fulfills the intent of the previously approved rezoning case and stipulations.

Specifically, the prior approvals anticipated a multi-family residential use via the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard), which is approved for residential (initially approved for a total of 1,100 units within the overall project). The proposed StreetLights development falls within Planning Unit II and while the multi-family use is permitted and expected, the site plan, design, and elevations will need to be reviewed and approved by the Scottsdale Development Review Board. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately

55.6 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval for the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Preliminary Site Plan and Elevations Attached. Please note the current site plan and elevations are subject to change prior to the formal submittal.

StreetLights Residential specializes in new urbanist luxury apartment homes and mixed-use developments. With in-house development, design, and construction expertise, the StreetLights team focuses on custom luxury communities which rival the experience, lifestyle and amenities of living in an urban boutique hotel. StreetLights has numerous urban infill projects throughout Arizona and the country with more than 13,000 multifamily units completed, in progress or projected in 11 cities across six states (www.streetlightsres.com).

StreetLights is also not new to Arizona. Recent StreetLights' projects in Arizona include The Angela and The Ryan in Phoenix, The Cameron in Tempe, and The Tyler within the Agritopia master-planned community in the Town of Gilbert. All of which have met or exceeded the expectation of a luxury experience. Most recently, Streetlights has broken ground on its newest luxury multi-family development at The Grove at the Northwest corner of 44th Street and Camelback in Phoenix.

A portion of the StreetLights development will include a three-story building (located within the reduced height zone along Legacy Boulevard, per Case No. 20-ZN-2002) with a large pool courtyard that is open along its Eastern edge. Other portions will be four-stories with a 4.5 story parking garage. The location of the main entrance, pool courtyard and resident amenities facing the McDowell Mountains is intended to give the project the character of a resort hotel. See Attached Preliminary Site Plan and Elevations. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. This character is enriched by arcades along both wings of the building that frame the pool. The four-story portion of the project to the South has been conceptualized as a series of enclosed courtyards interconnected by a series of ground floor pedestrian paseos.

The proposed development fully complies with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing.

The proposed development is also in compliance the Airpark Plan, which designates the Property as "AMU-R" (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries, and denotes the Property as being suitable for medium- to higher-scale development (as noted under the Type 'C' conceptual development type).

July 1, 2021

If you have any questions about this proposal, feel free to reach me by phone at (602) 229-5683 or by e-mail at Benjamin.Graff@Quarles.com. You may also reach out to the City of Scottsdale Planner on the case, Meredith Tessier, at (480) 312-4211 or mtessier@scottsdaleaz.gov.

Very truly yours,
QUARLES & BRADY LLP



Benjamin W. Graff

Attachments: Aerial and Zoning Map;
Conceptual Site Plans and Elevations

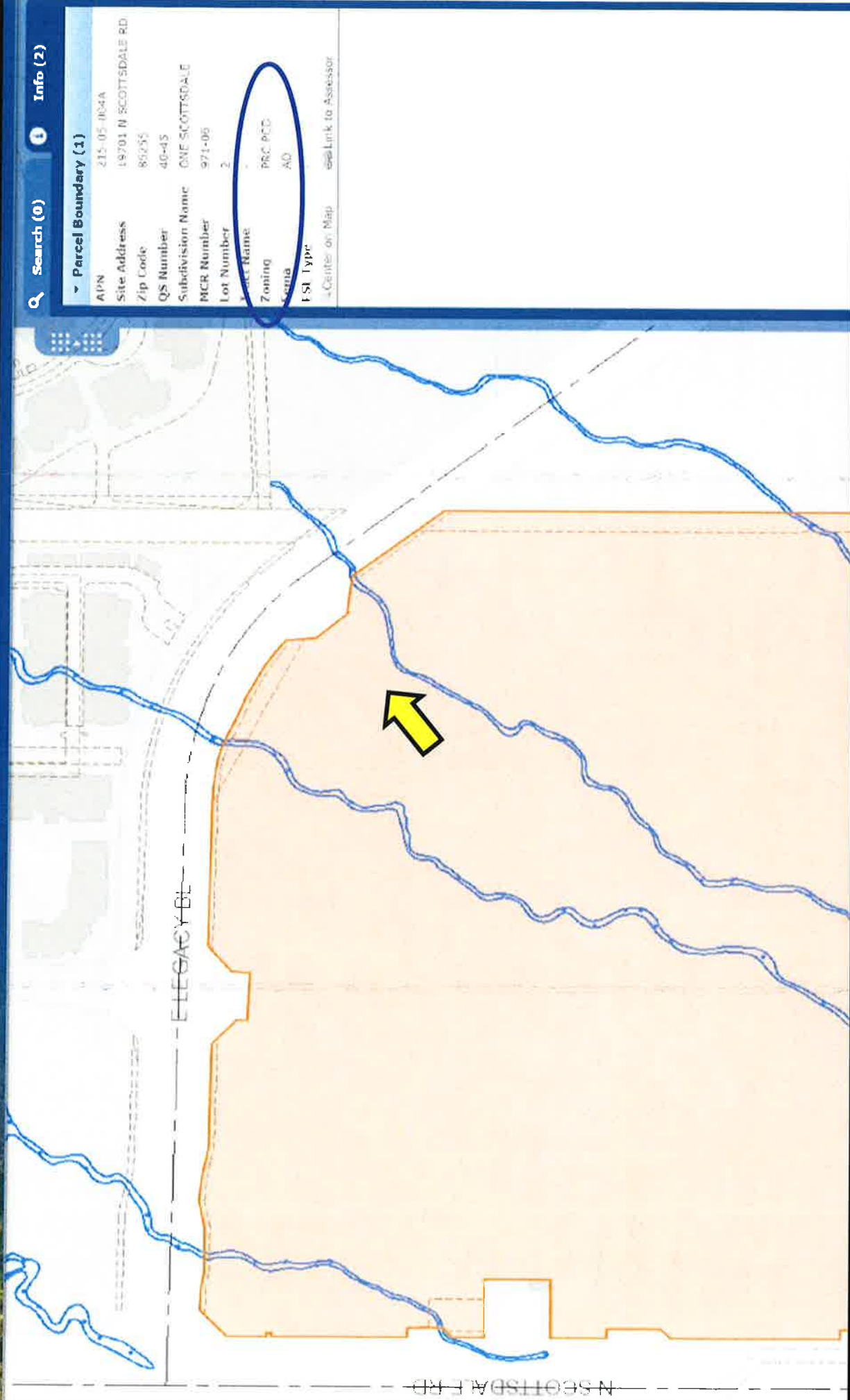
AERIAL MAP



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101



ZONING MAP
PRC PCD



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

KEYNOTES

- 01 1/2" WIDE OPEN SPACE EQUIPMENT
- 02 1/2" WIDE OPEN SPACE EQUIPMENT
- 03 1/2" WIDE OPEN SPACE EQUIPMENT
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- 99 1/2" WIDE OPEN SPACE EQUIPMENT
- 100 1/2" WIDE OPEN SPACE EQUIPMENT

PROJECT DATA

LEGAL DESCRIPTION: PARCELS 7, ONE SCOTTSDALE, RECORDED IN MARICOPA COUNTY RECORDS (MCR) WITHIN SECTION 18, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT ADDRESS: 10000 N. CENTRAL AVENUE, SCOTTSDALE, AZ 85258

PREVIOUS PARCEL ZONING: R1C PCD (PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT)

CURRENT ZONING: R1C PCD (PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT)

APN: 215-8609A

GROSS LOT AREA: 5.876 ACRES (247,835 SF)

NET LOT AREA: 1,041,783 SF

BUILDING GROSS SQUARE FOOTAGE: 575,133 SF

OPEN SPACE: 314 UNITS / 48 DUAC

PARKING:

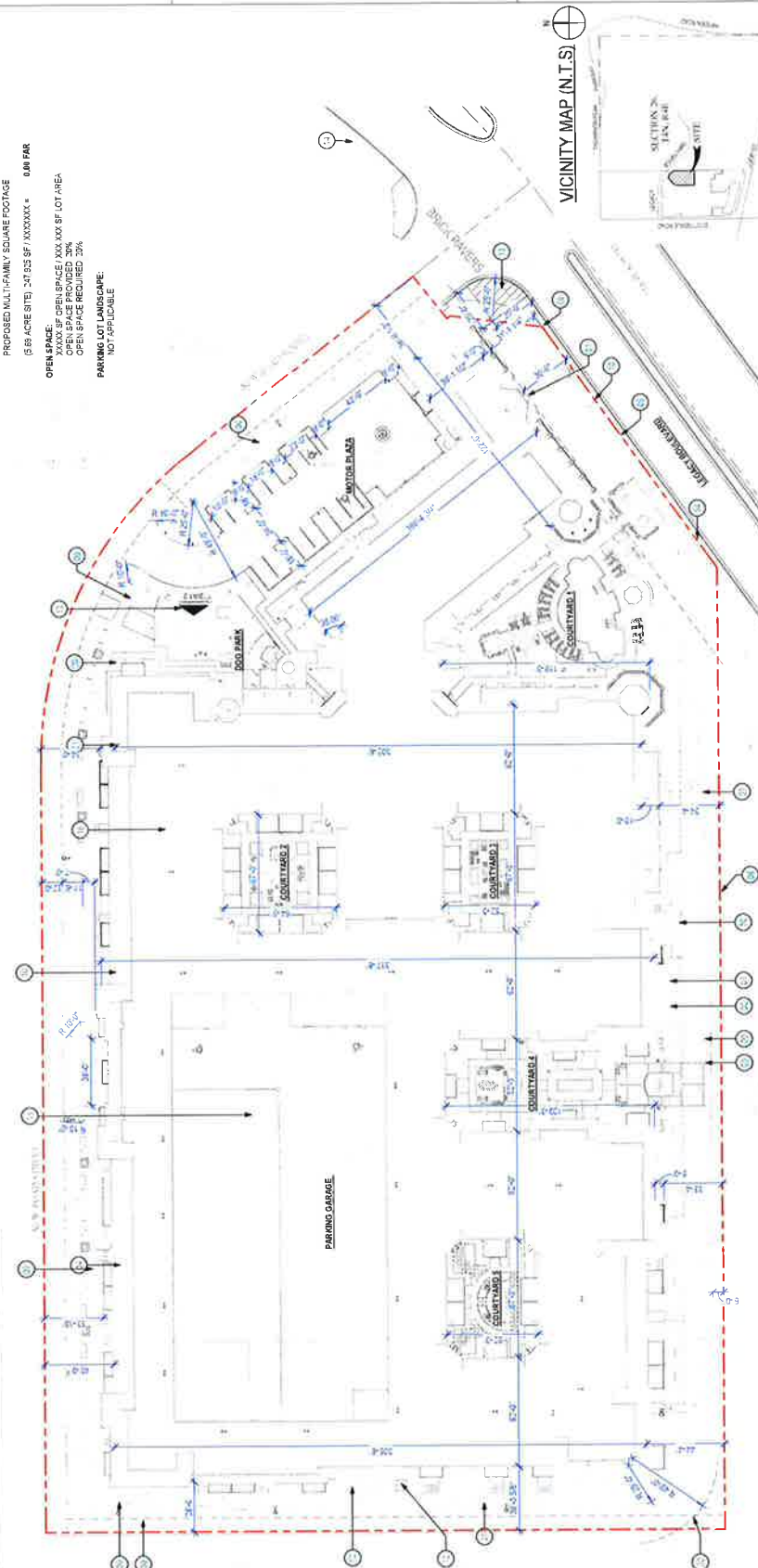
UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
11 (EFFICIENCIES)	1.25	14
181 (1 BED UNITS)	1.7	308
181 (2 BED UNITS)	1.7	308
113 (3 BED UNITS)	1.9	215
313 TOTAL UNITS		865
QUEST PARKING	1 SPACE / 4 UNITS	57
TOTAL REQUIRED PARKING		922
ACCESSIBLE PARKING		18 SPACES REQUIRED
4% OF 48 PARKING SPACES *		19 SPACES PROVIDED
PARKING SPACES PROVIDED		496
STRUCTURED PARKING		24
TOTAL		510

PRELIMINARY

THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN. THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN. THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN.

ARCHITECTURAL SITE PLAN

1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



ONE SCOTTSDALE

KEY PLAN

DRAWING NUMBER AND TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER AND TITLE
A1.1

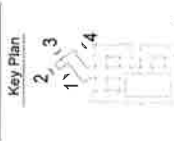
DRAWING ISSUES AND REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS



KEY PLAN
 1' = 20'-0"

DRAWING ISSUES AND REVISIONS

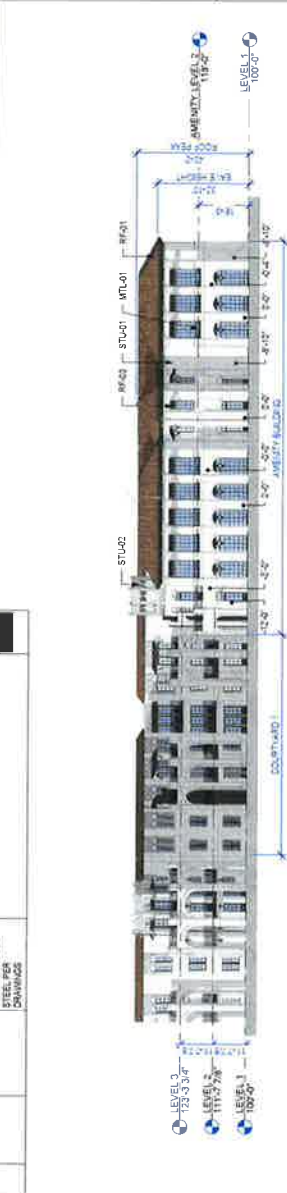
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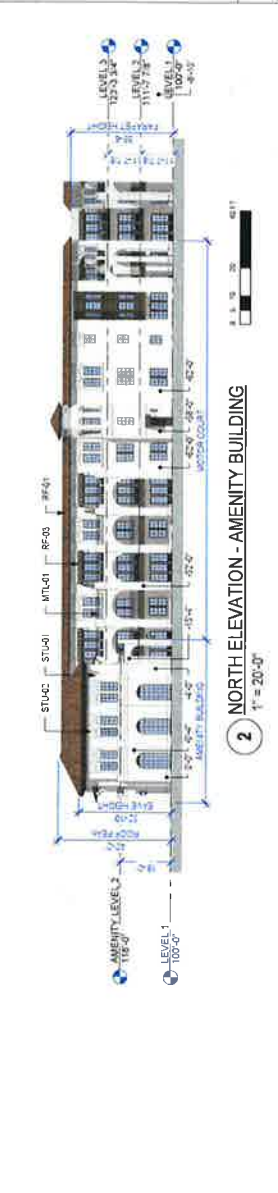
A4.1
 DRAWING NUMBER AND TITLE

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
EX-01	SWISS BRONZE	SHENYI HULLING	SWISS BRONZE	PAINTED EXTENSION ELEMENTS	
EX-02	AGED MISSION SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-03	DARK BRONZE	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-04	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-05	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-06	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-07	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-08	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-09	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-10	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-11	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-12	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-13	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-14	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-15	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-16	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-17	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-18	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-19	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-20	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
EX-21	SWISS BRONZE	SHENYI HULLING	SWISS BRONZE	PAINTED EXTENSION ELEMENTS	
EX-22	AGED MISSION SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-23	DARK BRONZE	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-24	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-25	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-26	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-27	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-28	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-29	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-30	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-31	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-32	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-33	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-34	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-35	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-36	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-37	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-38	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-39	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	
EX-40	STANDARD	SPANISH BARRE	SPANISH BARRE	SPANISH BARRE	



