

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Project Data Sheet**

## PROJECT NARRATIVE BLUE SKY

### INTRODUCTION

This application requests Development Review Board approval for the Blue Sky Scottsdale project located on an approximately 4.28 acre site located north of the northeast corner of Scottsdale and Camelback Roads. Gray Development proposes to develop Blue Sky at this location as a mixed-use multifamily project with public open spaces; sustainable design and strong pedestrian connectivity to adjacent uses and other parts of Downtown. In total, *Blue Sky* will include 749 apartment units and approximately 69,000 square feet of commercial/retail space.

*Blue Sky* will be comprised of three separate buildings with variations in roof heights, step backs, and architectural treatments that minimize the overall mass and provide sensitive transitions to adjacent properties, Scottsdale Road and the Arizona Canal. The separation between buildings will provide view corridors and grade level public spaces throughout the project.

*Blue Sky* incorporate three complementary uses designed to create a final product that features live, work and play opportunities. First, individual apartment units will feature high-end finishes, floor plans and design features in a range of prices and sizes that appeal to those seeking a high-energy, active lifestyle. Next, the project will also feature approximately 20,000 square feet of retail and restaurant uses fronting Scottsdale Road. The retail frontage is designed to create a shaded, urban public open space. In the main building there is also approximately 7,000 square feet of lease office space located on the 3<sup>rd</sup> and 4<sup>th</sup> floors.

Finally, a 30,000 square foot, state-of-the-art fitness center will be located within *Blue Sky*. The fitness and lifestyle club will be an amenity to residents and will also offer memberships to the general public.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two Scottsdale Road facing buildings, referred to as the North and Main Buildings, respectively, the majority of the four-level underground parking garage, the loop road, and the site improvements surrounding and above these improvements, will be constructed in the first phase of the project.

*Blue Sky's* third building, referred to as the East Building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. It is anticipated that the remainder of the four-level underground parking garage will also be constructed in this phase, although the applicant will explore opportunities to construct it as part of the first phase. To facilitate a vibrant pedestrian experience along the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums setback immediately adjacent to *Blue Sky*.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher than required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the *Blue Sky* property line all the way to the intersection of Scottsdale and Camelback Roads.

#### **Consistency with Scottsdale General Plan**

Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

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

*Response: Blue Sky will support the long-term success of the Downtown Scottsdale urban character type neighborhood through its inclusion of high density, high quality, urban apartments; street level restaurants and retail, and vertically integrated commercial uses; and utilizing its integrated, shaded pedestrian connectivity elements. Further, Blue Sky will be developed on a vacant, underutilized infill parcel in the heart of Downtown Scottsdale. As a result, it will maximize prior public and private investments made in existing infrastructure, including water, wastewater, sewer, electrical, street and transit systems. Blue Sky's intensive nature is appropriate at its proposed location given the large scale, high intensity development that surrounds it such as the Fashion Square Mall and Scottsdale Waterfront. Blue Sky will contribute to city wide linkages of open space and activity zones through its connectivity to the Arizona Canal and the improvements it will make along the canal bank. When completed, these improvements will link areas north of Camelback Road to other*

activity centers such as the Waterfront, Southbridge and the Soleri bridge, all located south of Camelback Road. As the highest quality multifamily rental development in all of Arizona, it will also maintain Scottsdale's strong commitment to quality.

Goal 4: Encourage streetscapes for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

*Response: Improvements made to Scottsdale Road as a part of the Blue Sky development will make significant contributions to the overall streetscape goals for this important corridor. Through the use of plant materials, decorative paving, shaded canopies and outdoor pedestrian amenities, Blue Sky's Scottsdale Road frontage will be a high quality, activated urban street front. Its plant materials and paving patterns, including enhanced paving, will be consistent with those used at Fashion Square Mall on the west side of the street. In fact, subject to City approval, Blue Sky proposes to add date palms and appropriate low-level landscaping to the median in the portion of the street between Fashion Square Mall and Blue Sky in order to create a signature corridor between these two important projects.*

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

*Response: Blue Sky's landscape plans will make a significant visual contribution to the City as well as help mitigate the urban heat island effect. While remaining within the City and State limitations regarding water-intensive landscaping, Blue Sky will create an urban oasis through the use of greenery at all levels of the project. Scottsdale Road will include a generous landscape buffer complete with shade trees and shrubbery between the pedestrian areas adjacent to the buildings and Scottsdale Road. Plant materials used in this buffer will be consistent with those called for in the Scottsdale streetscape design guidelines. Additionally, Blue Sky will include a landscaped paseo between the North and Main buildings that will serve as a dedicated public access to the Safari development and the Arizona Canal, as well as a public gathering space in and of itself. Moreover, virtually all perimeter walls of the project will include a landscape buffer between the buildings and the surrounding sidewalks. Finally, and very importantly, all of Blue Sky's podium roof decks will be landscape with shrubbery and trees, creating inviting urban public spaces for residents and guests, as well as creating a striking visual impact along Scottsdale Road and the Arizona Canal.*

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

Response: Blue Sky will use exterior lighting with different characteristics depending on the use intended, while ensuring that the project meets all dark sky requirements. At the Scottsdale Road frontage, lighting will be conducive to sidewalk dining and pedestrians browsing at the retail storefront, at the paseo lighting levels will be higher at areas intended as pedestrian pathways, and lower at courtyard seating areas off the paseo. Occupied rooftop areas will feature more subdued lighting, with higher levels of illumination only at the barbecue grill areas.

**Contribution to general health, welfare, safety and convenience**

Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

*Response: Blue Sky will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity by providing additional opportunities to obtain goods or services; enhancing the Arizona Canal pedestrian experience, one of the City's important public amenities; and offering additional living opportunities not currently found in the city. With respect to the Canal, Blue Sky will provide access through a beautifully designed and landscaped paseo between the North and East buildings. The paseo will include a dedicated public access way for pedestrians. The paseo will connect to the Safari Condominiums to the south as well as to the Canal via a sidewalk that runs between the Blue Sky and Safari properties. Members of the public will be welcome to utilize the paseo to access the canal or to simply enjoy the urban public spaces adjacent to it. These spaces will be courtyards that include landscaping, shade and pedestrian amenities. The courtyards will be located within the "U" of their respective buildings. An appropriately-scaled water feature will be located between the courtyards, helping to create a cool environment and drown out the noise of nearby Scottsdale Road.*

*Blue Sky's Scottsdale Road frontage will also provide an outstanding public amenity that will contribute to the general health, welfare, safety and convenience of the community. As discussed above, the frontage will consist of enhanced paving materials, intensive landscaping, a retail shade portico, and public seating areas. The paving material along Scottsdale Road will be an enhanced material consisting of poured-in-place integral colored concrete with hand seeded aggregate and a medium sand blasted finish. Trees will consist of a double row of signature mature date palms interspersed with shade trees (palo brea or Texas ebony) in the landscape buffer between the sidewalk and Scottsdale Road. Generous shrubbery plantings will occur in between the trees within the landscape buffer. Additionally, public seating will be provided on concrete benches placed at the edge of the buffer facing the sidewalk and retail portico. The retail portico will consist of a canopy covering a 20-foot wide area conducive to outdoor dining and seating opportunities along the entire frontage. Finally, there are opportunities for public art along the Scottsdale Road frontage,*

*particularly at the southwest corner of the site and potentially at other select locations along the frontage.*

### **Spatial relationship with surrounding buildings**

Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

*Response: In addition to creating pedestrian friendly dedicated public access ways, Blue Sky has incorporated multiple pedestrian passageways and an urban pocket park to permit public pedestrian traffic through the site. Additionally, the use of various hardscape materials, lush landscaping, and shaded walkways are just a few of the elements that will encourage pedestrian use.*

### **Site circulation, ingress and egress**

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

*Response: Blue Sky's front porch is Scottsdale Road and interaction with it is an important element of the project's design. While it is the goal of Blue Sky to draw people in off of Scottsdale Road, the project will also provide an exciting experience for all pedestrian and street traffic on Scottsdale Road that wish to pass by or through the project. Blue Sky is designed with an internal loop road connected to Fashion Square Drive on the south and Coolidge Road on the north, that will provide delivery and emergency response access to our project as well as continued access to adjacent projects.*

### **Architectural character**

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

*Response: The central location of Blue Sky in the Downtown Regional Zone allows for significant heights and building massing. The design incorporates varying building heights and step backs throughout the project that are sensitive to the adjacencies and view corridors of neighboring properties. Mature landscape buffers will also assist in creating appropriate transitions to the adjacent properties. Improvements along the Arizona Canal and associated pedestrian walkways provide an additional buffer to the east.*

### **Design features**

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

*Response: Rooftop mechanical wells are recessed and set back to assure screening, and most utilities have been placed underground to make them unobtrusive. In addition, all refuse collection and pickup occurs in the underground parking structure, removing the eyesore of surface trash dumpsters from the street level.*

### **Architectural Design Guidelines**

Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

*Response: The 14 principles outlined in the "Scottsdale Sensitive Design Principles" have been addressed to the full extent that they are applicable to this project. Attached please find a narrative that addresses each of the points.*

### **ESL District**

If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.

