

**Marked Agendas  
Approved Minutes  
Approved Reports**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 17, 2019 Item No. 13  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## **ACTION**

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### **WaterView Residential 22-DR-2017#2**

**Location:** 4624 North 73<sup>rd</sup> Street

**Request:** Request approval of the site plan, landscape plan, and building elevations for a residential development comprised of two, four-story-tall buildings, with 260 dwelling units in approximately 295,000 square feet of building area, and one level of below-grade parking for 425 vehicles, all on a 5.4-acre site.

## **OWNER**

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Scottsdale Canal Holdings, LLC - Shawn Yari  
310-693-4400

## **ARCHITECT/DESIGNER**

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GMP Architects LA

## **ENGINEER**

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David Evans and Associates, Inc.

## **APPLICANT CONTACT**

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Ryan Caldera  
Studio 111 Architects  
562-901-1500

## **BACKGROUND**

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### **Zoning**

This site is zoned Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO). The Downtown zoning district is intended to promote an enhanced, pedestrian-oriented, streetscape environment and encourage commercial and residential land uses that activate the streetscape.

### **Context**

Located approximately 400 feet north of the intersection of East Camelback Road and North 73<sup>rd</sup> Street along the west side of North 73<sup>rd</sup> Street, the surrounding developments include multi-family residential, single-family residential, and public utility/recreational uses.

### **Adjacent Uses and Zoning**

- **North** An existing single-family residential subdivision (Villa Monterey) is located to the north of the site in the Multiple-family Residential, Historic Property (R-5 HP) zoning designations.
- **South** A currently-vacant portion of the larger WaterView site that is planned for a hotel is located south of the site in the Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning designation.
- **East** North 73<sup>rd</sup> Street abuts the property to the east. Existing multi-family residential and single-family residences are located farther east in the Multiple-family Residential, Downtown Overlay (R-5 DO) and Single-family Residential (R1-7) zoning districts.
- **West** The Arizona Canal abuts the site to the west. Existing commercial and multi-family residential properties are located farther west in the Central Business (C-2) and Downtown/Regional Commercial Office – Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) zoning designations.

### **Key Items for Consideration**

- Conformance with the Old Town Scottsdale Urban Design and Architectural Guidelines
- Design compatibility with existing development surrounding the site

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a proposed collection of two residential buildings and associated amenity buildings and outdoor areas, including two levels of below-grade parking, with 260 units and approximately 295,000 square feet of total floor area. The proposal is a revised design from the previously-approved site plan, landscape plan and building elevations, which were approved by the Development Review Board in December of 2017 (22-DR-2017).

### **Neighborhood Communication**

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has received two emails with general questions regarding the proposed development project.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The proposed residential development reflects the goals and policies of the Character and Design Element of the General Plan 2001 and the Downtown Urban Design Guidelines by varying the physical massing of the buildings to create different points of perception at the human scale and by enhancing the proposed building relationship with other existing residential units in the area by providing large outdoor living spaces on multiple levels of the building and varying building materials and setbacks. In addition, the project utilizes large outdoor amenity areas to emphasize the project's connection with the natural environment.

Vehicular access to the site is adequately provided by one main entrance from North 73<sup>rd</sup> Street near the southern portion of the site to parking with one level of underground parking provided for

long-term resident and guest parking. A secondary access for a small vehicle court with short-term parking and emergency access is also provided from North 73<sup>rd</sup> Street near the central portion of the site. Pedestrian connectivity is provided at several points along North 73<sup>rd</sup> Street with stoops that lead to lower-level units, as well as other entrances that lead to larger resident corridors throughout the site. In addition, the development project provides several access points from the site to the adjacent Arizona Canal to allow residents and guests to access the recreational amenities that the Canal affords. Two public walkways will be provided to the Canal from the street level along the southeast side of the project. These ADA-accessible pathways will allow residents from the adjacent neighborhood that is east of the site, to access the Canal. The development project provides two separate amenity areas for outdoor activities facing the Canal, as well as several smaller outdoor areas. Private outdoor living spaces are provided adjacent to each dwelling unit of the buildings.

The proposed residential buildings are comprised of four floors and approximately 295,000 square feet of interior space. The buildings have been designed in a contemporary aesthetic with each elevation featuring a variation in massing, materials and colors that provide an appropriate connection to the existing buildings near the site and in the larger area surrounding the site. Shading elements over windows and outdoor areas have been provided to reduce solar exposure and heat gain to the building and the outdoor living areas. The building utilizes several massing forms to reduce overall bulk while also incorporating several architectural design elements to separate wall expanses, add visual interest, and create shading for the building's outdoor balconies. Mechanical equipment will be located on the roof of the building, appropriately concealed behind rooftop parapets.

Landscape and hardscape improvements for the site are focused on enhancing amenity areas located outside the building footprints, as well as the arrival and community building location at the northwest portion of the site. Two large pool areas are provided at the northern and southern areas of the development project, both facing the Arizona Canal. Other resident amenity areas have been placed adjacent to these pools to further enhance the outdoor experience. A large open space area has been provided at the northern portion of the site to allow for further passive recreational activities for residents of the development project and residents of the adjacent neighborhood. Plant material has been chosen to enhance the outdoor spaces and utilizes plant material adapted and appropriate for the desert climate of Scottsdale. Lighting has been designed to provide adequate illumination on the site for operational activities while maintaining low glare and other design considerations, as per City guidelines.

### **Development Information**

- Existing Use: Vacant
- Proposed Use: Multi-family residential
- Parcel Size: 9.14 gross acres  
7.3 net acres
- Total Building Area: 294,856 square feet
- Building Height Allowed: 66 feet, including rooftop appurtenances
- Building Height Proposed: 50 feet, including rooftop appurtenances
- Parking Required: 355 spaces

- Parking Provided: 425 spaces
- Open Space Required: No minimum
- Open Space Provided: 81,421 square feet / 1.87 acres
- Number of Dwelling Units Allowed: 240 units (flexibility to achieve more through zoning approval – per Case 19-ZN-2015)
- Number of Dwelling Units Proposed: 260 units (achieved through reallocation of hotel units – per Case 19-ZN-2015)
- Density Allowed: 39 dwelling units per acre (per Case 19-ZN-2015)
- Density Proposed: 42.28 dwelling units per acre

**STAFF RECOMMENDATION**

**Recommended Approach:**

Staff recommends that the Development Review Board approve the WaterView Residential development project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and Downtown Plan, and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

Planning and Development Services  
Current Planning Services

**STAFF CONTACT**

Brad Carr, AICP, LEED-AP  
Principal Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

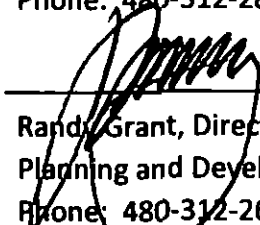
**APPROVED BY**

  
Brad Carr, Report Author

10/9/19  
Date

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

10/9/19  
Date

  
Randy Grant, Director  
Planning and Development Services  
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

10/10/19  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - Exhibit 1 to Attachment A: WaterView Plazas, Walkways and Paths Plan
- 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. Perspectives
- 8. Streetscape Elevations
- 9. Material and Color Board
- 10. Landscape Plans
- 11. Neighborhood Correspondence
- 12. City Notification Map

**Stipulations for the  
Development Review Board Application:  
WaterView Residential  
Case Number: 22-DR-2017#2**

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 Studio One Eleven, with a city staff date of 8/15/2019.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Studio One Eleven, with a city staff date of 8/15/2019.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Young Design Group, with a city staff date of 8/15/2019.
  - d. The location and configuration of plazas, walkways and paths as shown on the WaterView Plazas, Walkways and Paths Plan, attached as Exhibit 1 to Attachment A.
  - e. The case drainage report submitted by David Evans & Associates, Inc. accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - f. The water and sewer basis of design report submitted by David Evans & Associates, Inc. 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 19-ZN-2015.

**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:**

**Ordinance**

- C. *With the final plans submittal, the property owner shall provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver*

*systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment.*

### **DRB Stipulations**

2. *With the final plans submittal, the property owner shall provide design details of the hardscape and pavement design, and pedestrian amenities.*
3. *With the final plans submittal, the property owner shall provide section drawings of the proposed exterior shade devices and provide 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 should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices.*
4. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
5. 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 plans submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

### **SITE DESIGN:**

#### **Ordinance**

- D. Before any Certificate of Occupancy is issued for any Phase of the development project, the property owner shall be responsible to remove all existing above-ground utility lines and poles within the development project and along the entire west side of North 73<sup>rd</sup> Street adjacent to the development project and replace them, as needed, with underground utility lines. The types and manner of work to be done shall be reviewed by, and subject to the approval of, the affected utility companies prior to the final plans submittal for the development project. The undergrounding of the 69kv utility lines along the Arizona Canal adjacent to the site along the development project's frontage with the Arizona Canal shall be performed as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS). The property owner shall be responsible for all cost associated with removal and replacement of utility lines, except as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS).
- E. Prior to the first building permit issuance for any phase of the development project, the property owner shall be required to provide through contribution to the Downtown Cultural Trust Fund a minimum of one (1) percent of the building valuation for all floor area of the respective phase of the development project.
- F. Prior to the issuance of any building permits for any portion of the development project, the property owner shall record a covenant against the project site delineated on Exhibit 2 of the Development Plan (19-ZN-2015), in a form and substance acceptable to City Attorney or designee, permanently imposing upon the property owner of the development project site and its successors, all duties relating to or arising from ongoing operations, repair, maintenance, and renovation of all canal bank improvements in the areas delineated in Exhibit 2, which includes, but is not limited to,



the following duties and requirements, except as outlined in the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS):

- a. Design standards with respect to the operations, repair, maintenance and renovation of Arizona Canal Bank Improvements. Same standards as applicable to other Arizona Canal improvements in the City nearby, minimum requirements of the City of Scottsdale per the Design Standards and Policies Manual and requirements of the Zoning Ordinance.
  - b. Trails and paths (Arizona Canal).
    1. Maintain the Salt River Project service vehicle paths and multiple use path.
    2. Operations, Repair, Maintenance and Renovation shall include, but not be limited to, removal of trash and debris and maintaining the travel tread areas.
  - c. Landscaping and Hardscape Improvements.
    1. Maintain both landscaping and hardscape improvements that will be constructed outside the service vehicle paths and multiple use path along the embankment of the Arizona Canal.
    2. Operations, Repair, Maintenance, and Renovation shall include, but not be limited to removal of trash and debris, applicable best practices for irrigation, pruning and trimming live plants, repairing or replacing pedestrian seating areas and retaining walls and lighting.
    3. Any stairs or paths leading to and from the Arizona Canal to adjoining pedestrian paths, stairs or walks on the adjoining development site shall be maintained in a safe and appropriate manner.
- G. The property owner shall provide pedestrian and landscape improvements (from curb to perimeter wall) along the development project's frontage with North 73<sup>rd</sup> Street and North 74<sup>th</sup> Place adjacent to the open space located at the northern portion of the development project (labeled as North Open Space Improvements on Exhibit 1 to Attachment A), in conformance with applicable city design standards and guidelines, and other regulatory requirements.
- a. Improvements shall include, but not be limited to, a new ten (10) foot wide sidewalk, landscaping and associated pedestrian amenities. Perimeter wall/fence surrounding northern open space, if provided, shall not be located any closer than twenty (20) feet to the back of the curb of North 73<sup>rd</sup> Street and North 74<sup>th</sup> Place.
  - b. The property owner shall submit construction documents for the North Open Space Improvements concurrently with the construction documents for the remainder of Phase One of the development project.
  - c. Prior to the issuance of any building permit for Phase One of the development project, the owner shall dedicate a non-motorized public access easement over the extents of the pedestrian path within the area of the North Open Space Improvements that is located outside of public right-of-way.
  - d. Before any Certificate of Occupancy is issued for any building of Phase One of the development project, the owner shall construct the North Open Space Improvements as shown on the approved construction documents.

