

Aria at Silverstone

Development Plan – Project Narrative

15-ZN-2005#4



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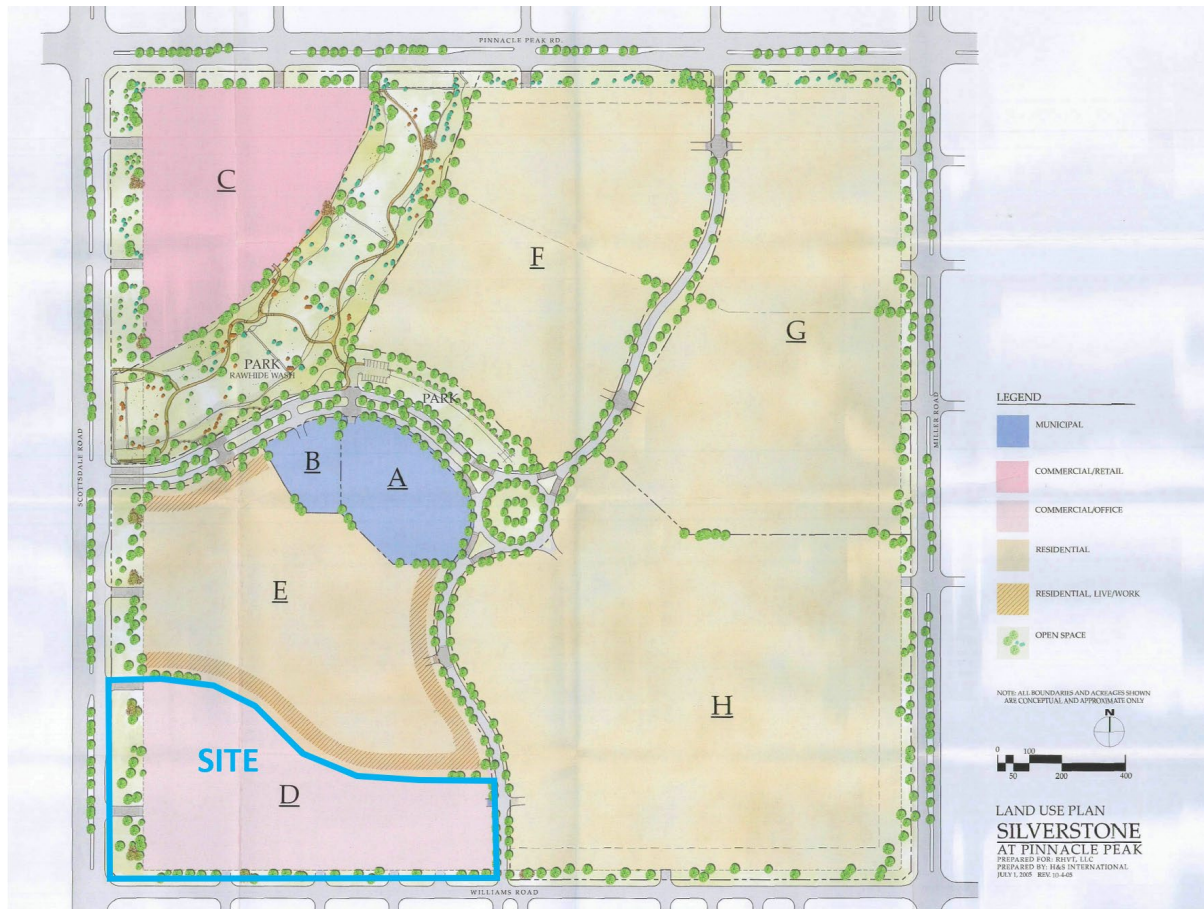
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Context Aerial



Note: All graphic provided in this Development Plan are conceptual only and subject to change.

15-ZN-2005 Silverstone Development Plan



Development Request

Aria at Silverstone (“Aria”) is a request for a zoning map amendment on a 16.3+/- gross acre site located at the northeast corner of Scottsdale Road and Williams Drive, (APN: 212-03-596) to allow a new for-sale residential townhome community with 100 residences within the Silverstone master plan; a density of 6.13 homes/acre. The proposal includes a rezoning from C-O PCD (Commercial Office, Planned Community District) to R-5 PCD (Multifamily Residential, Planned Community District). The current General Plan land use designation is Mixed Use Neighborhoods, which supports residential use, and therefore no change is being proposed to the General Plan. The previously approved zoning includes a land use budget permitting by right 165,000 s.f. of three-story commercial office use on the property (case 15-ZN-2005). The proposed two-story for-sale residential community will consist of platted single-family lots similar to other K. Hovnanian residential communities in Scottsdale and in Silverstone.

Case History

In October 2005, the City Council approved a General Plan Amendment to establish a Mixed Use Neighborhoods land use designation for the 160-acre Rawhide site. Subsequently, in January 2006, City Council approved the Silverstone Master Plan, case 15-ZN-2005, which rezoned the land to Planned Community District (“PCD”) and included Central Business (“C-2”), Commercial Office (“C-O”), and Multifamily Residential (“R-5”) comparable zoning districts. Conditional Use Permit case 13-UP-2005 was also approved at the same time for the Vi Living residential healthcare facility. In May 2013, case 15-ZN-2005#2 was approved by City Council to modify the Scottsdale Road street improvements timing stipulation for the retail (C-2) parcel. In April 2015, case 15-ZN-2005#3 was approved by City Council to remove the timing stipulation altogether. The subject Property (Parcel D) is the last remaining undeveloped parcel at Silverstone and is currently zoned C-O PCD.

Below is the proposed change to the approved land use budget table (stipulation #2 of the original case, 15-ZN-2005).

2. MAXIMUM DENSITY/INTENSITY. The maximum dwelling units/density and maximum intensity for Parcels shown on the above-referenced land use plan shall be as indicated in the land use budget table below, and as stipulated below.

Parcel	Acres	Comparable Zoning	Land Use	Floor Area/ Units
A and B	4.48	C-O	Municipal	45,000 sq.ft.
C	12.47	C-2	Retail	95,000 sq.ft.
D	12.42	C-O R-5	Office RESIDENTIAL	165,000 sq.ft. 100 UNITS
E	17.47	R-5	Residential	262 units
F	21.82	R-5	Residential	186 units
G	23.77	R-5	Residential	258 units
H	34.26	R-5	Residential	270 units
Wash/Park	12.92		Wash/Park	--
Other	20.39	--	Streets, etc.	--
Total	160			305,000 sq.ft. 976 units 140,000 s.f. 1,076 units

2035 GENERAL PLAN

“Our future begins today. Building upon decades of planning and thousands of hours of community involvement, General Plan 2035 guides the physical development of Scottsdale and acts as a blueprint to enhance our community aspirations—Exceptional Experience, Outstanding Livability, Community Prosperity, and Distinctive Character—over the next 20 years.”

The General Plan is a tool for guiding future development and contains community goals and policies on a variety of components that play a role in creating the community in which we live, work, and enjoy. These goals and policies are broken down into 24 elements. The 2035 General Plan organizes the 24 elements under the following chapters with a series of goals and policies. A summary of the development’s conformance to these goals and policies is provided below.