*Response: Not applicable to this project*

### **HP District**

If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

*Response: Not applicable to this project*

### **Downtown District – urban character & pedestrian orientation**

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

*Response: The mix of residential, retail, restaurant and fitness uses within the vertically integrated Blue Sky exemplifies the concept of a "mixed use neighborhood." The shaded restaurant/retail portico along Scottsdale Road will provide an activated, shaded, integrated area for the comfort of pedestrians, shoppers, diners and residents. The pedestrian Paseo between the two Scottsdale Road buildings provides a garden-like setting for potential al fresco dining, or just sitting and relaxing away from the street noise. Further, the activated and landscaped podium roof decks and pedestrian bridge connecting the North building pool to the Main building will add significantly to the urban character and pedestrian nature of the site. Each of the project's multiple lower level roof decks will include landscape and hardscape improvements intended to provide social gathering places for residents and guests. The North Building's*

east podium deck and the East building's podium deck will serve as barbecue plazas with top of the line equipment, lighting, landscaping and seating areas. The North building's west podium deck will serve as a high end pool environment that will be extended to the Main building via a pedestrian bridge and Main building roof deck. Additional urban gathering spaces are provided at each step of the Main and North buildings' podium component.

### **Downtown District – building forms**

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

*Response: Blue Sky's planned high-density housing with complementary commercial uses precisely meets the goal of providing higher scale development in non-Downtown Core areas of the Downtown. Further, Consistent with City goals for urban development, Blue Sky will eliminate the negative impact that parking uses have on an urban area by locating its parking underground. Doing so will...*

- *Eliminate the negative visual impacts of parking; and*
- *Preserve the site for more productive uses, including significant new public spaces.*

*Blue Sky's massing will be broken up into smaller forms through the use of stepbacks, varying roof heights, building recesses and projections, and the placement of building materials. Along Scottsdale Road, the North and Main buildings will each include a podium building designed to create an appropriately-scaled pedestrian environment. Each of the podium buildings will have four steps to it at the 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> levels, very effectively breaking up the mass of these buildings. Further, the taller portion of the North building will occupy less than half of the total building footprint, while the taller portion of the Main building will include large public patio areas at two different heights near the top of the building that serve to break up its mass. The North building will also include a seven story podium to break up its mass on its eastern side. Finally, the East building will include a six-story podium building to provide for an appropriately-scaled environment adjacent to the Canal. Additional relief will be provided throughout the building elevations through the generous use of recessed and extended balconies. Finally, the placement and color of building materials will create a modern southwest design that includes stone, glass and EIFS. These materials will be placed so as to create distinct components of each building – a stone or EIFS wainscot of contrasting color creating the base where the building hits the ground, a contrasting color of stone or EIFS to create the middle of the building, and a projecting overhang topping off each building's tower element..*



### **Downtown District – urban design and architectural design**

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

*Response: The design of Blue Sky will include approximately 76,000 square feet square feet of new public spaces for use by the community. These will include active, shaded spaces under the portico adjacent to retail and restaurant spaces along Scottsdale Road (which will also will provide an attractive, active and comfortable connection between uses to the south and north of the project), an inviting and landscaped Canalscape, and a pedestrian Paseo - an urban pocket park - located between the two Scottsdale Road buildings that comprise the first phase of Blue Sky. All of these areas will contain seating areas, pedestrian amenities and/or public art elements. Blue Sky will play an integral role in providing an interconnected public realm within Downtown Scottsdale. Additionally, the new pedestrian connections along the Canal and between the project's buildings, including the pedestrian "bridge" over the underground parking ramps, will provide important pedestrian connections to adjacent uses. Blue Sky will provide a dramatic visual impact and fill a void in the urban fabric around Fashion Square. Its unique design, including activated public spaces, variations in roof heights, step backs (including green roofs stepping back from the street) and high quality architecture, featuring significant glass and stone elements, will add a major architectural statement along the Scottsdale corridor.*

*Blue Sky has incorporated many of the principles of design in the "Downtown Urban Design and Architectural Guidelines", providing a project that will contribute to the urban design goals for Downtown and compatible with the character of existing Downtown districts. For example, the project's massing and form is being designed to be sensitive to adjacent developments. It will have active street frontages facilitated by the shaded restaurant/retail portico. The building elements are designed around a highly amenitized pedestrian corridor and interior courtyard Paseo. Parking will be hidden underground and a pedestrian connection will be created over the top of the parking ramps. Appropriate pedestrian scales will be created along the Canal and Scottsdale Road, and varying building heights and step backs are being used to reduce massing and bulk.*

# Blue Sky Response to the City of Scottsdale Sensitive Design Principles

---

## Sensitive Design Principles

*As amended by the Development Review Board on March 8, 2001*

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 following design principles will help improve and reinforce the quality of design in our community:

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

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
  - *Blue Sky's design reflects the fact that it is located in the most intensive urban location in downtown Scottsdale. Adjacent to large scale shopping, office, hotel and residential projects, Blue Sky responds to this environment through a contemporary design with building massing that responds to the geometry of the site, while adhering to the setback and density requirements of the project's amended development standards. The design of Blue Sky – both in its materials and its form - will blend in with and enhance the surrounding built environment.*
- Building design should be sensitive to the evolving context of an area over time.
  - *Blue Sky utilizes timeless building materials commonly found in downtown Scottsdale: stone, stucco (EIFS) and glass. It is designed in such a way that it will not look "dated" a few years after its completion.*

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

- Scenic views of the Sonoran desert and mountains
  - *Blue Sky recognizes the importance of scenic views, in the sense that it makes a significant effort to provide them to residents, and also provides view corridors to adjacent properties. Specifically, Blue Sky will provide*

*view corridors between its North and Main buildings, as well as its Main and East buildings. It will also not obstruct existing views along the Arizona Canal. Its height and glass expanses will provide unparalleled views of the nearby Sonoran Desert and mountains.*

- Archaeological and historical resources
  - *Not applicable to this project*

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

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.
  - *Blue Sky does step down slightly along Scottsdale Road, following the natural topography, though the ability to step down is limited on this site by flood plain requirements. The civil design of the site is intended to minimize disturbance of the natural grade while ensuring that it does not adversely affect surrounding properties.*

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

- *Not applicable to this project*

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.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.
  - *Blue Sky's streetscape will provide all of the above, and at a level well above the city's minimum standards. The project's Scottsdale Road frontage will include landscape and hardscape treatments that are consistent with those found to the west at Scottsdale Fashion Square. The intent of providing this consistency is to create a signature urban corridor between these two important projects. The Scottsdale Road frontage will also be consistent with the Scottsdale Streetscape Design Guidelines.*

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.