#### **DRB Stipulations**

6. *Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct an "at grade" compacter placed on-site with collections to be conducted on-site.*

7. *With the construction document submittal, the property owner shall modify the site plan, and other associated plans, to relocate the electrical transformers adjacent to North 73<sup>rd</sup> Street between the street and the building, to the satisfaction of Planning final plans review staff.*
8. *With final plans submittal, the property owner shall provide plans and details that illustrate that the "at grade" compacter and electrical transformers shall be located so that they do not conflict with, or adversely affect, the pedestrian amenities, resident amenities, landscape features, and/or on-site circulation elements that are included with this development.*

### **LANDSCAPE DESIGN:**

#### **Ordinance**

- H. With the final plans submittal, the property owner shall supply written documentation of approval by the Water Resources Department of any proposed water features and/or fountains.

### **EXTRIOR LIGHTING:**

#### **Ordinance**

- I. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- J. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- K. 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.
- L. The initial vertical luminance at 6-foot above grade, along the northeast property line adjacent to the single-family residence shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

#### **DRB Stipulations**

9. 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.
10. 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 2.5 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 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. Except as required herein, the initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**VEHICULAR PARKING:**

**Ordinance**

- M. With the final plans submittal, the property owner shall provide dimensional information and notations on the floor plan of the garage structure, in conformance with Zoning Ordinance Section 9.106.A.

**STREET INFRASTRUCTURE:**

**Ordinance**

- N. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- O. Prior to issuance of any building permit for Phase One of the development project, the property owner shall submit for review, and receive approval of, civil construction documents to provide improvements to the alley located at the northern extents of the development project, adjacent to the East Plaza, to include repaving the alley to a minimum width of fourteen (14) feet and curbing to accommodate vehicular access for SRP and other service vehicles to the Arizona Canal bank. The alleyway shall be subject to approval by the City's Transportation General Manager, or designee, and shall be designed in conformance with the Design Standards and Policies Manual.
- P. Prior to the issuance of a building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- i. 73<sup>RD</sup> STREET.
    - a. 73<sup>rd</sup> Street Realignment. The property owner shall construct the realigned North 73<sup>rd</sup> Street (north of the north curb line of East Camelback Road) to the Local Collector Suburban Character cross section minimum, Figure 5.3-17 of the Scottsdale DSPM, widening the roadway to provide a two-lane approach southbound to East Camelback Road. The owner shall be responsible for 100% of the cost to design and construct the improvements necessary for the realignment of North 73<sup>rd</sup> Street. The timing of construction of the 73<sup>rd</sup> Street Realignment improvements shall be per the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS).
    - b. 73<sup>rd</sup> Street Sidewalks. The property owner shall construct minimum 8-foot-wide sidewalks along the development project's 73<sup>rd</sup> Street frontage. The property owner shall demonstrate compliance with this requirement with the civil construction documents submittal.
  - ii. CAMELBACK ROAD/73<sup>RD</sup> STREET INTERSECTION IMPROVEMENTS.
    - a. The property owner shall construct new improvements for the intersection of East Camelback Road and North 73<sup>rd</sup> Street (south of the north curb line of East Camelback Road), including sidewalks and pedestrian crossings. Plans for the intersection improvements shall be subject to the review and approval of Transportation Department staff. The intersection construction must be performed to the standards and to the satisfaction of the City Transportation Manager, or designee, and shall be completed prior to issuance of a Certificate of Occupancy for any building of the initial phase of the development project. The property owner shall dedicate traffic control easements as necessary, subject to the City Attorney, to contain traffic signal poles and equipment at the

new E. Camelback Road and North 73<sup>rd</sup> Street intersection. The traffic control easements shall overlay the required sight distance easements. The property owner shall be responsible for 100% of the cost to design and construct intersection improvements. For those improvements located north of the north curb line of E. Camelback Road, the improvements as outlined in paragraph O.i.a. above shall apply with respect to timing as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS).

- Q. Prior to issuance of any building permit for the initial phase of the development project, the property owner shall contribute to the City, up to a maximum property owner commitment of \$75,000, for any traffic mitigation work identified by the traffic mitigation plan for the development project.

**DRB Stipulations**

11. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- a. N. 73<sup>rd</sup> STREET.
    - 1. Construct the new the driveway ramps in accordance with the DSPM Sections 5-3.200 and 5-3.205, AND City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2256-CL1.
12. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

**WATER AND WASTEWATER:**

**DRB Stipulations**

13. *Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents for the upsizing of the sewer system to a twenty-four (24)-inch diameter main along E. Camelback Road from 73<sup>rd</sup> Street to Miller Road.*
14. *Prior to the issuance of any Certificate of Occupancy for the project, the property owner shall upsize the existing sewer main along E. Camelback Road from 73<sup>rd</sup> Street to Miller Avenue to a twenty-four (24)-inch diameter main.*
15. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

16. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee. In addition, the following issues from the case drainage report need to be addressed during final design:
- a. There appears to be elevation conflicts between the proposed drainage swale and the proposed 60" pipe for the underground stormwater storage tank (USST). Since the proposed swale should

be lower than the FF of the hotel (elevation 71), there does not appear to be sufficient cover between the top of pipe and bottom of swale.

- b. The labels for the drainage areas and retention basins do not match when comparing exhibits and retention calculations. Revise these so that there is a clear connection between the exhibits and calculations.
1. With the civil construction document submittal, the property owner shall provide an Operation and Maintenance Manual for the stormwater devices used to filter the runoff.
2. With the civil construction document submittal, the property owner shall demonstrate that pool backwash and underground parking garage drainage shall be plumbed to the sanitary sewer system and will be pretreated with an oil and sand separator device.

**MULTI-USE TRAILS AND PATHS:**

**Ordinance**

- R. Improvements shall be made to the Arizona Canal Bank along the development project's frontage, as shown in the Development Plan for case 19-ZN-2015, in conformance with applicable city design standards and guidelines, and applicable Salt River Project (SRP), FEMA or other regulatory requirements. The property owner shall be obligated for the Arizona Canal Bank Improvements per the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS).
  - a. The Arizona Canal Bank Improvements shall receive Development Review Board approval in accordance with the terms of the license agreement, Contract No. 1999-091-COS, as it may be amended.
  - b. Improvements shall be made for a bridge over the Arizona Canal to connect the north side of the canal bank and the south side of the canal bank, as shown in the Development Plan (19-ZN-2015), in conformance with applicable city design standards and guidelines, applicable SRP and other regulatory requirements. The property owner shall be obligated for the Canal Bridge improvements per the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS).
  - c. Prior to issuance of any building permit for the Arizona Canal Bank Improvements, approval shall be obtained from SRP for any portion of the Arizona Canal Bank Improvements located within SRP property.
  - d. Prior to issuance of any building permit for the development project, the property owner, or representative of the property owner, shall submit for review, and obtain approval of, civil construction documents to construct the Arizona Canal Bank Improvements. The location and design of the signs and markers shall be shown in the civil construction documents.
  - e. Prior to issuance of any building permit for the development project, the property owner shall dedicate a non-motorized public access easement over the extents of any of the Arizona Canal Bank Improvements that are located on private property.
  - f. Prior to issuance of any building permit for any phase of the development project, the property owner shall make the required payment to the Downtown Cultural Trust Fund as required by the Zoning Ordinance and as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS). For purposes of potential phased cultural improvement contributions, all building valuation calculations shall be determined based on building data published at the time of each permit issuance.



in the Development Plan (19-ZN-2015). All improvements shall be in conformance with the Design Standards and Policies Manual.

- b. The property owner shall submit civil construction documents for the West Walkway improvements concurrently with the civil construction documents for the remainder of the initial phase of the development project.
  - c. Prior to the issuance of any building permit for any portion of the development project, the property owner shall dedicate a non-motorized public access easement over the extents of the multi-use path within the West Walkway that is located on private property.
  - d. Before any Certificate of Occupancy is issued for any portion of the initial phase of the development project, the property owner shall construct the West Walkway improvements as shown on the approved civil construction documents.
- U. The property owner shall provide improvements to the northern portion of the East Plaza located at the northern extents of the development project for purposes of a multi-use path from North 74<sup>th</sup> Place to the Arizona Canal (labeled as East Plaza Walkway on Exhibit 1 to Attachment A), as shown in the Development Plan (19-ZN-2015) and the plans prepared by GMP Architects and Young Design Group, with a city staff date of 9/29/2017, in conformance with applicable city design standards and guidelines and other regulatory requirements.
- a. Multi-use path improvements for the area located on the north side of the development project shall include, but not be limited to, a new 8-foot-wide concrete sidewalk to be located within the East Plaza Walkway tract, and associated landscaping and lighting. The alignment of the path shall be subject to the Development Review Board approval and the City's Transportation General Manager, or designee, and shall be in substantial conformance with the location shown in the Development Plan (19-ZN-2015). All improvements shall be in conformance with the Design Standards and Policies Manual.
  - b. The property owner shall submit civil construction documents for the East Plaza Walkway improvements concurrently with the civil construction documents for the remainder of Phase One of the development project.
  - c. Prior to the issuance of any building permit for any portion of Phase One of the development project, the property owner shall dedicate a non-motorized public access easement over the extents of the non-motorized, multi-use path within the East Plaza Walkway that is located outside of public right-of-way.
  - d. Before any Certificate of Occupancy is issued for any portion of Phase One of the development project, the property owner shall construct the East Plaza Walkway improvements as shown on the approved civil construction documents.
- V. A new ADA-compliant, non-motorized, multi-use path to connect the improvements of the East Plaza Walkway to the Arizona Canal Bank Improvements shall be constructed (labeled as East Plaza North Path on Exhibit 1 to Attachment A), in compliance with applicable city design standards and guidelines, applicable SRP and other regulatory requirements. The property owner shall be responsible for all cost of the design and construction of the East Plaza North Path improvements, unless the Cultural Council chooses to design and construct the path at the agreement of both the Cultural Council and the property owner.
- a. The East Plaza North Path shall receive Development Review Board approval in accordance with the terms of the license agreement, Contract No. 1999-091-COS, as it may be amended.

- b. East Plaza North Path improvements shall include, but not be limited to, a new 8-foot-wide concrete pathway, and associated landscaping and lighting improvements.
- c. Civil construction documents for the East Plaza North Path improvements shall be submitted concurrently with the civil construction documents for the remainder of Phase One of the development project.
- d. Prior to issuance of any building permit for the East Plaza North Path improvements, approval shall be obtained from SRP for any portion of the East Plaza North Path improvements located within SRP property.
- e. Prior to issuance of any building permit for Phase One of the development project, if the Cultural Council chooses to design and construct the East Plaza North Path improvements at the agreement of both the Cultural Council and the owner, the property owner shall make a payment of \$40,000 to the Downtown Cultural Trust Fund as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS). If the Cultural Council does not choose to design and construct the East Plaza North Path improvements, the property owner shall be responsible to construct the East Plaza North Path improvements prior to obtaining a Certificate of Occupancy for Phase One of the development project.
- f. The East Plaza North Path improvements shall be subject to any agreements between the City and Salt River Project.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

3. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A sight distance and safety triangle (SD) easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
  - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.
  - c. A one-foot-wide vehicular non-access easement to the City of Scottsdale along East Camelback Road, North 73<sup>rd</sup> Street, and North 74<sup>th</sup> Place, except at the approved street entrances.