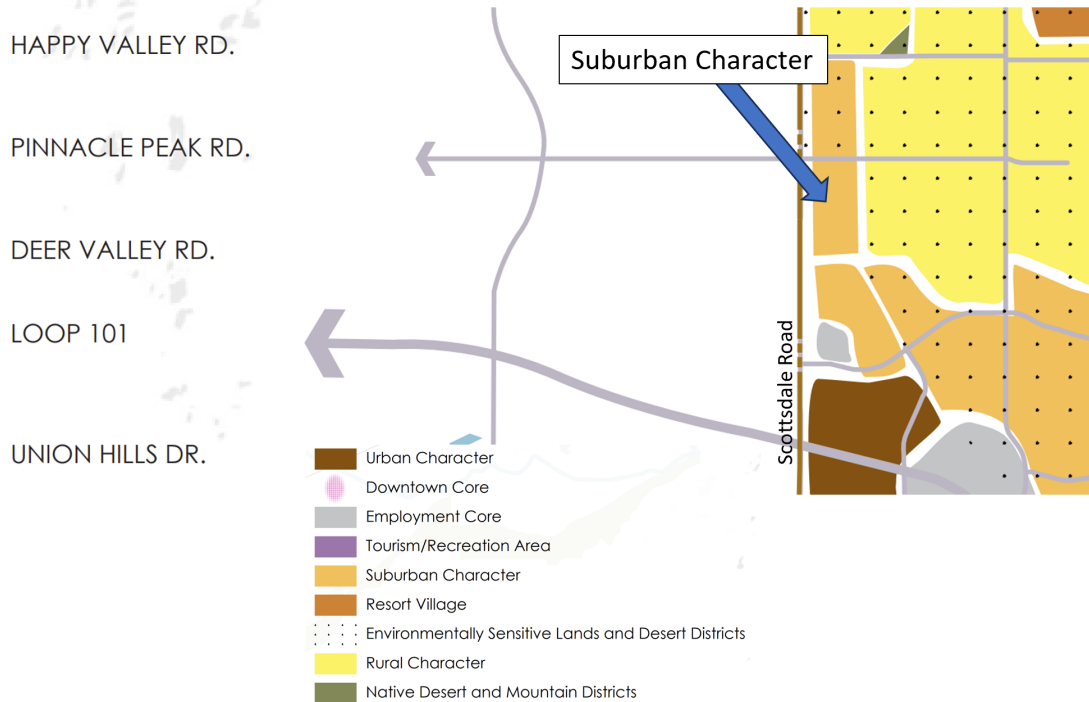
- 1. Character & Culture**
- 2. Sustainability & Environment**
- 3. Collaboration & Engagement**
- 4. Community Well-Being**
- 5. Connectivity**
- 6. Revitalization**
- 7. Innovation & Prosperity**

❖ CHACTER & CULTURE

Character Types

- *Suburban/Suburban Desert Character Types contain medium-density neighborhoods, which include a variety of residential, commercial, employment centers, and resorts. Suburban Character Types incorporate a wide variety of recreational and leisure opportunities. Likewise, pedestrian and bicycle linkages weave these neighborhoods together to create a livable community. The physical character of these areas varies widely throughout the community and is based on period of construction, surrounding topography, and natural features. Taller buildings may be considered within designated Activity Areas with appropriate transitions to adjacent development (see Growth Areas Element).*

Character Type Map



Source: 2035 General Plan

Character & Design Element

CD 1

Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

CD 1.1 New and revitalized development should respond to the regional, citywide, and neighborhood contexts in terms of:

- *Scottsdale's southwestern, Sonoran Desert characteristics, such as climate, native plants, topography, and history/culture.*
- *Scottsdale as a part of a larger metropolitan area with a unique image, character, and identity within the regional setting.*
- *Relationships and sensitivity to surrounding land forms, land uses, and transportation corridors.*
- *Compatibility with and sensitive integration into established neighborhood character, including historical preservation policies.*
- *Contributions to citywide linkages of open space, Growth Areas, and Activity Areas.*
- *Creation of new or reinvention of the existing character of an area, when necessary.*
- *Physical scale relating to human experience.*
- *Visual impacts on and accessibility to public settings, significant natural features, and neighboring properties.*

- *Impacts on and sensitivity to the natural environment.*
- *Public buildings and facilities that demonstrate the above principles.*

CD 1.2 Consider the effects of building height, overall development density, and building orientation on adjacent neighborhood character, privacy, and viewsheds

CD 1.3 Ensure that all development is a part of and contributes to established Character Types.

CD 1.4 Encourage transitions and blending of character between Character Types, including, open space areas, building height, massing, and orientation

Response: The request for rezoning from C-O PCD to R-5 PCD will allow for a new residential community within the established Silverstone master plan.

The purpose section of the PCD: *“is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control, or lands which by reason of existing or planned land uses are appropriate for development under this section, so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.*

To this end, there may be provided within such areas a combination of land uses, including a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with modern land planning principles and development techniques; and in such a manner as to be properly related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.”

The original PCD zoning for Silverstone was approved almost 20 years ago by City Council. The C-O zoned Property has remained vacant and a 165,000 s.f. office development is not viable given the land use context, proximity to the 101 freeway, and market changes post COVID. Aria’s development plan encourages a synergistic lifestyle and appropriate balance of land uses with enhanced pedestrian connectivity. The proposal for 100 for-sale residences brings additional housing options to an underutilized, vacant site within the Silverstone master plan.

The key development consideration and design themes are summarized below and will be reaffirmed throughout the goals and policies discussion.

Key development considerations include, but are not limited to the following:

- Provide architectural character consistent with the Silverstone Master Environmental Design Concept Plan (“MEDCP”) and implement design elements consistent with the surrounding context that respond to the Southwestern climate and focus on sustainability through site design, landscaping, building scale, and material selection.

- Respect the Scottsdale Road scenic corridor and Willimas Drive buffered roadway including improved sidewalk and trail connections promoting recreation and walkability.
- Offer additional for-sale housing options to Scottsdale residents in place of the previously approved large commercial office to further support a mixed-use land use pattern, reduce traffic impacts, and bolster established commercial land uses in the area.

CD 3

Foster quality design that enhances Scottsdale as a unique southwestern desert and tourism community through development review processes.

CD 3.1 Strengthen Scottsdale's economic and environmental attributes, distinctive character, and attractiveness through collaborative site planning and design.

CD 3.2 Use existing, and adopt new comprehensive policies, guidelines, and design standards for use in the design and development review process, to ensure public and private development responds to and enhances the diverse character and contexts within our Sonoran Desert community.

Response: As noted above with the key development considerations, architectural character will be consistent with the Silverstone MEDCP. The architectural character of the residences, site layout, and landscaping design will respect the unique climate and vegetation of the Southwest. Building massing will be mitigated with varied fenestration patterns and a combination of recessed and overhang elements through roof lines and balcony design while complementing the surrounding existing development.

Conceptual Building Design



CD 4

Enhance the design of streets and public spaces to improve Scottsdale's visual quality, experience, Sonoran Desert context, and social life.

CD 4.1 Promote contextually compatible streetscapes that correspond with the following classifications:

- **Natural Streetscapes** *embody the natural state of the Sonoran Desert environment to the greatest extent possible, while incorporating non- motorized paths in the public realm. Native plants and plant densities should buffer adjoining uses, protect view corridors, and preserve rural and desert contexts.*

Response: Surrounding streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility within the Silverstone master plan. New sidewalks and trails will be integrated along Scottsdale to seamlessly connect north and east of the Property, tying into the existing streetscape improvements. The addition of new 48" box shade trees will be provided throughout the development to enhance the pedestrian experience. The proposed landscape palette consists of Mulga, Willow Acacia, Ironwood, Blue Palo Verde, and Velvet Mesquite, as well as other native desert varieties, blending with the existing context.

CD 5

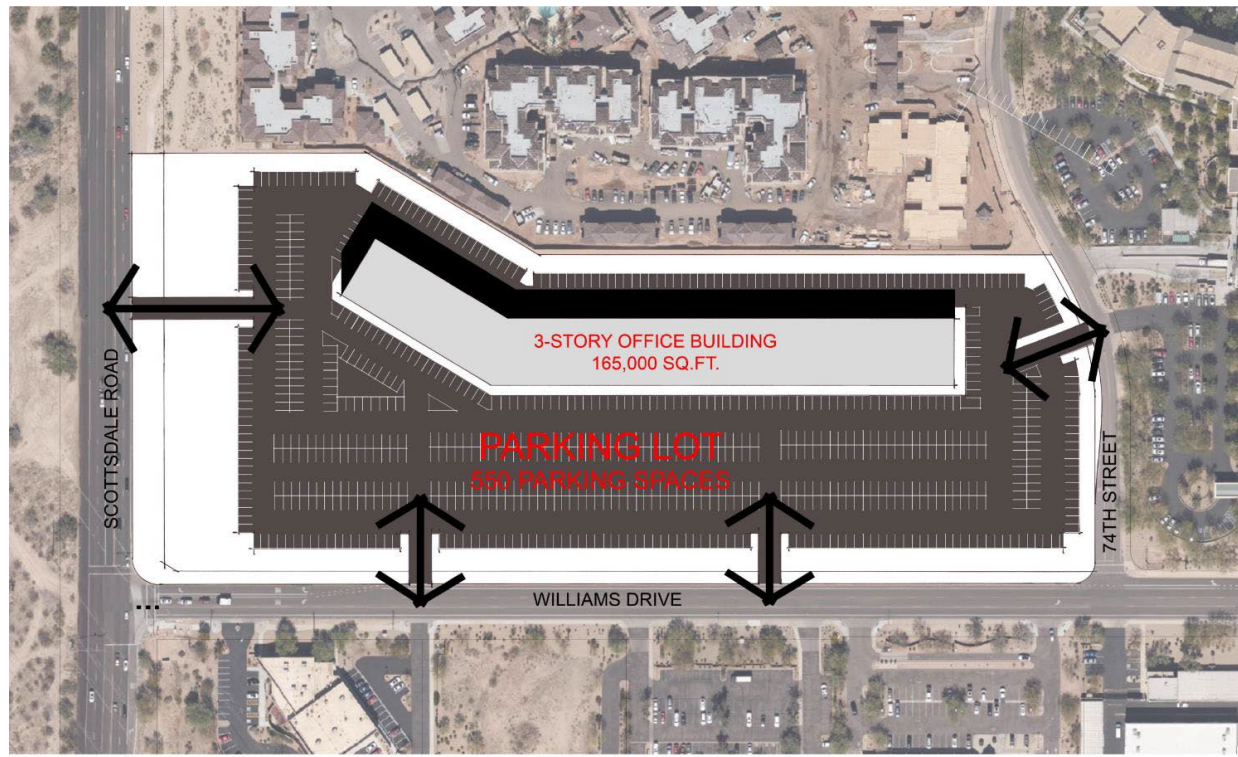
Promote the value and visual significance landscaping has on the character of the community.

