

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 20, 2018 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Winfield Hotel & Residences 15-DR-2018

Location: 4221 North Scottsdale Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new nine-story-tall hotel development with 256 guest rooms in approximately 160,000 square feet of building area, including a restaurant, on a 1.2-acre site.

OWNER

David Slattery, Sr.
4221-Associates AZ, LLC
480-736-3951

ARCHITECT/DESIGNER

Jim Applegate
Biltform Architecture Group
11460 N. Cave Creek Road, Suite 6
Phoenix, AZ 85020

ENGINEER

Court Fetter
Fetter Engineering Group
819 W. Wagner Drive
Gilbert, AZ 85233

APPLICANT CONTACT

Jim Applegate
Biltform Architecture Group
602-285-9200

BACKGROUND

Zoning

This site is zoned Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO). This is a mixed-use district that allows a variety of

commercial, service, entertainment, and residential land uses, including travel accommodations as proposed with this application.

Context

Located north of the northeast corner of North Scottsdale Road and East 3rd Avenue, and on the northwest corner of North Winfield Scott Plaza and East 3rd Avenue, the surrounding developments contain commercial, education, financial institution, office, residential, restaurant, and travel accommodation uses.

Adjacent Uses and Zoning

- North An existing restaurant, zoned Central Business, Parking Regulations, Downtown Overlay (C-2/P-3/DO) and Passenger Vehicle Parking, Downtown Overlay (P-2 DO)
- South East 3rd Avenue, and farther south is an existing financial institution zoned Downtown / Office Residential – Type 2 Planned Block Development Downtown Overlay (D/OR-2 PBD DO)
- East North Winfield Scott Plaza, and farther west area existing educational and office uses zoned Downtown Overlay (C-2/P-3/DO) and Passenger Vehicle Parking, Downtown Overlay (P-2 DO)
- West Existing retail, and restaurant uses zoned Central Business Downtown Overlay (C-2 DO), North Scottsdale Road, and farther west are existing restaurants zoned Central Business Downtown Overlay (C-2 DO).

Key Items for Consideration

- Conformance with approved Development Plan (7-ZN-2017)
- Reinvestment in an under-utilized property in Old Town Scottsdale

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

In April of 2018 the City Council approved a zoning district map amendment for the site which changed the zoning to the current D/DMU-2 PBD DO to accommodate the proposed development. The applicant is now requesting Development Review Board approval of the site plan, landscape plan, and building elevations for the proposed hotel development, which includes a nine-story-tall building with 256 guest rooms and a restaurant on the site.

Neighborhood Communication

Staff and the applicant have mailed notification to property owners within 750 feet of the site. As of the date of this report, staff has not received any public comment on the proposed development. Additional outreach was performed last year with the associated zoning district map amendment, which included two open house meetings and additional mailings.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed development maintains the existing street pedestrian circulation adjacent to North Scottsdale Road, North Winfield Scott Plaza and East 3rd Avenue. Building storefront windows, lobby entry and building entries are proposed adjacent to North Scottsdale Road and East 3rd Avenue. Adjacent to North Winfield Scott Plaza, windows and patios are proposed along the base of the building that will allow visibility into the building to provide pedestrian interest and

interaction. Vehicular access to the below grade parking structure is provided through the alleyway and will be valet only. Permanent public access through the alleyway will be maintained for circulation and service.

The design character of the contextual area is comprised of a mix of small- and large-scale developments that were developed over the past 55 years that have been evolving to a more contemporary design with recent developments and adaptive reuse use of existing buildings. Proposed building materials include stone, glass, and stucco, and the form is comprised of a variety of vertical and horizontal building mass forms with organized distinct horizontal parts that express a sense of base, midsection and top. The proposed development incorporates patios and balconies from grade to the roof top as part of the travel accommodation and dwelling unit rooms that provide outdoor pedestrian comfort areas. In addition, the travel accommodation and dwelling patios are recessed and projecting, allowing for shading to enhance the outdoor pedestrian comfort. The inset and offset windows and building projections are proposed to be incorporated in order to provide a variety of shade elements, as well as for allow views to the northwest toward Camelback Mountain, and northeast to the McDowell Mountains. The variety of vertical and horizontal recesses and projections, patios, and balconies assist in providing variation in the building mass, forming the façade into smaller components that add variation which assist in reducing the buildings perceived height and bulk and establishing the building’s base, midsection and top.

Most exterior landscape opportunities for the proposed development are within the public right-of-way, which are required to be drought tolerant plants in accordance with the Scottsdale Revised Code (SRC). The proposed plan includes a desert palette of trees and shrubs to be located around the base of the building and strategically placed tree grates in the sidewalk areas. The Scottsdale Road frontage, as well as the other street frontages, are designed and planted consistent with the Scottsdale Road Streetscape Design Guidelines and the Downtown Urban Design and Architectural Guidelines.

Development Information

- Existing Use: Office and parking
- Proposed Use: Travel accommodations, restaurant, and dwelling units
- Parcel Size (gross): 52,122 square feet
- Total Building Size (non-residential): 129,873 square feet
- Gross Floor Area Ratio Allowed: 2.49 with bonuses
- Gross Floor Area Ratio Proposed: 2.49 with bonuses
- Density Allowed 50 dwelling unit per acre
- Density Proposed None
- Building Height Allowed: 90 feet (Inclusive of roof top appurtenance)
- Building Height Proposed: 90 feet (Inclusive of roof top appurtenance)
- Parking Required: 263 spaces – per parking master plan

- Parking Provided: 263 spaces

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Winfield Hotel & Residences per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff

Senior Planner

480-312-2258

E-mail: bcluff@ScottsdaleAZ.gov


APPROVED BY



Bryan Cluff, Report Author

12/13/18

Date

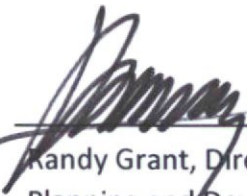


Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

12/13/18

Date



Kandy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

12/13/18

Date

ATTACHMENTS

- A. Stipulations
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Perspective
 - 8. Streetscape Elevations
 - 9. Material and Color Board
 - 10. Landscape Plans
 - 11. Electrical Site Plan
 - 12. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Winfield Hotel & Residences
Case Number: 15-DR-2018**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Biltform Architecture Group, with a city staff date of 11/29/18.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Biltform Architecture Group, with a city staff date of 11/29/18.
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Biltform Architecture Group, with a city staff date of 10/16/18.
 - c. The case drainage report submitted by Sustainability Engineering Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - d. The water and sewer basis of design report submitted by Fetter Engineering Group dated 10/03/2018 and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was: 7-ZN-2017

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. With the final plan submittal, the owner shall revise the plans to clearly demonstrate that all exterior mechanical, utility, and communications equipment is screened by a wall or parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to or exceed the height of the tallest unit.
5. With the final plan submittal, the owner shall revise the plans to clearly demonstrate that roof drainage systems are interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.
6. With the final plan submittal, the owner shall provide section drawings of the proposed exterior shade devices and information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices shall be designed so that the shade material has a density of 75%, or greater.

SITE DESIGN:

DRB Stipulations

7. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct a refuse area in general conformance with the site plan for refuse collection dated 10/16/2018.
8. With the final plan submittal, the owner shall revise the site plan to clearly demonstrate that the required 20-foot building setback is measured from back of curb, not face of curb.
9. With the final plan submittal, the owner shall work with staff and SRP/APS on the final location for required electric transformers. Any equipment shall be located so as to not encroach into the sidewalks and shall be screened from view by a solid wall, fence, or landscaping.
10. With the final plan submittal, the owner shall revise the site plan and civil improvement plans to relocate the proposed fire hydrant on Scottsdale Road to be outside of the required 10-foot-wide clear sidewalk area.

EXTRIOR LIGHTING:

Ordinance

- C. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 11. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
- 12. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 12.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The total lumen per luminaire shall not exceed 24,000 lumens.
- 13. With the final plan submittal, the owner shall specify light fixture "A" to be limited to downlight only or propose an alternative fixture that is consistent with the requirements of the Design Standards & Policies Manual.

VEHICULAR AND BICYCLE PARKING:

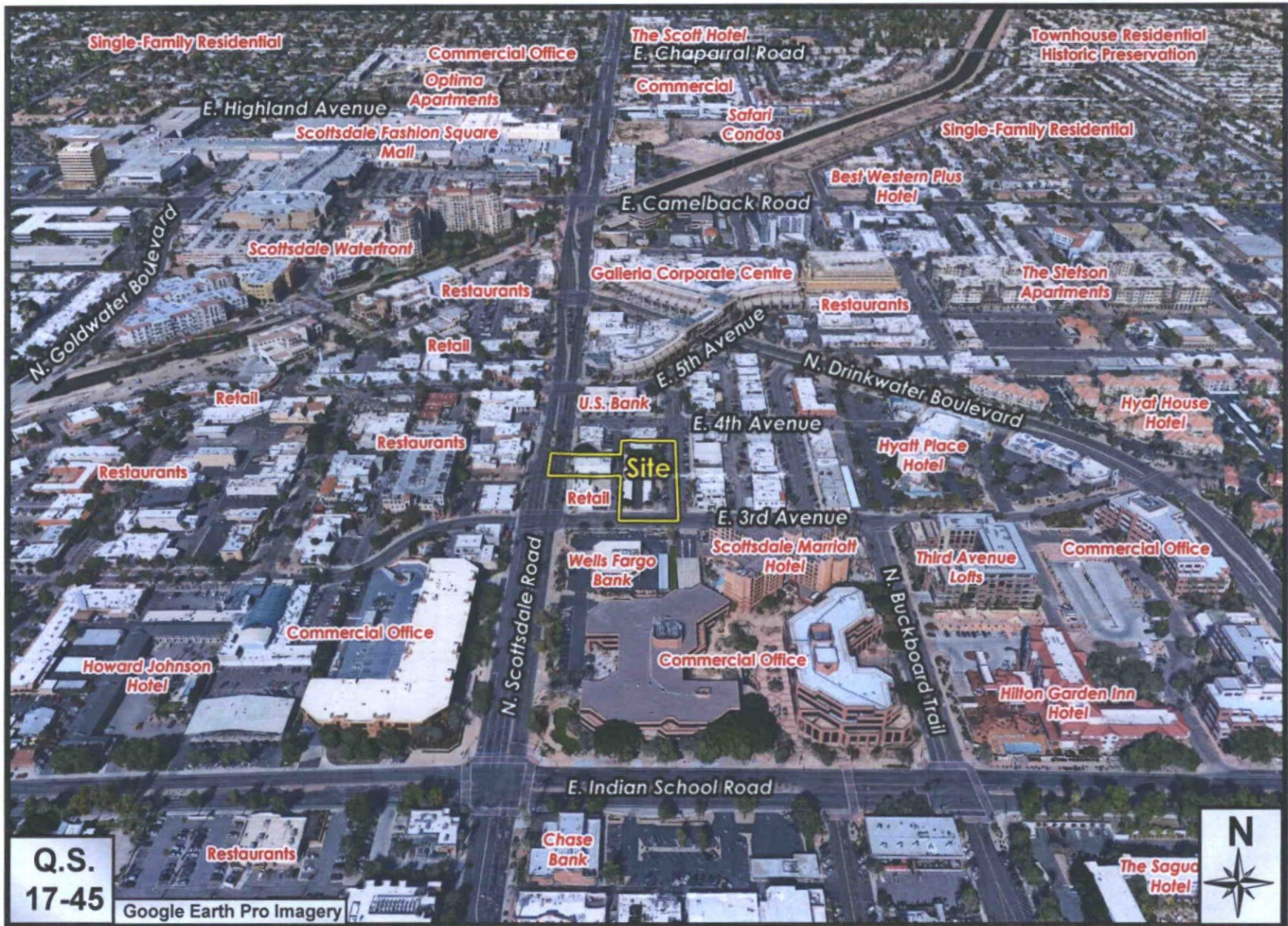
Ordinance

- F. With the final plan submittal, the owner shall revise the parking garage plans as necessary to comply with the minimum dimensional requirements of Zoning Ordinance Section 9.106.A.