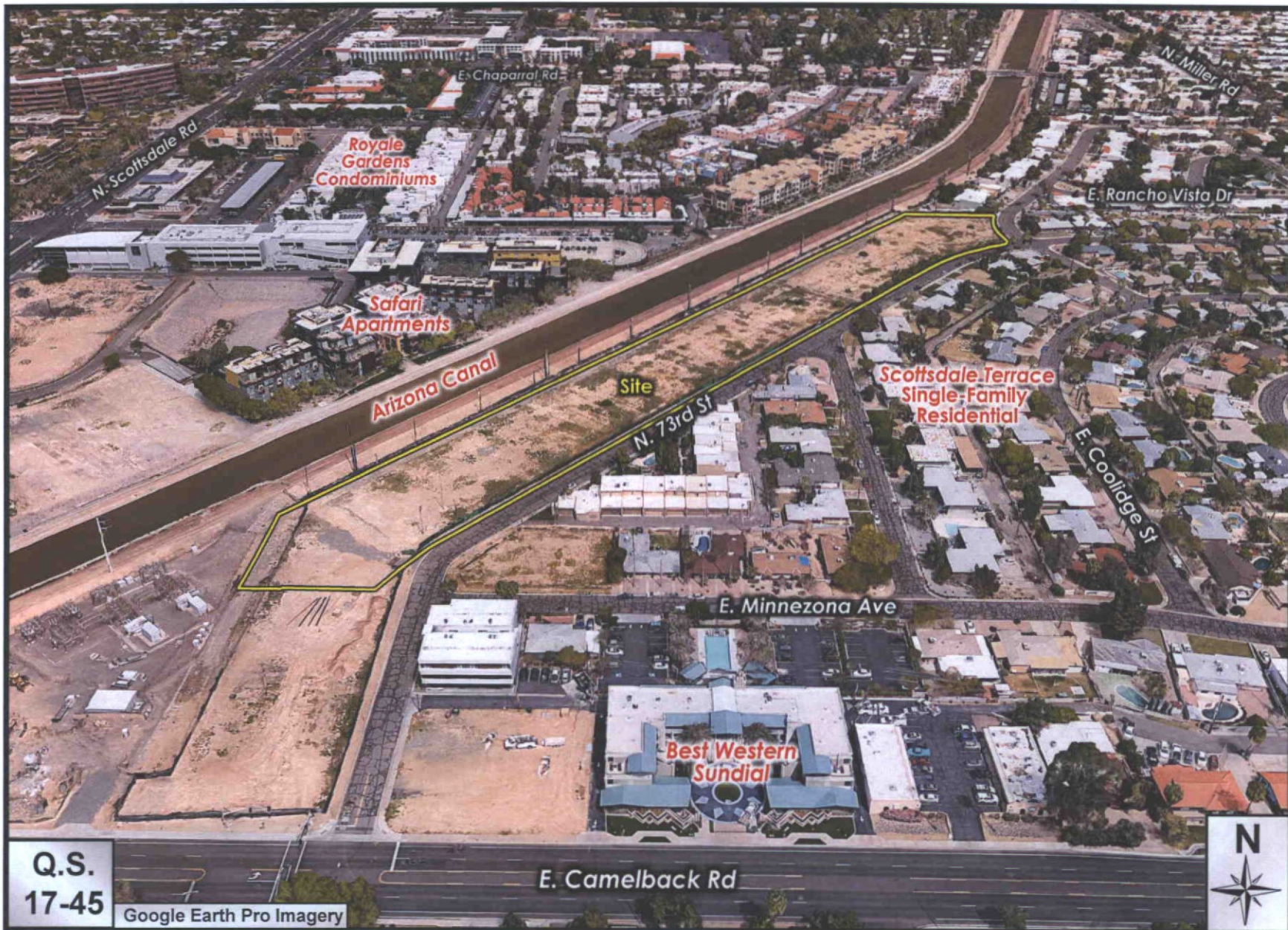
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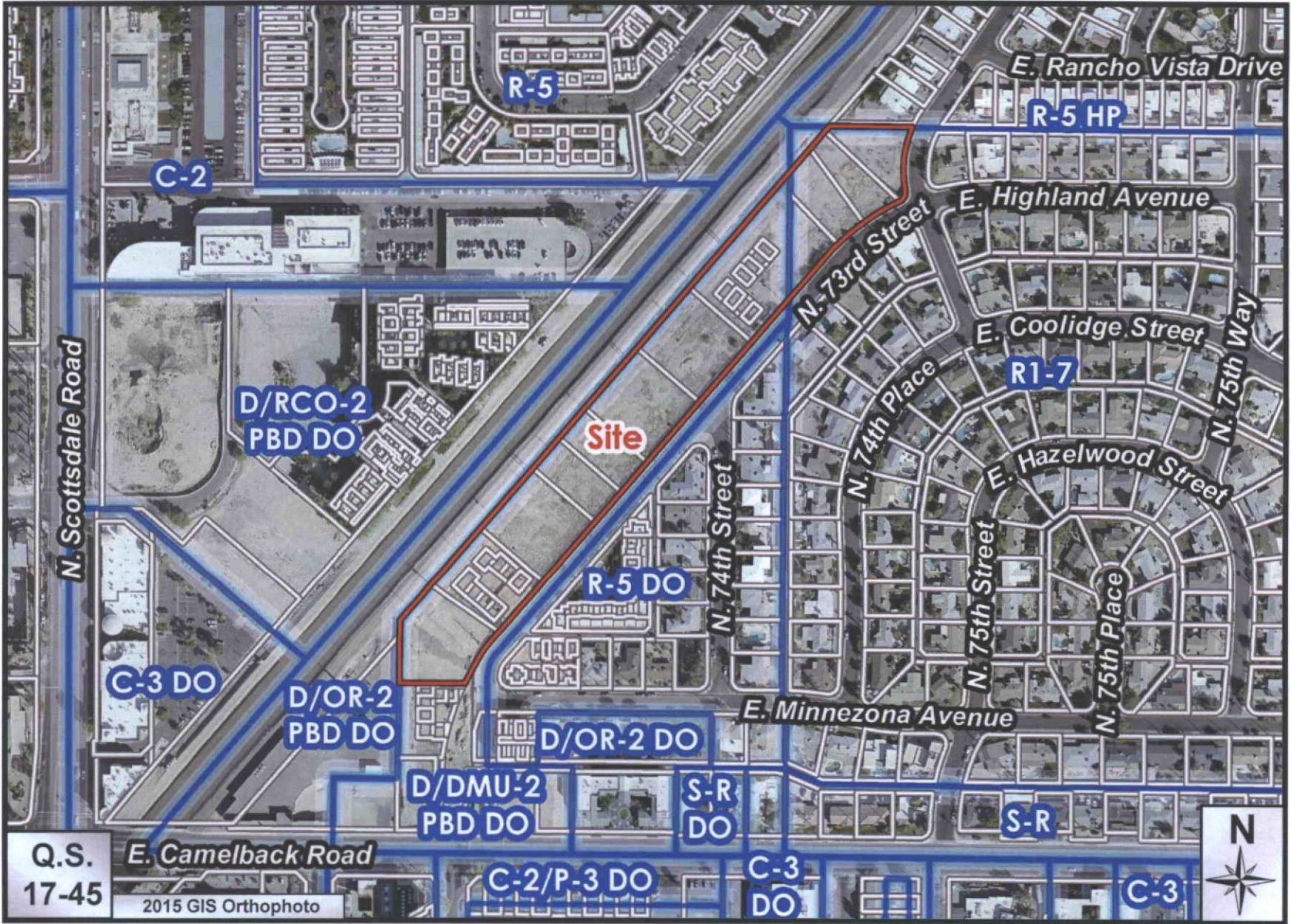
# WaterView Residential

22-DR-2017



**WaterView Residential**

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 2015 GIS Orthophoto

**WaterView Residential**

**22-DR-2017**

# *WaterView Residential*

*Phase One of the WaterView Mixed-Use  
Development Plan*

## **Development Review Board Project Narrative 22-DR-2017**



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## I. PROJECT OVERVIEW

This request is for Development Review Board (“DRB”) approval of a multifamily residential development (Phase 1 of the WaterView Mixed-Use Development Plan) located north of the northwest corner of Camelback Road and 73<sup>rd</sup> Street (the “Property”). The zoning for the subject site is D/DMU-2 PBD DO (Downtown / Multiple Use Type 2 Planned Block Development with Downtown Overlay) which was approved by City Council in June 2016, case 19-ZN-2015. The rezoning resulted in the approval of a mixed-use development including a luxury hotel, high-end multifamily residential and accessory commercial restaurant and retail amenities. This DRB application is for the 260 multifamily residential units and open space amenity as depicted below. The canal improvements and bridge crossing will be brought forward under a separate DRB application shortly following this application filing. The hotel and commercial development along Camelback Road will also be filed under a separate DRB application, date to be determined.



## II. CONTEXT & EXISTING CONDITIONS

The Property is located adjacent to the Arizona Canal (the “Canal”) within close proximity the City’s Entertainment District and the Downtown core. As such, the proposed development is uniquely located to provide residents, visitors and vacationers exposure to the entire Downtown Scottsdale experience and the Canal provides a natural connection to these activities. There are a variety of existing and newly developed projects within walking distance including, but not limited to, the Galleria, Entertainment District, Waterfront, Scottsdale Fashion Square, Old Town, the Gallery District, Scottsdale Stadium and Civic Center Mall. The W Hotel is located directly across the street on the south side of Camelback Road, a Best Western branded hotel is located to the east along Camelback, residential neighborhoods are located to the north and east, and the Safari Drive development is located to the west across the Canal along with the proposed BlueSky project.

The development is consistent with the land use policy articulated in the 2009 Downtown Plan that stresses connectivity, and a mix of land uses that will maintain the character and quality of Downtown. It is the intent of these policies to create a highly efficient mixed-use center in Downtown Scottsdale. Downtown Scottsdale has seen a significant increase in residential development including the Waterfront, Optima Camelview, Optima Sonoran Village, Moderne (Portales), Sage, Safari, Envy, and Industry East and West to name a few. The proposed mixed-use development continues the trend towards increased housing inventory in Downtown to fuel and strengthen existing commercial, entertainment, recreational and employment land uses helping to further enhance our thriving Downtown environment.

In addition to the land use suitability of the proposed mixed-use development, the architecture and site layout has been carefully designed to ensure that the Property, located at the eastern gateway to Downtown, reflects the significance and importance of this key location along the Canal frontage. Further, a pedestrian plan has been developed to demonstrate the connectivity from the Entertainment District to Scottsdale Fashion Square, Old Town, the Waterfront and beyond via the Canal and pedestrian linkages already established as part of the Downtown pedestrian network.



### III. DESIGN & DEVELOPMENT PLAN SUMMARY

#### *Proposed Residential Design*

The site is comprised of two residential buildings varying in scale from a maximum height of four stories at the south most end of the site down to two stories at the north most end of the site. Both residential buildings are comprised of a total of 260 units and sit on top of one level of semi-subterranean parking garage. Various residential amenity spaces are also included on the site strategically located within the two residential buildings. A vehicular plaza is located centrally to the project that serves as a loading and unloading area, drop off/pick-up zone and temporary parking for prospective tenants. The plaza is approximately 90' wide and is flanked by landscaping to the north and a grand pedestrian pathway to the south which leads to the property's main entrance lobby and leasing center. All together this plaza space totals approximately 150' wide and serves as a spacious view corridor from 73<sup>rd</sup> Street to the Canal. The project has one main drive entry into the semi-subterranean parking garage located at the south most end of the site to coincide with the hotel vehicular activity and to minimize traffic into the adjacent residential neighborhood to the north and east of the project site.