CD 5.1 Employ appropriate heat island reduction techniques to reduce the effects of reflective heat and glare on buildings and paved surfaces.

CD 5.2 To the greatest extent possible, replace dead and dying landscaping with drought resistant plants to maintain or improve density pattern, shade, and area character.

Response: The landscape character will include native desert design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the Property and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience greatly improving the existing condition of the site and increasing the amount of open space by approximately 52%; 2.97 acres required per R-5 development standards and approximately 4.5 acres provided (note the MEDCP requires 2.48 acres of open space for Parcel D). Rezoning from commercial office to residential will reduce the amount of asphalt coverage with cars parked in individual residential garages and guest parking provided throughout vs. a large expanse of surface parking typically found with a commercial office building. Thoughtful planting design will allow the development to use water efficiently throughout the site. New landscaping will allow residents and visitors to enjoy and benefit from shaded open spaces, resulting in passive cooling and a reduced heat island effect.

Conceptual Commercial Office Site Plan – Existing C-O PCD Zoning



Conceptual Residential Site Plan – Proposed R-5 PCD Zoning



CD 6

Minimize light and noise pollution.

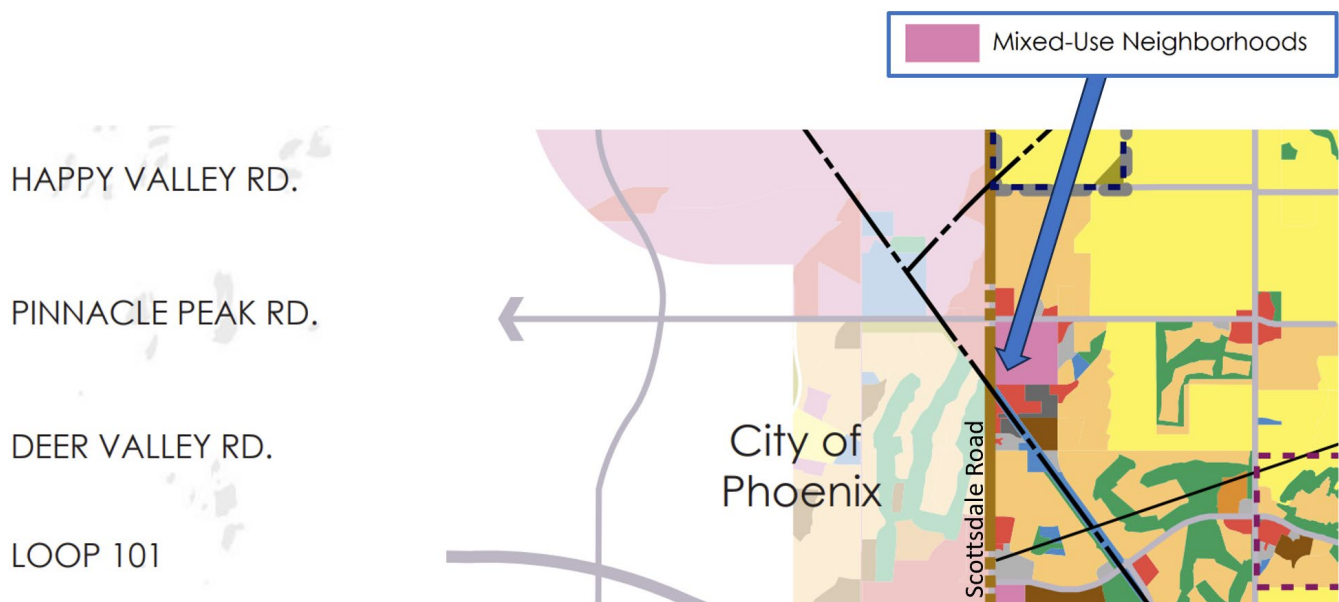
CD 6.1 Support Scottsdale's dark sky areas and designation as an Outdoor Light Control City by reducing light pollution, glare, and trespass where possible, while still attending to public safety needs.

CD 6.2 Encourage creative, energy-efficient, and high-quality designs for outdoor lighting that reflect the character of the local context.

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for residents and visitors. Lighting designs will be commensurate with the quality architectural style proposed for the development, low-level with no glare. The lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night.

Land Use Element

2035 General Plan - Conceptual Land Use Map



Source: 2035 General Plan

LU 2

Sensitively transition and integrate land uses with the surrounding natural and built environments.

LU 2.1 Ensure neighborhood “edges” transition to one another through compatible land uses and development patterns.

Response: The General Plan Mixed-Use Neighborhoods land use designation will not change with this proposal. Integrating new residential housing options within a mixed-use setting is consistent with the goals and policies of the 2035 General Plan and the purpose of the PCD zoning district while further strengthening the economic viability of the surrounding land uses and the existing commercial center to the north. This proposal will bring an estimated \$75,000,000 investment to an underutilized vacant parcel that has been zoned C-O PCD since 2006 but has remained undeveloped. Commercial office is not a viable land use given the context, surrounding densities, and distance from Loop 101, and the well-publicized decrease in office demand post COVID. In terms of scale and site layout, two-story residential townhomes respectfully integrate with the surrounding three-story multifamily residential, four-story residential health care facility, single family homes, and commercial buildings by honoring the scenic corridor and providing excess open space.

LU 3

Maintain a balance of land uses to support a high quality of life.

LU 3.1 Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.

LU 3.3 Maintain a citywide balance of land uses and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability.

LU 3.5 Engage the community in all land use discussions.

Response: The Mixed-Use Neighborhoods General Plan land use designation states that “*Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near Growth and Activity Areas.*”

Integrating a variety of housing options in key locations is essential for the continuing economic growth and sustainability of Scottsdale and area businesses. This proposal will bring an estimated \$75,000,000 investment to an underutilized, vacant infill site within the Silverstone master plan. The Property is located on the edge of an Activity Area as discussed below under the Growth Area Element. The Property is ideally situated for residential given the surrounding retail and support services including, but not limited to, Sprouts Farmers Market, Verizon, Scottsdale Eyeology Optometrist, Hangers Cleaners, Egg N’ Joe Restaurant, Copper Mule Kitchen & Bar, Einsteins

Bros. Bagels, Senor Taco, Appaloosa Library (all to the north) and Scottsdale Veterinary Center, Blue Pearl Pet Hospital, Vi Living, United States Postal Service, and Life Storage (all to the south). There are numerous office and support uses to the east of Miller Road in the Sunset at Pinnacle Peak commercial office center, which is zoned C-O and notably has multiple vacancies.

LU 4

Develop context appropriate land use patterns that support a variety of compatible mobility choices and services.

LU 4.1 Integrate land uses and transportation systems to allow for a variety of mobility choices.

LU 4.2 Provide opportunities for pedestrian-oriented development, reduced parking demand, and context appropriate mobility choices.