3 EAST ELEVATION - AMENITY BUILDING
 1" = 20'-0"



2 NORTH ELEVATION - AMENITY BUILDING
 1" = 20'-0"



1 WEST ELEVATION - AMENITY BUILDING
 1" = 20'-0"



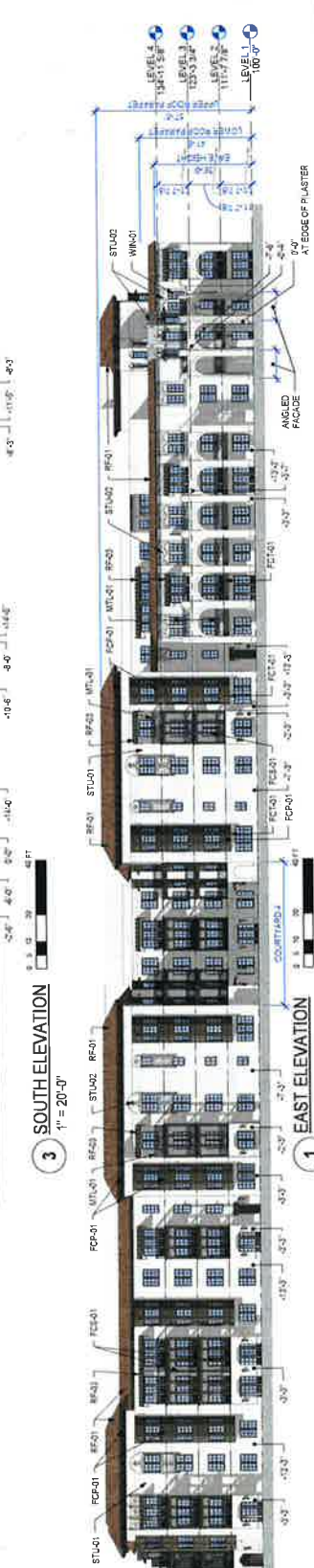
4 SOUTH ELEVATION - AMENITY BUILDING AT POOL COURT
 1" = 20'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SWISS BROWN BRONZE	SHERWIN WILLIAMS	EVOLVE ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RC-01	AGED MESSICI	SAVIA ROOF TILE	AGES MESSICI SPANISH BARREL TILE	CONCRETE ROOF TILES - BARREL SHAPE	
RF-03	DARK BRONZE	BERNARDI	LE 1/2" x 3/4" TEAPANEL	STANDING SEAM ROOFING WITH GLAZ GLAZING	
STU-01	STANDARD DARK BRONZE	ARCADIA INC	ARCADIA 1 1/2" x 4 1/2" ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STYLE)		
STU-02	OFF WHITE / SAND FINE / 1.0MM	PARIS USA INC	ARMOURALL XX STUCCO SYSTEM WITH UNFINISHED	COAT CEMENT PLASTER STUCCO WITH KRASKSHIELD REIN. MESH 1/8" TOTAL THICKNESS WITH PARACOR L/C FINISH	
STU-03	OFF WHITE / SAND FINE / 1.0MM	PARIS USA INC	ARMOURALL XX STUCCO SYSTEM WITH UNFINISHED	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SWISS BROWN BRONZE	W/ WINDOWS & DOORS	2 1/2" SINGLE HUNG PVC WINDOW (W/AL) WITH 24" TDU	SINGLE HUNG W/NT. WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	

EXTERIOR MATERIALS SCHEDULE

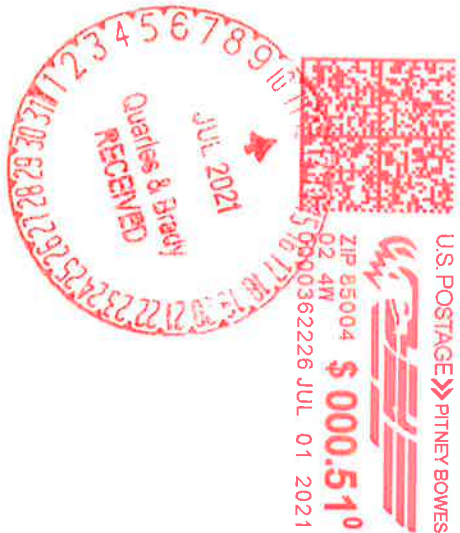
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SWISS BROWN BRONZE	JAMES HARDIE CO	PRIME FIBER CEMENT PANELS		
FCP-02	SWISS BROWN BRONZE	JAMES HARDIE CO	PRIME FIBER CEMENT SIDING 7' EXPOSURE		
FCP-03	SWISS BROWN BRONZE	JAMES HARDIE CO	PRIME FIBER CEMENT PANELS		
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FCP-99	SWISS BROWN BRONZE	JAMES HARDIE CO	PRIME FIBER CEMENT TRIM AND BATTEN BOARDS		
FCP-100	SWISS BROWN BRONZE	JAMES HARDIE CO	PRIME FIBER CEMENT TRIM AND BATTEN BOARDS		



Quarles & Brady LLP

One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004

GOLOKHOV ANATOLY/ELLA
A/TIZEL MARIAN K
19700 N 76TH ST UNIT 2095
SCOTTSDALE, AZ 85255



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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 85004232299 *1394-05143-01-45
AN K



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Chicago
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Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

July 1, 2021

Re: Pre-Application No. 251-PA-2021; Requests for Development Review Board Approval, and Planning Unit II - Multi-Family Residential and Master Plan Updates For StreetLights Residential's Proposed Luxury Multi-Family Development

Dear Neighbor, Neighborhood Association, or Interested Party,

The purpose of this letter is to inform you that on behalf of our Client, StreetLights Residential, Quarles & Brady LLP has filed a pre-application (Case No. 251-PA-2021) and intends to file a formal application for Development Review Board ("DRB") approval on July 12, 2021 for a proposed development consisting of approximately 314 luxury multi-family apartment homes on approximately 5.7 acres located on the south side of Legacy Boulevard, approximately 1,100-foot east of Scottsdale Road within the One Scottsdale Planned Community Development (portion of Maricopa County Assessor Parcel No. 215-05-004A; the "Property"). See Attached Aerial Maps. A high-quality multi-family use was anticipated at this location via the prior zoning approvals attached to the Property. Therefore, the existing zoning permits the use and will not need to be changed. The development will also require updates to the Multi-Family Residential Planning Unit II and Master Plan for One Scottsdale.

The Property is zoned "PRC PCD" (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as "Stacked 40s" in the zoning history, the area was later amended under 20-ZN-2002 #3 and is now identified as "One Scottsdale." The One Scottsdale development is intended to be a mixed-use development consisting of residential, commercial, retail, office and hotel uses. See Attached Aerial and Zoning Maps. Therefore, the proposed Streetlights Residential luxury multi-family development fulfills the intent of the previously approved rezoning case and stipulations.

Specifically, the prior approvals anticipated a multi-family residential use via the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard), which is approved for residential (initially approved for a total of 1,100 units within the overall project). The proposed StreetLights development falls within Planning Unit II and while the multi-family use is permitted and expected, the site plan, design, and elevations will need to be reviewed and approved by the Scottsdale Development Review Board. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately

55.6 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval for the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Preliminary Site Plan and Elevations Attached. Please note the current site plan and elevations are subject to change prior to the formal submittal.

StreetLights Residential specializes in new urbanist luxury apartment homes and mixed-use developments. With in-house development, design, and construction expertise, the StreetLights team focuses on custom luxury communities which rival the experience, lifestyle and amenities of living in an urban boutique hotel. StreetLights has numerous urban infill projects throughout Arizona and the country with more than 13,000 multifamily units completed, in progress or projected in 11 cities across six states (www.streetlightsres.com).