- *Blue Sky's location is adjacent to bus routes on Scottsdale and Camelback Roads, provides multiple options for bicycle parking (for both visitors and residents) and creates significant pedestrian amenities on the site and linking to adjacent sites on Scottsdale Road and the Arizona Canal.*

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

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.
  - *Blue Sky's building massing will be minimized through the use of podium buildings with multiple setbacks and building heights. Additionally, all lower level podium roof decks will be designed as activated, social gathering spaces. The pedestrian amenities on the project are continuously shaded by a canopy and shade trees along the Scottsdale Road frontage, and by large trees in other portions of the project. In addition, the building mass will provide shading in the pedestrian paseo a good portion of each day.*

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

- To control the visual impact of a building's height and size
  - *The massing of the building steps down at the northwest and southwest corners of the Scottsdale Road frontage, and at the canal end to provide a transition of scale at these locations. In addition the podiums at the North Building and East Building reduce the mass height and size at a significant portion of both buildings.*
- To highlight important building volumes and features, such as the building entry.
  - *Building entries have been articulated by recesses, canopies and some feature enhanced materials and two story volumes. The streetscape along Scottsdale Road is also highlighted by a continuous canopy, upgraded hardscape and landscaping to provide an enhanced street presence.*

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

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
  - *At building lobbies, the project will create an experience that links interior and exterior. At the commercial lease space, we have provided adequate space for outdoor dining and lounging. It is anticipated that individual tenants may elect to create seamless transitions between interior and exterior spaces to blend these two environments.*
- Materials with colors and coarse textures associated with this region should be utilized.
  - *Blue Sky utilizes two coarse textured building materials commonly found in downtown Scottsdale: stone and stucco (EIFS), and the colors utilized are similar to those found in other projects in the Scottsdale downtown.*
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
  - *Blue Sky utilizes timeless and high quality building materials: stone, stucco (EIFS) and glass, and we believe the design reflects an "honest" iteration of their qualities.*
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.
  - *Shade canopies have been provided at the Scottsdale Road commercial frontage, and residential patios throughout the project are recessed to provide shade and cover. Windows at the top floor of the project are shaded by a deep overhang.*

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

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.
  - *The design of this project utilizes a space and material efficient concrete structure, energy efficient building skin materials and a state-of-the-art*

*HVAC system, all consistent with high quality and sustainable building design practices.*

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

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
  - *Planting materials have been selected to be consistent with city standards on the street frontages, with more lush and dense plantings at the interior of the project, and on the occupied roof deck areas. The project's high density nature means that less water will be used on a per capita basis than any suburban-oriented development.*
- The landscaping should complement the built environment while relating to the various uses.
  - *Landscape design directly correlates to the intended uses and varies through the project – providing shade, buffer zones and color to enhance the project.*

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

- Water, as a landscape element, should be used judiciously
  - *Only one small fountain is planned for this project.*
- Water features should be placed in locations with high pedestrian activity.
  - *The fountain will be located in the pedestrian paseo between the North and Main Buildings.*

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

- A balance should occur between the ambient light levels and designated focal lighting needs.
  - *Lighting design at the project is intended to provide appropriate levels of illumination for the intended use without violating Dark Sky design principles or creating levels disruptive to residents or surrounding uses.*

- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.
  - *All fixtures selected are energy efficient, and some utilize LED lamps to conserve energy (as compared to other conventional lamp types). Pedestrian light fixtures and wall mounted sconces create unique design that will provide appropriate illumination and enhance the project.*

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

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.
  - *A separate comprehensive sign package will be prepared and submitted for this project. Signage shown on the elevations in the DRB submittal package are "placeholders" and do not represent the final design of project signage.*





## PROJECT NARRATIVE BLUE SKY

### INTRODUCTION

This request is request Development Review Board approval for the Blue Sky Scottsdale project located on an approximately 4.28 acre site located north of the northeast corner of Scottsdale and Camelback Roads. Gray Development proposes to develop *Blue Sky* at this location as a mixed-use multifamily project with public open spaces; sustainable design and strong pedestrian connectivity to adjacent uses and other parts of Downtown. In total, Blue Sky will include 749 apartment units and approximately 76,000 square feet of commercial/retail space.

*Blue Sky* will be comprised of three separate buildings with variations in roof heights, step backs, and architectural treatments that minimize the overall mass and provide sensitive transitions to adjacent properties, Scottsdale Road and the Arizona Canal. The separation between buildings will provide view corridors and grade level public spaces throughout the project.

*Blue Sky* incorporate three complementary uses designed to create a final product that features live, work and play opportunities. First, individual apartment units will feature high-end finishes, floor plans and design features in a range of prices and sizes that appeal to those seeking a high-energy, active lifestyle. Next, the project will also feature approximately 26,000 square feet of retail and restaurant uses fronting Scottsdale Road. The retail frontage is designed to create a shaded, urban public open space. In the main building there is also approximately 7000 square feet of lease office space located on the 3<sup>rd</sup> and 4<sup>th</sup> floors.

Finally, a 30,000 square foot, state-of-the-art fitness center will be located within *Blue Sky*. The fitness and lifestyle club will be an amenity to residents and will also offer memberships to the general public.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two Scottsdale Road facing buildings, along with the majority of the 4 level underground parking garage, will be constructed in the first phase of the project.

*Blue Sky's* third building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. To facilitate a vibrant pedestrian experience along the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums adjacent.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher than required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the *Blue Sky* property line all the way to the intersection of Scottsdale and Camelback Roads.

#### **Consistency with Scottsdale General Plan**

Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

*Response: Blue Sky will support the long-term success of the Downtown Scottsdale urban character type neighborhood through its inclusion of high density, high quality, urban apartments; street level restaurants & retail, and vertically integrated commercial uses; and utilizing its integrated, shaded pedestrian connectivity elements. Further, Blue Sky will be developed on a vacant, underutilized infill parcel in the heart of Downtown Scottsdale. As a result, it will maximize prior public and private investments made in existing infrastructure, including water, wastewater, sewer, electrical, street and transit systems.*

#### **Contribution to general health, welfare, safety and convenience**

Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

*Response: One of the major goals of Blue Sky is to provide an easy, exciting pedestrian experience within, through and around the project. With frontage on both Scottsdale Road and the Canal, access from one to the other is an extremely important component of pedestrian circulation.*

#### **Spatial relationship with surrounding buildings**

Describe the spatial relationship that will exist between nearby structures and the

proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

*Response: In addition to creating pedestrian friendly dedicated public access ways, Blue Sky has incorporated multiple pedestrian passageways and an urban pocket park to permit public pedestrian traffic through the site. Additionally, the use of various hardscape materials, lush landscaping, and shaded walkways are just a few of the elements that will encourage pedestrian use.*

### **Site circulation, ingress and egress**

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

*Response: Blue Sky's front porch is Scottsdale Road and interaction with it is an important element of the project's design. While it is the goal of Blue Sky to draw people in off of Scottsdale Road, the project will also provide an exciting experience for all pedestrian and street traffic on Scottsdale Road that wish to pass by or through the project. Blue Sky is designed with an internal loop road connected to Fashion Square Drive on the south and Coolidge Road on the north, that will provide delivery and emergency response access to our project as well as continued access to adjacent projects.*

### **Architectural character**

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

*Response: The central location of Blue Sky in the Downtown Regional Zone allows for significant heights and building massing. The design incorporates varying building heights and step backs throughout the project that are sensitive to the adjacencies and view corridors of neighboring properties. Mature landscape buffers will also assist in creating appropriate transitions to the adjacent properties. Improvements along the Arizona Canal and associated pedestrian walkways provide an additional buffer to the east.*

### **Design features**

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

*Response: Rooftop mechanical wells are recessed and setback to assure screening, and most utilities have been placed underground to make them unobtrusive. In addition, all refuse collection and pickup occurs in the*

*underground parking structure, removing the eyesore of surface trash dumpsters from the street level.*

### **Architectural Design Guidelines**

Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

*Response: The 14 principles outlined in the "Scottsdale Sensitive Design Principles" have been addressed to the full extent that they are applicable to this project. For example, Blue Sky's design will enhance and strengthen the design character of the area, will use the public realm, i.e., the Scottsdale Road portico and Canal walk, as an opportunity to provide identity to the community and to convey its design expectations, will provide significant shading elements and inviting connections to adjacent developments (portico, Paseo and Canal improvements), will design the buildings with a logical hierarchy of masses, and will meet LEED certification standards. These principles will help maintain Scottsdale's community and quality of life. Blue Sky will create a unique pedestrian-oriented urban design that encompasses interior and exterior spaces, passive solar shading and a mixture of Sonoran and other compatible landscape materials. The use of desert colors and materials are a response to its location in the Sonoran Desert.*

### **ESL District**

If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.