The two residential buildings aforementioned are designed with varying architectural undulations along 73<sup>rd</sup> Street including a 65' wide courtyard at the terminus of N 74<sup>th</sup> Street. The residential building has been setback from the south property line, adjacent to the hotel, approximately 25' to provide a buffer between the hotel and to act as a view corridor from 73<sup>rd</sup> Street to the Canal. The ground level units fronting 73<sup>rd</sup> Street include patios and porches with stair stoop pedestrian access to and from the sidewalk providing a residential feel.



The overall site is long and linear. As such, the overall above grade massing has been broken into two efficiently designed residential buildings. The massing for each of the two buildings has been further broken down by pushing and pulling portions of the



massing north and south. This pushing and pulling of massing creates void areas within the masses utilized as outdoor courtyard spaces with varying functions facing 73<sup>rd</sup> Street and the Canal. Adjacent the courtyards amenity spaces have been strategically located to compliment the intended courtyard uses. The canal side of the residential buildings has generous recreational open space including a large centrally located pool courtyard with swimming pool, spa and outdoor kitchen space with numerous barbeques and a double sided fire place separating an outdoor lounge area. Adjacent to and opening up into the pool courtyard is a pool lounge and a tenant co-working space. The courtyard space closest to the hotel and fronting the Canal is envisioned as an activities court with game courts and a yoga lawn with outdoor exercise areas. Adjacent to and opening out onto this activity lawn is the residential fitness center. Moving towards the north end of the site, the courtyard spaces are intended to be less active to relate to the residential neighborhood. The previously mentioned courtyard at the terminus of the N 74<sup>th</sup> Street is designed to have a residential community feel with a possible vegetable garden and with citrus trees and a trellis. This courtyard also functions as a pedestrian access point for the property giving it a further connection to the community. The north most courtyard fronting the canal will be a contemplative area with a water feature. All courtyards are connected with a trail leading into and through each of the residential buildings and terminating at the park at the north most end of the site. Other amenity spaces include a rooftop trellised space looking down into the activity court below.

The building exteriors have been articulated with varying roof heights, balcony terrace locations along with different window styles and massing. The overall massing steps from four stories at the south end of the site down to two stories at the north end of the site to relate more appropriately to the adjacent residential neighborhood. The buildings color palette is made up of hues inspired by the Sonoran Desert including field colors of desert beiges and light grey, almost white. Accent colors include dark bronze window frames, railing and standing seam metal. Face brick along the ground floor plane is utilized to compliment these colors and to provide a grounded base. See material boards and paint samples for specific paint color and material palette. Features of bronze horizontal eyebrows over windows along with vertical slat railings, standing seam metal entry accent and linear lines within the massing create a contemporary timeless architecture fitting within the context of Scottsdale. Covered balconies, metal canopies with wood accents further accentuate the timeless design while providing necessary solar shading.

## **IV. Downtown Urban Design & Architectural Guidelines**

### ***A. Site Development***

#### ***A1 – Relationship of New to Existing Development***

The proposed development has sensitive edge buffering through the implementation of appropriate setbacks and stepbacks per the Downtown Ordinance. 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 Camelback Road and 73<sup>rd</sup> Street.

The site cross sections and massing studies approved with the zoning case, demonstrate that the overall residential component does not encroach into the Zoning Ordinance setback line of 20' and proposed only minor encroachments into the step-back plane along 73<sup>rd</sup> Street at the third and fourth story levels. The building form penetrates this development boundary to provide building articulation, undulation and visual interest. The open space along 73<sup>rd</sup> ranges from 20'-65' not including the large, open central paseo drive/green space area, which also provides as a large view corridor through the site. Additionally, the activation of the street frontage, as described below, provides an edge condition that is interactive vs. static and inaccessible.

### ***A2 – Active Street Frontages***

An active street frontage will be provided along 73<sup>rd</sup> Street with the integration patios and stoops with direct unit access to the street frontage, sidewalks and shade trees for the pedestrians as well as shading elements on the buildings. The residential structures facing 73<sup>rd</sup> Street are elevated because of the grade change consideration between the Canal and 73<sup>rd</sup>. SRP is not allowing the development to step down on the Canal-side, therefore, the grade change has to be accommodated on the 73<sup>rd</sup> Street side. There is no ability to step this development midway due to the narrow configuration of the site. That being said, the design has incorporated creative ways to address the 73<sup>rd</sup> Street edge with the use of porches, steps, planter boxes, and a range of landscape sizes and species to aid in providing outdoor living spaces and a meaningful pedestrian experience. This type of pedestrian/resident interface is similar to brownstones and walk-up residential units found in many other cities known for their urban synergy. With the appropriate use of building materials, landscape placement and lighting, the 73<sup>rd</sup> Street edge will become something quite special and interactive.

### ***A3 – Courtyards and Passages***

The community is designed with a large active midblock paseo on the south end of the development which serves as the residential entry drive and visual and physical linkage to the Canal. As directed by City Staff, the proposed pedestrian bridge (separate application) over the Canal will be located between the future hotel and residential components aligning roughly with Minnezona Avenue. The residential community embraces the Canal with a range of amenities including resort style pools, spaces and covered gathering spaces. The development is designed for active and passive areas with the goal of providing resident, guest and neighbor connectivity.

### ***A4 – Parking Facilities***

The development is served by an internal underground parking structure. Parking, and garbage disposals are subgrade. The parking will be self-parking for the residents with internal access from the garage to the residential unit floors. The approximate parking

requirement is 348 spaces and this residential phase of development is providing 425 spaces.

### ***A8 – The Continuity of Street Spaces***

*-and-*

### ***A9 – The Building Setback Zone***

WaterView is designed to create an active street frontage along both Camelback Road and 73<sup>rd</sup> Street with Camelback Road being more active and commercial in character and 73<sup>rd</sup> Street being more quiet and residential in character. This mixed-use setting will contain a residential and future hotel with supporting commercial uses in a resort style setting with connectivity to the wide range of uses Downtown has to offer. A critical design quality that is considered in this building design is human scale. Human scale provides for both a higher quality pedestrian environment, which is created with a variety of small-scale buildings elements, rather than a single large unarticulated building, and a sense of “place” for the guests and residents.

The key component demonstrated as part of this development plan is the opportunities that have been created through site and building design for a meaningful pedestrian experience and activation of the street frontages. See A2 Active Street Frontages above.

## **B. Building Form**

### ***B1- Reduction of Apparent Size and Bulk***

The building design for WaterView preserves and enhances the existing architectural character of Downtown Scottsdale while creating a unique architectural style and providing appropriate scale, massing and hierarchy within the existing context.

The massing of the residential building is defined through a pushing and pulling of masses in the north and south directions to create a series of courtyard spaces. Vertically the massing steps from four stories down to two stories at the north most end of the site. The ground level includes walkout stoops and porch areas. The floors above are not stacked in a linear building form, but rather articulated with change in form, texture, color and shade through modern detailing and horizontal canopies. The palette includes materials such as stucco, tile, indigenous stone, wood, bronzed metal, and a warm earth tone color palette consistent with the established Downtown character and Sonoran Desert environment. The specific paint colors and building materials are included with the DRB submittal (see material boards and paint samples).

## **C. Architectural Character**

### ***C1 - Proportion and Scale***

The proportion and scale of the proposed development is in conformance with the Downtown Urban Design & Architectural Guidelines for the Type 2 subdistrict. The architecture provides variation, movement, and hierarchy of massing to create visual

interest and varied proportions. See A1 and B1 above regarding building form, proportion and scale.

### ***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 as noted above in B1.

## **D. Landscape Character**

### ***D1- Streets***

The street trees proposed are consistent with the Downtown Urban Design & Architectural Guidelines and the Design Standards & Policy Manual providing appropriate spacing, theming and shade for the pedestrians. The detailed landscape plans included with the DRB application identify a range of street trees including Acacia and Live Oak along 73<sup>rd</sup> Street with the goal of tying into the existing neighborhood character. Date Palms are used as accents in key locations, such as entry paths and pool courtyard. A lush planting of shrubs and groundcover is planned along all street frontages as well in conformance with the appropriate plant materials for the area.

### ***D2- Site Spaces***

This site layout gives special emphasis on activating the Canal and street frontages creating tourist, resident and neighbor social interaction. The overall project massing has been developed in a configuration creating multiple areas that optimize the buildings opportunities for natural light and ventilation. The landscape plan, circulation plan, and ground level enlargement plans along with the perspectives and architectural vignettes visually describe the “site spaces” for Water View. The landscape plans show more detail on landscape layout and hardscape design for the public realm including the common open space, amenity areas, the pedestrian environment along 73<sup>rd</sup> Street and the open space amenity at the north end of the site.

### ***D3- Plant Selection***

Plant selection includes low-water use, desert appropriate trees with a range of sizes to provide hierarchy in scale, year-round color and a variety of textures. Overall plant varieties will include, but are not limited to, Palo Brea, Ironwood, Date Palm, Sissoo Tree, Live Oak, Red Yucca, Desert Spoon, Baja Ruellia and Trailing Lantana.

## **V. Development Review Board Criteria (Sec. 1.904)**

***A. 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:** WaterView will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan, Downtown Plan, and Zoning Ordinance. While the zoning narrative submitted, and approved under separate application (19-ZN-2015, June 2016), outlined in more detail the broader context of the General Plan and Downtown Plan, below is a brief summary of how this proposal complies with these plans and is consistent with the specified uses within the Multiple Use sub-district.

Per the 2001 General Plan, WaterView is located within the Urban Character Type/Downtown area which encourages higher densities/intensities, unique architectural styles that are climate appropriate, and mixed-use environments. This development fulfills these goals/policies as it is part of an overall mixed-use development that offers a range of land uses creating urban synergy and an improved pedestrian experience on an undeveloped infill site in Downtown.

Per the Downtown Plan, the Downtown District (Multiple Use Type 2 category) supports a variety of major employment and service related uses including, but not limited to, multiple story residential, hotel, office, commercial retail, and support services consistent with the intensity of uses which are typically found in Downtown Scottsdale. Revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures. Integrating housing options in Downtown is essential for the continuing economic growth and sustainability of the City as a whole. This project exemplifies this revitalization component by turning underutilized and vacant land into a thriving mixed-use community with direct access to supporting services and transportation along Camelback Road. Thus, providing greater housing and leisure options and enhancing quality of life for residents.

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

***a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;***

**Response:** Section III above gives details regarding the architecture and site design. The character and design of the Water View development celebrates Scottsdale's Sonoran Desert setting and unique site location adjacent to the Arizona Canal. Additionally, this

site serves as a transitional property in the sense that it is located between existing one- and two-story residential development on the east opening up to myriad Downtown activities, business, shopping, dining, employment and entertainment uses to the south and west; all within walking distance from the site.

Special consideration has been given this uniquely narrow shaped site with the frontage along 73<sup>rd</sup> Street, Camelback Road and the Arizona Canal to activate uses along the ground level. The mixed-use concept provides storefront commercial along Camelback Road (future DRB application) and residential patios and stoops with direct access to 73<sup>rd</sup> Street with an open space area on the north that will be shared with the immediate communities abutting the project. Additionally, upgraded hardscape surfaces, appropriately placed pedestrian furniture and mature landscape canopies are provided along the perimeter, thereby contributing towards the activation of the Property's edges.

The open space along 73<sup>rd</sup> ranges from 20'-30' not including the large, open central paseo drive/green space area, which also provides as a large view corridor (approximately 90' wide with pedestrian access) through the site. Additionally, the activation of the street frontage provides an edge condition that is interactive vs. static and inaccessible.