StreetLights is also not new to Arizona. Recent StreetLights' projects in Arizona include The Angela and The Ryan in Phoenix, The Cameron in Tempe, and The Tyler within the Agritopia master-planned community in the Town of Gilbert. All of which have met or exceeded the expectation of a luxury experience. Most recently, Streetlights has broken ground on its newest luxury multi-family development at The Grove at the Northwest corner of 44th Street and Camelback in Phoenix.

A portion of the StreetLights development will include a three-story building (located within the reduced height zone along Legacy Boulevard, per Case No. 20-ZN-2002) with a large pool courtyard that is open along its Eastern edge. Other portions will be four-stories with a 4.5 story parking garage. The location of the main entrance, pool courtyard and resident amenities facing the McDowell Mountains is intended to give the project the character of a resort hotel. See Attached Preliminary Site Plan and Elevations. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. This character is enriched by arcades along both wings of the building that frame the pool. The four-story portion of the project to the South has been conceptualized as a series of enclosed courtyards interconnected by a series of ground floor pedestrian paseos.

The proposed development fully complies with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing.

The proposed development is also in compliance the Airpark Plan, which designates the Property as "AMU-R" (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries, and denotes the Property as being suitable for medium- to higher-scale development (as noted under the Type 'C' conceptual development type).

July 1, 2021

If you have any questions about this proposal, feel free to reach me by phone at (602) 229-5683 or by e-mail at Benjamin.Graff@Quarles.com. You may also reach out to the City of Scottsdale Planner on the case, Meredith Tessier, at (480) 312-4211 or mtessier@scottsdaleaz.gov.

Very truly yours,
QUARLES & BRADY LLP



Benjamin W. Graff

Attachments: Aerial and Zoning Map;
Conceptual Site Plans and Elevations

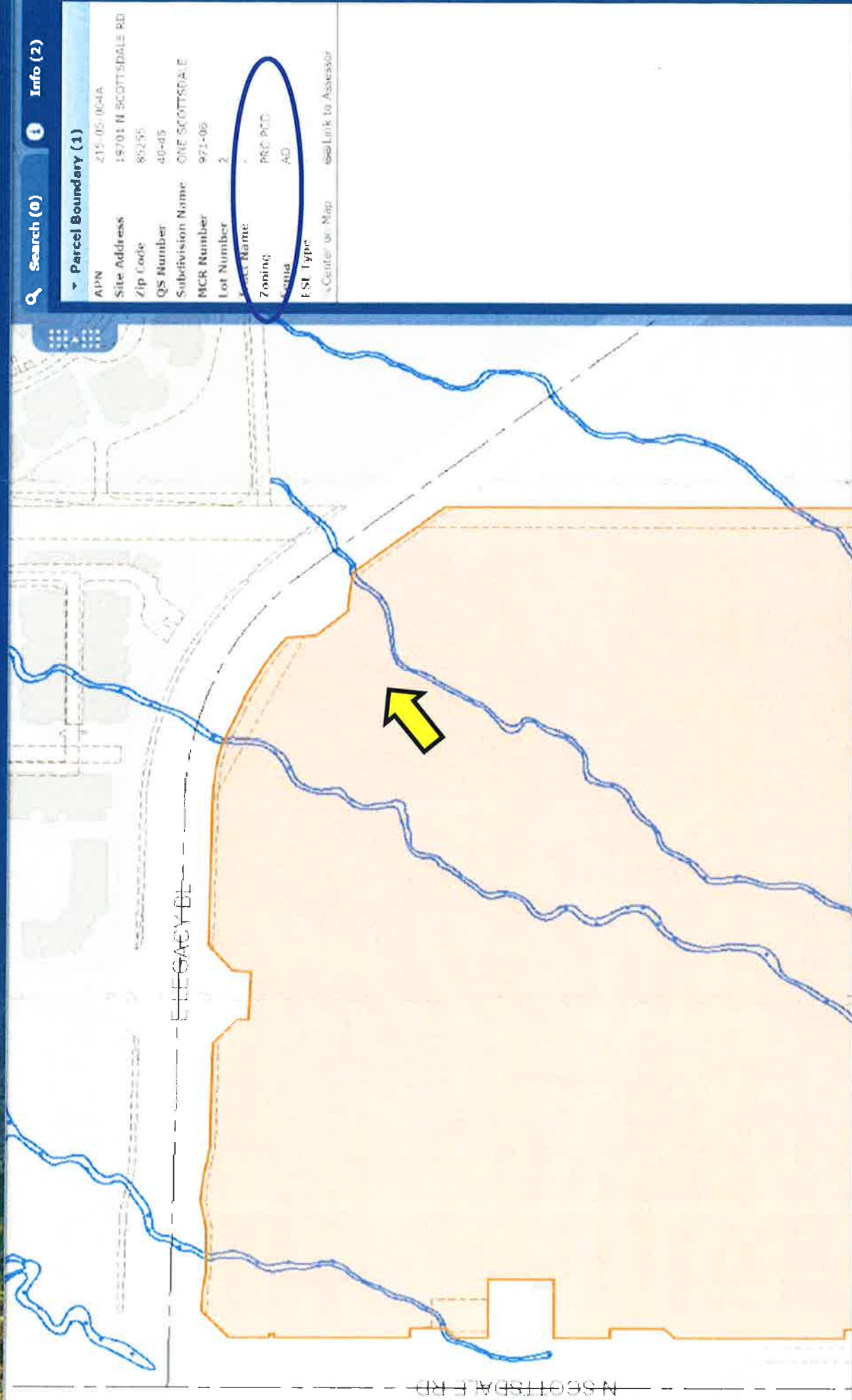
AERIAL MAP



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101



ZONING MAP
PRC PCD



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
PT-02	SWISS BRONZE	SHERWIN WILLIAMS	SWISS BRONZE ENCLURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED BRONZE	BRAWA ROOF TILE	AGED BRONZE TILE	CONCRETE ROOF TILES BARREL SHAPE	
RF-03	DARK BRONZE	BERNIDE	12" ROOF SEAM	STANDING SEAM ROOFING	
RF-01	STANDARD DARK BRONZE	ARCADEA, INC.	ALUM. STOREFRONT WITH CLEAR GLAZING	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STYLE)	
ST-01	OFF-WHITE SAND FINE / 1.00M	PARCEL USA, INC.	ACRYLIC PLASTER WITH STUCCO SYSTEM WITH MM-SHIELD	3 COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS. WITH PAREX ACRYLIC FINISH COAT	
ST-02	OFF-WHITE SAND FINE / 1.00M	PARCEL USA, INC.	ACRYLIC PLASTER WITH STUCCO SYSTEM WITH MM-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WD-01	SUPERIOR SK IRONZE	M. WINDOWS & DOORS	1 1/2" SINGLE HUNG PVC WINDOW WITH MM-SHIELD	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (6-0)	

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FC-01	SWISS BRONZE	JAMES HARDIE CO	HARDIE PANEL VERA PANEL, PRIMED	FIBER CEMENT PANELS	
FC-02	SWISS BRONZE	JAMES HARDIE CO	HARDIE BLANK LAP BOARD, BELIEF CEILING, PRIMED	FIBER CEMENT BOARD / EXPOSURE	
FC-03	SWISS BRONZE	JAMES HARDIE CO	HARDIE BLANK LAP BOARD, BELIEF CEILING, PRIMED	FIBER CEMENT PANELS	
FC-04	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
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FC-36	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-37	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-38	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-39	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-40	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-41	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-42	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-43	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-44	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-45	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-46	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-47	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-48	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-49	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	
FC-50	SWISS BRONZE	JAMES HARDIE CO	HARDIE TRIM, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARD	





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Naples
Phoenix
Tampa
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July 1, 2021

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55.6 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval for the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Preliminary Site Plan and Elevations Attached. Please note the current site plan and elevations are subject to change prior to the formal submittal.