*Response: Not applicable to this project*

### **HP District**

If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

*Response: Not applicable to this project*

### **Downtown District – urban character & pedestrian orientation**

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

*Response: The mix of residential, retail, restaurant and fitness uses within the vertically integrated Blue Sky exemplifies the concept of a "mixed use neighborhood." The shaded restaurant/retail portico along Scottsdale Road will provide an activated, shaded, integrated area for the comfort of pedestrians,*

shoppers, diners and residents. The pedestrian Paseo between the two Scottsdale Road buildings provides a garden-like setting for potential al fresco dining, or just sitting and relaxing away from the street noise.

#### **Downtown District – building forms**

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

*Response: Blue Sky's planned high-density housing with complementary commercial uses precisely meets the goal of providing higher scale development in non-Downtown Core areas of the Downtown. Further, Consistent with City goals for urban development, Blue Sky will eliminate the negative impact that parking uses have on an urban area by locating its parking underground. Doing so will...*

- *Eliminate the negative visual impacts of parking; and*
- *Preserve the site for more productive uses, including significant new public spaces.*

#### **Downtown District – urban design and architectural design**

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

*Response: The design of Blue Sky will include approximately 76,000 square feet square feet of new public spaces for use by the community. These will include active, shaded spaces under the portico adjacent to retail and restaurant spaces along Scottsdale Road (which will also will provide an attractive, active and comfortable connection between uses to the south and north of the project), an inviting and landscaped Canalscape, and a pedestrian Paseo - an urban pocket park - located between the two Scottsdale Road buildings that comprise the first phase of Blue Sky. All of these areas will contain seating areas, pedestrian amenities and/or public art elements. Blue Sky will play an integral role in providing an interconnected public realm within Downtown Scottsdale. Additionally, the new pedestrian connections along the Canal and between the project's buildings, including the pedestrian "bridge" over the underground parking ramps, will provide important pedestrian connections to adjacent uses. Blue Sky will provide a dramatic visual impact and fill a void in the urban fabric around Fashion Square. Its unique design, including activated public spaces, variations in roof heights, step backs (including green roofs stepping back from*

*the street) and high quality architecture, featuring significant glass and stone elements, will add a major architectural statement along the Scottsdale corridor.*

*Blue Sky has incorporated many of the principles of design in the "Downtown Urban Design and Architectural Guidelines", providing a project that will contribute to the urban design goals for Downtown and compatible with the character of existing Downtown districts. For example, the project's massing and form is being designed to be sensitive to adjacent developments. It will have active street frontages facilitated by the shaded restaurant/retail portico. The building elements are designed around a highly amenitized pedestrian corridor and interior courtyard Paseo. Parking will be hidden underground and a pedestrian connection will be created over the top of the parking ramps. Appropriate pedestrian scales will be created along the Canal and Scottsdale Road, and varying building heights and step backs are being used to reduce massing and bulk.*



# Project Application

Project Number: \_\_\_\_\_ - PA - \_\_\_\_\_ Case Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Date: 11/21/11

Staff Signature required PRIOR to submittal

*This Document Constitutes A Public Disclosure Under ARS Section 39-121, Inspection of Public Records*

- Case Type:**
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Abandonment (AB)                   | <input type="checkbox"/> Master Plan Map (MP)     | <input type="checkbox"/> Rezoning (ZN)       |
| <input type="checkbox"/> Changes to a Recorded Plat (PC)    | <input type="checkbox"/> Master Sign Program (MS) | <input type="checkbox"/> Text Amendment (TA) |
| <input type="checkbox"/> Change to Existing Lots (PC)       | <input type="checkbox"/> Minor Subdivision (MD)   | <input type="checkbox"/> Use Permit (UP)     |
| <input checked="" type="checkbox"/> Development Review (DR) | <input type="checkbox"/> Preliminary Plat (PP)    | <input type="checkbox"/> Variance (BA)       |
| <input type="checkbox"/> General Plan Amendment (GP)        | <input type="checkbox"/> Other: _____             |  |

**Project Name:** Blue Sky Scottsdale

**Project Address:** 4601 North Scottsdale Road

**Current Zoning District:** D/RCO-2/PBD      **Parcel Number(s):** 173\_38\_072\_D      **Quarter Section:** 18\_45

**Request:** Design Review Submittal

*The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.*

**Owner:** Scott Brooks

**Company:** Blue Sky Scottsdale, LLC

**Phone:** 443-618-8343      **Fax:** 616-935-0056

**E-mail:** sbrooks@ipapartners.com

**Address:** 1600 South Beacon Boulevard, Suite 200  
Grand Haven, Michigan 49417

**Developer:** Brian Kearney

**Company:** Gray Development, LLC

**Phone:** 602-508-7141      **Fax:** 602-954-9308

**E-mail:** bkearney@grayus.com

**Address:** 4040 East Camelback Road, Suite 275  
Phoenix, AZ 85048

**Architect:** Joe Worrall

**Company:** Gray Architects, LLC

**Phone:** 602-474-9055      **Fax:** 602-954-9308

**E-mail:** jworrall@grayus.com

**Address:** 4040 East Camelback Road, Suite 275  
Phoenix, AZ 85048

**Engineer:** Boyce O' Brien

**Company:** David Evans and Associates

**Phone:** 602.678.5151      **Fax:** \_\_\_\_\_

**E-mail:** bho@deainc.com

**Address:** 4600 East Washington Street, Suite 430  
Phoenix, AZ 85034

**Applicant Contact:** Brian Kearney

**Applicant E-mail:** bkearney@grayus.com

**Applicant Address:** same as above

**Phone:** same as above

**Fax:** same as above

Owner Signature

Applicant Signature

**Staff Signature:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_ @ScottsdaleAZ.gov      480-312-\_\_\_\_\_

**This application needs a:**  New Project Number or  Old Project Number. \_\_\_\_\_ **Date:** \_\_\_\_\_

Planning & Development Services Department



# Project Data Sheet

## Residential/Commercial

\_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: Dan Symer

Project Address: 4601 NORTH SCOTTSDALE ROAD

Date: 11/21/11

Proposed Use: MIXED USE: RESIDENTIAL/RETAIL/ RESTAURANT

Zoning District: D/RCO-2 PBD DO

TO BE COMPLETED BY APPLICANT		CALCULATIONS	TO BE COMPLETED BY CITY
COMMERCIAL	RESIDENTIAL		
	8.28 ACRES	Net Lot Area	
	3.74 ACRES	Gross Lot Area	
725,775 SF		Gross Floor Area Allowed	
		Gross Floor Area Provided	
		Building Volume Allowed	
		Building Volume Provided	
	749 APT. UNITS	Number Of Units Or Lots	
	749 APT. UNITS	Density Allowed	
	749 APT. UNITS	Density Provided	
	N/A	Minimum Lot Size Allowed	
	N/A	Minimum Lot Size Provided	
	128'	Building Height Allowed	
	128'	Building Height Provided	
	729,578 SF	Net Floor Area	
548	828	Parking Spaces Required	
881	828	Parking Provided On-Site	
		Parking Provided Off-Site	
		Total Parking Provided	
	0	Open Space Required	
	55,036 SF	Open Space Provided	
	0	Front Open Space Required	
	6220 SF	Front Open Space Provided	
	0	Parking Lot Landscaping Required	
	11,664 SF	Parking Lot Landscaping Provided	

### SET BACKS & PARKING REQUIREMENTS

REQUIRED	PROVIDED	CALCULATIONS	N, S, E, OR W	REQUIRED	PROVIDED
17'	17'	Front	W		
	26'	Rear	E		
	48'	Left Side	N		
	45'	Right Side	S		
	N/A	Parking			

### Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

62-DR-2011  
1<sup>st</sup>: 11/23/2011



Blue Sky

Project Pre Application Number 3916-PA-2010



# Preliminary Plat Application Checklist

At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal.