STREET DEDICATIONS:

Ordinance

- G. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - i. ALLEY. 2-foot-wide right-of-way dedication, for a total 10-foot-wide east half alley right-of-way width abutting the property, excluding the abandonment area delineated in Case No. 3-AB-2017.



Winfield Hotel & Residences

15-DR-2018

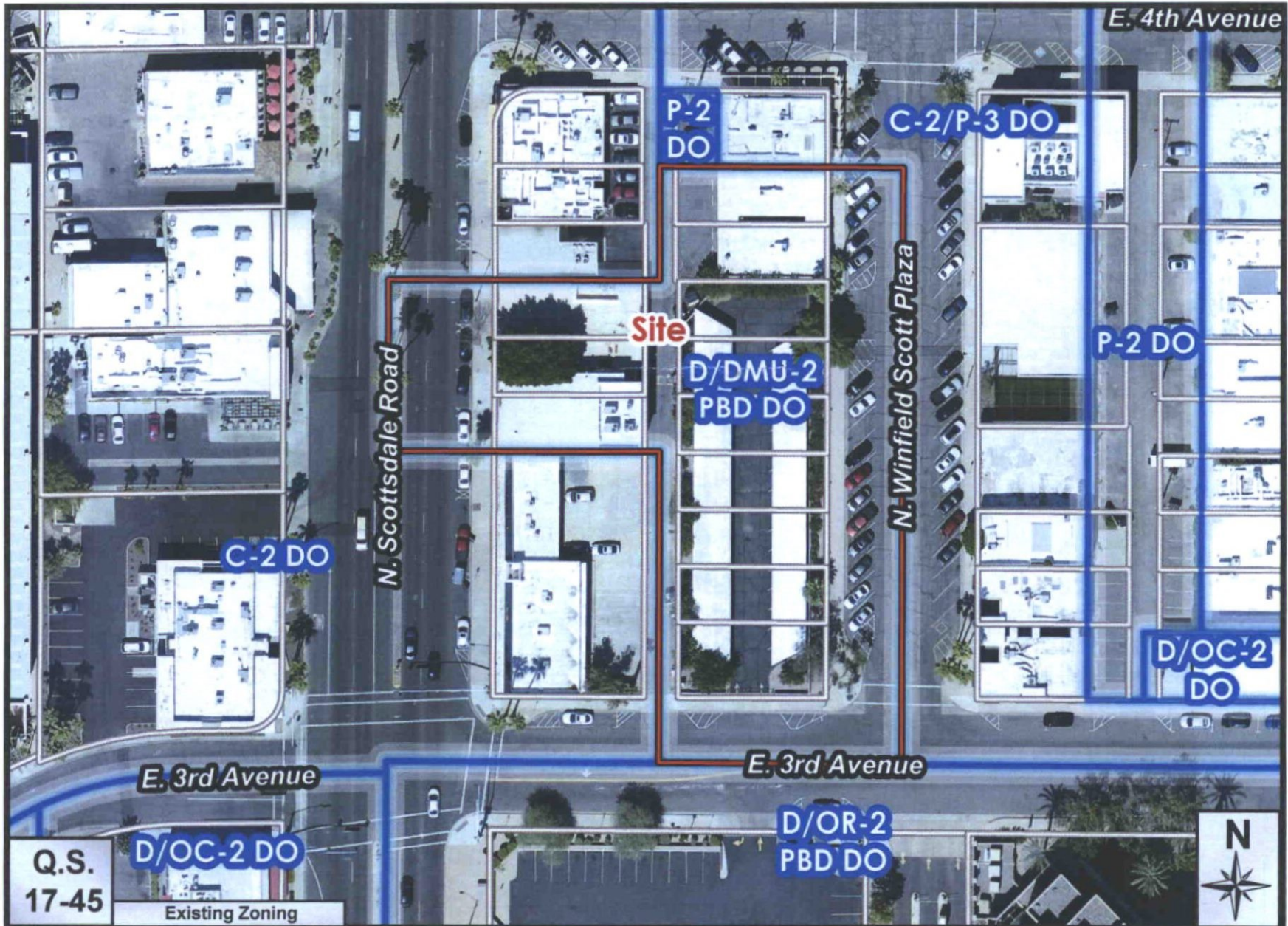


Q.S.
17-45

Google Earth Pro Imagery

Winfield Hotel & Residences

15-DR-2018



Winfield Hotel & Residences

15-DR-2018

Winfield Hotel & Residences

DRB Application

Project Narrative



Prepared for:

4221-Associates AZ LLC (DESCO)

Prepared by:

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**Davis
Mike Edwards, Architect
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I. Property Information

Location:

- 4221 N. Scottsdale Road, northwest corner of Winfield Scott Plaza and 3rd Avenue (the "Property")

Property Size:

- Total Site Area: 1.196 +/- gross acres (52,122 s.f.)

II. Current Zoning

Approved 4/10/2018 by City Council: 7-ZN-2017 and 1-II-2017

- D/DMU-2 PBD DO with IID (Downtown/Downtown Multiple Use Type 2 Planned Block Development Downtown Overlay with Infill Incentive District)



Existing Streetscape



III. Project Overview

The request is for Development Review Board ("DRB") approval on a 1.196+/- gross acre (55,224 s.f.) property located at 4221 N. Scottsdale Road (northwest corner of Winfield Scott Plaza and 3rd Avenue) to allow for the development of a new hotel and associated for-sale residential units sharing hotel amenities. The Winfield Hotel & Residences will consist of 230 guest rooms and 16 residential condominium units. The recently approved D/DMU-Type 2 PBD DO zoning is consistent with the vision of the Downtown Plan allowing for the assemblage of multiple parcels (12 in total) for the development of the Winfield Hotel & Residences providing tourist accommodations and residential lifestyle opportunities in the core of the City with a range of nearby employment, entertainment, retail and support services.

About the Developer

Development & Equity Services Corporation ("DESCO") has been developing unique, community-focused properties since its founding in 1981. DESCO has created over 1000 jobs and has developed over 3 million square feet, including 800+ hotel rooms and 2,500+ housing units in Arizona, Florida, Iowa, Kansas, Missouri, Nebraska, South Dakota and Texas. DESCO is a multi-generation family-owned and operated business.

David Edmund Slattery, Sr. serves as the Chairman, CEO and managing partner of DESCO Arizona, LLC and Affiliates (DESCO). After receiving his Bachelor of Science and Juris Doctor from Creighton University in 1981, Mr. Slattery founded Commercial Federal Capital Corporation (CFCC) a SIPC FINRA registered broker dealer firm and Commercial Federal Realty Corporation (CFRC). CFCC and CFRC were both wholly owned subsidiaries of Commercial Corporation; a multi-billion dollar publicly traded regional financial institution which is now owned by Bank of the West. As President of CFCC and CFRC, Mr. Slattery developed and syndicated more than \$100 million worth of real estate, including hospitality, multi-family, and raw land.

In 1989, Mr. Slattery established DESCO and has been developing real estate for his own (and partner/investors') portfolios since that time. He has led and/or participated in the development of nearly \$500 million of projects across various housing and hospitality projects. Mr. Slattery moved the firm's headquarters to Arizona in 2010, when it developed, through adaptive reuse, historic renovation, and public-private venturing, a National Award Winning Veteran Housing Campus with Berkshire Hathaway near Downtown Phoenix.

David's wife Elizabeth "Lisa" Slattery has been a Board Member and an Executive Vice President of DESCO since inception. As an attorney, she has been instrumental in all 39 DESCO projects to date, but has had a more active role in projects within the hospitality division. Her efforts aided in the rapid AAA four diamond certification on DESCO's initial boutique luxury urban-walkable historic infill hotel, The Westin Aquila Hotel -Omaha.

David Sr.'s son David Edmund Slattery Jr. joined the company in 2004 as a Director, and relocated from New York City to Scottsdale permanently in 2014 to take on a more senior role at the firm. David Jr. currently serves as Managing Director of DESCO and is Sr. Project Manager for upcoming Arizona based developments. He also spearheads DESCO's entry into sustainable indoor agriculture (aka vertical farming) and is charged with incorporating sustainable technologies into DESCO's urban developments.

Cultural Improvements Program

As required by the PBD, contributions to the Cultural Improvements Program include original works of art costing a minimum of 1 percent of the applicable building valuation at the time of permitting. The developer has elected to provide this requirement as an in-lieu fee to the Downtown Cultural Trust Fund (DCTF) to be dispersed in accordance with the Zoning Ordinance Sec. 7.1000.



Hotel & Condominium Design

The 9-story mixed-use project consists of 230 guest rooms, 16 residential condominium units, a restaurant, a retail/coffee use, fitness, meeting rooms, onsite parking and onsite amenities. Each hotel room is intended to be both inviting and efficient. Building setback boundaries, stepback plane, and standards set forth in the City's Downtown Zoning Ordinance are being met with some variations approved with the zoning case. Each hotel room consists of a single story (approximately 9' floor to floor heights), garaged parking located beneath the primary building and accessed from 3rd Avenue via a driveway. The 16 condominium units occupy the top two floors of the building (8th and 9th levels). Private balconies are being provided for each living unit allowing residents to further enjoy the outdoor experience and synergy of Downtown. Guests and residents are encouraged to maximize the opportunities afforded to them within the Downtown area. Winfield Hotel and Residences aims to be not only an outstanding community member, but an active participant and contributor to the unique Downtown fabric.

The condominium portion consists of 16 units, on 2-stories over 7 levels of hotel with direct access to the lobby, amenity spaces, garage parking and ground level pedestrian experience. Most of the amenities are predominately concentrated on the first floor connected directly to public access along each street frontage. Queuing space to access the parking garage is located adjacent to existing alley/driveway and will minimize potential traffic congestion.

Elimination of curb cuts on Winfield Scott will allow patrons to walk at ease, not worrying about ground level plane changes and focusing on the streetscape and overall Downtown experience.