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The proposed development fully complies with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing.

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July 1, 2021

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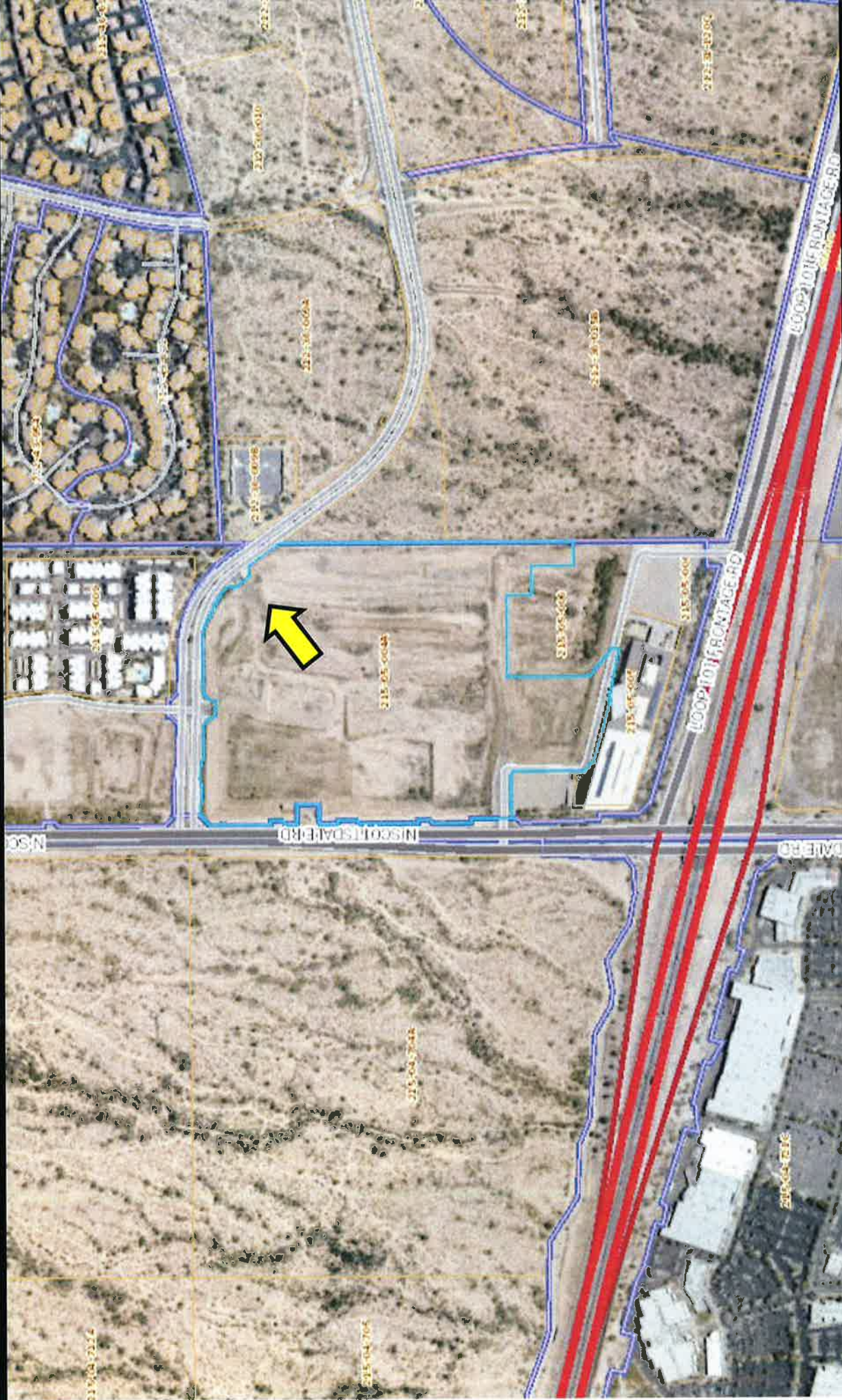
Very truly yours,
QUARLES & BRADY LLP

A handwritten signature in black ink, appearing to read 'B. Graff', written over a faint, illegible background.