## PART I -- GENERAL REQUIREMENTS

All Graphics And Plans Shall Be To Scale And Dimensioned.

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all information in above section and without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Completed Application Checklist (this form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee - \$ <del>CU</del> / <del>AFTER 7-1-11 = 781.00</del> BEFORE 7-1-11 = 781.00 (subject to change every July) <input type="checkbox"/> Subdivision (major) <input type="checkbox"/> Minor subdivision (no replat) <input checked="" type="checkbox"/> Minor Subdivision (replat) <input type="checkbox"/> Perimeter Exception
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Application Form (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter Of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Project Narrative- 17 copies (form included) Describe subdivision layout and include justification for any proposed Amended Development Standards
<input type="checkbox"/>	<input type="checkbox"/>	6. Proposed Development Agreement for Perimeter Exception (shared facilities)
<input type="checkbox"/>	<input type="checkbox"/>	7. Proposed Amended Development Standards (see sample) – should meet Maricopa County recording requirements. <ul style="list-style-type: none"> <li>Proposed amended development standards justification form (provided)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Current Commitment for Title Insurance or Title Insurance Policy (requirements form provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy</li> </ul> Include complete Schedule A and Schedule B
<input type="checkbox"/>	<input type="checkbox"/>	9. Legal Description: (if not included in Title Report) <ul style="list-style-type: none"> <li>8-1/2" x 11" -1 copy</li> </ul>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**Preliminary Plat Application Checklist**

- 10. Site Location Map (see sample)**  
8-1/2" x 11 – 1 Written Legal and 1 Graphic

- 11. Provide A Combined Context Aerial And Context Site Plan (minimum of ½ mile in each direction):**
- 24" x 36" –**FOLDED 2 color copies**
  - 11" x 17" -**1 color copy**
- Aerial Shall Not Be More Than 1 Year Old And Shall Include An Overlay Of The Site Plan** showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:
- \_\_\_\_\_ ¼ mile  
\_\_\_\_\_ other
- Show the proposed site plan in relation to surrounding development including the following:
- Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls)
  - Label surrounding zoning and land uses
  - Streets including sidewalks, and any surrounding driveways or intersections
  - Show bike paths and trails
  - Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 E. Indian School Road, Suite 105).

- 12. Existing Conditions Photo Exhibit: Provide Photos, Use Same As In DRB Packets On 8-1/2" x 11" Size Paper (Printed digital photos are OK) (see example)**
- Photos mounted on cardboard, foamboard, particleboard, posterboard or other material will not be accepted.
  - See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.
  - Provide **1 color original set**

- 13. Preliminary Plat Notification Affidavit (provided)**

- 14. Digital Subdivision Plat Submittals:** (See attached "Notification of Digital Subdivision Plat Submittal," "Subdivision Plats CAD Layering Guidelines," "Subdivision Plats CAD Standards and Naming Conventions") and digital submittal requirements – **2 copies** due as shown below:
- **1st Copy** -due at time of submittal for preliminary plat (**Note:** If there are changes in the number of lots during the Development Review process, a revised digital file submittal will be required.)
  - **2nd Copy** – due with the mylar submittals for final plat

- 15. Archaeological Resources**
- Certificate of No Effect / Approval Application Form (form provided)
  - Archaeology Survey and Report -**3 copies**
  - Archaeology 'Records Check' Report Only -**3 copies**
  - Copies of Previous Archeological Research -**1 copy**
  - Map(s)/Narrative for any archaeological resources within a Master planned Development or larger project- **1 copy**

- 16. Historic Property:** (existing or potential historic property)
- Narrative describing proposal to preserve the historic character or compliance with property's existing Historic Preservation Plan

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**Preliminary Plat Application Checklist**

17. **Completed Airport Vicinity Development Checklist** -Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)
18. **Policy On Appeals Of Required Dedications And/Or Exactions** (see provided)
19. **Neighborhood Involvement** (information packet provided)

**PART II -- REQUIRED PLANS & RELATED DATA***All Graphics And Plans Shall Be To Scale And Dimensioned.*

1. **Preliminary Plat and Site Plan:** (include all recorded plat information within 100+ feet of the plat boundary and show all applicable setbacks on each site (see included Plan and Report Requirements))
- 24" x 36" -17 copies folded
  - 8-1/2" x 11" -1 copy
  - Digital -1 copy (See included Digital Submittal Plan Requirements)
2. **Conceptual Landscape & Walls Plans:**
- 24" x 36" -1 color copy folded
  - 8-1/2" x 11" -1 color copy
3. **Proposed Codes, Covenants, & Restrictions (CC&R's):**
- 8-1/2" x 11" -1 copy
4. **Phasing Plans** showing the proposed infrastructure and access to each phase of the development:
- 24" x 36" -1 copy folded
  - 8-1/2" x 11" -1 copy

**PART III -- ENGINEERING & RELATED DATA REQUIREMENTS***All Graphics And Plans Shall Be To Scale And Dimensioned.*

1. **Results Of Alta Survey**
- 24" x 36" -1 copy folded (not older than 30 days)
2. **Topography Map:** (refer to ESL Ordinance for specific contour intervals):
- 24" x 36" -1 copy folded
  - 8-1/2" x 11" -1 copy
3. **Drainage Report:** See Sec. 4.700 of the City's Design Standards & Policies Manual for specific submittal and content requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.
- Demonstrate compliance with Army Corp. of Engineers with 404 compliance
  - Demonstrate compliance with National Pollutant Discharge Elimination System (NPES)
  - 8-1/2" x 11" -2 copies of the Drainage Report including full size plans/maps in pockets
  - Digital -1 copy (See included Digital Submittal Plan Requirements)

**Planning Systems will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.**

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**Preliminary Plat Application Checklist**

- 4. Water Sampling Station**
- Show location of sample stations on the preliminary plat.
  - Fax 8 1/2" x 11" **copy** of the preliminary plat with sampling stations to the Water Quality Division.  
Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
- 5. Traffic Impact Study (Refer to TIMA Process Overview Document)**
- 3 copies
- 6. Cross Section Detail -Conceptual design submittals needed to assess the physical impact of the proposed development.**
- **Site Cross-Sections** Showing existing and proposed grade lines, and all finished floor elevations of adjacent sites
  - **Drainage Structures** (when topography or channel are significant)
  - **Retaining Walls** (when topography is significant).
- 7. Water Study (basis of design report)- 3 copies**
- 8. Waste Water Study (basis of design report)- 3 copies**
- PART IV -- ENVIRONMENTAL SITE PLANS – for each of the following checked site plans provide:**
- 24" x 36" - 1 copy folded
  - 8-1/2" x 11" - 1 copy
- 1. Natural Area Open Space (NAOS) Analysis Plan**
- 2. Proposed Development Envelope Concept Plan**
- 3. Color Slope Analysis Superimposed on Topography Map With NAOS Calculations**
- 4. Cuts & Fills Site Plan**
- 5. Native Plant Submittal (identifying location of protected plants in relationship to plat improvements):**
- 24" x 36" -1 copy folded
- See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.**
- 6. Topography/Aerial Overlay With Site Plan Superimposed**
- 7. Landforms Types Map**
- 8. Unstable Slopes/Boulder Rolling Map & Report**
- 9. Bedrock & Soils Map & Report**
- 10. Conservation Area, Scenic Corridor, Vista Corridor Plans Map (including typical cross-section details & concept narrative)**

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**Preliminary Plat Application Checklist**

11. Bikeways & Trails Plan (including typical cross-sections)

1. Other: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Submit all items pursuant to the Submittal Instructions provided.

3. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 312-7000.