Response: This Property is located at the northeast corner of Scottsdale Road and Williams Drive, a major arterial and minor collector respectively, with Scottsdale Road providing regional access from Chandler to North Scottsdale. By creating a comfortable and inviting pedestrian experience within the proposed residential community, and throughout the site, the design will encourage alternative modes of transportation, such as by foot and bicycle, reducing reliance on vehicles. The Property is located near restaurants, retail, and support services both adjacent to the site, and nearby, along Scottsdale Road, Williams Drive, Pinnacle Peak Road, and Miller Road. The integrated, unified site design within the existing Silverstone master plan will encourage residents and visitors to utilize the surrounding businesses for their everyday dining and retail needs. The proposed change of use from major office to residential will decrease average daily trips by approximately 54%.

LU 5

Promote land use patterns that conserve resources, including land, clean air, water, and energy.

LU 5.1 Encourage a variety of compatible mixed-use land uses within or next to Growth and Activity Areas, along major streets, and within particular Character Areas to reduce automobile use and improve air quality.

LU 5.2 Concentrate greater development intensities in Growth and Activity Areas, thereby reducing development pressures in low-density areas and conserving energy.

Response: Integrating new residential on the Property will offer a wider range of housing choices for residents of Scottsdale. The location of the Property, on the edge of an Activity Area, near retail, restaurants, and support services is ideally situated for residential. This synergy of land uses in a mixed-use setting inherently allows for the conservation of resources, reduced vehicle trips, and improved air quality.

❖ **SUSTAINABILITY & ENVIRONMENT**

Open Space Element

OS 4

Visually and physically connect open spaces to maintain a continuous open space system.

OS 4.1 Develop a public trail and path system that links to other city and regional systems.

OS 4.2 Identify and consider the positive and negative impacts of proposed projects on viewsheds

OS 4.3 As development and redevelopment occurs along transportation corridors, ensure the preservation of mountain viewsheds, the Sonoran Desert, natural features, and landmarks that enhance the unique image and aesthetics of major streets through open space buffering. The following Visually Significant Roadway designations should be applied:

- ***Scenic Corridors** should be designated along major streets where a significant landscaped buffer is needed between streets and adjacent land uses, where an enhanced streetscape appearance is desired, and where views to mountains and natural or man-made features will be maximized. Scenic Corridors may provide enhanced opportunities for open space, scenic viewing, trails, and pathways in the community.*
- ***Buffered Roadways** should be designated along major streets to provide an aesthetic or environmental buffer, enhance the unique image of the streetscape, and reduce the impacts that major streets may have on adjacent land uses.*

Response: The Scottsdale Road scenic corridor and Williams Drive buffered roadway will be maintained and enhanced with the proposed development plan. Additionally, open space buffers will be provided along 74th Street and the north boundary of the Property. These buffers include sidewalks and trails which provide connectivity for pedestrians and bicyclists and maintain view corridors along the streetscape. Low-impact development (“LID”) design principles will provide passive techniques to direct stormwater run-off to landscape areas and natural wash corridors, further reducing overall landscape irrigation water use while providing visual and physical open space connectivity. As noted above, the amount of proposed open space is approximately 52% greater than the requirement (2.97 acres required and approximately 4.5 acres provided).

OS 6

Design and manage open spaces to relate to surrounding land uses and character.

OS 6.1 Evaluate the design of open spaces with the following primary determinants: aesthetics, neighborhood and service area needs, public safety, visual and functional connectivity, social

and economic impacts, maintenance requirements, water consumption, drainage considerations, multi-use, Character Area, desert preservation, and wildlife corridor protection.

OS 6.4 Ensure development plans respect existing topography, view corridors, wildlife corridors, and open space. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

Response: The Property has a 20' +/- earthen berm that has been in place for decades and the new residential community will restore the historical topography blending with the surrounding established landform. The two-story for-sale residential buildings are designed in clusters creating view corridors through the site while preserving the scenic corridor, buffered roadway, and wildlife corridors along the perimeter of the Property. The addition of new 48" box shade trees will be provided throughout the development to enhance the pedestrian experience.

Environmental Planning Element

EP 1

Protect and enhance Scottsdale's human and Sonoran Desert habitats.

EP 1.1 Retain Scottsdale's Sonoran Desert aesthetic values and heritage.

EP 1.3 Require developments to retain and integrate the Sonoran Desert ecosystem.

EP 1.4 Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Response:

The builder intends, where possible, to preserve existing native and mature trees as well as provide new native and arid-adapted plant material which contribute to the broader surrounding environmental context. The design focuses on creating a comfortable and walkable experience for users within existing mixed-use context. This enhanced experience will be achieved by increasing site open space and shade and providing areas for respite. These elements respect local natural resources and wildlife while promoting the long-term sustainability of the area's ecology.

EP 2

Demonstrate and expand the city's leadership in environmental stewardship and sustainability.

EP 2.4 Expand Scottsdale's Green Building Program to maintain regional and national leadership in green and low-impact development.

Response: The new for-sale residential buildings and site design will focus on the following key features in response to sustainability:

Building, Site Design & Community:

- Dedication of scenic corridor and buffered roadway setbacks including multiple use trails and sidewalks
- Low-flow energy efficient plumbing fixtures
- Energy Star certified appliances
- Energy efficient HVAC systems that exceed Department of Energy requirements
- LED lighting
- Architecturally integrated solar relief on windows and doors
- Natural lighting and ventilation to reduce energy consumption
- On-site recycling
- Electric vehicle charger pre-wire standard in every home
- Open cell spray foam at roofline and non-common walls to reduce heating and cooling loss
- Hybrid heat pump water heater, four times more energy efficient than traditional tanked water heater
- Wi-Fi connected water heater for remote controlled adjustments
- Access and connectivity to outdoor open space areas for resident well-being including a central open space amenity, pool area, and private dog park

Water:

- All plumbing fixtures to meet the EPA's WaterSense Program
 - WaterSense labels products that are 20 percent more water-efficient
 - WaterSense toilet models save the average family 13,000 gallons of water per year
 - WaterSense showerhead models save the average family more than 2,700 gallons of water per year
- Utilize City's WaterSmart program
- Proposed residential community results in an estimated 61% reduction in water use as compared to the approved commercial office land use

Urban Heat Island:

- Approximately 52% more open space than required (2.97 acres required, approximately 4.5 acres provided)
- Estimated 50% reduction in asphalt coverage; commercial office zoning (approved in 2006) as compared to the proposed residential community
- 48" box trees

EP 3

Participate in local and regional efforts to improve air quality.

EP 3.1 Reduce automobile emissions through traffic management; transportation improvements; promotion of a wide variety of mobility options; travel demand reduction strategies; expansion of regional connectivity; and use of electric and alternative fuel vehicles.

Response: In addition to the mixed-use character of the proposal, well-situated amongst existing retail, restaurants and support services, the community will provide onsite electric vehicle charging capability within each residence.

EP 5

Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

EP 5.2 Increase the use of green infrastructure, including low-impact development (LID) stormwater management techniques, such as curb openings and permeable pavement.

EP 5.3 Construct durable and sustainable buildings using green building principles.

EP 5.4 Promote passive solar site and building design strategies that recognize and respond to the Sonoran Desert climate.

EP 5.5 Expand Green Building construction standards to include all new and remodeled residential and commercial buildings.

Response: The proposed buildings will meet or exceed all International Green Construction Codes (“IGCC”) sustainability design standards and requirements. Green infrastructure and LID stormwater management techniques will be utilized. Residential building design will utilize passive solar through exterior shading and building articulation to minimize direct solar heat gain.

EP 7

Identify and reduce heat islands.

EP 7.1 Identify areas most impacted by the heat island effect, and prioritize mitigation for these areas to reduce heat impacts.

EP 7.2 Incorporate development strategies such as shared parking models and the use of “cool materials” (e.g., landscaping, green roofs, reflective pavement, heat reduction asphalt coatings, permeable concrete, and treated dirt areas) to help reduce the heat island effect.