Benjamin W. Graff

Attachments: Aerial and Zoning Map;
Conceptual Site Plans and Elevations

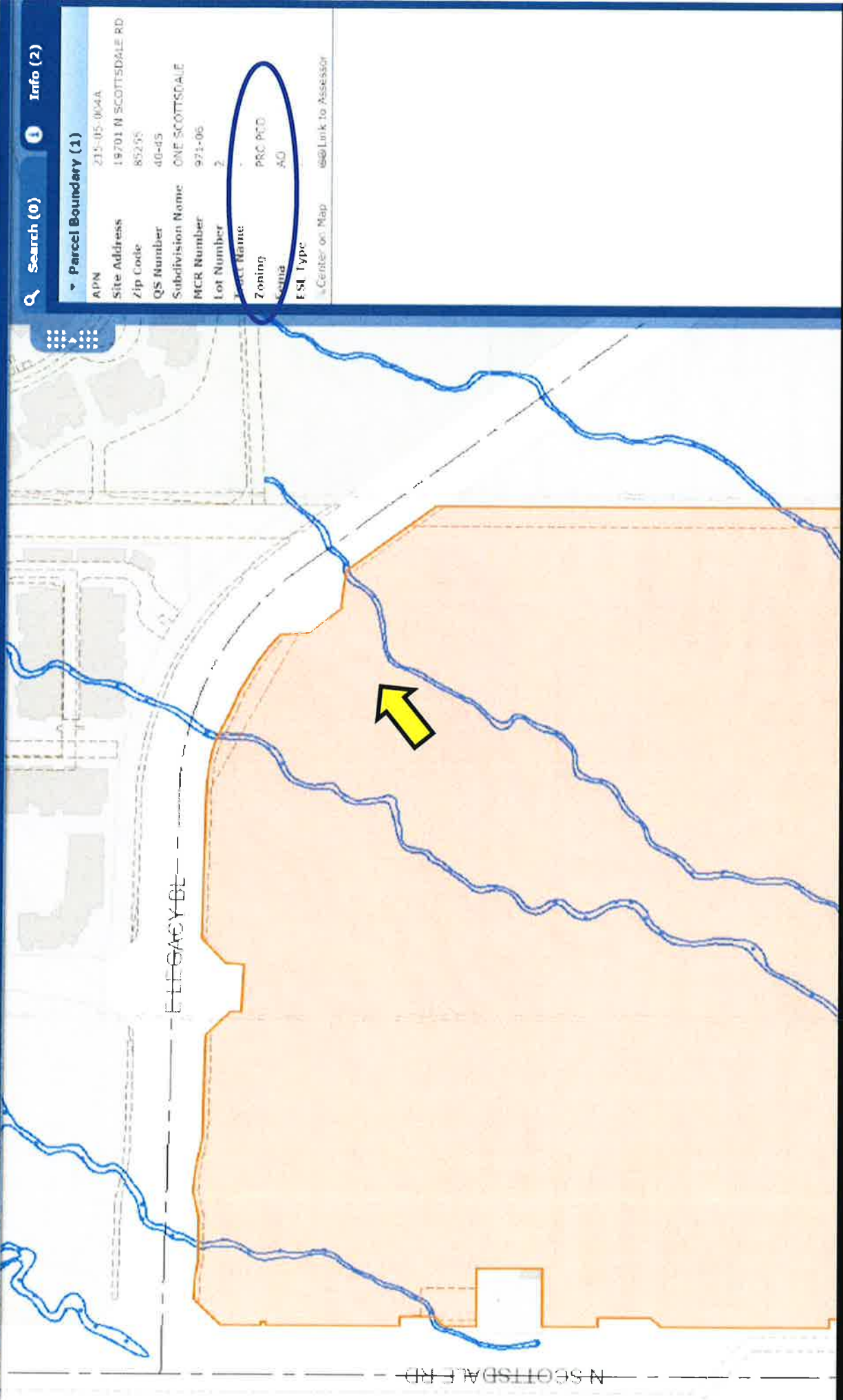
AERIAL MAP



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101



ZONING MAP
PRC PCD



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Quarles & Brady LLP


One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004

OLEARCZYK DELGADO IRENA
19700 N 76TH ST 1098
SCOTTSDALE, AZ 85255