- **Entrance off 3rd Avenue:** Pedestrian and main entry will be focused on two separate points. For guests, the primary point of entry is gained through the lobby via customer check-in. For existing guests and residents, the second means of access is provided via secure entry at the porte-cochere located between the hotel and restaurant. Guest, resident, employee and customer parking is provided via 4-stories (or fewer) of sub-level parking accessed directly from 3rd Avenue
- **Material Palette:** Exterior materials of the project respond gracefully to the desert vernacular, representing textures that layer and build upon one another. Multi-colored glazing used for visual movement and representation of the sky and the rich colors afforded in the Valley of the Sun. The mixture of clear and colored glazing helps to contrast the textures, transparent and translucencies of the building. Other materials include stone that brings indigenous materials offering warmth, character and texture. Bold metal picture frame elements help to create diversity, movement and contrast to the building's mass. Light colored stucco finishes adjacent to the stone help to contrast and soften the texture, and add background to the stone and metal. Lastly, the green-tone stucco material offers an earthy contrast to the metal and stone materials. See elevations and perspectives for visual depiction.
- **Outdoor Space:** Balconies are offered at all levels for guest units, some balconies are abbreviated for contrast and movement to help reduce the mass of the façade. The pedestrian networks surrounding the site are situated and landscaped to encourage connectivity and movement. All exterior paths are enhanced and provide purpose and accent to the building, while offering pedestrians a feeling of refinement.



➤ **Massing:** The 3-story portion of the development along Scottsdale Road helps to create a progressive transition from public to private. Additionally, this transition naturalizes the massing to fit within the context of redevelopment as prescribed in the Downtown Plan. Further, the tiered architecture along 3rd Avenue contributes to the building massing similarly. To resolve the dichotomy along Winfield Scott, the massing elements are segregated into strategized components that undulate and articulate the façade helping to relate the human-scale through relative portions. The building utilizes three strategies:

1. **Ground-level:** Ground floor articulated with massing, texture, relief and layering of elements. Glazing becomes a layer of transparency, as does the adjacent landscaping. The mixture of forms, materials and scaled textures help to address Scottsdale’s requirement for variation of expression on the street.
2. **Elevated Mass:** Building levels 1-2 create the “foundation.” The physical shapes, materials and theme are simple yet effective in helping to draw the eye to key elements. Moving up the building the massing changes, the shapes become much more pronounced and defined, helping to diverge the massing of floors 3 – 7. These masses play on shape, light, color, scalable texture, variation and rhythm of the building’s 4-sided architecture.

3. **Architecture:** In addition to manipulation of massing, the overall architectural scheme is relatively contemporary and befitting the local architecture. The human-centric function of the building, access and theme all focus on the appropriateness of the building within the existing Downtown setting. The color palette is neutral with accent color for visual relief. The materials are consistent with those used throughout the Scottsdale area and are placed strategically to represent the significance and quality of the building materials.

- **Four-Sided Architecture:** Each side of the project is unified and expressive towards the overall theme while still providing a dynamic four-side architectural experience. Each façade provides balance and movement, helping to accentuate appearance and offering Downtown a vibrant, visually interesting building character.

South:

- The primary mass of the building is located away from Scottsdale Road and is situated adjacent to Winfield Scott
- Sunlight will be an active component penetrating deep within the units and changing through the day and season
- At the ground floor, the entire zone between curb, setback distance, and private urban-rooms at each unit is designed as a unified expression layering landscape, hardscape and screening material
- The main building lobby is located on the south end of the first floor, adjacent to 3rd Avenue. The lobby is a 2-story space intended to create entry and presence
- Additional amenities accessed from the north edge include bike storage
- The massing along the southern edge from level 1-3-steps back significantly towards the north

North:

- Massing along the northern edge from level 3-7 offers movement, texture, interest and relief
- The plant palette will consist of low-water use native species. Planting and landscape on this amenity floor becomes an important component of the northern façade. This landscape extends vertically in planters on the floors above. This landscape helps shade the building and creates a visual amenity for all adjacent properties

West:

- The west steps back at levels 1-3, 4-7 and 8-9 from Scottsdale Road
- The pool is currently located on the 3rd floor rooftop
- Large transparent and translucent openings at the restaurant located at ground level with clerestory for second level sunlight accents
- Use of materials and shapes that feel indigenous to the region
- Mixing landscaping and tree placement and type, to create diversity along Scottsdale Road along with unity and a more pedestrian-friendly pathway

- Utilities, trash, recycle, parking entrance, onsite parking, ingress/egress, and valet are all contained within or under the proposed facility, with unidirectional ingress furnished from 3rd Avenue and egress directed to 4th Avenue

East:

- The east edge of the building is a mixture of strategies employed along the west and south
- This façade offers a mixture of shapes, colors and textures intended to help create visual movement and fenestrations along Winfield Scott
- We are removing one existing drive along Winfield Scott
- We are enhancing the Winfield Scott frontage and will be improving pedestrian pathways along with on-street parking

Summary of Property Development Standards

Site Area: 0.712 Acres Net (31,069 sf)
 1.196 Acres Gross (52,122 sf)
 Building Height: 90'-0" includes mechanical
 Building Area: 164,700 sf (excluding garage); 129,873 s.f. for non-residential
 GFAR: 2.49
 Hotel Rooms: 230 Rooms
 Condominium Units: 16 Units (8th & 9th Floors)

Parking Required/
 Provided: 263 spaces (see Parking Master Plan re: 20% reduction for hotel)

Bicycle Parking
 Provided: 38 spaces required

Building Setbacks:
 Scottsdale Road: 20'-0" min.
 Winfield Scott: 20'-0" min.
 3rd Avenue: 20'-0" min.
 Existing Alley: 0'

Alley Width: 20'-0"

IV. DRB Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

Response: Winfield Hotel & Residences will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Downtown Plan and General Plan. While the zoning narrative submitted/approved under separate application speaks in more detail to the broader context of the General Plan and Downtown Plan, below is a summary of how this proposal complies.

The proposal is consistent with the General Plan Land Use Map designation, which identifies the Property as Mixed Use Neighborhoods, and the Downtown Plan as Multiple Use-Type 2 subdistrict. The proposal is supportive of the desired values defined in the General Plan, which include those goals for a community that *"facilitates human connection by anticipating and locating facilities that enable human communication and interaction"* and *"creates, revitalizes, and preserves neighborhoods that have long-term viability, unique attributes and character, livability, connectivity to other neighborhoods in the community, and that fit together to form an exceptional citywide quality of life"*.

The Property currently includes several older, functionally obsolete commercial office buildings and a surface parking lot along Winfield Scott Plaza. The 4221 building was the home of the Scottsdale Association of Realtors office for decades. Their office has since moved to Perimeter Center along the Loop 101. The building has been vacant for almost 5 years. The site is surrounded by a variety of retail, entertainment, residential, employment and service related business and is within proximity to two of Scottsdale's largest employers, HonorHealth and the City of Scottsdale. Additionally, this property is located on Scottsdale Road, a major north-south arterial, with immediate access to public transportation, north of Indian School Road, and is only 2+/- miles away from the Loop 101, all of which provide regional access. This site is ideally situated in a Downtown setting that offers all the ingredients for a successful urban hotel and residential development in a mixed-use setting.

The Downtown District (Multiple Use Type 2 category) supports a variety of land uses including, but not limited to, hotel, multiple story residential, office, retail shops, and restaurants consistent with the intensity of uses which are typically found in Downtown Scottsdale. Additionally, revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures and grows. Integrating additional tourist accommodations and housing options in Downtown is essential for the continuing

economic growth and sustainability of Scottsdale as a whole. This project exemplifies this revitalization component by assembling a collection of older, functionally obsolete, commercial office properties and creating a vibrant mixed use development with nearby access to supporting services and major transportation corridors. Thus, increasing the quality of life for the residents of Scottsdale and stimulating more tourism dollars and rooftops for area businesses.

2. *The architectural character, landscaping and site design of the proposed development shall:*

- a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;***
- b. *Avoid excessive variety and monotonous repetition;***

Response:

- The development collectively incorporates 12 lots into a single building including hotel, residential condominiums, and supporting hotel/residential services and amenities.
- Arrangement of building, site configuration, and ingress and egress to and from the site are designed to encourage public interaction. Large tree-lined walkways provide ample shaded pedestrian friendly access to complement the Downtown experience. Entries into the restaurant, supporting commercial, hotel and residential components are all situated as to allow convenient access to the adjacent Downtown activities.
- Building massing is expressed through strong rectilinear undulations to create relief, depth and shade. These features also help to reduce the overall scale of the building and provide visual interest. Overhangs serve as balcony spaces extending the interior life of the units outside towards the sidewalks, which in turn offer visual as well as audible connection to the street. Rather than use solid continuous walls, the colors and visual fenestrations help to express and create visual movement, character and enhancement to help define space and shapes. The visual fenestrations help extend building activities towards the exterior, engaging the local vitality. Each balcony exhibits transparent glazing, which not only animates the façade, but helps to soften the elevation.
- For the hotel units, there will be a continuity in theme, offering the customer a spacious interior. The interior hotel access is afforded through corridors provided with natural lighting, two dedicated access elevators, one service elevator and three separate stairwells. The amenity spaces help to enhance the public's experience.
- The residential condominium units located on the top two floors (levels 8 and 9) offer living spaces designed to be "today's" habitat rather than pretentiously over-sized under-utilized living spaces. Each suite has an extending balcony space to help encourage outdoor use. The use of shade and shadow through the virtue of the building's façade, will help to provide natural screening maximizing indirect lighting

as it penetrates the building. This benefit is shared with adjacent properties through the reduction of direct glare and reflection.

- Responsible landscaping and materials will enhance the pedestrian experience and soften the surfaces by incorporating natural shading elements. These elements help to delineate user-friendly pathways providing a unique blend of texture and filtered light to soften the outdoor space.
- The urban setting unites stylish site furnishings, identifiable hardscape patterns and unique elements that will enhance the pedestrian realm and blend into the context of the site.
- The landscape character will incorporate trees and shrubs that will flourish in their unique urban environment while complementing the architecture and responding to specific microclimatic conditions.
- The landscape language will include vegetative patterns linking the streets, architecture and rooftop settings with identifiable layers, masses and accents while providing privacy and transparency for the residents.
- Parking is provided via a sub-level structure and primarily accessed through valet with all ingress-egress contained within the property boundaries.
- The restaurant, situated along Scottsdale Road, allows for direct and convenient public and guest/tenant access. The clear glazing enhances the public experience and interaction through translucency. The two-story space is arranged to enhance an open feeling.
- All onsite utilities, trash, recycle and delivery services are contained within the site and are not dependent on right-of-way parking for service. This helps to minimize the public's interaction with those services which helps to enhance the urban experience.

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

Response: Please see the Scottsdale Sensitive Design Principle Conformance section found in the following section.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable

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

Response: The sidewalk improvements combined with well-placed shade trees will create a more comfortable and inviting pedestrian space along the streetscape. This will allow easy use of the adjacent circulation system, in and around the site, regardless of solar orientation. Successful Downtown revitalization and redevelopment focuses on a lively pedestrian presence due to mixed-use development (in this case, hotel, residential and supporting commercial) and quality pedestrian level design and linkages. Direct pedestrian access from the lobby will allow residents to immediately engage the network of Downtown sidewalks. Additionally, by undergrounding the parking with access off the alley/driveway, the site design has removed the pedestrian obstacle of parking lots and curbcuts from the streetscape and reinforced the idea of alternative means of transportation.

V. Downtown Plan Urban Design & Architectural Guidelines **Conformance**

A. Site Development

A1 – Relationship of New to Existing Development

The proposed development provides continuity between the newly proposed and existing architecture of the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontages. See Site Plan and Site Sections for setback and stepbacks.