Coordinator Signature

5-22-11

Date

This application needs a:  New Project Number or  Old Project Number: \_\_\_\_\_

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



**CITY OF SCOTTSDALE  
PRELIMINARY PLAT NOTIFICATION AFFIDAVIT**

I, \_\_\_\_\_, acting on behalf of \_\_\_\_\_, hereby affirm that a copy of the preliminary plat of \_\_\_\_\_ subdivision has been delivered to the following agencies for their review.

<u>AGENCY</u>	<u>DATE NOTIFIED</u>
<input checked="" type="checkbox"/> SALT RIVER PROJECT.....	_____
_____ ARIZONA PUBLIC SERVICE.....	_____
_____ SOUTHWEST GAS CORPORATION.....	_____
_____ QWEST CORPORATION.....	_____
_____ COX CABLE.....	_____
_____ MARICOPA DEPARTMENT OF TRANSPORTATION.....	_____
_____ ARIZONA DEPARTMENT OF TRANSPORTATION.....	_____
_____ MARICOPA COUNTY HEALTH DEPARTMENT.....	_____
_____ MARICOPA COUNTY PLANNING DEPARTMENT.....	_____
<input checked="" type="checkbox"/> MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	_____
_____ SCOTTSDALE POSTMASTER.....	_____
_____ SCOTTSDALE SCHOOL DISTRICT.....	_____
_____ CAVE CREEK SCHOOL DISTRICT.....	_____
_____ PARADISE VALLEY SCHOOL DISTRICT.....	_____
_____ CENTRAL ARIZONA WATER CONSERVATION DISTRICT.....	_____
_____ CITY or TOWN OF _____	_____
_____ OTHER _____	_____

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone



# Preliminary Plat Submittal Instructions

All documents **MUST** be submitted:

**In a 8 1/2" x 11" Three Ring Binder**

File using the below tabs/dividers

**Full Size (24 x 36) plans are NOT to be hole-punched or in binder**

8 1/2" x 11" elevations, site plans, etc. (see application checklist) need to be filed under Graphics

11" x 17" elevations, site plans, etc. (see application checklist) need to be folded and filed in back of binder

Not all information listed on this sheet is required at time of submittal, see application checklist for required items needed at time of submittal.

Call 480-312-7000 to pick-up submittal tabs or use your own tabs using the below tabs as reference

Tabs to include:

Graphics      Samples      Corres/Legal      Application      Miscellaneous      Grading

**GRAPHICS (8.5x11, 11x17s hole-punch & file under graphics, 24 x 36 are NOT hole-punched)**

**Site Location Map**

**Existing Conditions Photo Exhibit**

**Provide A Combined Context Aerial And Context Site Plan**

- 24" x 36" -**FOLDED**
- 11" x 17" -**1 color copy**

**Preliminary Plat and Site Plan:**

- 24" x 36" -**17 copies folded**
- 8-1/2" x 11" -**1 copy**

**Conceptual Landscape & Walls Plans:**

- 24" x 36" -**1 color copy folded**
- 8-1/2" x 11" -**1 color copy**

**Phasing Plans:**

- 24" x 36" -**1 copy folded**
- 8-1/2" x 11" -**1 copy**

**Results Of Alta Survey**

- 24" x 36" -**1 copy folded** (not older than 30 days)

**Topography Map:** (refer to ESL Ordinance for specific contour intervals):

- 24" x 36" -**1 copy folded**
- 8-1/2" x 11" -**1 copy**

**Native Plant Submittal**

- 24" x 36" -**1 copy folded**

**Natural Area Open Space (NAOS) Analysis Plan**

**Cross Section Detail**

**Site Cross-Sections**

**Proposed Development Envelope Concept Plan**

**Color Slope Analysis Superimposed on Topography Map With NAOS Calculations**

**Cuts & Fills Site Plan**

## Submittal Instructions

### **Topography/Aerial Overlay With Site Plan Superimposed**

**Landforms Types Map**

**Unstable Slopes/Boulder Rolling Map & Report**

**Bedrock & Soils Map & Report**

**Conservation Area, Scenic Corridor, Vista Corridor Plans Map**

**Bikeways & Trails Plan (including typical cross-sections)**

**Retaining Walls**

### **CORRES/LEGAL**

**Letter Of Authorization**

**Current Title Report**

**Legal Description**

- 8-1/2" x 11" -1 copy

**Preliminary Plat Notification Affidavit**

**Neighborhood Involvement**

### **APPLICATION**

**Completed Application Checklist**

**Completed Application Form**

**Project Narrative**

**Completed Airport Vicinity Development Checklist**

### **MISCELLANEOUS**

**Proposed Amended Development Standards**

**Archaeological Resources**

- Certificate of No Effect / Approval Application Form (form provided)
- Archaeology Survey and Report -3 copies
- Archaeology 'Records Check' Report Only -3 copies
- Copies of Previous Archeological Research -1 copy
- Map(s)/Narrative for any archaeological resources within a Master planned Development or larger project- 1 copy

**Historic Property**

**Policy On Appeals Of Required Dedications And/Or Exactions**

**Proposed Codes, Covenants, & Restrictions (CC&R's):**

- 8-1/2" x 11" -1 copy

### **GRADING**

**Drainage Report- 3 Copies**

**Drainage Structures (when topography or channel are significant)**

**Water Sampling Station**

**Traffic Impact Study- 3 Copies**

**Water Study -3 Copies**

**Waste Water Study – 3 Copies**





# Plan Review Fee Schedule

## Miscellaneous

Official Schedule of City of Scottsdale Rates and Fees at: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov) - keyword "Fees"

### Miscellaneous Plan Review Fees

	50% of original fee		
	Non/Lower	Upper	Hillside
After 3 <sup>rd</sup> review	\$690	\$730	\$755
Revisions to approved civil plans (per sheet)			
Barricade plan review	\$78 per hour		
Benchmark Revision	\$78 per hour		
Dry utility review	\$78 per hour		
Fence only	\$78 per hour + \$.11 LF		
Retaining walls	\$78 per hour + \$.11 LF		
Minimum plan review	\$78 per hour		
Minor Revision to approved civil plans	\$78 per hour		
Native plant review	\$78 per hour		
Pool	\$78 per hour		
Plan Review extension request	\$255		
Revision to approved building plans	\$78 per hour		
Solar review Residential	\$153		
Commercial	\$305		
Update expired improvement plans (no changes)	\$78 per hour		

### Plat Fees

Final Plat	
Major Subdivision	\$4,785 + \$143 per lot
→ Minor Subdivision	\$2,390 + \$143 per lot
Certificate of Correction	\$78

### Recordation Fees (May vary based upon specific submittal)

Maps of Dedication & Land Division	First set of mylars	\$34 per sheet
	Additional set of mylars	\$3 per sheet
	Administrative fee	\$32

### Signs

0-20 Sq Ft	\$30 per sign
21-30 Sq Ft	\$58 per sign
31 Sq Ft & over	\$84 per sign

Release of Easement \$980

Expedited Review \$235

**Note: This schedule is not all inclusive and other fees may apply.**

### Planning and Development

7447 E Indian School Road, Suite 100, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# City of Scottsdale Cash Transmittal

## # 88814

88814  
 1 00410618  
 11/23/11 PLN-1STOP  
 DSIMMONS HPDOB58011  
 11/23/2011 9:10 AM  
 \$1,515.00

**Received From :**

SONORAN DESERT LAND INVESTORS LLC  
 2555 E CAMELBACK RD STE 1050  
 PHOENIX, AZ 85016  
 602-508-7141

**Bill To :**

SONORAN DESERT LAND INVESTORS LLC  
 2555 E CAMELBACK RD STE 1050  
 PHOENIX, AZ 85016  
 602-508-7141

**Reference #** 396-PA-2010  
**Address** 4605 N SCOTTSDALE RD  
**Subdivision** MARTIN TRACT  
**Marketing Name**  
**MCR** 019-03  
**APN** 173-38-072D

**Owner Information**

MIDFIRST BANK ( CORPORATE)  
 5051 NW GRAND BL  
 OKLAHOMA CITY, OK 73118  
 405-767-7110

**Lot Number**  
**County** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area**  
**Number of Units** 1  
**Density**

**Issued Date** 11/23/2011  
**Paid Date**  
**Payment Type** CHECK  
**Cost Center**  
**Metes/Bounds** No  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
**QS** 18-45

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

SIGNED BY JOE WARREL ON 11/23/2011

62-DR-2011  
 1<sup>st</sup>: 11/23/2011

Total Amount

**\$1,515.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 88814**

**CHECKLIST**  
**DRAINAGE REPORTS, DRAINAGE WAIVER, WATER AND WASTEWATER**  
**BASIS OF DESIGN REPORTS**

**APPLICANT:**

Please remember to take the following reports to the One Stop Shop to be logged in.