***b. Avoid excessive variety and monotonous repetition;***

**Response:** The overall project consists of four/five-story (residential) and six-story (future hotel) massing, with the higher six-story elements being placed along Camelback Road and the lower four-story elements being placed along 73<sup>rd</sup> Street adjacent to the residential neighborhood. The building layout and design helps create a logical transition from the more active Camelback Road edge to the residential neighborhood surrounding the site. Residential amenity areas (pool and common area) are planned along the Canal frontage, away from neighboring residential.

The building from every vantage point provides articulation, undulation and visual interest. The open space along 73<sup>rd</sup> ranges from 20'-65' not including the large, open central paseo drive/green space area, which also provides as a large view corridor (approximately 90' wide with pedestrian access) through the site. Additionally, the activation of the street frontage, as described below, provides an edge condition that is interactive vs. static and inaccessible.

***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:** See the Scottsdale Sensitive Design Principle Section VI. below.

***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:** With predominately underground parking, the development has removed the pedestrian obstacle of the parking lot from the streetscape and reinforced the idea of other alternative means of circulation. Additionally, the project will be restricting traffic from turning left out of the site (and into adjacent neighborhoods) and directs them south onto Camelback for egress.

Pedestrian circulation along both the perimeter and internal to the mixed-use development is an important feature of this Downtown project, as numerous retail, restaurant, entertainment, and cultural uses are within walking distance from this site. The ground level residences along 73<sup>rd</sup> Street will have direct access to the streetscape (via porches and stoops) to encourage walkability and street interaction. Additionally, enhanced hardscape surfaces, appropriately placed pedestrian furniture and landscape canopies are provided along street edges contributing towards the activation of the street frontage. The sidewalks along 73<sup>rd</sup> Street are designed at 8' wide, to encourage walkability and accommodate greater pedestrian capacity. Anchoring 73<sup>rd</sup> Street to the Canal frontage (east and west) is a central plaza space between the residential buildings and just north of the hotel site (south of the residential units) is another connection point with public access.

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

**Response:** Mechanical equipment, both rooftop and ground plane will be screened by the building and/or walls and vegetation.

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

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

**Response:** See Downtown Plan Urban Design & Architectural Guidelines Section IV. above.

- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

**Responses to b-e above:** WaterView, as a mixed-use development, provides residential, hotel and retail opportunities (with shared amenities and parking facilities) on an infill site contributing towards a pedestrian oriented Downtown with the ground level activity and activation of the Canal bank, 73<sup>rd</sup> Street and Camelback Road. These types of mixed-use developments are a key component to a thriving downtown that does not focus on the automobile but rather encourages multimodal transportation with bus stops on both Camelback and Scottsdale Roads. Note the current DRB application is for the residential development only.

Further, WaterView provides residential housing within walking distance of several major employers (Honor Health, Galleria, City of Scottsdale to name a few), the Entertainment District, Old Town and abundant retail and service amenities within Downtown.

The WaterView was designed to create an active street frontage. This mixed-use setting includes high-end residential (along with future hotel and commercial retail land uses) with direct ground floor access to the street frontages and Canal. Pedestrian connectivity is key to the overall site design, not only providing access to Downtown's amenities for residents (and future hotel guests), but also linking into the existing pedestrian network along the Canal, Camelback Road and 73<sup>rd</sup> Street allowing neighboring property owners to utilize and interact with the development.

A critical design consideration in the architectural design is human scale which provides for a higher quality pedestrian environment created by a variety of small-scale buildings elements rather than a single, large unarticulated building. The architecture provides movement in building form, integrating a range of building materials, desert inspired colors and textures, shade elements, landscaping and appropriately placed lighting. All of the residences have a balcony/patio to give residents a private outdoor space.



The proposed development has sensitive edge buffering through the implementation of appropriate setbacks and stepbacks per the Downtown Ordinance. 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 Camelback Road and 73<sup>rd</sup> Street.

The open space along 73<sup>rd</sup> ranges from 20'-65' not including the large, open central paseo drive/green space area, which also provides as a large view corridor through the site. Additionally, the activation of the street frontage, as mentioned above, provides an edge condition that is interactive vs. static and inaccessible.

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

- a. Accessibility to the public;***
- b. Location near pedestrian circulation routes consistent with the existing or future development or natural features;***
- c. Location near the primary pedestrian or vehicular entrance of a development;***
- d. Location in conformance with the Design Standards and Policies Manual for locations affection existing utilities, public utility easements, and vehicular sight distance requirements; and***
- e. Location in conformance and to standards for public safety.***

**Response:** Public Art and canal/bridge improvements are not part of this application but the applicant acknowledges the design requirements for future applications.

***B. The burden is on the applicant to address all applicable criteria in this section.***

**Response:** Acknowledged above.

## **VI. SCOTTSDALE SENSITIVE DESIGN PRINCIPLES**

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

**Response:** The contemporary building character and massing is complementary to the surrounding development including the W Hotel, Best Western hotel, Safari Drive development, and the existing area residential homes. The proposed development will utilize a variety of Sonoran Desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

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

**Response:** Although the setting of this Downtown site is urban in character and does not have natural features such as washes and natural area open space, the developer has taken special consideration in maintaining providing meaningful open space and recreational amenities for the residents. A large approximately 1.46+/- acre open space area is provided at the north end of the site, consistent with the City Council approved site plan in 19-ZN-2015.

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

**Response:** The Property is located in Downtown Scottsdale. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

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

**Response:** The proposed redevelopment will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

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 site is an important design feature of the WaterView mixed-use development with direct access to the Canal and within close proximity to abundant retail, restaurant, employment, cultural

and entertainment uses are within walking distances from this site. The design of these public spaces is contextually appropriate with surrounding developments and will comply with the Downtown Urban Design & Architectural 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.***

**Response:** The Property is located along Camelback Road (the residential site being located just north of Camelback), is within close proximity to Scottsdale Road, and is approximately 2 miles west of the Loop 101, all of which provide regional access. The Camelback bus stop will provide direct access to the local and regional transportation systems. Notably, the Property has a natural amenity of being located directly along the Canal and intends to embrace the frontage with pedestrian connectivity, building orientation and open space. Waterview will also encourage alternative modes of transportation, such as by foot, bicycle and/or trolley as it is located near important employment and cultural destinations. WaterView is located adjacent to the Entertainment District and within close proximity to Old Town, Scottsdale Fashion Square, the Galleria, Waterfront, Civic Center Mall, and HonorHealth (Scottsdale's largest employer). Additionally, the Indian Bend Wash (a multi-use path network) is located approximately ¾ miles from the site.

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

**Response:** WaterView will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A detailed pedestrian circulation plan is provided with the application showing connectivity to/from/along the site to the north, south, east and west as well internal connections.

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

**Response:** The approved zoning development plan includes building massing that is compatible to surrounding developments with the six-story hotel buildings along Camelback Road (future application) and the lower four to two story residential buildings along 73<sup>rd</sup> Street. Building articulation and stepped massing promote a natural hierarchy. See the cross-section and stepback exhibits for more details.

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

**Response:** The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents.

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

**Response:** As a mixed-use urban redevelopment, WaterView promotes land use sustainability in Downtown by reducing vehicle trips and fostering pedestrian synergy. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, are emphasized.

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

**Response:** Context appropriate, mature arid-region plant materials are proposed for the WaterView Property. The desert character will be upheld through the proposed selection of plant materials in terms of scale, density, and arrangement. As mentioned above, the street trees proposed are consistent with the Downtown Urban Design & Architectural Guidelines and the Design Standards & Policy Manual providing appropriate spacing, theming and shade for the pedestrians. The detailed landscape plans included with the DRB application identify a range of street trees including Acacia and Live Oak along 73<sup>rd</sup> Street with the goal of tying into the existing neighborhood character.

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

**Response:** The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials are proposed for the development of the Property, consistent with the established vegetative pattern in Downtown.

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

**Response:** Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for residents and pedestrians in conformance with City standards. A low-level lighting approach has been taken for the exterior lighting associated with this community with the exception of pole mounted light fixture in key areas. Exterior corridors between buildings are illuminated with flush mounted step-lights and bollards. The fire lane, motor court and sidewalk along the south end of the community are illuminated via 15' pole top luminaires. Entry stairs to units along 73rd street are fitted with step-lights. Courtyards are equipped with trellis mounted downlights and grill areas without trellis are illuminated with outdoor task lighting. The activity courtyard is equipped with surface mounted downlights within the trellises and strip lighting integrated within the planter walls. All exterior lighting consists of energy efficient LED light fixtures.

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

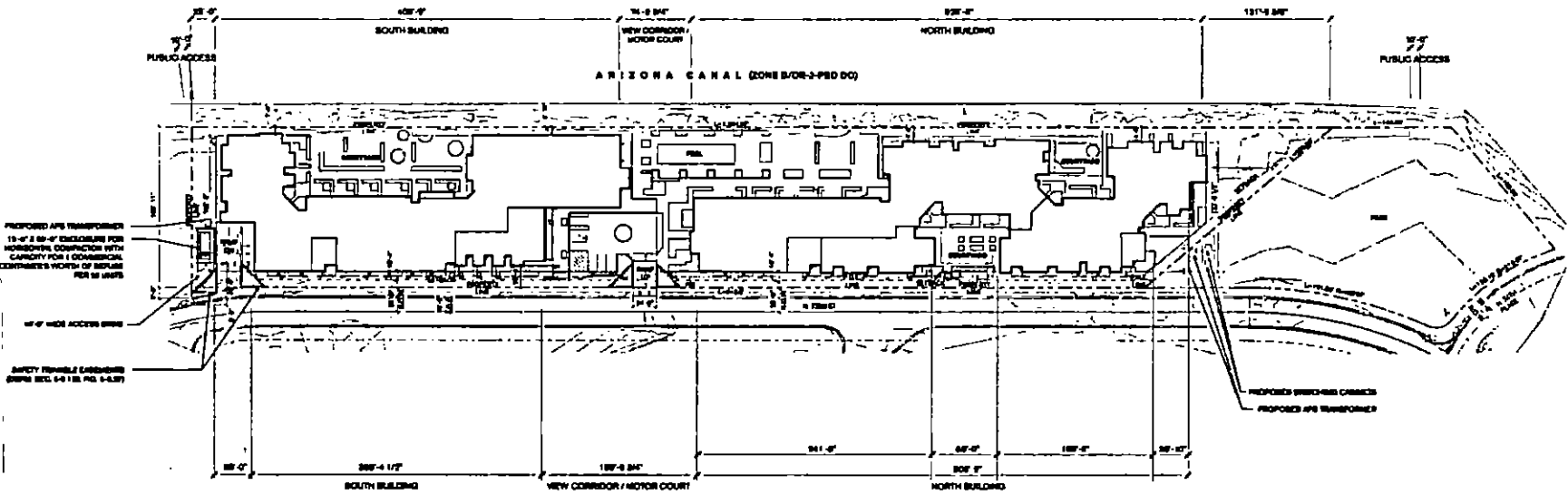
**Response:** Project identification will be contextually appropriate and processed under a separate approval and permit process.