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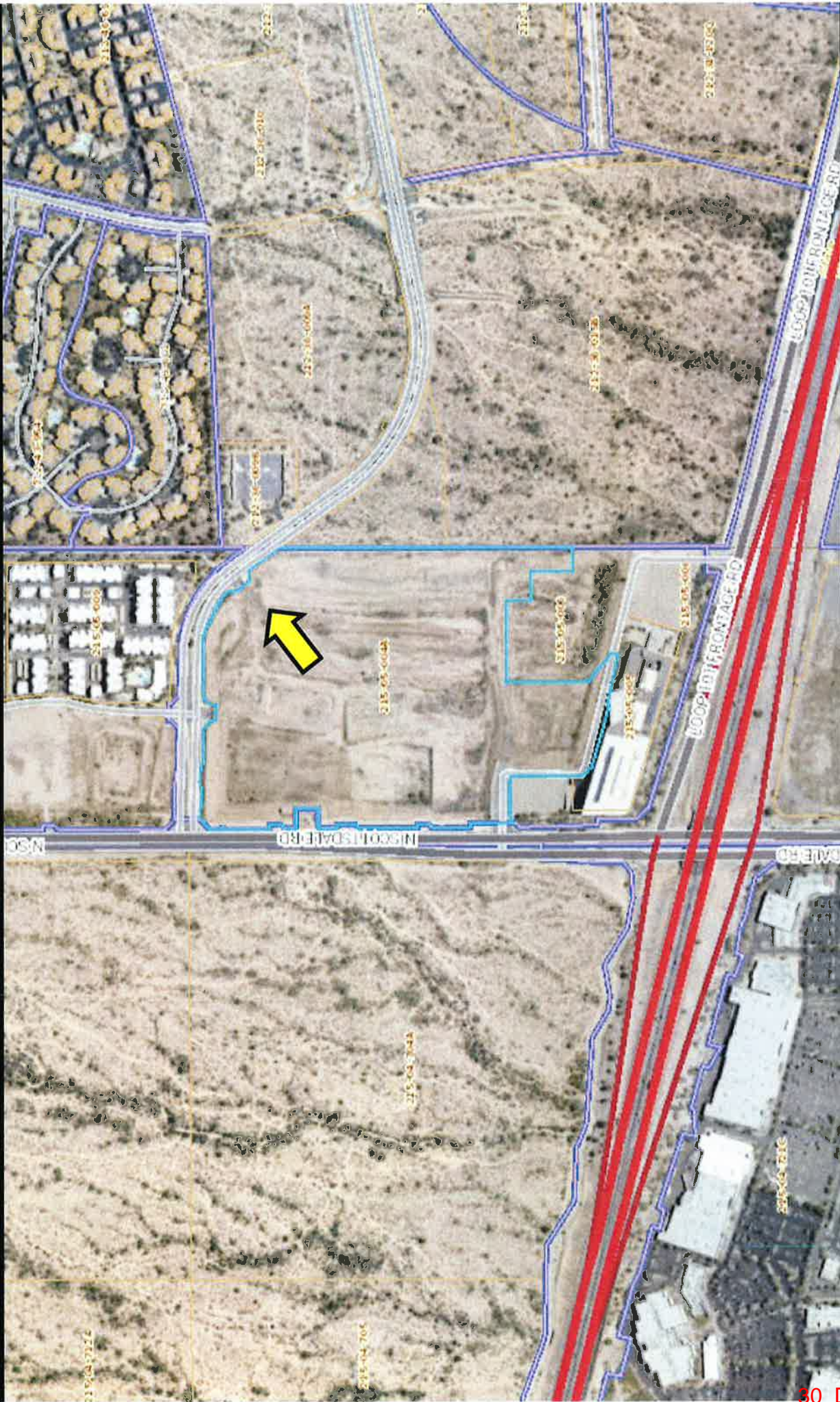
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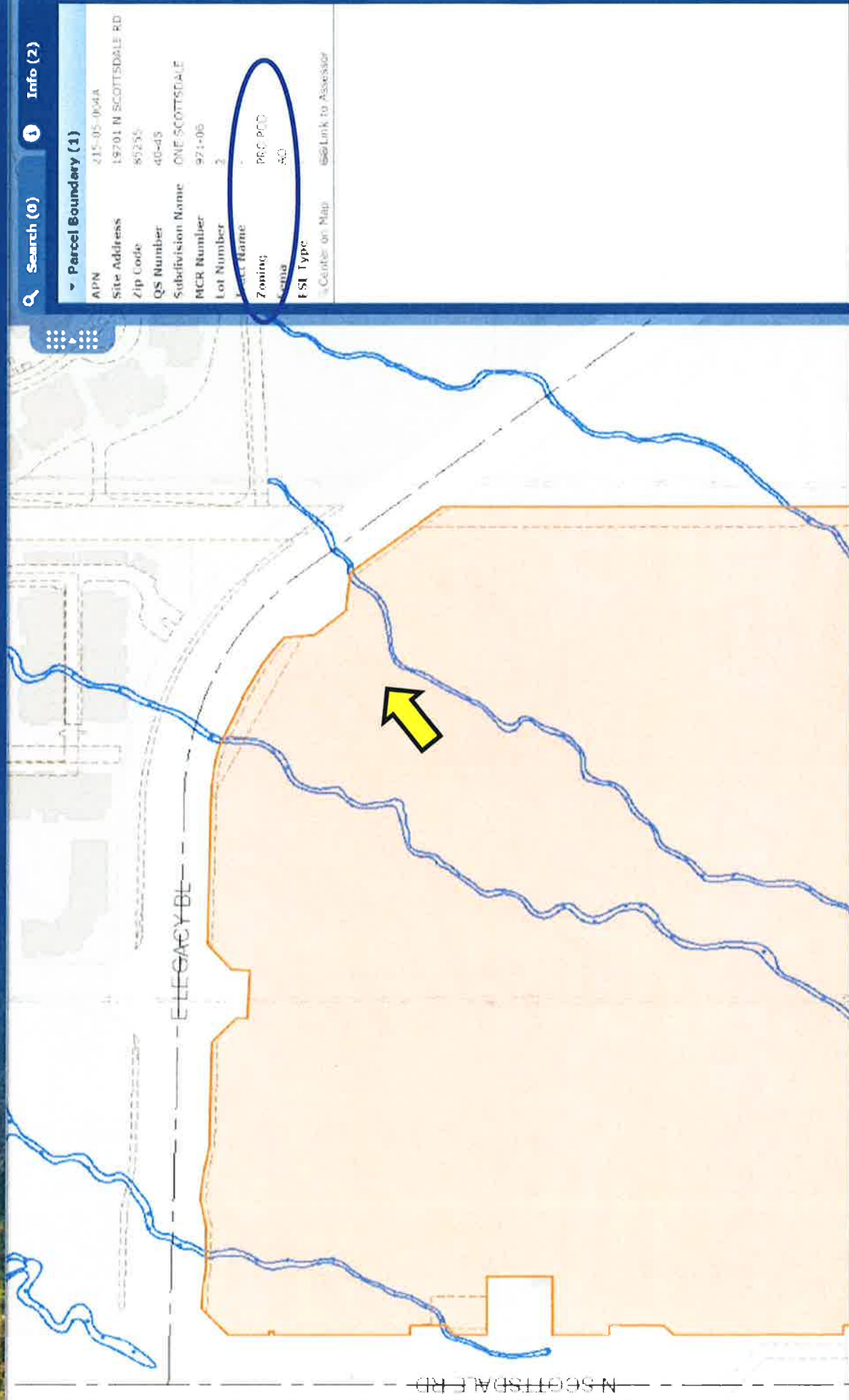
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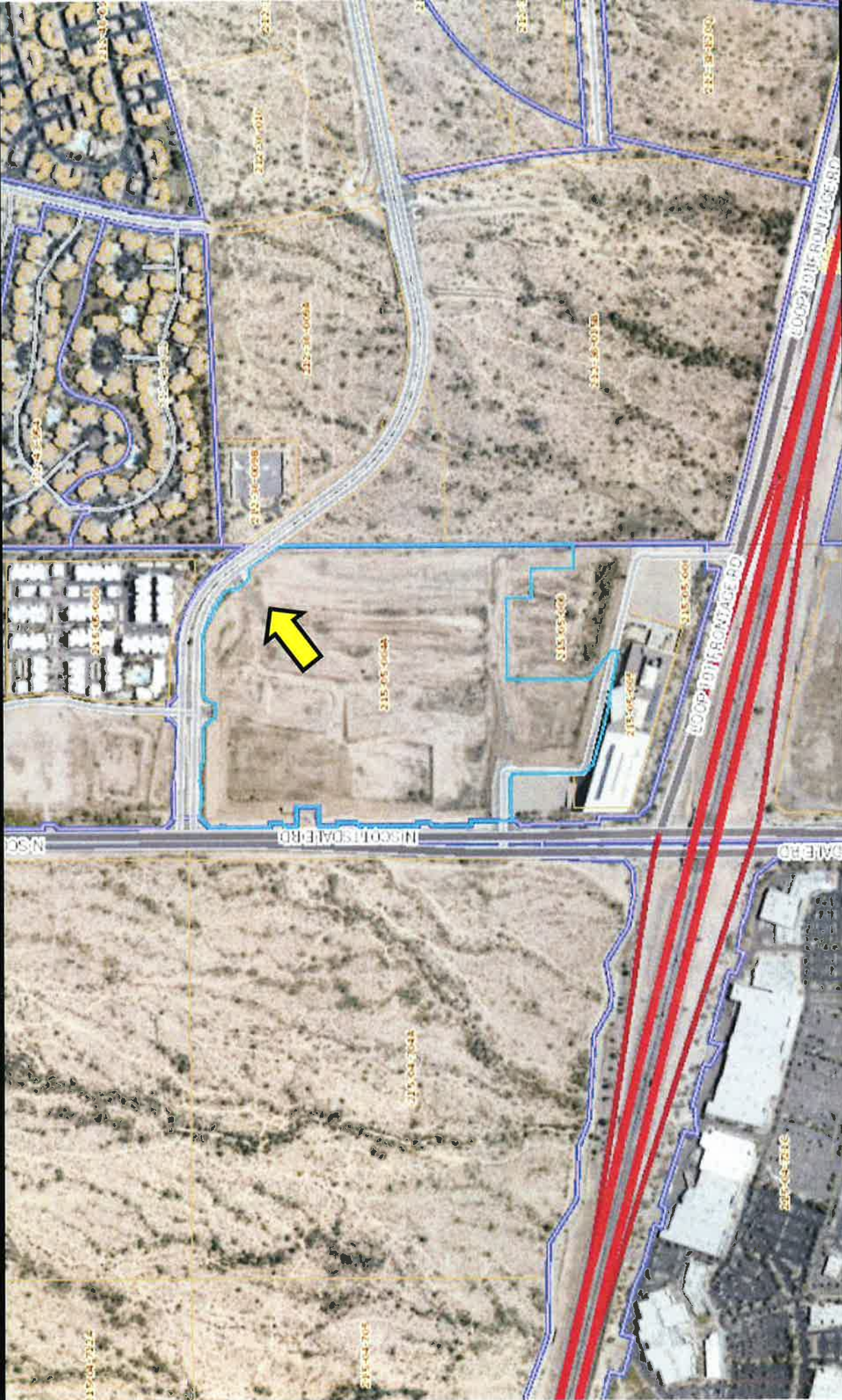
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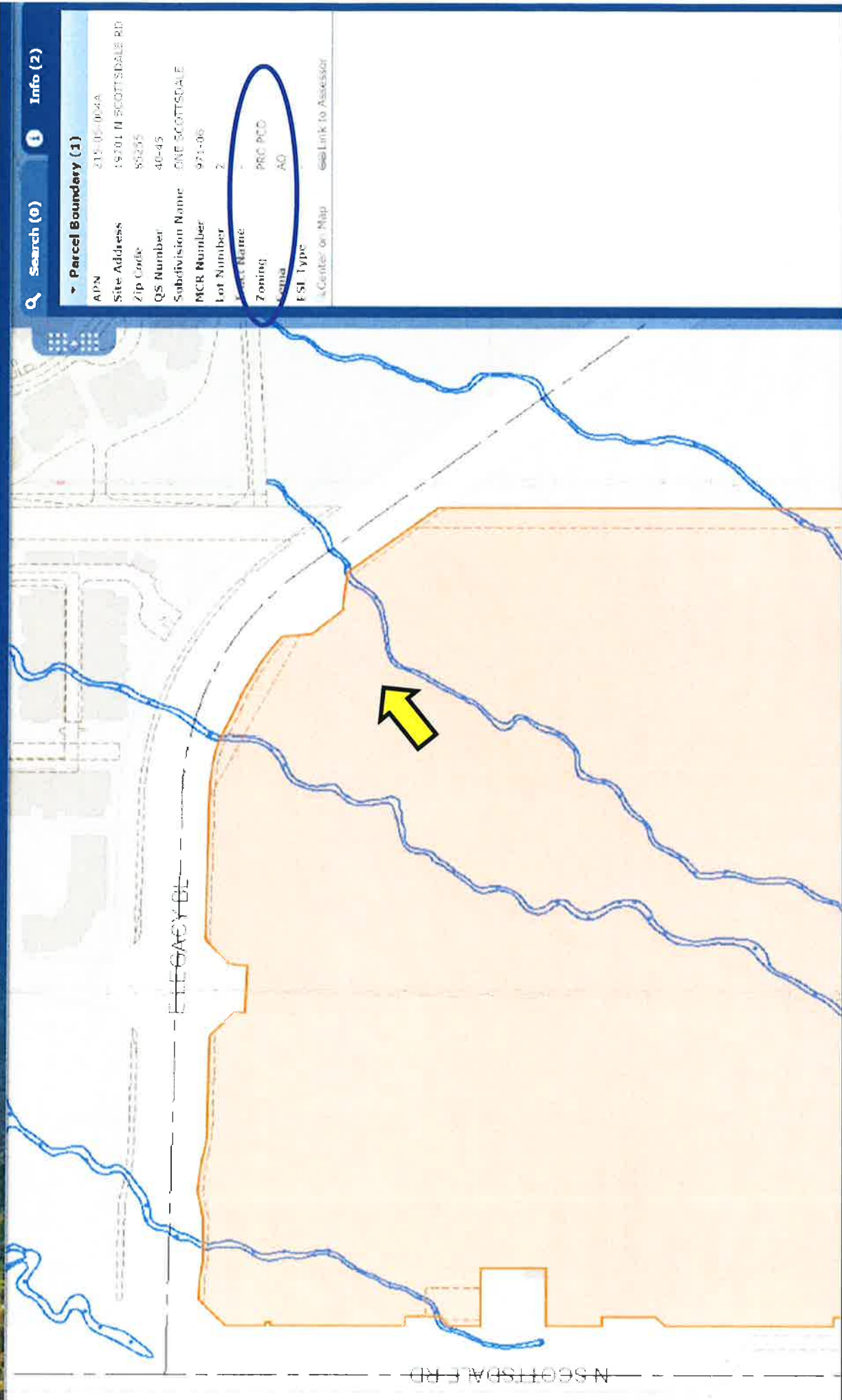
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ZONING MAP
PRC PCD