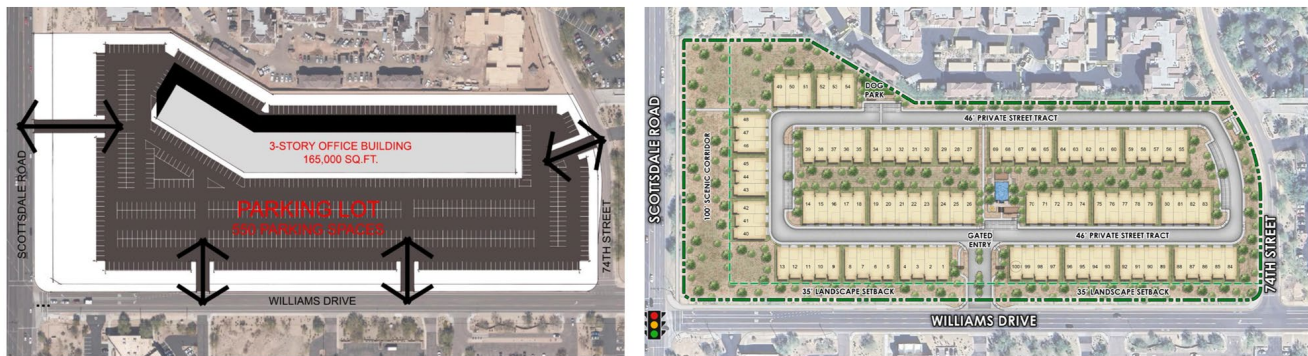
EP 7.3 Develop and support programs, such as a Tree Canopy Plan, that identify and increase vegetation and shading in areas of high pedestrian activity.

EP 7.4 Promote the long-term management and maintenance of urban and open area vegetation and protect and expand the provision of private and public open spaces to reduce the heat island effect.

EP 7.5 Minimize asphalt and promote alternative parking surfaces.

Response: Eliminating surface grade asphalt parking and increasing open space contributes to the substantial reduction of the urban heat island. Commercial office zoning (approved in 2006) could result in an estimated 50% asphalt coverage as compared to the proposed residential development with individual garages and increased open space. The implementation of 48” box shaded trees throughout the community increases the amount of vegetation onsite and promotes pedestrian activity, outdoor enjoyment, and walkability. Color and material selection of the building finishes will provide reflectivity and reduced heat gain which will be further evaluated with the Development Review Board application.

Conceptual Commercial Office Site Plan vs. Proposed Residential Site Plan



EP 8

Plan, prepare, and adapt for significant climate impacts on city infrastructure and operations.

EP 8.1 Develop, adopt, and implement climate action and resiliency strategies that address areas of climate mitigation planning such as emissions, drought, energy, transportation, and extreme heat.

EP 8.2 Increase energy efficiency in buildings and vehicle fleets.

EP 8.3 Encourage use of clean, renewable energy sources.

EP 8.4 Employ green building and green infrastructure best practices.

EP 8.5 Establish land use and mobility plans that decrease transportation carbon emissions.

EP 8.6 Encourage waste reduction and water conservation.

Response: The residential design includes drought tolerant plant material able to withstand extreme heat conditions while promoting water conservation. The City’s IGCC requirements and sustainable building methods and techniques will be implemented with the new residential buildings. The mixed-use nature of the site inherently promotes environmental sustainability by

offering residential near commercial and recreational opportunities such as golf, hiking, and biking, encouraging walkability and promoting the live, play, work General Plan objective.

Conservation Element

CONSV 1

Achieve a sustainable balance between the conservation of natural resources and development of the built environment.

CONSV 1.4 Encourage landscape designs that promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff.

CONSV 1.5 Protect and restore ecosystems that maintain water quality, reduce flooding, and enhance sustainable resource development.

Response: Plant specifications and accent materials will consist of low-maintenance and drought tolerant species. Trees selection and placement will focus on providing shaded sidewalks and outdoor common space. The proposed approximately 4.5 acres of open space, an approximately 52% increase from the base R-5 requirement, will promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff. These efforts will help protect the ecosystem and reduce flooding.

CONSV 2

Protect and manage Sonoran Desert biodiversity and native ecosystems.

CONSV 2.1 Preserve, salvage, and/or restore native plants, wildlife habitat, and natural resources to maintain the biodiversity and long-term sustainability of the area's desert ecology and character.

CONSV 2.2 Encourage landscaping that limits the amount of grass and makes optimal use of native desert plants.

Response: Aria will utilize natural and locally sourced plant materials that fit the Sonoran Desert and North Scottsdale setting. The landscape design will emphasize, where possible, the salvage and re-use of existing native trees and specimen cacti and limit the disturbance to the greater natural environment. Utilizing salvaged plant material will both aesthetically and environmentally blend the proposed residential community with the surrounding landscape, providing mature plantings and shade for pedestrians while contributing to the long-term sustainability of the area's Sonoran Desert ecology and character. New plant material will adhere to the Arizona Department of Water Resources ("ADWR") low water use/drought tolerant plant list, and match or complement species found in the region.

CONSV 4

Conserve water and encourage the reuse of wastewater.

CONSV 4.3 Continue to thoroughly review development impacts on water use and encourage development design that fosters water conservation.

CONSV 4.8 Explore new and evolving water conservation and reuse technologies and use them as appropriate.

Response: An expected water use reduction of 61% is projected as compared to the approved commercial office land use. Additional water conservation will be achieved through drip irrigation and smart controller systems, drought tolerant, arid-adapted plant material, and utilization of low flow energy efficient plumbing fixtures.

Energy Element

E 3

Promote building and site designs that maximize energy efficiency.

E 3.1 Encourage the use of natural properties and sustainable building systems (e.g., sun, shade, thick walls, insulation) to reduce the demand for and use of mechanical cooling and heating systems.

E 3.2 Encourage the use of drought tolerant landscaping to reduce summer solar heat gain.

E 3.3 Promote solar energy opportunities in building and site design.

E 3.4 Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.

E 3.5 Orient buildings and lots in ways that minimize summer solar heat gain, maximize roof solar access and natural ventilation, and limit roof solar access obstructions of neighboring structures.

E 3.6 Improve the energy efficiency of the building envelope, heating and cooling systems, lighting, and appliances.

Response: Residential building design allows for shaded outdoor space and natural ventilation for all residential units. Residential building envelope walls, roofs, and windows will include enhanced insulation to reduce heat gain. Drought tolerant landscape will be installed throughout in response to the Southwestern climate while still providing abundant shade and solar relief. Energy efficient building systems, HVAC, plumbing, lighting, and appliances will be utilized.

❖ COLLABORATION & ENGAGEMENT

Community Involvement Element

CI 1

Seek early and ongoing community involvement through broad public input in project and policy-making discussions.

CI 1.1 Maximize opportunities for early notification of proposed projects using a variety of methods.

CI 1.2 Use public involvement plans to identify and engage interested parties and provide opportunities for information exchange.

Response: Public participation and community outreach is an important part of the rezoning process. The builder began neighborhood outreach early in the process and the team maintains ongoing dialogue with the community and stakeholders. Feedback from one-on-one meetings, phone calls, and the required open house meeting is shared with City Staff and memorialized in the Public Participation plan submitted with this zoning application.

❖ COMMUNITY WELL-BEING

Healthy Community Element

HC 3

Build on Scottsdale's leadership role in wellness and healthful living.

HC 3.1 Provide quality recreation, community events, and neighborhood services that foster physical activity and encourage healthful living.

HC 3.4 Continue to foster and market Scottsdale as a resort, wellness, rejuvenation, and healthcare destination.

Response: The Property's proximity to retail/support services and recreational opportunities promotes healthful living and maintains a Scottsdale lifestyle for residents. In addition to the established pedestrian and bicycle network that surrounds the Silverstone master plan, Sonoran Hills Park is located approximately 0.5 miles east of the site along Williams Drive. Grayhawk Golf Club is located approximately 1.5 miles to the southeast. The McDowell Sonoran Preserve is located approximately 3 miles east of the Property with numerous trailhead access points, including but not limited to, the Pima Dynamite trailhead approximately 5 miles to the northeast and the Gateway Trailhead approximately 5 miles to the southeast.

Housing Element

H 1

Support diverse, safe, resource-efficient, and high-quality housing options.

H 1.1 Maintain Scottsdale's quality-driven development review standards for new development.

H 1.2 Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction.

H 1.3 Ensure community dialogue during zoning and the development review processes to encourage context appropriate development designs.

H 1.5 Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth.

H 1.6 Maintain, improve and create high-quality and safe housing for all citizens.

H 1.8 Encourage developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.