- Drainage Report/Drainage Waiver (2 copies)- Plan Check # \_\_\_\_\_
- Water Basis of Design Report (2 copies)- Plan Check # \_\_\_\_\_
- Wastewater Basis of Design Report (2 copies)- Plan Check # \_\_\_\_\_
- No reports required

**PLANNING ASSISTANT:**

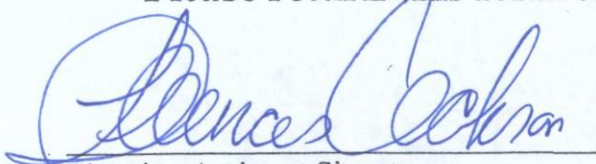
Please write the pre-app number on the submitted reports.

**COUNTER REPRESENTATIVE:**

When giving the above reports a Plan Check number, please remember to input the following information from the project application in the Plan Check number:

- Project Name Blue sky
- Street Address 4601 N Scottsdale Rd
- Applicant's name/contact information \_\_\_\_\_
- Pre-application number 396-PA0010

**\*\*\* Please return this form to the Planning Assistant's**

  
\_\_\_\_\_  
Planning Assistant Signature

11.23.11  
Date

Case File \_\_\_\_\_

Blue Sky

Project Pre Application Number 396 2/0



# Development Review Board

Application Checklist  
Must DRB Study Session Pur 19 1st 30 day Review

At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal.

## PART I -- GENERAL REQUIREMENTS

All Graphics And Plans Shall Be To Scale And Dimensioned.

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Development Review Application Checklist (this form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee - \$ 1980 <sup>00</sup> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Application Form (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	4. Copy Of Liquor License Application (For All Bars / Restaurants)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter Of Authorization of Affidavit (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Project Narrative (form provided) Describe site and building design <i>see the report</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Current Title Report (requirements form provided)- no older than 30 days. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 1 copy</li> <li>Include complete Schedule A and Schedule B.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	8. Legal Description (if not included in Title Report) <ul style="list-style-type: none"> <li>8-1/2" x 11" -1 Written Legal and 1 Graphic</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Provide A Combined Context Aerial And Context Site Plan: <ul style="list-style-type: none"> <li>24" x 36" -FOLDED color copy</li> <li>11" x 17" - 1 color copy</li> </ul> <p>Aerial Shall Not Be More Than 1 Year Old And Shall Include And Overlay Of The Site Plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p><input checked="" type="checkbox"/> 750 feet  <input type="checkbox"/> other</p>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**DRB Application Checklist**

Show the proposed site plan in relation to surrounding development including the following:

- Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls)
- Label surrounding zoning and land uses, in white letters
- Streets including sidewalks, and any surrounding driveways or intersections
- Bike paths and trails
- Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 E. Indian School Road, Suite 105).

10. **Existing Conditions Photo Exhibit And Index Of Photos For Inclusion In DRB Packets (15 sets)**
- Color copies are required (Printed digital photos are OK).
  - Photos must be numbered; you may place up to four (4) photos per page
  - Page size must be 8-1/2" x 11"
  - Provide 1 set of photos with index graphic at time of submittal
  - An index graphic showing the required photo locations and numbers must be attached as the 1st page of the photo exhibit on each of the 15 sets
  - Show all existing buildings on site
  - We will not accept photos mounted on cardboard, foamboard, particleboard, posterboard, or other materials.
  - 1 or 2 photos of the existing condition of the site and representative photos of the architecture
11. **Location Map:** Provide a map, drawn to scale, showing the location of the site in relation to arterial & intersecting streets and indicating the zoning of the site and adjacent properties.
- 8-1/2" x 11" -1 copy
12. **Abbreviated Water & Sewer Need Report** (Provided with Water Resources Non-Residential Development Fee Packet.)
13. **Policy Or Appeals Of Required Dedications And/Or Exactions** (form provided): This document must be signed and dated by the property owner
14. **Design Guidelines** (provided to applicant)
15. **Archaeological Resources** (information sheets provided):
- Certificate of No Effect / Approval Application Form (provided)
  - Archaeology Survey and Report -2 copies
  - Archaeology 'Records Check' Report Only -2 copies
  - Copies of Previous Archeological Research -1 copy
  - Map(s)/Narrative for any archaeological resources within a Master Planned Development or larger project- 1 copy
16. **Historic Property:** (existing or potential historic property)
- Narrative describing proposal to preserve the historic character or compliance with property's existing Historic Preservation Plan
17. **Completed Airport Vicinity Development Checklist** -Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)
- Airport Data Page
  - Aviation Fuel Dispensing Installation Approval form
  - Heliport (requires a Conditional Use Permit)

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**DRB Application Checklist**

- 18. **Neighborhood Involvement** (see provided packet for requirements)
- 19. **Purchase Agreement "In Lieu Parking Credits"** (form provided) completed form to be submitted prior to DRB hearing

**PART II -- REQUIRED PLANS & RELATED DATA**

*All Graphics And Plans Shall Be To Scale And Dimensioned.*

- 1. **Site Plan:** See provided Plan and Report Requirements
  - 24" x 36" -16 FOLDED copies
  - 11" x 17" -1 copy
  - Digital -1 copy (See Digital Submittal Plan Requirements)
  - 8-1/2" x 11" -1 copy

*For all Improvements*

- 2. **Project Data Sheet** (form provided)

- 3. **Site Plan Worksheet** including calculations (sample attached)
  - 24" x 36" -1 FOLDED copy
  - Digital -1 copy (See Digital Submittal Plan Requirements)

- 4. **Site Cross Sections:** Show existing and proposal grade lines, and all finished floor elevation of adjacent sites (at locations specified by Project Coordination Manager):
  - 24" x 36" -1 FOLDED copy
  - 11" x 17" -1 copy
  - 8-1/2" x 11" -1 copy

- 5. **Phasing Plans** showing the proposed infrastructures and access to each phase of the development.
  - 24" x 36" -1 FOLDED copy
  - 11" x 17" -1 copy
  - 8-1/2" x 11" -1 copy

*IF Applicable*

- 6. **Typical Lot Layout** for all lot types - i.e. corner, interior, flag, pie, etc.:
  - 8 1/2" x 11" -1 copy (quality suitable for reproduction)

- 7. **Preliminary Art Plan & Schematic Design** showing location, type and scale of artwork (Required of Downtown Planned Block Developments)

**PART III -- ARCHITECTURAL PLANS & RELATED REQUIREMENTS**

*All Graphics And Plans Shall Be To Scale And Dimensioned.*

- 1. **Elevations:** Show all sides of all building(s) and indicate building heights & label all materials and colors on plans.
  - 24" x 36" -2 FOLDED color copies (photo quality paper is not allowed)
  - 11" x 17" -1 color copy
  - Digital -1 copy (See Digital Submittal Plan Requirements)
  - 8-1/2" x 11" -1 color copy

*Separate plan Addressing st.P/G.*

- 2. **Streetscape Elevation(s):** Include landscaping and site walls
  - 24" x 36" -1 FOLDED copy
  - Unmounted color copy 11" x 17" -1 copy
  - 8-1/2" x 11" -1 copy