A2 – Active Street Frontages

Active street frontages are created through ground level plaza space, new sidewalks and shade trees for the pedestrians and shading elements on the building. In addition to landscaping, a series of vertical and horizontal building elements will not only provide solar relief to the windows and doors, but will provide contemporary styling and a vibrant urban character.

A4 – Parking Facilities

The development is served by an underground parking structure that is not visible from the street with valet services via the alley/driveway. Parking for hotel guests and residents will be provided in the underground parking structure with secured access to their guest rooms/units via elevator and stairwell. The parking structure entrance is accessed by 3rd Avenue via the alley/driveway and the exit is located along Winfield Scott Plaza eliminating a curb cut along 3rd Avenue. Queuing space in the alley/driveway will also alleviate the potential for traffic congestion. The streamline approach to vehicular movement will allow patrons to walk at ease, not worrying about ground level plane changes or interaction with vehicles and focusing on the streetscape experience.

A5 – Building Equipment & Services

All services and loading areas will be obscured from public street view. Mechanical and electrical equipment and appurtenances will be concealed from public view and neighboring properties.

A8 – The Continuity of Street Spaces

-and-

A9 – The Building Setback Zone

The development has been designed to maintain and enhance an active street frontage reinforcing the Downtown pedestrian environment. This mixed-use context includes restaurants, services, retail, galleries, a hotel, cultural opportunities and employment all within walking distance to the Property. In addition to architectural elements, pedestrian scale landscape and hardscape elements will contribute towards the street level interaction and continuity of the existing urban context.

A10 – The Linkage of Neighboring Developments

Pedestrian circulation is an important feature of this Downtown hotel and residential development, as numerous retail, restaurant, entertainment, employment and cultural uses are within walking distances from this site. As mentioned above, the development plan encourages walkability and social interaction in this Downtown core area. Additionally, quality hardscape surfaces and tree canopies will be provided along the street edge protecting the pedestrian realm and providing connectivity to neighboring properties.

B. Building Form

B1- Reduction of Apparent Size and Bulk

The 3-story portion of the development along Scottsdale Road, helps to create a progressive transition from public to private. Additionally, this transition naturalizes the massing to fit within the context of the redevelopment notion as prescribed in the Downtown Plan. Further the tiered architecture along 3rd Avenue contributes to the building massing similarly. Along Winfield Scott, the massing elements are segregated into strategized components that undulate and articulate the façade, helping to relate the human-scale through relative portions.

The ground floor is articulated with massing, texture, relief and layering of elements. Glazing becomes a layer of transparency, as does the adjacent landscaping. The mixture of forms, materials and scaled textures help to address Scottsdale's requirement for variation of expression on the street.

Building levels 1-2 create the foundation. The physical shapes, materials and theme are simple yet effective in helping to draw the eye to key elements. By moving up the building the massing changes, and the shapes become much more pronounced and defined,

helping to define the massing of floors 3 – 7. These masses play on shape, light, color, scalable texture, variation and rhythm of the building’s 4-sided architecture.

In addition to manipulation of massing, the overall architectural scheme is relatively contemporary and befitting the local architecture. The human-centric function of the building, access and theme all focus on the appropriateness of the building as it fits within the Downtown setting. The color palette is neutral with accent color for visual relief. The materials are consistent with those used throughout the Scottsdale area and are placed strategically to represent the significance of the building materials.

B2 – Covered Walkways

The development will provide shaded environments for the pedestrian through building form and the placement of trees and building form.

C. Architectural Character

C1 - Proportion and Scale

The building design provides variation, movement, various textures and hierarchy of massing to create visual interest and varied proportions. See B1 above for more detail.

C2 – Building Materials

-and-

C3 – Architectural Detail

The proposed materials, colors, textures and detailing are indicative of Downtown Scottsdale and include a wide range of elements reflecting the vibrancy and character of this urban Sonoran Desert location while maintaining a warm earth tone palette with appropriate accents. The overall project massing has been developed to create multiple areas that optimize the buildings opportunities for natural light and ventilation while provide a contemporary architectural style.

D. Landscape Character

D1- Streets

The street trees proposed will be consistent with the Downtown guidelines providing appropriate spacing, theming and shade for the pedestrians.

D3- Plant Selection

Plant selection will include low-water use, desert appropriate trees with a range of sizes to provide hierarchy in scale, year-round color and a variety of textures.

VI. Scottsdale Sensitive Design Principles

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.

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 along both the perimeter and through the alleyway/driveway is an important feature of this Downtown project, as numerous retail, restaurant, residential, employment, cultural, and entertainment uses are within walking distances from this site.

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.*

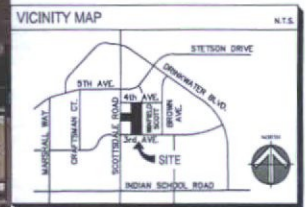
Response: The Property is within walking distance to an established Downtown core with a range of land uses, and within proximity to major employers, such as HonorHealth and the City of Scottsdale. As such, the Winfield Hotel & Residences has been designed with an emphasis on the ground level pedestrian experience enhancing the land use goals for this area. Developing tourist accommodations and housing in the heart of Downtown with established transportation options (bicycle, bus, trolley) reduces the number and distance of automobile trips and improves air quality, thereby enhancing the quality of life for surrounding residents.

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 development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

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

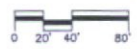
Response: Variation in massing, proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontages with setbacks and stepbacks that conform to the Downtown Ordinance and integrate well within the existing urban context.



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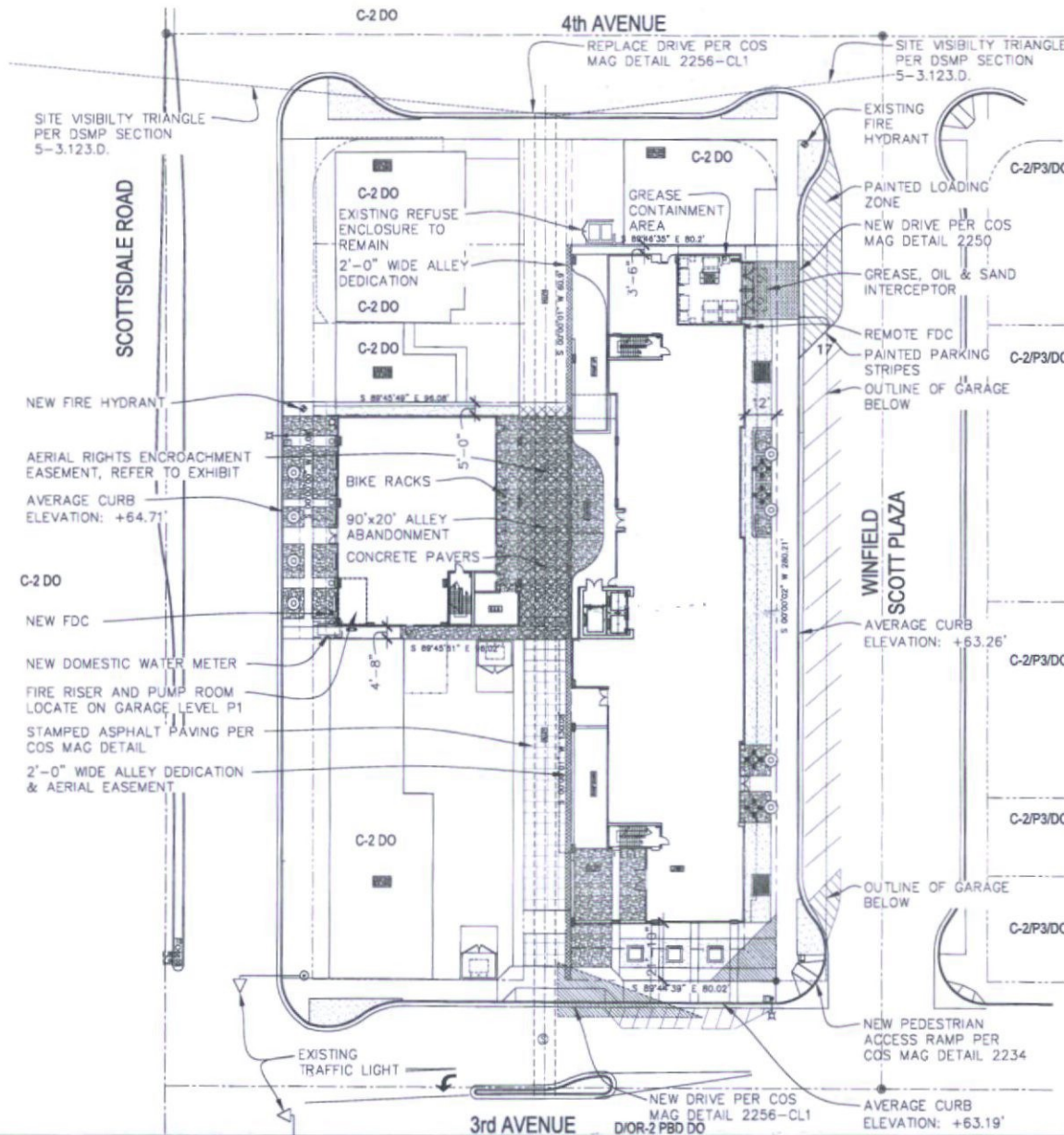
CONTEXT
AERIAL
SCALE: 1"=40'-0"

A1.2
11-26-18

preliminary not for construction

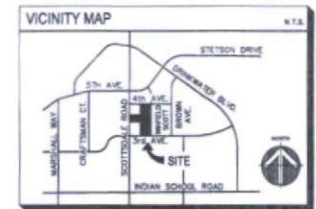
Design Architect - The Clark Experience

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PROJECT DATA:

SITE ADDRESS:	4221 N. SCOTTSDALE ROAD
SITE AREA:	0.712 NET ACRES (31,099 sf) 1.196 GROSS ACRES (52,122 sf)
ZONING:	D/DMU-2 PBD DO - CASE 7-ZN-2017
BUILDING HEIGHT ALLOWED:	90'-0" max. (INCLUDING MECHANICAL)
BASE GFAR:	1.8 (1.8 x 52,122)
BONUS DEVELOPMENT STANDARD:	93,819 sf
TOTAL GFAR ALLOWED:	56,812 sf
GFAR PROPOSED:	150,631 sf
NON-RESIDENTIAL AREA:	147,546 sf
GROSS BUILDING AREA:	FIRST FLOOR: 17,022 sf SECOND FLOOR: 13,382 sf THIRD FLOOR: 22,134 sf FOURTH FLOOR: 19,216 sf FIFTH FLOOR: 19,191 sf SIXTH FLOOR: 19,191 sf SEVENTH FLOOR: 19,198 sf EIGHTH FLOOR: 14,785 sf NINTH FLOOR: 13,315 sf TOTAL: 157,436 sf
BELOW-GRADE GARAGE AREA:	67,600 sf
DENSITY ALLOWED:	50 du/ac
DENSITY PROPOSED:	13.38 DU/AC (16 DU / 1.196 = 13.38)
HOTEL ROOMS:	238 ROOMS
RESIDENTIAL UNITS:	16 DWELLING UNITS
PARKING REQUIRED:	HOTEL REQUIRED: 238 SPACES (238 rooms x 1.25 x 80%) RESIDENTIAL REQD: 32 SPACES (16 units x 2) TOTAL REQUIRED: 270 SPACES **ADMINISTRATIVE APPROVAL**
PARKING PROVIDED:	210 TANDEM SPACES - VALET SERVICE PROVIDED 49 STANDARD SPACES 11 ACCESSIBLE SPACES (4% OF PROVIDED) 270 SPACES (ALL SPACES ARE COVERED)
BICYCLE PARKING:	270 / 10 = 27 SPACES
BICYCLE PARKING PROVIDED:	27