Response: Scottsdale is experiencing an increased demand for housing options. This proposal will help meet the growing need for housing by bringing new for-sale residential to a vacant underutilized site, further contributing to the long-term economic prosperity of the surrounding area. Additionally, the development will help support a sustainable economic future as the City continues to grow.

As noted in the Environmental Planning Element above, numerous sustainable building and site design measures will be implemented, including but not limited to, low-flow energy efficient plumbing fixtures, LED lighting, energy efficient HVAC systems, architecturally integrated solar relief on windows and doors, on-site recycling, and pre-wiring for on-site vehicle charging.

H 2

Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale.

H 2.8 Support adjustments to the housing mix based on demographic needs and economic changes within the city.

Response: The General Plan Housing Element provides “As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale’s multiple generations.” Diverse housing options that serve a broader

demographic foster a sense of inclusivity, promote neighborhood stability, and contribute to a strong economic base for Scottsdale.

Recreation Element

R 2

Provide and enhance recreational opportunities that meet the diverse needs of Scottsdale's citizens and visitors.

R 2.5 Develop and maintain a citywide interconnected network of trails to provide valuable recreation and fitness opportunities for residents and visitors. Where possible, trails should connect to neighborhoods and serve major destinations.

R 2.6 Provide multi-generational recreation programming and facilities, that consider the full spectrum of community and special social or physical needs, interests, and financial resources.

Response: Given the Property's close proximity to the McDowell Sonoran Preserve (approximately 3 miles to the east), which offers over 30,000 acres of protected desert and abundant trails, there are numerous recreational and fitness opportunities for residents to enjoy. Nearby trailheads include the Pima Dynamite Trailhead and the Gateway Trailhead; both within 5 miles of the Property. Additionally, the Sonoran Hills Park is located approximately 0.5 miles to the east. Aria at Silverstone has approximately 4.5 acres of open space on site including the Scottsdale Road scenic corridor and Williams Drive buffered roadway setbacks with sidewalks and trails. Additionally, landscape buffers will be provided along the north and east boundaries of the site, and a central open space corridor, a small pool amenity (in lieu of individual pools), and a dog park are being provided for resident enjoyment.

Safety Element

S 6

Protect the health, safety, and welfare of the public from the impacts of flooding.

S 6.1 Identify drainage system needs, and make improvements where flood control problems exist

Response: A drainage report is provided with the zoning application addressing the public safety and welfare of residents with respect to drainage systems in conformance with City requirements.

❖ CONNECTIVITY

Circulation Element

C 1

Design and improve transportation corridors to safely and efficiently move people and goods.

C 1.1 Support the public transit system to assure adequate and affordable access to and within our community for citizens, employees, visitors, and businesses through the use of future technologies and micro-mobility options.

C 1.2 Coordinate transportation and land use planning to enhance an integrated, sustainable transportation system that promotes livable neighborhoods, economic vitality, safety, efficiency, mode choice, and adequate parking.

C 1.5 Incorporate strategies and technologies that efficiently move people, improve transportation system capacity and enhance mobility choices.

C 1.7 Retrofit aging neighborhood infrastructure and streets and create non-motorized neighborhood connections to enhance livability, safety, accessibility, and comfort.

Response: This Property is located at the northeast corner of Scottsdale Road and Williams Drive, a major arterial and minor collector respectively, with Scottsdale Road providing regional access from Chandler to North Scottsdale. By creating a comfortable and inviting pedestrian experience within the proposed residential community, and throughout the site, the design will encourage alternative modes of transportation, such as by foot and bicycle, reducing reliance on vehicles. The Property is located near restaurants, retail, and support services both adjacent to the site, and nearby, along Scottsdale Road, Williams Drive, Pinnacle Peak Road, and Miller Road. The integrated, unified site design within the existing Silverstone master plan will encourage residents and visitors to utilize the surrounding businesses for their everyday dining and retail needs.

C 2

Reduce the number, length, and frequency of automobile trips to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

C 2.1 Encourage a mix of land uses that will reduce the distance and frequency of automobile trips and support mobility choices.

C 2.2 Integrate a variety of mobility choices along local and regional transportation corridors.

C 2.3 Reduce demands on transportation networks by using trip reduction strategies and travel demand management techniques, including technology and applications, telecommuting,

alternative work schedules, carpooling, and transit/bicycling incentives in order to provide travelers with effective choices to improve travel reliability.

C 2.4 Work with employers to provide incentives and encouragement for trip reduction strategies.

C 2.5 Promote non-motorized travel for short neighborhood trips.

Response: As mentioned above, the Property is well-situated for local and regional access while also promoting walkability and access to nearby sidewalks and trails. The design implements a range of General Plan goals and policies including the integration of new high-quality architecture, and context appropriate site planning, creating a comfortable pedestrian realm and shaded micro-environment through landscaping. The proposed addition of a new for-sale residential community within a mixed-use context is a reduction in trip generation as compared to the 165,000 s.f. approved commercial office; resulting in 54% fewer average daily vehicle trips as demonstrated in the traffic report provided with the zoning submittal.

Pedestrian & Vehicular Circulation Plan

LEGEND

150' MAJOR ARTERIAL:
110' MINOR ARTERIAL:
100' MAJOR COLLECTOR:
LOCAL COLLECTOR:

BIKE LANE:

MULTI-USE TRAIL:

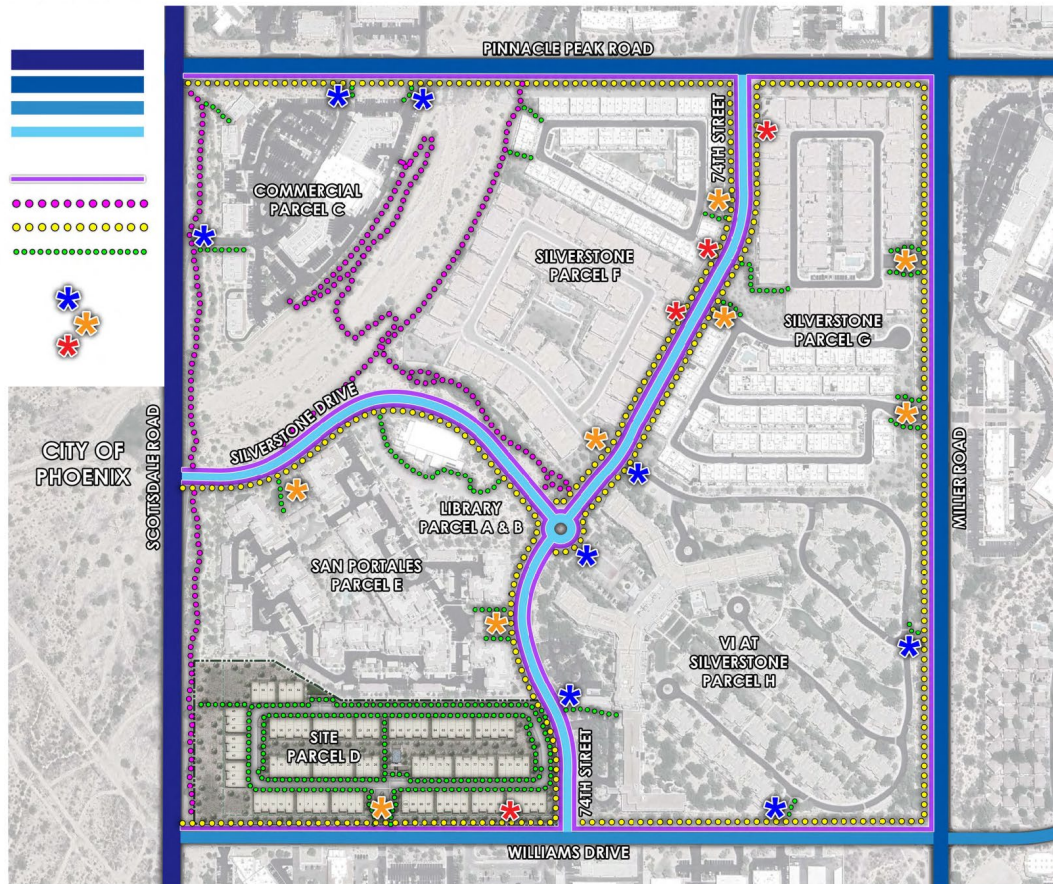
PUBLIC SIDEWALK:

INTERNAL SIDEWALK:

PUBLIC ACCESS:

GATED ACCESS:

EMERGENCY ACCESS:



C 3

Continue to develop an effective, safe, and connected multimodal transportation system (e.g., streets, trails, bikeways, shared-use paths, transit).