*OK TO USE Perspective with adjacent buildings*

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**DRB Application Checklist**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>3. Perspective Drawing:</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED color copy</li> <li>• 11" x 17" -1 color copy</li> <li>• 8-1/2" x 11" -1 color copy</li> </ul> <p>NOTE: Applicants may bring additional mounted copies to presentations if desired.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>4. Floor Plans:</b> _____</p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED copy</li> <li>• 11" x 17" -1 copy</li> <li>• Digital -1 copy (See Digital Submittal Plan Requirements)</li> <li>• 8-1/2" x 11" -1 copy</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>5. Floor Plan Worksheet:</b> (including calculations) _____</p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED copy</li> <li>• Digital -1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>6. Wall Details &amp; Entry Feature:</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED copy</li> <li>• 11" x 17" -1 copy</li> <li>• 8-1/2" x 11" -1 copy</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>7. Corporate Image Features</b></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>8. Sign Details:</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED copy</li> <li>• 11" x 17" -1 copy</li> <li>• 8-1/2" x 11" -1 copy</li> </ul>

**PART IV - LIGHTING PLAN**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>1. Photometric Analysis</b> with horizontal foot candle diagram</p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED copy</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>2. Lighting Site Plan</b>, include landscape lighting, building lighting and all other lighting</p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED copy</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>3. Manufacturer Cut Sheets</b> Of All Proposed Lighting Shall Be Submitted On Full Size 24" x 36" Sheets</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>4. OTHER:</b> <u>ELEVATION WORK SHEET</u></p>

**PART V - ENGINEERING REPORTS & RELATED REQUIREMENTS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>1. Results Of Alta Survey:</b> <u>USE zoning base ONE OK 4/29/10</u></p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED copy no older than 30 days may submit with boundary survey</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>2. Topography Map:</b> (include 2'-0" minimum contours except where slopes exceed 15%)</p> <ul style="list-style-type: none"> <li>• 24" x 36" -1 FOLDED copy</li> <li>• 11" x 17" -1 copy</li> <li>• 8-1/2" x 11" -1 Copy</li> </ul>

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**DRB Application Checklist**

*See ST. Publications ALSO*

- **3. Drainage Report:** See Sec. 4.700 of the City's Design Standards & Policies Manual for specific submittal and content requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.
- Demonstrate compliance with Army Corp. Of Engineers with 404 compliance
  - Demonstrate compliance with National Pollutant Discharge Elimination Systems (NPES)
  - 8-1/2" x 11" -2 copies of the Drainage Report including full size plans/maps in pockets
  - Digital -1 copy (See Digital Submittal Plan Requirements)
- Current Planning will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.**

- 4. Traffic Impact Study:**
- 3 copies

- 5. Parking Study:**
- 2 copies (required for reduction of ordinance requirements)

- 6. Trip Generation Comparison:**
- 2 copies

- 7. Parking Analysis:**
- 2 copies (required for reduction of ordinance requirements)

- 8. Cross Section Detail:** (no vertical exaggeration)
- 24" x 36" -1 FOLDED copy
  - 11" x 17" -1 copy
  - 8-1/2" x 11" -2 copies (quality suitable for reproduction)

- 9. Water Study** (basis of design report)- 3 copies
- To be submitted for distribution to Water Resources

*Doug [Signature]*

- 10. Waste Water Study** (basis of design report) - 3 copies
- To be submitted for distribution to Water Resources

- 11. Letter Of Approval For Fountains Or Water Features** from the Water Conservation Office - Contact Christina Klien at 480-312-5473

**PART VI -- ENVIRONMENTAL & LANDSCAPING DATA REQUIREMENTS**

\*\*\* Note: Each Item Indicated Below Requires The Following Number Of Copies:

- 24" x 36" - 2 FOLDED copies: 1 color and 1 black & white
- 11" x 17" - 1 color copy
- 8-1/2" x 11" - 1 color copy

- 1. Conceptual Landscape Plan & Materials List** (See Section 10.200.A of the Zoning Ordinance) Landscape plan must include a calculation of the area of:
- landscaping not on the approved low water plants list and
  - turf provided. Also show any water features per City Code requirements Section 49-241 through section 49-247, and low water drought tolerant plant list per the Arizona Department of Water Resources.

- 2. Native Plant Submittal:** Aerial with site plan overlay to show spatial relationships of all protected native plants to the proposed development. Coordinator may request a full or partial Native Plant submittal as specified in See Sec. 7.504 of the Zoning Ordinance.

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



**DRB Application Checklist**

<input type="checkbox"/>	<input type="checkbox"/>	3. Revegetation Site Plan & Techniques
<input type="checkbox"/>	<input type="checkbox"/>	4. Topography/Aerial Overlay With Site Plan Superimposed
<input type="checkbox"/>	<input type="checkbox"/>	5. Slope Analysis Superimposed on Topography Map
<input type="checkbox"/>	<input type="checkbox"/>	6. Cuts & Fills Site Plan
<input type="checkbox"/>	<input type="checkbox"/>	7. Composite Factors Map
<input type="checkbox"/>	<input type="checkbox"/>	8. Unstable Slopes/Boulders Rolling Map
<input type="checkbox"/>	<input type="checkbox"/>	9. Bedrock & Soils Map
<input type="checkbox"/>	<input type="checkbox"/>	10. Natural Area Open Space (NAOS) Analysis Plan
<input type="checkbox"/>	<input type="checkbox"/>	11. Vista Corridor Plan (Include Typical Cross Section Details & Concept Narrative)
<input type="checkbox"/>	<input type="checkbox"/>	12. Scenic Corridor Plan (include typical cross section details & concept narrative)

**PART VII -- SAMPLES & MODELS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>1. Exterior Building Color &amp; Material Samples:</b></p> <ul style="list-style-type: none"> <li>• 1 sample of each material used, 2"x 2" maximum size, mounted on 8-1/2" x 11" or 11" x 17" board. Clearly label each sample for: Color (i.e. Frazee #5555 Bright Blue) Finish (i.e. Bronze Anodized Aluminum for windows and doors)</li> <li>• Glass sample 3" x 3" and identify reflectivity</li> <li>• Material (i.e. split face CMU), (Stucco 3" x 3")</li> <li>• Layout colors in the proportions to be used on the building/structure</li> <li>• Include a photo of the elevations</li> <li>• <b>Photo of the material board</b></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>2. Color Drawdowns:</b></p> <ul style="list-style-type: none"> <li>• Provide 1 5" x 7" minimum color sheet for each color and label with material type and colors (manufacturer, color name &amp; number)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>3. Massing Model:</b> Scaled model indicating building masses on the site plan and the mass of any building within 500 feet (or other distance as required by the Project Coordinator).</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>4. Detailed Model:</b> Scale to be specified by Project Coordination Manager</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>5. OTHER:</b> _____</p> <p>_____</p>

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

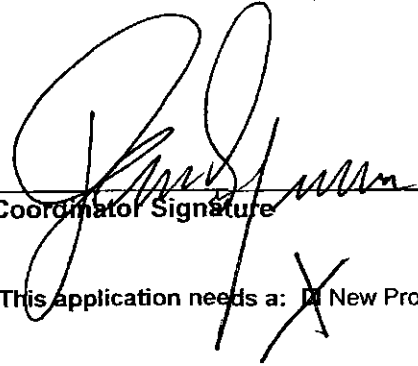
**DRB Application Checklist**

6. Submit all items pursuant to the Submittal Instructions provided.

7. An appointment must be scheduled to submit this application. To schedule your submittal meeting, please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number: 396PA-2010

Additional Submittal Requirements

- # letter From SAFARI phase II Agreeing to 72nd Place Parking GARAGE Entry configuration, and authorizing Application For Area on here property
- # letter From tripart Agreeing to Fashion Square Avenue configuration and authorizing Application.
- # landscape Plan - not using 18-PR-2007 Appraisal.
- # TRAFFIC Design Addressing STIPS ~~20~~ 20.A.2, 26.A.5
- # Any other plans needed to address zoning stipulations.

  
Coordinator Signature

4/29/11  
Date

This application needs a:  New Project Number or  Old Project Number: \_\_\_\_\_

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone 480-312-7000 • Fax 480-312-7088