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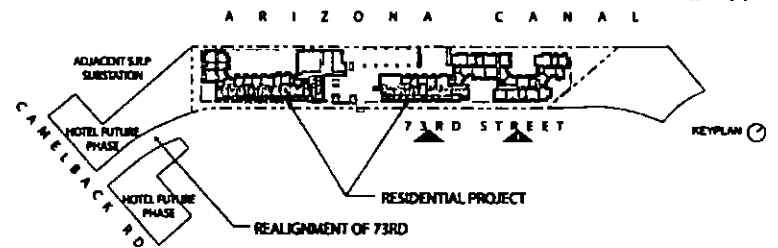
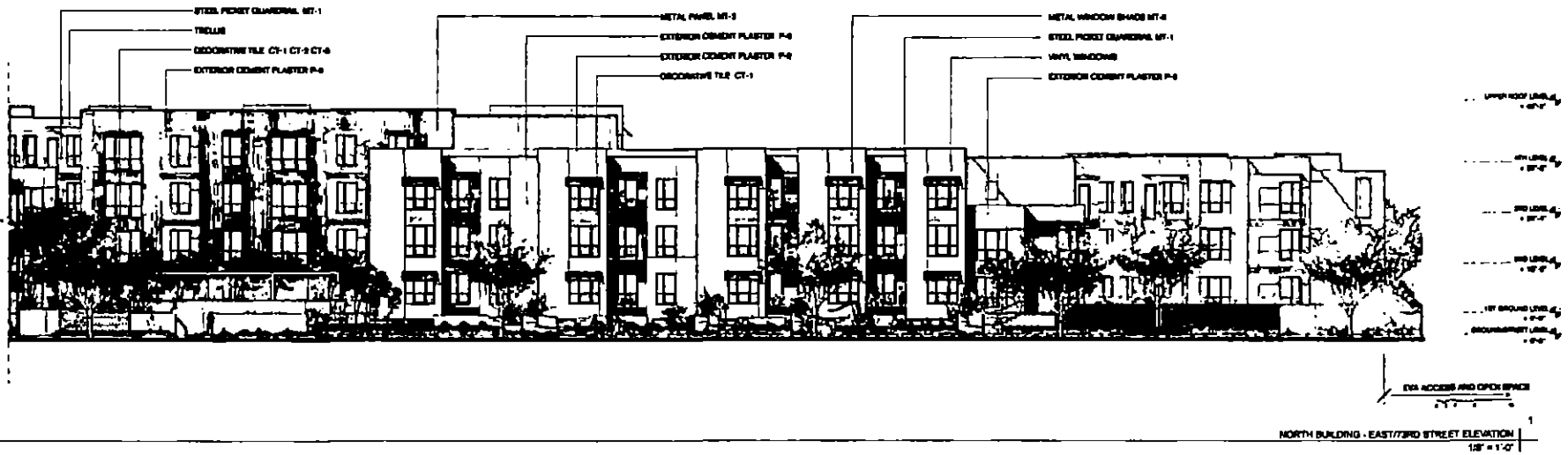
PROPOSED 260 UNIT TYPE V RESIDENTIAL OVER 1 LEVEL TYPE I SUBTERRANEAN PARKING STRUCTURE

ATTACHMENT 4

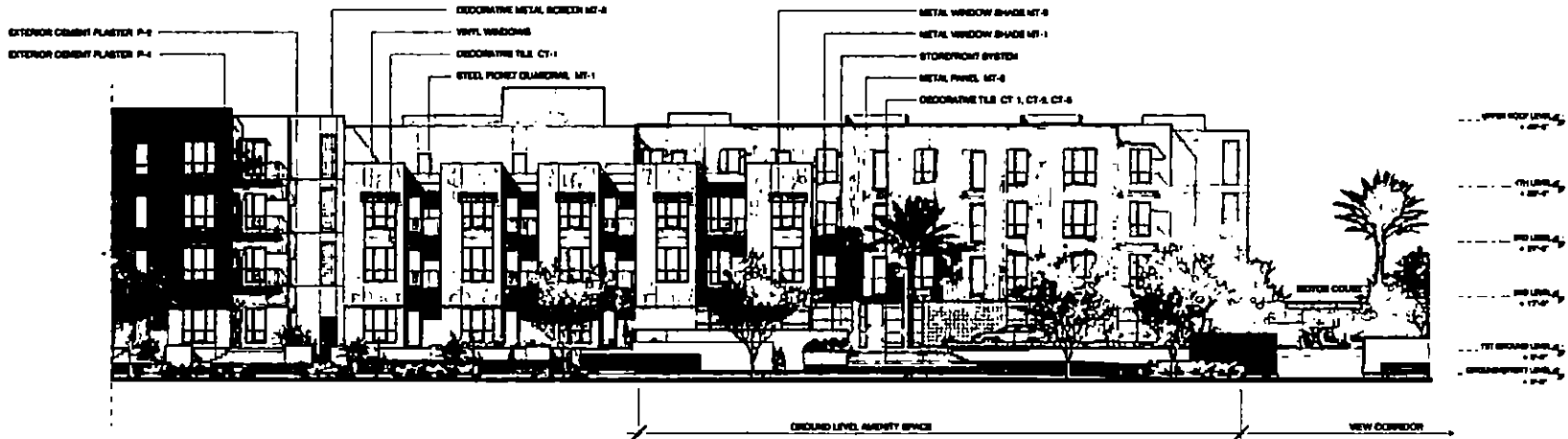


**SHEET NOTES**

1. SITE DRIVEWAYS ARE TO BE DESIGNED IN CONFORMANCE WITH CL-1 DRIVEWAY DETAIL, COS STD. DETAIL #2258 (DSPM SEC. 5-3.200 & SEC 5-3.206)
2. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.



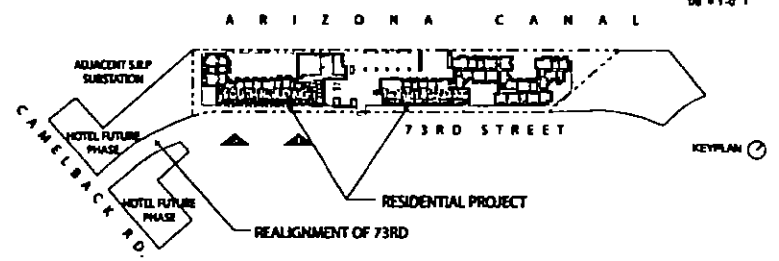




SOUTH BUILDING - EAST/73RD STREET ELEVATION | 1  
1/8" = 1'-0"

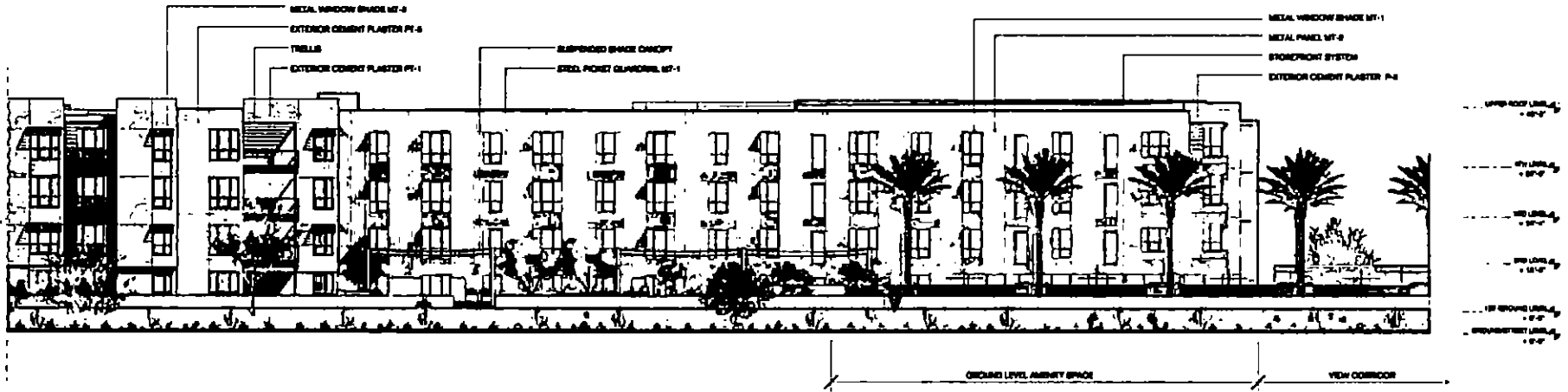


SOUTH BUILDING - EAST/73RD STREET ELEVATION | 2  
1/8" = 1'-0"

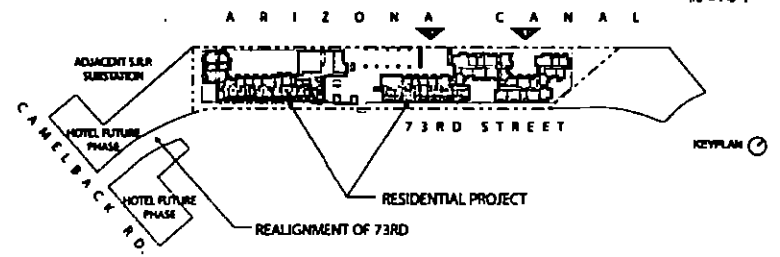


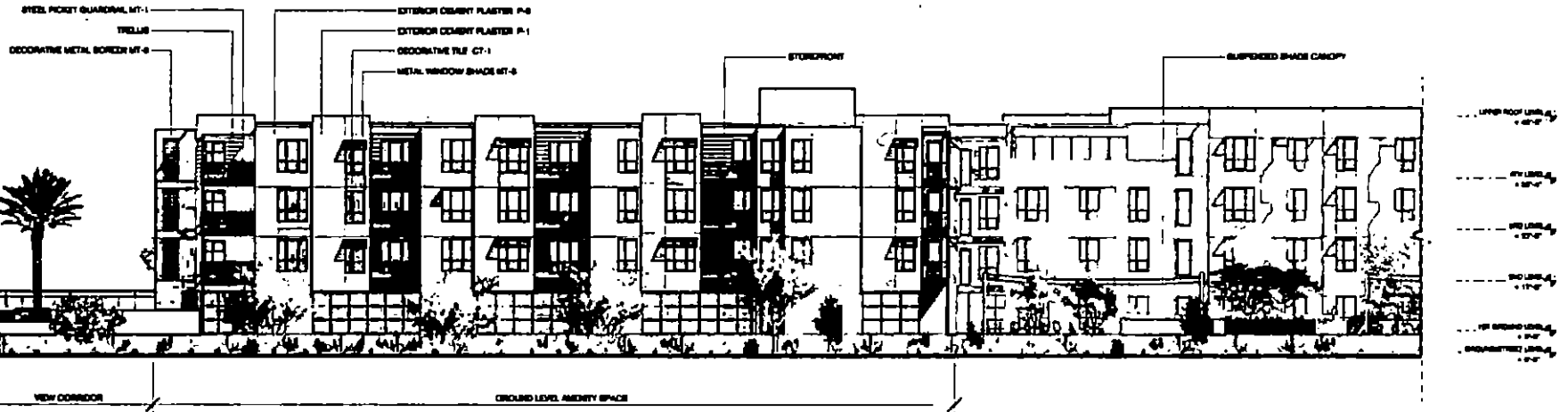


NORTH BUILDING - WEST CANAL ELEVATION | 1  
1/8" = 1'-0"



NORTH BUILDING - WEST CANAL ELEVATION | 2  
1/8" = 1'-0"