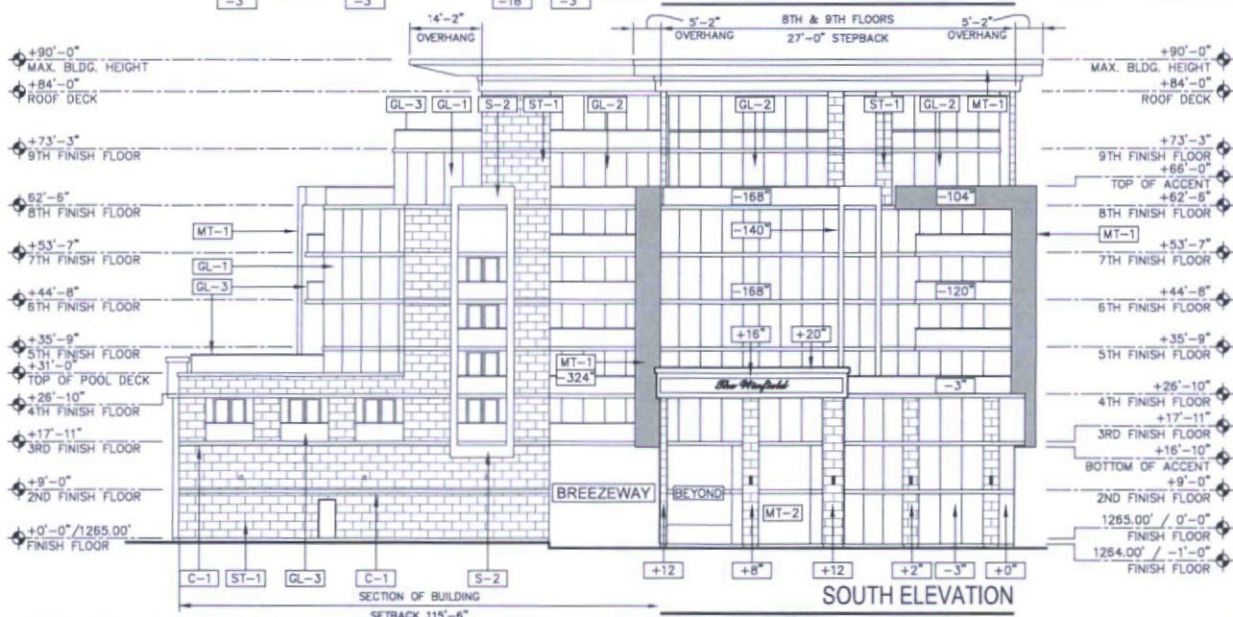
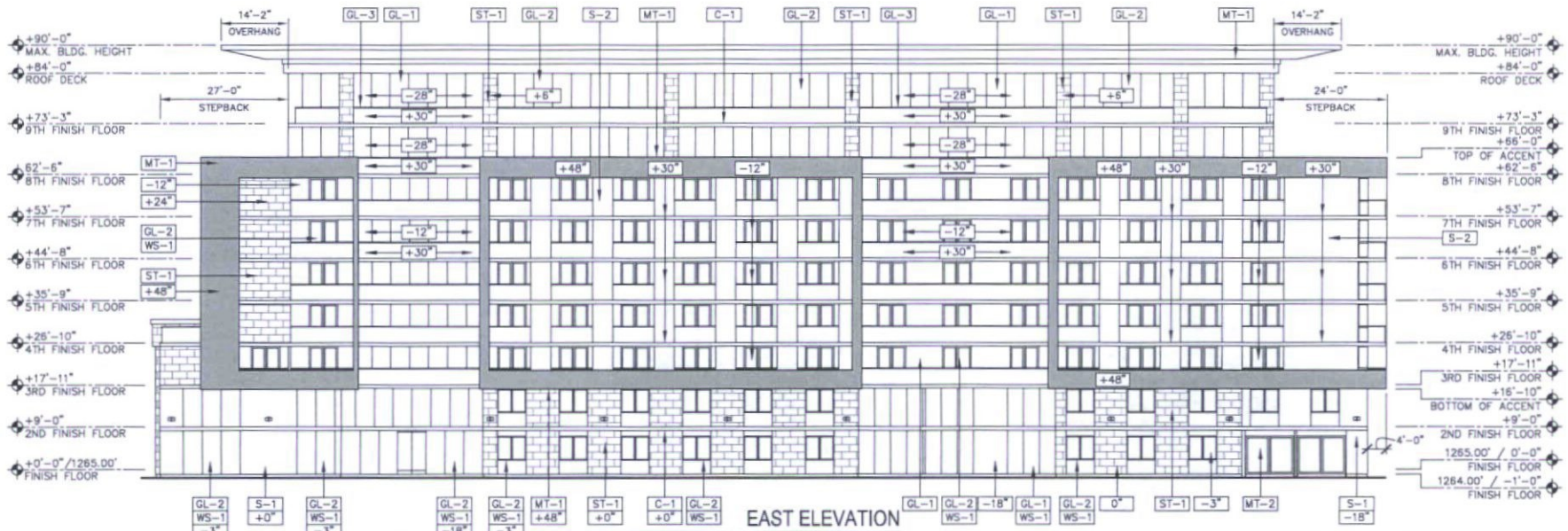
SITE PLAN | **A1.0**
SCALE: 1"=20'-0"
12-03-18

preliminary not for construction



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11400 NORTH CAMELBACK ROAD SUITE 111
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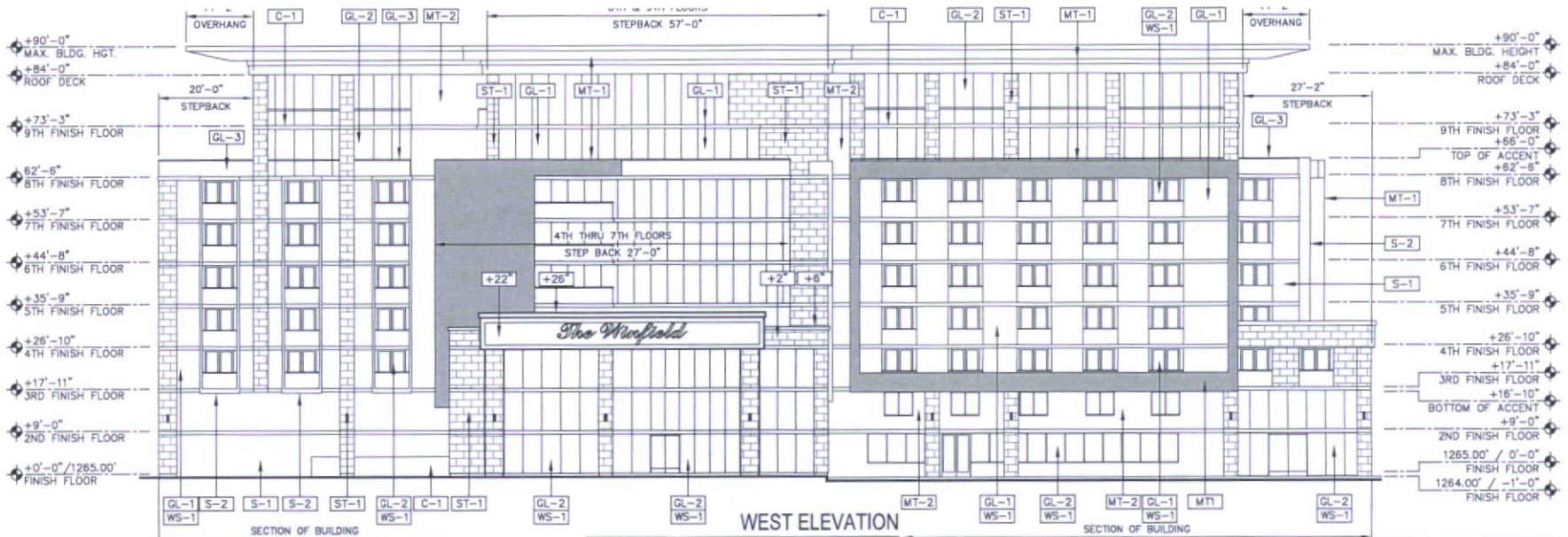
COLOR AND MATERIALS LEGEND	
C-1	CAST-IN-PLACE CONCRETE CECO CONCRETE NATURAL CONCRETE COLOR
GL-1	GLAZING PPG SOLARBLUE w/ SOLARBAN R100 (U-VALUE .28, SHGC .24)
GL-2	GLAZING PPG SOLARBLUE w/ SOLARBAN 70XL (U-VALUE .28, SHGC .24)
GL-3	GLASS RAILING CLEAR 1/2" GLAZING - TEMPERED
MT-1	POWDER COATED METAL SHERWIN WILLIAMS SW7076 CYBERSPACE
MT-2	POWDER COATED METAL SHERWIN WILLIAMS SW7076 CYBERSPACE
MT-3	POWDER COATED METAL SHERWIN WILLIAMS SW7672 KNITTING NEEDLES
WS-1	WINDOW SYSTEM SHERWIN WILLIAMS SW7076 CYBERSPACE
S-1	E.I.F.S. FINISH SYSTEM SHERWIN WILLIAMS SW7029 AGREABLE GRAY
S-2	E.I.F.S. FINISH SYSTEM SHERWIN WILLIAMS SW0014 SHERATAN SAGE
ST-1	STONE ACCENT SUN VALLEY MASONRY CUT NATURAL STONE GOLD MICA QUARTZITE

EXTERIOR BUILDING ELEVATIONS **A3.1**
 SCALE: 3/32" = 1'-0"
 10-04-18
 preliminary not for construction