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PROJECT DATA

LEGAL DESCRIPTION: 1. ONE SCOTSDALE RECORDED IN BOOK 871 PAGE 8 MARICOPA COUNTY RECORDS (MOOR LIVING WITHIN SECTION 34, TOWNSHIP 4 NORTH RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA)

PROJECT ADDRESS: 3156-004

PREVIOUS PARCEL ZONING: R1C PCD

CURRENT ZONING: PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT

APN: 3156-004

GROSS LOT AREA: 3.14 ACRES (136,700 SF)

NET LOT AREA: 2.74 ACRES (118,700 SF)

BUILDING GROSS SQUARE FOOTAGE: 373,133 SF

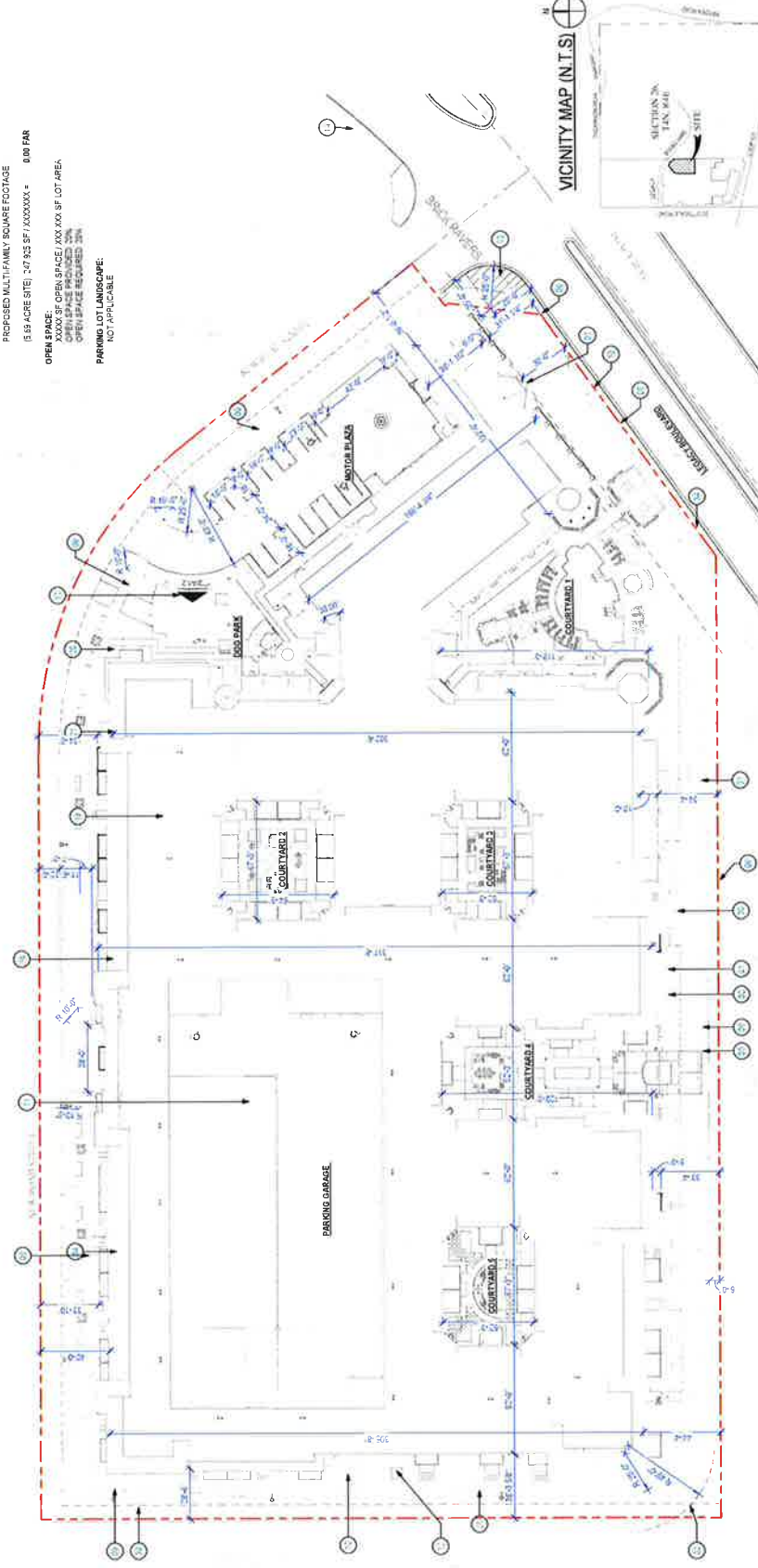
ONE (1) UNIT PER PARCEL

3.14 ACRES / 136,700 SQUARE FEET

Table with 2 columns: Keynote ID and Description. Includes notes on roof structure, parking, and site access.









Table with 2 columns: Keynote ID and Description. Includes notes on site access, parking, and landscaping.








Table with 2 columns: Keynote ID and Description. Includes notes on site access, parking, and landscaping.



ARCHITECTURAL SITE PLAN
1" = 30'-0"

KEYNOTES
1. 30' WIDE OPEN SPACE ELEMENT
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97. 30' WIDE OPEN SPACE ELEMENT
98. 30' WIDE OPEN SPACE ELEMENT
99. 30' WIDE OPEN SPACE ELEMENT
100. 30' WIDE OPEN SPACE ELEMENT

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SWISS BRONZE	JAMES HARDIE CO	NAVIGATOR	FIBER CEMENT PANELS	
FCP-02	SWISS BRONZE	JAMES HARDIE CO	CELEBRITY	FIBER CEMENT PANELS	
FCP-03	SWISS BRONZE	JAMES HARDIE CO	CONTOUR	FIBER CEMENT PANELS	
FCP-04	SWISS BRONZE	JAMES HARDIE CO	CONTOUR	FIBER CEMENT PANELS	
FCP-05	SWISS BRONZE	JAMES HARDIE CO	CONTOUR	FIBER CEMENT PANELS	
FCP-06	SWISS BRONZE	JAMES HARDIE CO	CONTOUR	FIBER CEMENT PANELS	
FCP-07	SWISS BRONZE	JAMES HARDIE CO	CONTOUR	FIBER CEMENT PANELS	
FCP-08	SWISS BRONZE	JAMES HARDIE CO	CONTOUR	FIBER CEMENT PANELS	

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
RF-01	AGED MISSION	IBRYVA	ROOF TILE	AGED MISSION SPANISH BARREL TILE	
RF-02	AGED MISSION	IBRYVA	ROOF TILE	AGED MISSION SPANISH BARREL TILE	
RF-03	AGED MISSION	IBRYVA	ROOF TILE	AGED MISSION SPANISH BARREL TILE	
RF-04	AGED MISSION	IBRYVA	ROOF TILE	AGED MISSION SPANISH BARREL TILE	
RF-05	AGED MISSION	IBRYVA	ROOF TILE	AGED MISSION SPANISH BARREL TILE	
RF-06	AGED MISSION	IBRYVA	ROOF TILE	AGED MISSION SPANISH BARREL TILE	
RF-07	AGED MISSION	IBRYVA	ROOF TILE	AGED MISSION SPANISH BARREL TILE	
RF-08	AGED MISSION	IBRYVA	ROOF TILE	AGED MISSION SPANISH BARREL TILE	