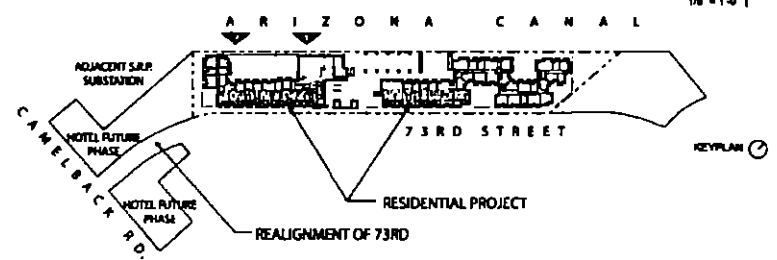




SOUTH BUILDING - WEST CANAL ELEVATION | 1  
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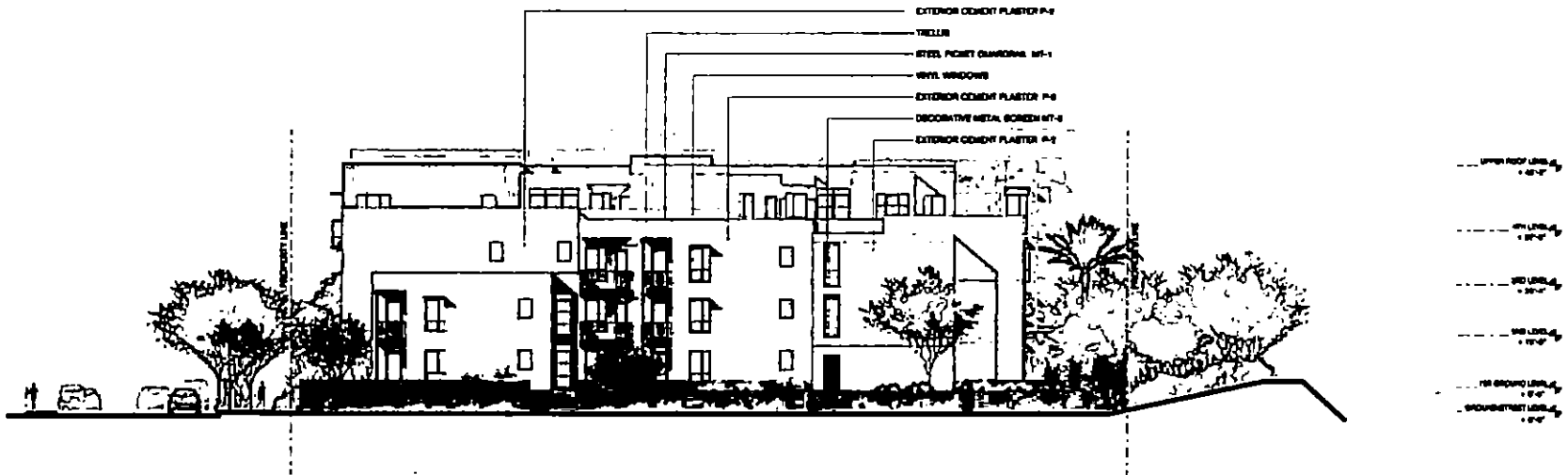


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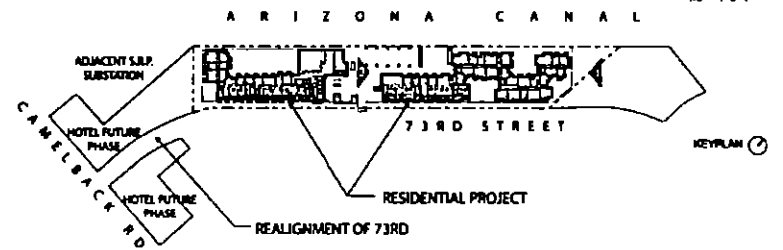


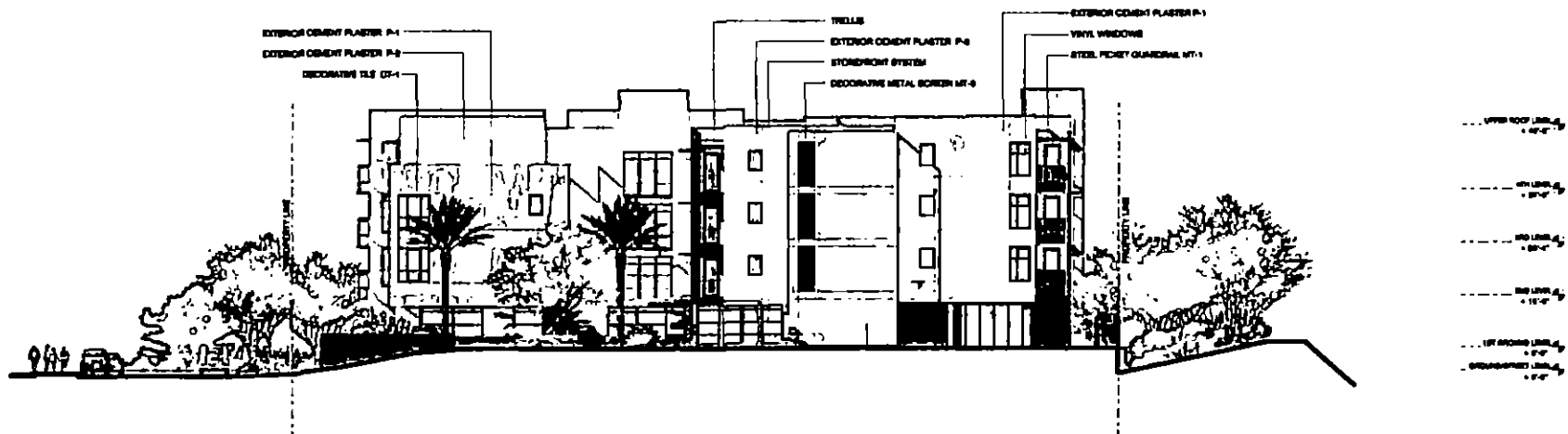


NORTH BUILDING - NORTHOPEN SPACE ELEVATION | 1  
1/8" = 1'-0"



NORTH BUILDING - SOUTHMOTOR COURT ELEVATION | 2  
1/8" = 1'-0"

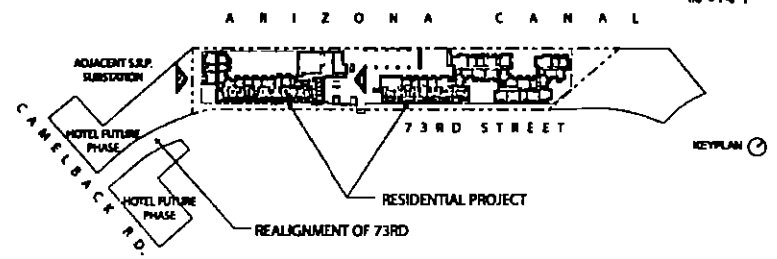


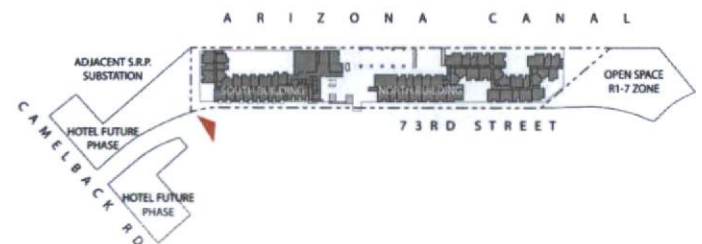


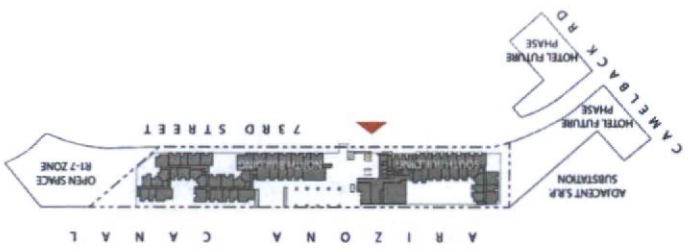
SOUTH BUILDING - NORTHMOTOR COURT ELEVATION | 1  
1/8" = 1'-0"

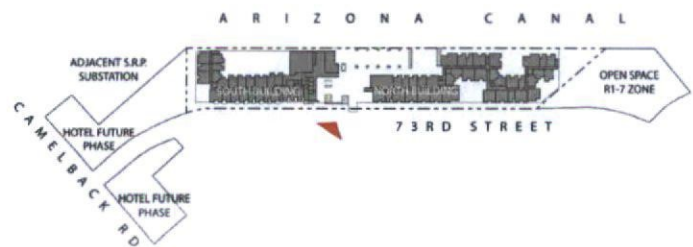


SOUTH BUILDING - SOUTH PUBLIC ACCESS ELEVATION | 2  
1/8" = 1'-0"