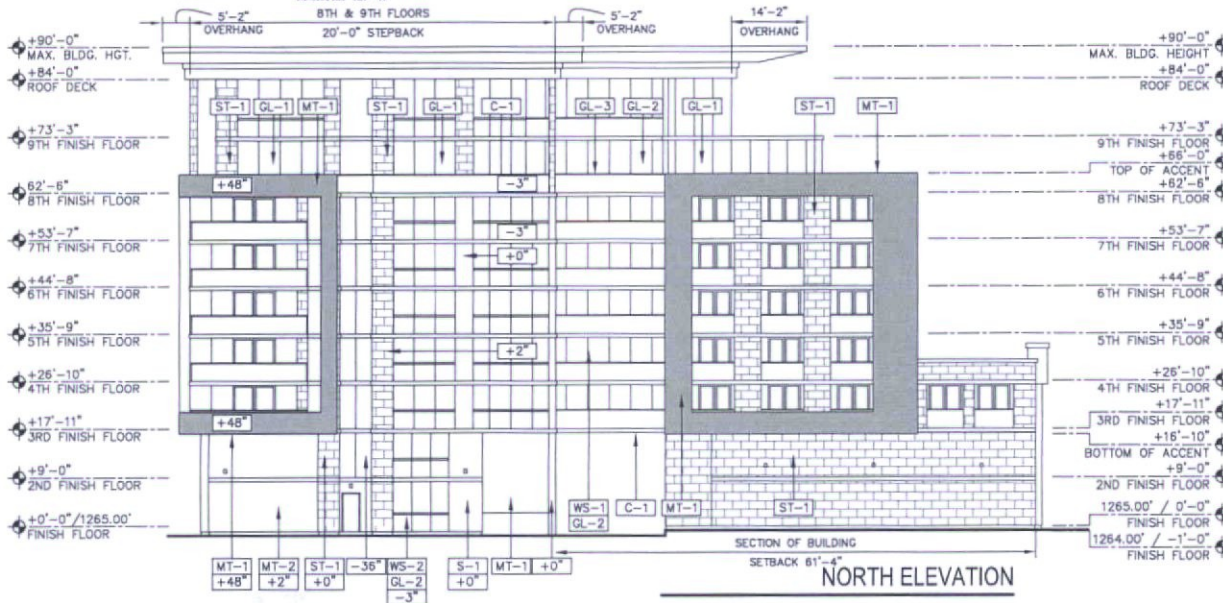
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 Phone: 602.251.1200
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WEST ELEVATION



NORTH ELEVATION

COLOR AND MATERIALS LEGEND	
C-1	CAST-IN-PLACE CONCRETE CECO CONCRETE NATURAL CONCRETE COLOR
GL-1	GLAZING PPG SOLARBLUE w/ SOLARBAN R100 (U-VALUE .28, SHGC .24)
GL-2	GLAZING PPG SOLARBLUE w/ SOLARBAN 70XL (U-VALUE .28, SHGC .24)
GL-3	GLASS RAILING CLEAR 1/2" GLAZING - TEMPERED
MT-1	POWDER COATED METAL SHERWIN WILLIAMS SW7076 CYBERSPACE
MT-2	POWDER COATED METAL SHERWIN WILLIAMS SW7076 CYBERSPACE
MT-3	POWDER COATED METAL SHERWIN WILLIAMS SW7672 KNITTING NEEDLES
WS-1	WINDOW SYSTEM SHERWIN WILLIAMS SW7076 CYBERSPACE
S-1	E.I.F.S. FINISH SYSTEM SHERWIN WILLIAMS SW7029 AGREEABLE GRAY
S-2	E.I.F.S. FINISH SYSTEM SHERWIN WILLIAMS SW0014 SHERATAN SAGE
ST-1	STONE ACCENT SUN VALLEY MASONRY CUT NATURAL STONE GOLD MICA QUARTZITE

EXTERIOR ELEVATIONS **A3.2**
SCALE: 3/32" = 1'-0"
10-04-18
preliminary not for construction



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WINFIELD HOTEL AND RESIDENCES - Scottsdale, Arizona



COLOR AND MATERIALS LEGEND	
C-1	CAST-IN-PLACE CONCRETE CECO CONCRETE NATURAL CONCRETE COLOR
GL-1	GLAZING PPG SOLARBLUE w/ SOLARBAN R100 (U-VALUE .28, SHGC .24)
GL-2	GLAZING PPG SOLARBLUE w/ SOLARBAN 70XL (U-VALUE .28, SHGC .24)
GL-3	GLASS RAILING CLEAR 1/2" GLAZING - TEMPERED
MT-1	POWDER COATED METAL SHERWIN WILLIAMS SW7076 CYBERSPACE
MT-2	POWDER COATED METAL SHERWIN WILLIAMS SW7076 CYBERSPACE
MT-3	POWDER COATED METAL SHERWIN WILLIAMS SW7672 KNITTING NEEDLES
WS-1	WINDOW SYSTEM SHERWIN WILLIAMS SW7076 CYBERSPACE
S-1	E.I.F.S. FINISH SYSTEM SHERWIN WILLIAMS SW7029 AGREEABLE GRAY
S-2	E.I.F.S. FINISH SYSTEM SHERWIN WILLIAMS SW0014 SHERATON SAGE
ST-1	STONE ACCENT SUN VALLEY MASONRY CUT NATURAL STONE GOLD MICA QUARTZITE

EXTERIOR ELEVATIONS **A3.3**
 SCALE: 3/32" = 1'-0"
 10-04-18
 preliminary not for construction

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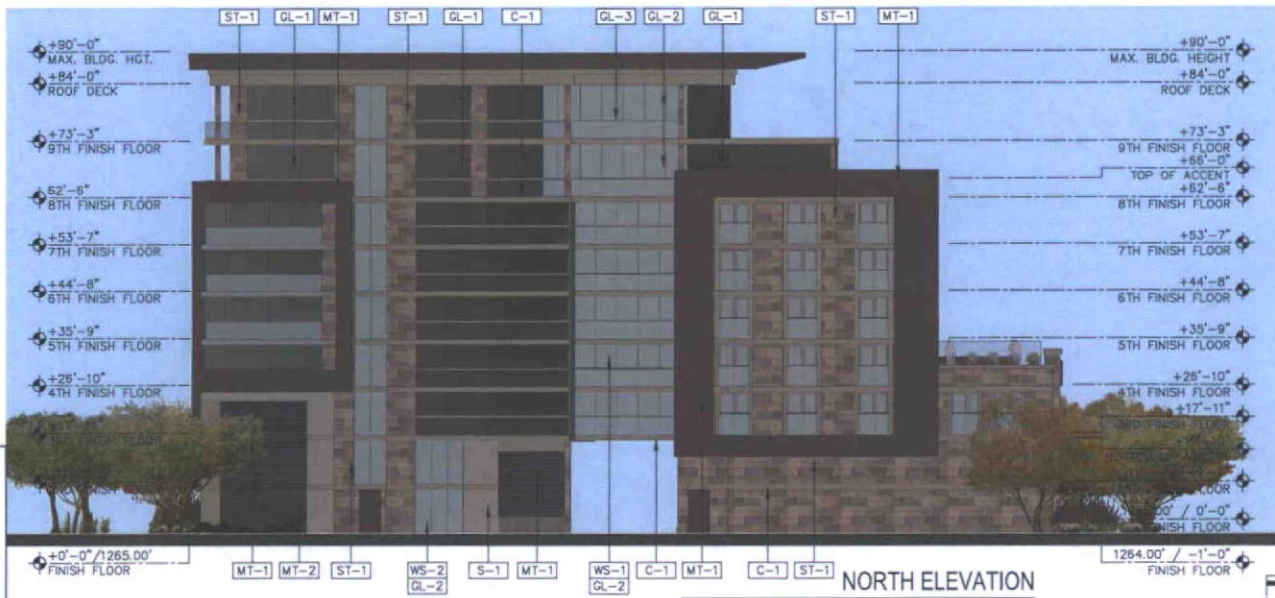
WINFIELD HOTEL AND RESIDENCES - Scottsdale, Arizona

Design Architect - The Clark Equibene

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WEST ELEVATION



NORTH ELEVATION

COLOR AND MATERIALS LEGEND		
C-1	CAST-IN-PLACE CONCRETE	CECO CONCRETE NATURAL CONCRETE COLOR
GL-1	GLAZING	PPG SOLARBLUE w/ SOLARBAN R100 (U-VALUE .28, SHGC .24)
GL-2	GLAZING	PPG SOLARBLUE w/ SOLARBAN 70XL (U-VALUE .28, SHGC .24)
GL-3	GLASS RAILING	CLEAR 1/2" GLAZING - TEMPERED
MT-1	POWDER COATED METAL	SHERWIN WILLIAMS SW7076 CYBERSPACE
MT-2	POWDER COATED METAL	SHERWIN WILLIAMS SW7076 CYBERSPACE
MT-3	POWDER COATED METAL	SHERWIN WILLIAMS SW7672 KNITTING NEEDLES
WS-1	WINDOW SYSTEM	SHERWIN WILLIAMS SW7076 CYBERSPACE
S-1	E.I.F.S. FINISH SYSTEM	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY
S-2	E.I.F.S. FINISH SYSTEM	SHERWIN WILLIAMS SW0014 SHERATAN
ST-1	STONE ACCENT	SUN VALLEY MASONRY CUT NATURAL STONE GOLD MICA QUARTZITE

EXTERIOR ELEVATIONS **A3.4**
SCALE: 3/32" = 1'-0"
10-04-18
preliminary not for construction

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BUILDING PERSPECTIVE | **A3.6**
NORTH WEST CORNER
NO SCALE
10-04-18
preliminary not for construction



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BUILDING PERSPECTIVE | **A3.7**
NORTH EAST CORNER
NO SCALE 10-04-18
preliminary not for construction



EAST ELEVATION



SOUTH ELEVATION

STREETSCAPE ELEVATIONS | **A3.8**
11-27-18
 preliminary not for construction

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 www.biliform.com

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WEST ELEVATION



NORTH ELEVATION

STREETSCAPE ELEVATIONS | **A3.9**
11-27-18
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 1100 north 124th street, suite 100 • scottsdale, az 85259
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MT-3:
SHERWIN WILLIAMS
SW7672
KNITTING NEEDLES