C 3.5 Increase accessibility to transit options through non-motorized and other transit connections, such as, neighborhood circulators; on-demand transportation network companies; improved/enhanced sidewalks, multimodal paths, bicycle lanes; and non-motorized options for the final mile to reach public transit services.

C 3.6 Create, preserve, and enhance multimodal connections between residential areas and neighborhood-supporting land uses.

Response: Aria at Silverstone will be integrated within an established commercial setting with both local and regional access. Residents will benefit from the surrounding network of trails and bicycle lanes and have the ability to store bicycles in their secured garage. The development plan promotes walkability through the integration of new shaded sidewalks and human-scale architectural design.

C 8

Provide a comfortable and accessible transportation system to increase ability to reach goods, services, and activities. Many factors affect accessibility, including mobility (physical movement), the quality and affordability of transportation options, transportation system connectivity, and land use patterns.

C 8.1 Provide pedestrian safety, comfort, and amenities that reflect streetscape design and character of an area.

Response: The pedestrian realm will be enhanced to promote ease of walkability for residents and visitors. Hardscape, landscape, lighting, and wayfinding will respect the user and provide unified connectivity to the established pedestrian network in and around the Property. Streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility to surrounding support land uses.

Bicycling Element

B 1

Develop continuous, accessible, and interconnected bicycle networks.

B 1.1 Continue to participate in regional bikeway system planning.

B 1.2 Promote convenient connections between on-street and off-street bicycling networks throughout the city and with neighboring jurisdictions.

B 1.3 Continue to integrate bicycle lanes and buffered bicycle lanes through street restriping and other techniques.

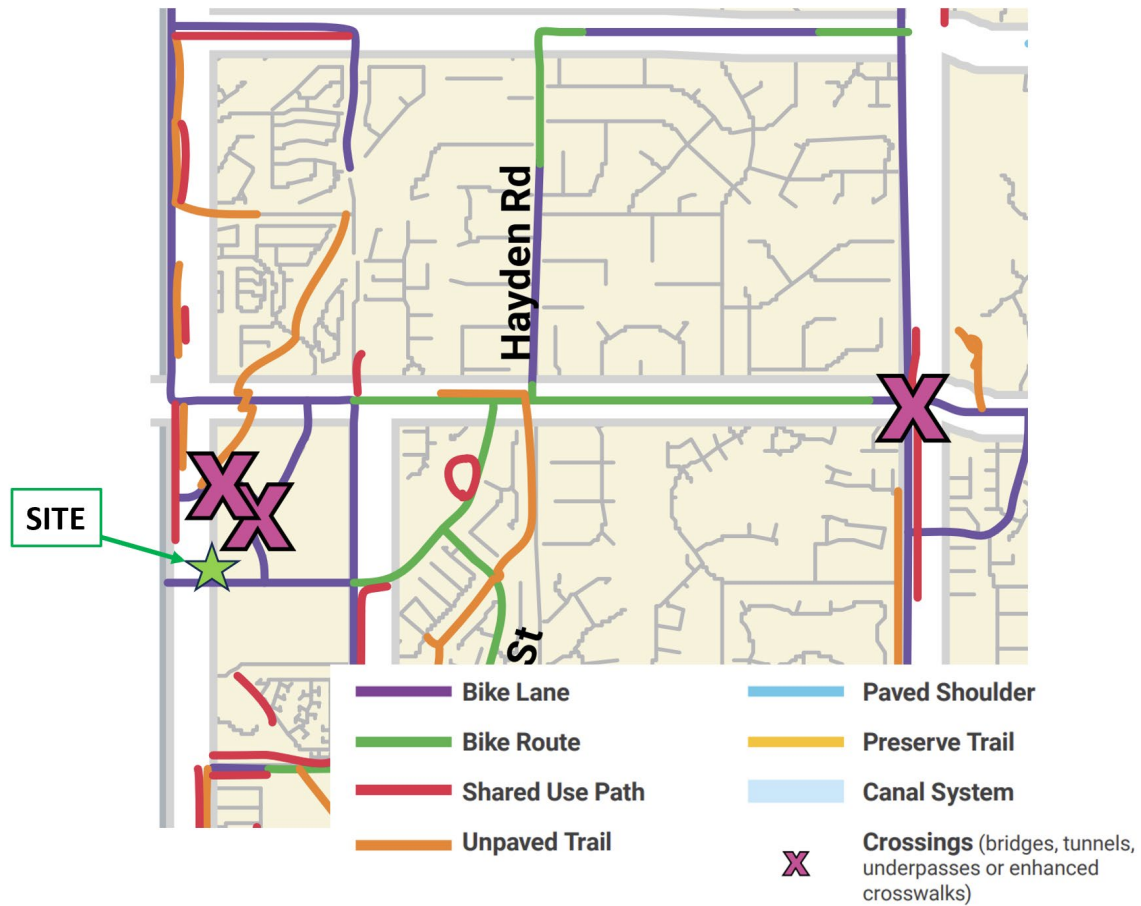
B 1.4 Continue to expand and enhance off-street bicycling networks, and connect them to existing and planned on-street bicycle networks.

Response: The existing bike lane along Williams Drive along with the future trail and sidewalk along the Scottsdale Road scenic corridor will both provide connectivity to the City's bicycle network and the City's greater open space recreation opportunities (Bicycle & Trails Map below) such as the McDowell Sonoran Preserve. Residents will have the ability to store bicycles in their secured garage.

Scottsdale Road – View East (Scenic Corridor Frontage)



Bicycle & Trails Map



Source: scottsdaleaz.gov

❖ REVITALIZATION

Neighborhood Preservation & Revitalization Element

NPR 1

Preserve and enhance the character, identity, and quality of Scottsdale's diverse neighborhoods.

NPR 1.1 Support innovative, well-designed, sustainable building construction and rehabilitation to enhance neighborhood character and identity.

NPR 1.2 New construction and exterior remodels or renovations should sensitively address neighborhood character and transition areas.

Response: Aria at Silverstone brings a wide range of amenities including, but not limited to, enhanced landscape and hardscape, reduced asphalt (as compared to current C-O zoning), additional open space (approximately 52% above R-5 base requirement), shade, improved pedestrian connectivity, sensitive edge buffering, and context appropriate architecture. The residential community will maintain sensitive edge conditions and transitions to the adjacent built environment.

NPR 5

Promote neighborhood interaction to help create and maintain strong communities.

NPR 5.1 Preserve existing and create new public gathering spaces within walking distance of residential areas.

NPR 5.3 Encourage physical and social links between non-residential and residential land uses.

Response: The proposed residential development contributes towards a community-oriented atmosphere by improving the pedestrian realm and tying seamlessly with the existing commercial and residential development that surrounds the site. The builder will complete the streetscape sidewalks and trails along Scottsdale Road with in the 100' wide scenic corridor open space amenity. A 35' landscape buffer will be provided along Williams Drive. Providing a quality, usable pedestrian environment is key to creating a thriving mixed-use community that minimizes focus on the automobile and encourages multimodal transportation. The Property is within close proximity to retail/support services and provides a greater balance of land uses to better serve the changing needs of Scottsdale and increase demand for housing options.

Growth Areas Element

Goal GA 3

Conserve and incorporate significant natural, open space, historic, and cultural resources in Growth and Activity Areas.

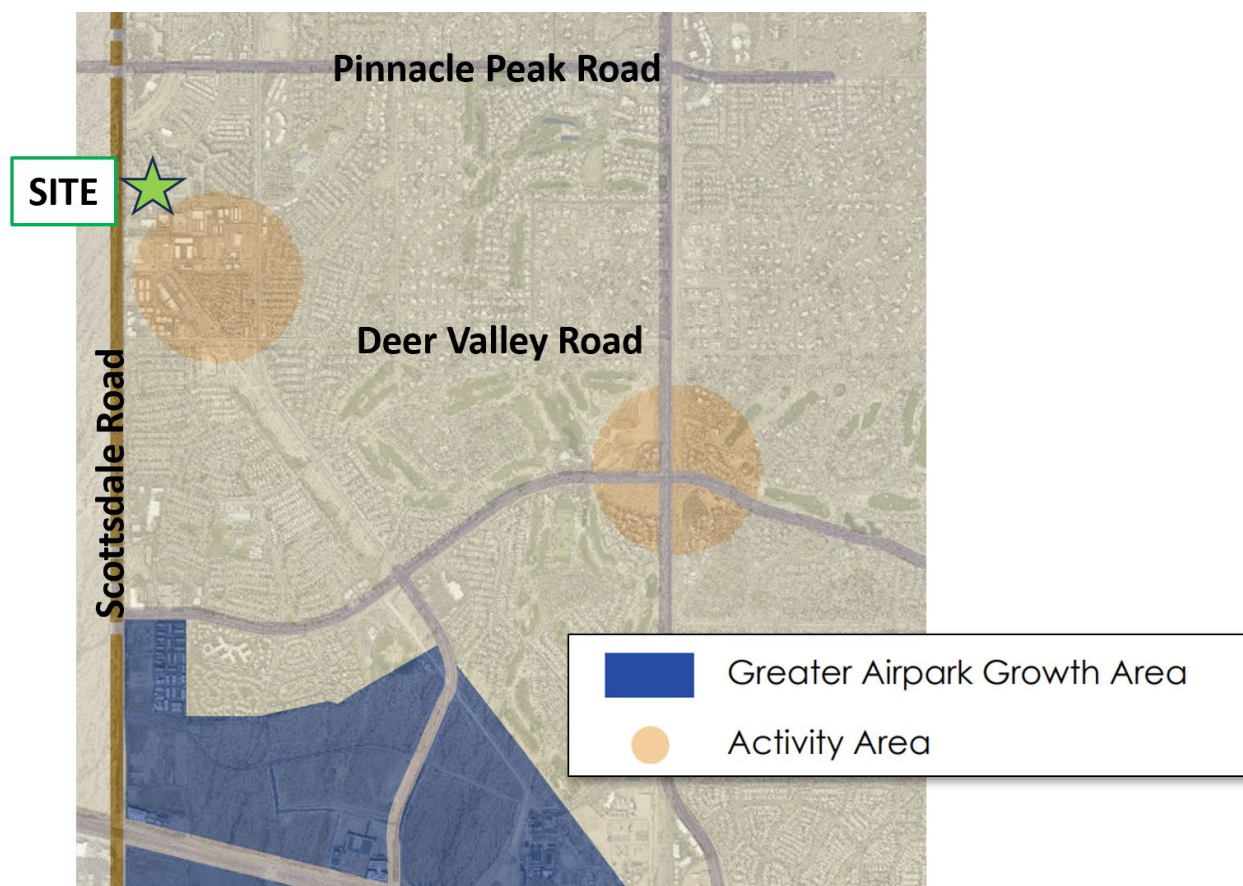
GA 3.1 Provide useable public open space as an integral part of Growth and Activity Areas to encourage public gathering, enhance aesthetics, preserve viewsheds, and serve as buffers between differing land uses and intensities.

GA 3.2 Identify and strengthen open space connections within and outside of Growth and Activity Areas.

Response: The Property is located on the edge of an Activity Area and is ideally situated for residential given the surrounding retail and support services including, but not limited to, Sprouts Farmers Market, Appaloosa Library, Scottsdale Veterinary Center, United States Postal Service, and Life Storage along with numerous restaurant options. The two-story for-sale residential was designed in a thoughtful manner with respect to building massing, buffers, and view corridors.

The surrounding context includes three-story residential to the north and a four-story residential health care facility to the east. To the south are a range of single-story commercial support services. Building massing will be mitigated with varied fenestration patterns and a combination of recessed and overhang elements through roof lines and balcony design while complementing the surrounding existing development.

Growth Areas Map



Source: 2035 General Plan

Cost of Development Element

COD 1

As permitted by State Law, require development to pay its fair share of the cost of public service needs it generates.

COD 1.6 Continue to use water, water resources, and sewer development fees to ensure that new growth pays for itself without adversely impacting existing customers.

Response: The development will comply with all City requirements with respect to water and sewer development fees.

COD 2

Promote development timing guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

COD 2.2 Ensure proposed development commits to construction of primary water, wastewater, and circulation systems, as necessary, before approval.

Response: Consistent with City requirements, the builder has submitted water and sewer basis of design reports, as well as a traffic report, with the zoning application to ensure adequate infrastructure and transportation systems are in place to serve the proposed use. The proposed residential land use within a mixed-use context results in 54% fewer vehicle trips than the approved C-O zoning as demonstrated in the traffic report provided with the zoning submittal.

❖ INNOVATION & PROSPERITY

Economic Vitality Element

EV 3

Sensitively manage land uses to provide and enhance economic development, fiscal health and job growth, while simultaneously protecting the integrity and lifestyle of neighborhoods.

EV 3.7 Identify and promote opportunities for infill development, and ensure that infill development projects sensitively integrate into the environmental and neighborhood setting.

EV 3.8 Promote orderly, planned growth to reduce service costs, maximize use of existing and proposed public facilities, and enhance available revenues.

Response: This proposal will bring an estimated \$75,000,000 investment to an underutilized vacant parcel that has been zoned C-O PCD since 2006 but has remained undeveloped. Commercial office is not a viable land use given the context, surrounding densities, and distance from Loop 101, and the well-publicized negative impact of hybrid work on office occupancies. The Property, being surrounded by existing residential and commercial, is considered infill, and thus, sensitive buffering and site/building design is a focal point of the development plan. This proposal will meet the growing need for housing options and contribute to the long-term economic prosperity of the surrounding area by providing residents with the opportunity to live in all areas of the community.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property. In addition to the response below, please refer to Goal CD 1 above for a specific description of the design elements.

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

Response: The Southwestern contemporary building character and varied building elements are complementary to the surrounding development pattern and adhere to the Silverstone MEDCP. The proposed for-sale residential townhomes are designed in clusters to allow for pedestrian walkways and view corridors between buildings. The building design will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar relief, shading and overhangs, and celebrate the Sonoran Desert climate by creating outdoor spaces and common amenities for its residents while also tying to the existing pedestrian network.

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

Response: Given the Property's location and desert context, the development team has taken special consideration in providing appropriate interaction with natural desert and washes through building design and attention to the ground-level experience including additional open space (approximately 52% more than required) and emphasis on incorporating 48” box desert shade trees within the community.

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

Response: The Property has a 20' +/- earthen berm that has been in place for decades and the new residential community will restore the historical topography blending with the surrounding established landform. Landscaping will consist of low-water use desert appropriate landscaping materials in conformance with established guidelines.

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

Response: The proposed development plan will include integration of natural and locally sourced plant materials and 48” box trees for shade. Additional landscaping and increased open space areas will contribute to the area’s habitat and improve air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand. The proposed open space, an approximately 52% increase from the required open space requirement, will promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff.

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

Response: Pedestrian circulation in and around the Property is an important feature of the design, as retail/support services and recreational uses are within walking distance of the Property.

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

Response: The Property is well situated for residential in a mixed-use setting because it is located within walking/biking distance to a range of supporting land uses including retail, restaurants, recreational opportunities. Developing residential with the established mixed-use context reduces the number and distance of automobile trips and improves air quality, thereby enhancing the quality of life for the entire community.

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

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

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

Response: Variation in proportion, material contrast, and architectural detailing will establish a natural hierarchy in building design. The proposed development plan also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate integration and adherence to the Silverstone MEDCP.

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

Response: The proposed building will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar relief and overhangs, and celebrate the Southwestern climate by creating outdoor spaces, private yards, respites, and shade.

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

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The specific sustainable elements are being evaluated with the design and development of Aria in accordance with IGCC and will include, but are not limited to, low-flow energy efficient plumbing fixtures, LED lighting, energy efficient HVAC systems, architecturally integrated solar relief on windows and door, on-site recycling, and wiring for on-site vehicle charging. See 2035 General Plan Sustainability & Environment section above for a list of specific features and sustainability measures.

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

Response: Context appropriate, native plant materials will be utilized. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement including 48” box trees to provide ample shade in the pedestrian realm.

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

Response: The site design will maintain a low water use plant palette. Context appropriate desert plant materials will be utilized consistent with the established vegetative pattern found throughout the area.

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

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

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

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