MT-1 / MT-2 / WS-1:
SHERWIN WILLIAMS
SW7076
CYBERSPACE



GL-3: GLAZING:
CLEAR 1/2" GLAZING
TEMPERED



GL-2: GLAZING
PPG SOLARBLUE w/
SOLARBAN R100



GL-1: GLAZING
PPG SOLARBLUE w/
SOLARBAN 70XL



C-1:
CECO CONCRETE
NATURAL
CONCRETE COLOR



ST-1: STONE ACCENT
SUN VALLEY MASONRY
CUT NATURAL STONE
GOLD MICA QUARTZITE



S-1:
E.I.F.S. FINISH
SYSTEM -
SHERWIN WILLIAMS
SW7029
AGREEABLE GRAY



S-2:
E.I.F.S. FINISH
SYSTEM -
SHERWIN WILLIAMS
SW0014
SHERATON SAGE

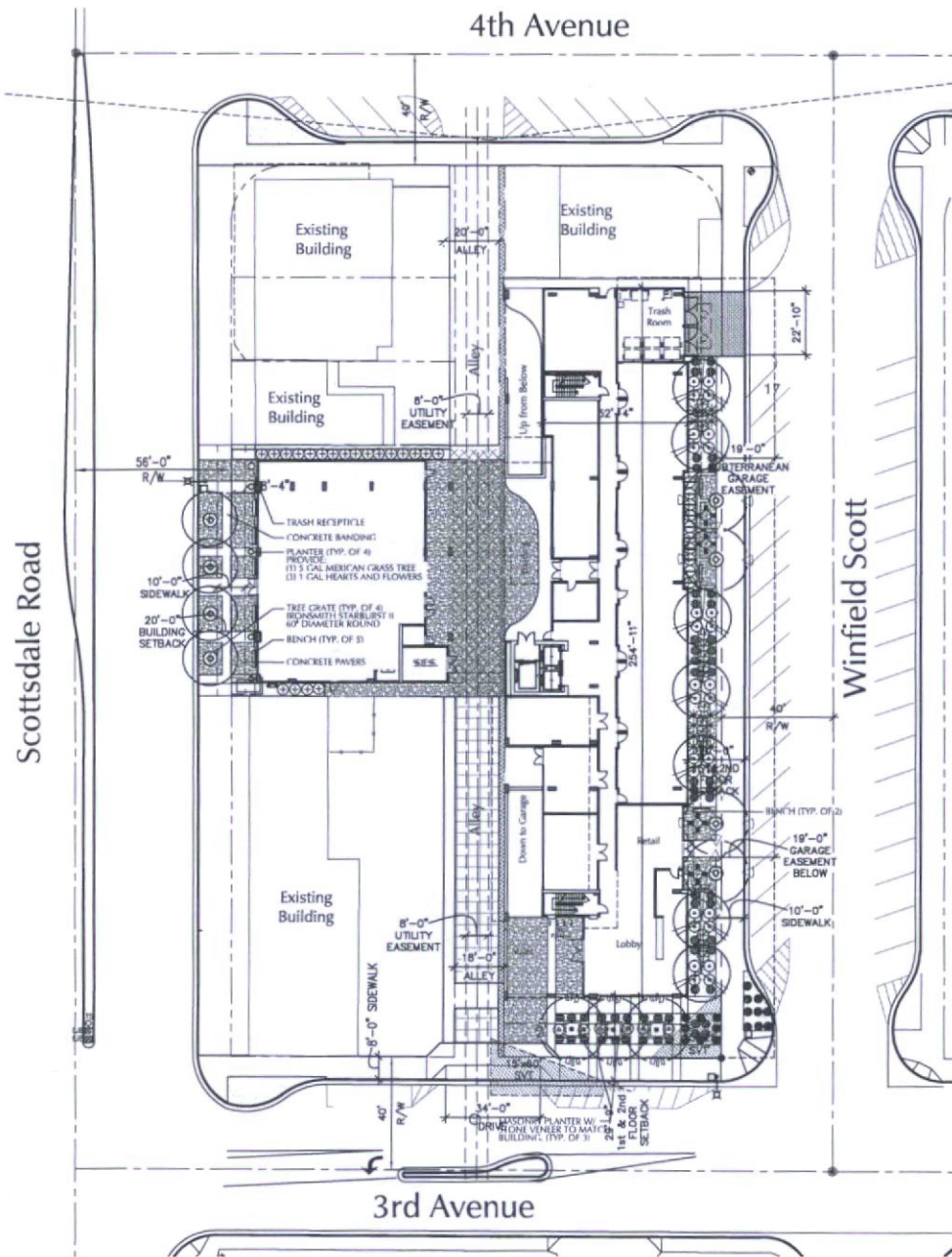


BUILDING MATERIALS AND COLORS **A3.5**
NO SCALE 10-04-18
preliminary not for construction



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WINFIELD HOTEL AND RESIDENCES - Scottsdale, Arizona



LANDSCAPE LEGEND

TREES		SIZE	
	<i>Acacia farnesiana</i> Sweet Acacia	3.5" Cal, 12H x 8W	Standard
	<i>Cercidium hybrid</i> "Desert Museum" Hybrid	2.0" Cal, 9H x 7W	Standard
	<i>Platanus x red push</i> Red Push Platanus	2.0" Cal, 10H x 8W	Standard
	<i>Sophora secundiflora</i> Texas Mountain Laurel	1.5" Cal, 8H x 5W	Double Stake
SHRUBS		SIZE	
	<i>Ruellia peninsularis</i> Baja Ruella	5 Galton	
	<i>Alphandbergia rigens</i> "Ragee" Blue Deer Grass	5 Galton	
	<i>Heptameria parviflora</i> "Perpa" Brakelights Red Yucca	5 Galton	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	5 Galton	
	<i>Rhapidoylepis indica</i> Indian Hawthorn	5 Galton	
	<i>Tecoma hybrid</i> Orange Jubilee	5 Galton	
LANDSCAPE MATERIALS		GROUNDCOVERS	
	Decomposed granite Match existing (Contractor to submit sample for approval)		Concrete Pavers Belgard
	Tree grate Ironstone		Medallia Paver (6" x 24" 30mm)
	Paver Korngay Design		Table Landscape Forms
	Trash Receptacle Korngay Design		Canused Series Divin Backed (8" x 33")
	Bench Landscape Forms		

CITY OF SCOTSDALE LANDSCAPE NOTES

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIAL/ GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/ OR COVERAGE.

A MINIMUM OF 80 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/ OR THE ZONING ORDINANCE REQUIREMENTS), OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTSDALE'S ZONING ORDINANCE, ARTICLE 8, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTSDALE'S ZONING ORDINANCE, ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISH GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF 3 INCHES ABOVE FINISH GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE THE LOCATION THAT THE TRUNK SPLIT ORIGINATES, OR 6 INCHES ABOVE FINISH GRADE IF ALL THE TRUNKS ORIGINATE FROM THE SOIL.

AREA WITHIN THE SIGHT TRIANGLE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

RETENTION DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE - FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-246 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTION 49-246 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTSDALE ADOPTED ELECTRICAL CODE.

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTSDALE'S APPROVAL.

ALL SIGNS INQUIRE A SEPARATE PERMIT AND APPROVAL. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPOSED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY LETTER OF ACCEPTANCE OR THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

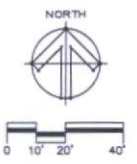
SITE DATA

SITE AREA: .712 ACRES GROSS (31,068 S.F.)
1.194 ACRES NET (52,122 S.F.)

ON SITE: 3,473 S.F.

RIGHT - OF - WAY: 427 S.F.

PARKING LOT LANDSCAPING: 8 S.F. (UNDERGROUND GARAGE)



billform
landscape
architecture

billform landscape
architecture group,
inc.

11125 North Gate Court, Suite 8
Omaha, Nebraska 68114
Phone: 402.338.8500 Fax: 402.282.0209
email: dave@billform.com

Engine: 333178

WINFIELD
HOTEL AND RESIDENCES
4221 NORTH SCOTSDALE ROAD, SCOTSDALE, ARIZONA

DESCO Capital Partners, LLC
9741 Fieldcrest Drive Omaha, Nebraska 68114

DESIGN DEVELOPMENT

REVISIONS:

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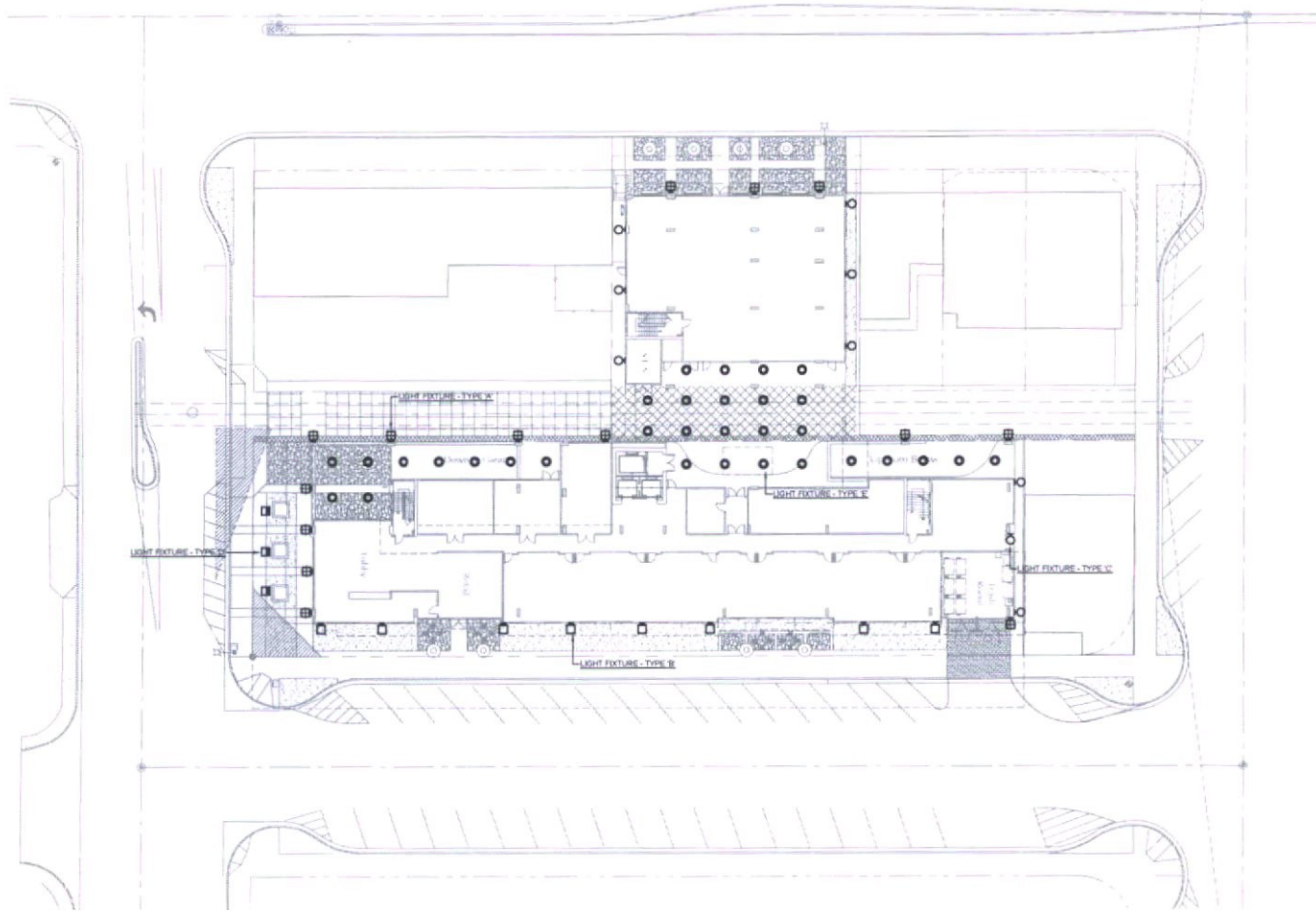
JOB NO: 15865
DATE: June 27, 2018
SCALE: 1" = 20'-0"
SHEET NO:

PL 1.2

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TYPE	SYMBOL	MANUFACTURER / MODEL NUMBER	VA	VOLT.	LAMPS		DESCRIPTION AND NOTES
					QTY.	TYPE	
A	⊞	RECELI LIGHTING RSL3-1203-30-120- 120-3-30	28	120	N/A	32W LED	EXTERIOR WALL SCONCE - MOUNT AT 12'-0" AFF.
B	⊞	RECELI LIGHTING RSL3-1203-30-120- 120-3-30	28	120	N/A	32W LED	EXTERIOR WALL SCONCE - MOUNT AT 12'-0" AFF.
C	○	RECELI LIGHTING RSL3-1203-30-120- 120-3-30	13	120	N/A	12W LED	EXTERIOR WALL SCONCE - MOUNT AT 12'-0" AFF.
D	⊞	SYSTEMALL SL720W-040-14	24	120	N/A	24W LED	WALKWAY RECLARD
E	○	PRESCOTT PLF10-120-0LMAX- 100-FLX-08	27	120	N/A	36W LED	4" OPEN DOWNLIGHT

LIGHTING FIXTURE SCHEDULE



biform architecture
group, inc.
11400 North Lake Street, Suite 11
Phoenix, Arizona 85028
Phone: 602.250.2000
www.biform.com

WINFIELD HOTEL AND RESIDENCES - Scottsdale, Arizona



SITE LIGHTING PLAN

SCALE: 1"=20'-0"

E1

9-24-18

preliminary not for construction

REBELLE

Tessera 3413LED Wall Mount Up/Down Light INTERIOREXTERIOR

Model: 3413-LED-1000
 Product Code: 3413-LED-1000
 Voltage: 120V
 Power: 100W
 Dimensions: 100mm x 100mm x 100mm

TECHNICAL DATA

Model	Wattage	Beam Angle	Beam Diameter @ 1m	Beam Diameter @ 2m	Beam Diameter @ 3m	Beam Diameter @ 4m	Beam Diameter @ 5m
3413-LED-1000	100W	120°	1.1m	2.2m	3.3m	4.4m	5.5m

DESCRIPTION

Material: Die-cast aluminum
 Finish: Matte black
 Mounting: 1/2" x 1/4" screws
 Weight: 1.2kg

REBELLE

Tessera 3413LED

Model: 3413-LED-1000
 Product Code: 3413-LED-1000
 Voltage: 120V
 Power: 100W
 Dimensions: 100mm x 100mm x 100mm

TECHNICAL DATA

Model	Wattage	Beam Angle	Beam Diameter @ 1m	Beam Diameter @ 2m	Beam Diameter @ 3m	Beam Diameter @ 4m	Beam Diameter @ 5m
3413-LED-1000	100W	120°	1.1m	2.2m	3.3m	4.4m	5.5m

DESCRIPTION

Material: Die-cast aluminum
 Finish: Matte black
 Mounting: 1/2" x 1/4" screws
 Weight: 1.2kg

☐ LIGHT FIXTURE - TYPE 'A'

REBELLE

Tessera 3101LED Wall Mount Lighting INTERIOREXTERIOR

Model: 3101-LED-1000
 Product Code: 3101-LED-1000
 Voltage: 120V
 Power: 100W
 Dimensions: 100mm x 100mm x 100mm

TECHNICAL DATA

Model	Wattage	Beam Angle	Beam Diameter @ 1m	Beam Diameter @ 2m	Beam Diameter @ 3m	Beam Diameter @ 4m	Beam Diameter @ 5m
3101-LED-1000	100W	120°	1.1m	2.2m	3.3m	4.4m	5.5m

DESCRIPTION

Material: Die-cast aluminum
 Finish: Matte black
 Mounting: 1/2" x 1/4" screws
 Weight: 1.2kg

REBELLE

Tessera 3101LED

Model: 3101-LED-1000
 Product Code: 3101-LED-1000
 Voltage: 120V
 Power: 100W
 Dimensions: 100mm x 100mm x 100mm

TECHNICAL DATA

Model	Wattage	Beam Angle	Beam Diameter @ 1m	Beam Diameter @ 2m	Beam Diameter @ 3m	Beam Diameter @ 4m	Beam Diameter @ 5m
3101-LED-1000	100W	120°	1.1m	2.2m	3.3m	4.4m	5.5m

DESCRIPTION

Material: Die-cast aluminum
 Finish: Matte black
 Mounting: 1/2" x 1/4" screws
 Weight: 1.2kg

☐ LIGHT FIXTURE - TYPE 'C'

REBELLE

Tessera 3204LED Wall Mount Lighting INTERIOREXTERIOR

Model: 3204-LED-1000
 Product Code: 3204-LED-1000
 Voltage: 120V
 Power: 100W
 Dimensions: 100mm x 100mm x 100mm

TECHNICAL DATA

Model	Wattage	Beam Angle	Beam Diameter @ 1m	Beam Diameter @ 2m	Beam Diameter @ 3m	Beam Diameter @ 4m	Beam Diameter @ 5m
3204-LED-1000	100W	120°	1.1m	2.2m	3.3m	4.4m	5.5m

DESCRIPTION

Material: Die-cast aluminum
 Finish: Matte black
 Mounting: 1/2" x 1/4" screws
 Weight: 1.2kg

REBELLE

Tessera 3204LED

Model: 3204-LED-1000
 Product Code: 3204-LED-1000
 Voltage: 120V
 Power: 100W
 Dimensions: 100mm x 100mm x 100mm

TECHNICAL DATA

Model	Wattage	Beam Angle	Beam Diameter @ 1m	Beam Diameter @ 2m	Beam Diameter @ 3m	Beam Diameter @ 4m	Beam Diameter @ 5m
3204-LED-1000	100W	120°	1.1m	2.2m	3.3m	4.4m	5.5m

DESCRIPTION

Material: Die-cast aluminum
 Finish: Matte black
 Mounting: 1/2" x 1/4" screws
 Weight: 1.2kg

☐ LIGHT FIXTURE - TYPE 'B'

LOOK

LOOK 3101

Model: 3101-LED-1000
 Product Code: 3101-LED-1000
 Voltage: 120V
 Power: 100W
 Dimensions: 100mm x 100mm x 100mm

TECHNICAL DATA

Model	Wattage	Beam Angle	Beam Diameter @ 1m	Beam Diameter @ 2m	Beam Diameter @ 3m	Beam Diameter @ 4m	Beam Diameter @ 5m
3101-LED-1000	100W	120°	1.1m	2.2m	3.3m	4.4m	5.5m

DESCRIPTION

Material: Die-cast aluminum
 Finish: Matte black
 Mounting: 1/2" x 1/4" screws
 Weight: 1.2kg

LOOK

LOOK 3101

Model: 3101-LED-1000
 Product Code: 3101-LED-1000
 Voltage: 120V
 Power: 100W
 Dimensions: 100mm x 100mm x 100mm

TECHNICAL DATA

Model	Wattage	Beam Angle	Beam Diameter @ 1m	Beam Diameter @ 2m	Beam Diameter @ 3m	Beam Diameter @ 4m	Beam Diameter @ 5m
3101-LED-1000	100W	120°	1.1m	2.2m	3.3m	4.4m	5.5m

DESCRIPTION

Material: Die-cast aluminum
 Finish: Matte black
 Mounting: 1/2" x 1/4" screws
 Weight: 1.2kg

☐ LIGHT FIXTURE - TYPE 'D'



bilform architecture group, inc.
 11450 North Lake Street, Suite 111
 Phoenix, Arizona 85028
 Phone: 602.275.0280
 www.bilform.com


WINFIELD HOTEL AND RESIDENCES - Scottsdale, Arizona

FIXTURE CUTSHEETS

E4
 9-24-18

preliminary not for construction

6" LED Open Downlight
LF6ML
 120V 277V
 0.10V Dimming



DESCRIPTION:
 The LF6ML is a 6" diameter open downlight fixture designed for use in drop ceilings. It features a recessed design and is compatible with 120V and 277V systems. The fixture is dimmable and has a long life expectancy.

INSTALLATION:
 The LF6ML is designed for use in drop ceilings. It is compatible with 120V and 277V systems. The fixture is dimmable and has a long life expectancy.

FEATURES:
 - 6" diameter open downlight fixture
 - Recessed design
 - Compatible with 120V and 277V systems
 - Dimmable
 - Long life expectancy

COMPONENTS:
 - LF6ML LED Open Downlight
 - LED Driver
 - LED Chips
 - Heat Sink
 - Lens
 - Mounting Hardware

WARRANTY:
 The LF6ML is warranted for 5 years or 50,000 hours of operation, whichever comes first.

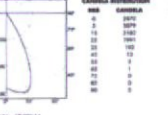
CONTACT:
 Prescolite Lighting, Inc.
 12000 S. Baseline Road, Suite 100
 Scottsdale, AZ 85259
 Phone: 480.345.1234
 Fax: 480.345.1235
 Email: sales@prescolite.com

PHOTOMETRIC DATA LifeFrame - 6" LF6ML Downlight

GENERAL DATA:

Item	Value
Fixture Type	LED Open Downlight
Fixture Size	6" Dia x 1.5" H
Beam Angle	30°
Mounting	Recessed
Color Temperature	4000K
Power Factor	> 0.95
Dimming	0-10V
Life Expectancy	50,000 hours

PHOTOMETRIC CURVES:



BEAM SPREAD DATA:

Beam Angle	Beam Diameter (ft)	Beam Area (sq ft)
30°	0.5	0.2
45°	0.7	0.4
60°	0.9	0.7
75°	1.1	1.0
90°	1.3	1.5
105°	1.5	2.1
120°	1.7	2.9
135°	1.9	3.8
150°	2.1	4.9
165°	2.3	6.2
180°	2.5	7.7

ILLUMINATION DATA:

Distance (ft)	Footcandle (fc)	Lux (lx)
1	1000	107.6
2	250	26.9
3	111	12.1
4	62.5	6.8
5	40	4.3
6	27.8	2.9
7	20.5	2.2
8	15.6	1.7
9	12.5	1.3
10	10	1.1

TEST DATA:
 Test No. 17-001-14
 Tested at 25°C. Ambient in accordance to IESNA 90-79-2000

LifeFrame - 6" LF6ML Downlight


Mounting Compatibility Table

Mounting Type	Compatible
Drop Ceiling	Yes
Recessed Ceiling	Yes
Surface Mount	No
Flush Mount	No
Track Mount	No
Wall Mount	No
Outdoor	No

GENERAL DATA:

Item	Value
Fixture Type	LED Open Downlight
Fixture Size	6" Dia x 1.5" H
Beam Angle	30°
Mounting	Recessed
Color Temperature	4000K
Power Factor	> 0.95
Dimming	0-10V
Life Expectancy	50,000 hours

PHOTOMETRIC CURVES:



BEAM SPREAD DATA:

Beam Angle	Beam Diameter (ft)	Beam Area (sq ft)
30°	0.5	0.2
45°	0.7	0.4
60°	0.9	0.7
75°	1.1	1.0
90°	1.3	1.5
105°	1.5	2.1
120°	1.7	2.9
135°	1.9	3.8
150°	2.1	4.9
165°	2.3	6.2
180°	2.5	7.7

ILLUMINATION DATA:

Distance (ft)	Footcandle (fc)	Lux (lx)
1	1000	107.6
2	250	26.9
3	111	12.1
4	62.5	6.8
5	40	4.3
6	27.8	2.9
7	20.5	2.2
8	15.6	1.7
9	12.5	1.3
10	10	1.1

TEST DATA:
 Test No. 17-001-14
 Tested at 25°C. Ambient in accordance to IESNA 90-79-2000

☐ LIGHT FIXTURE - TYPE 'E'



bitform architecture group, inc.
 11400 NORTH CENTRAL EXPRESSWAY - SUITE 101
 PHOENIX, ARIZONA 85020
 Phone: 480.278.7000
 www.bitform.com

WINFIELD HOTEL AND RESIDENCES - Scottsdale, Arizona

FIXTURE CUTSHEETS |

E5
 9-24-18

preliminary not for construction