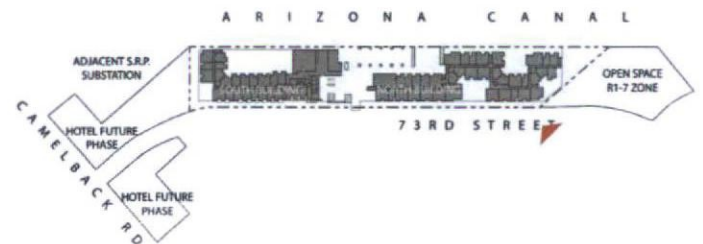




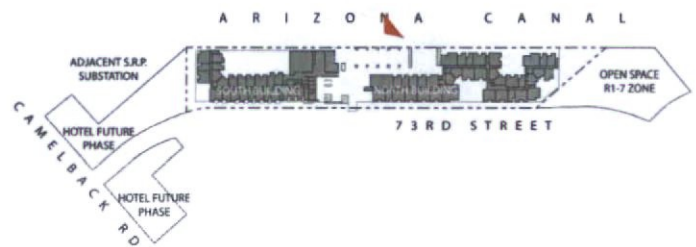


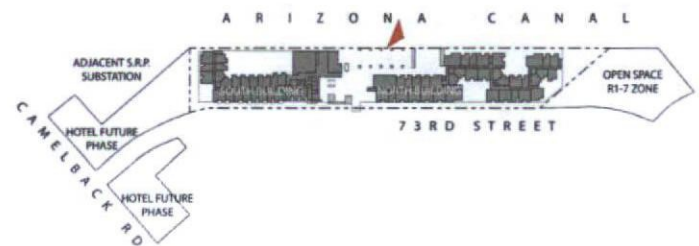






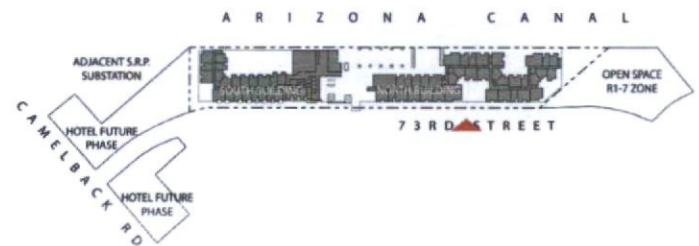




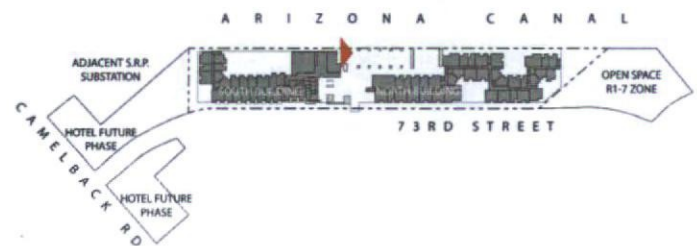




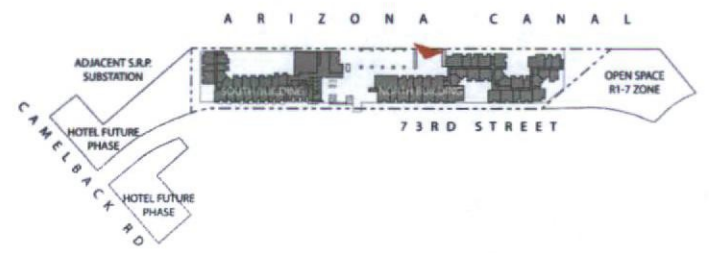


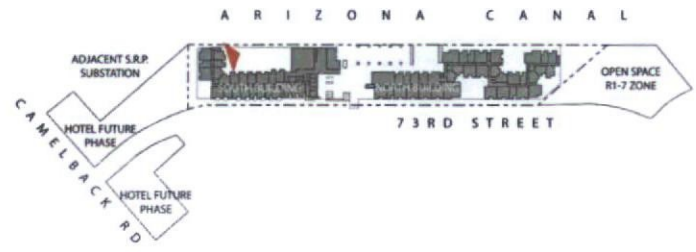


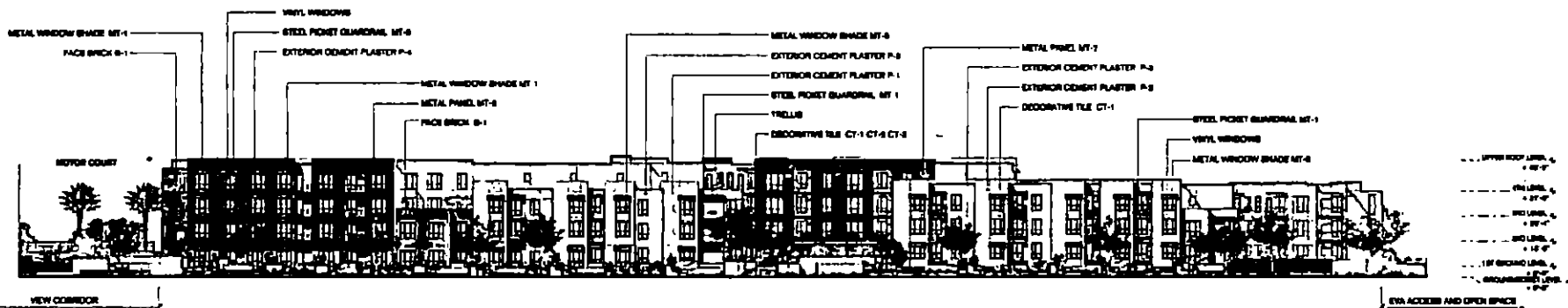




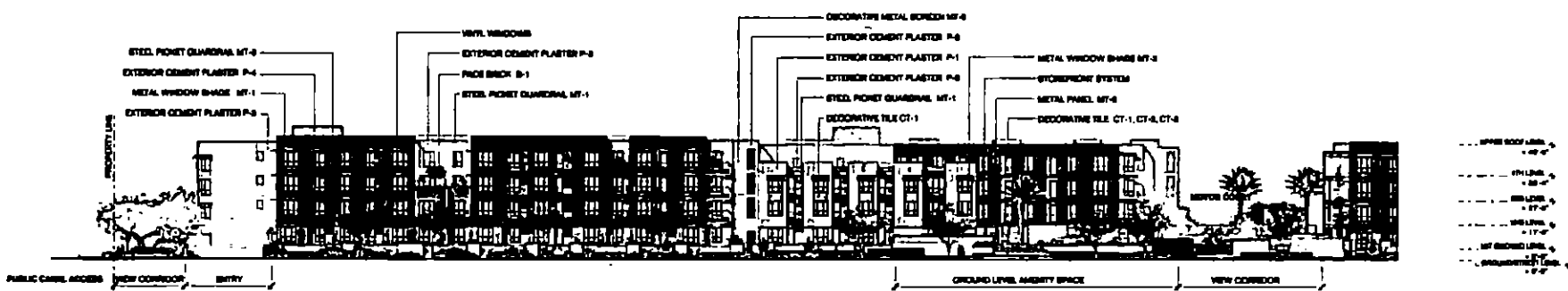




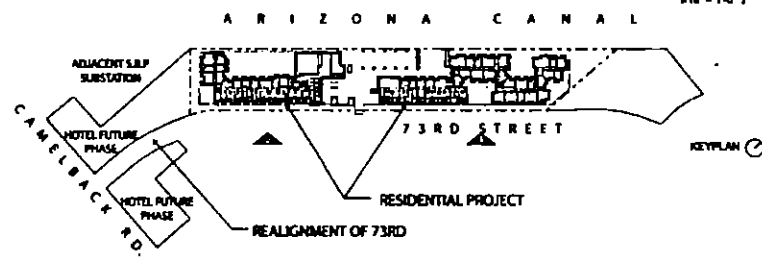




NORTH BUILDING - EAST/73RD STREET ELEVATION | 1  
 1/8" = 1'-0"



SOUTH BUILDING - EAST/73RD STREET ELEVATION | 2  
 1/8" = 1'-0"



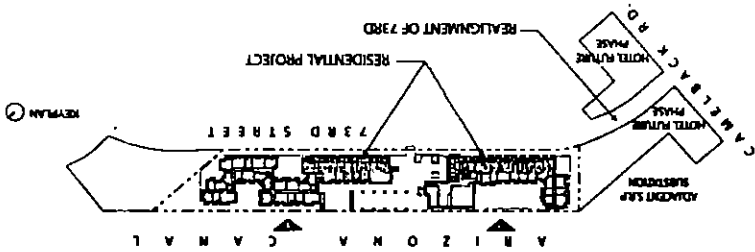


FIG. 1-2  
SOUTH BUILDING - WEST FACIAL ELEVATION 2

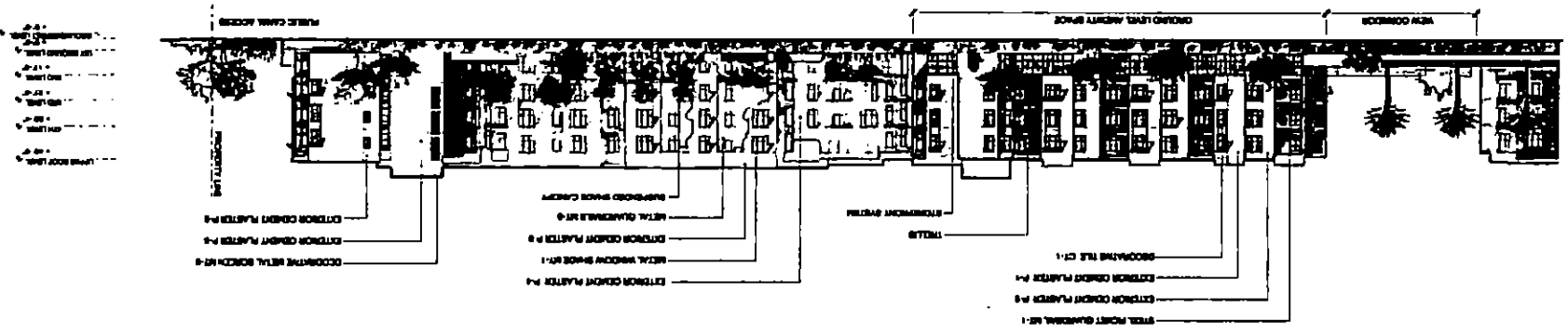
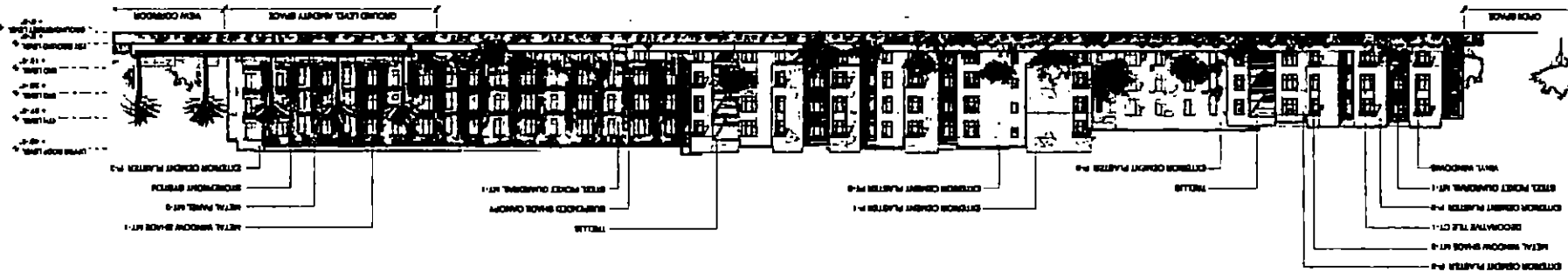


FIG. 1-1  
NORTH BUILDING - WEST FACIAL ELEVATION 1

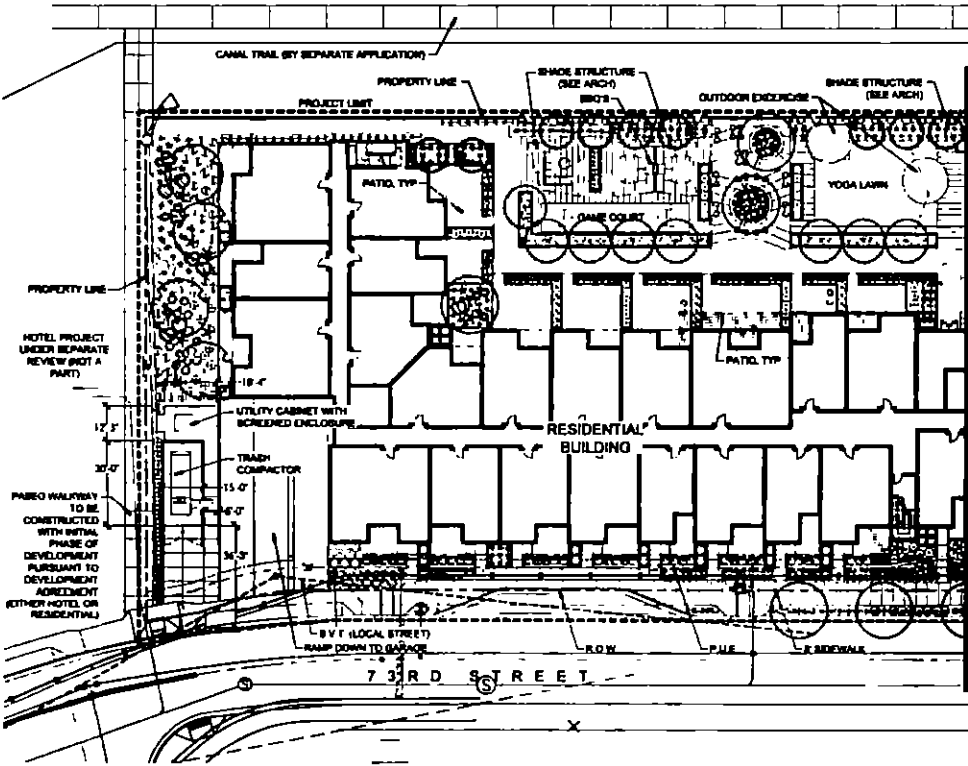















ARIZONA CANAL





















































LANDSCAPE PLAN

SCALE: 1" = 20'-0"

HARDSCAPE SCHEDULE

	COLORLED CONCRETE BANDS WITH RANDOM COLOR PATCH- DAVIS COLOR: 160 - BAJA RED / 6130 BAYOU / 477 - MEDICINE		1/4" CONCRETE PAVES ACER/STONE OR EQUAL / COLOR: DESERT BLEND
	SCORED COLORED CONCRETE WITH LIGHT SANDBLAST DAVIS COLOR: 641 - PEBBLE		FLAGSTONE PAVES (SHORTER SIZE AND GROUTED) CLASSIC OAK COLOR
	1/4" 1/2" CONCRETE PAVES ACER/STONE OR EQUAL / COLOR: ANTIQUE PEWTER		1/4" 1/2" PORCELAIN WOOD PAVES BELGARD MINEAUX OR EQUAL / COLOR: CLASSIC
	EXPOSED AGGREGATE CONCRETE WITH INTEGRAL COLOR MEDIUM FINISH WITH DAVIS COLOR: 477 - OUTBACK		

PLANT SCHEDULE

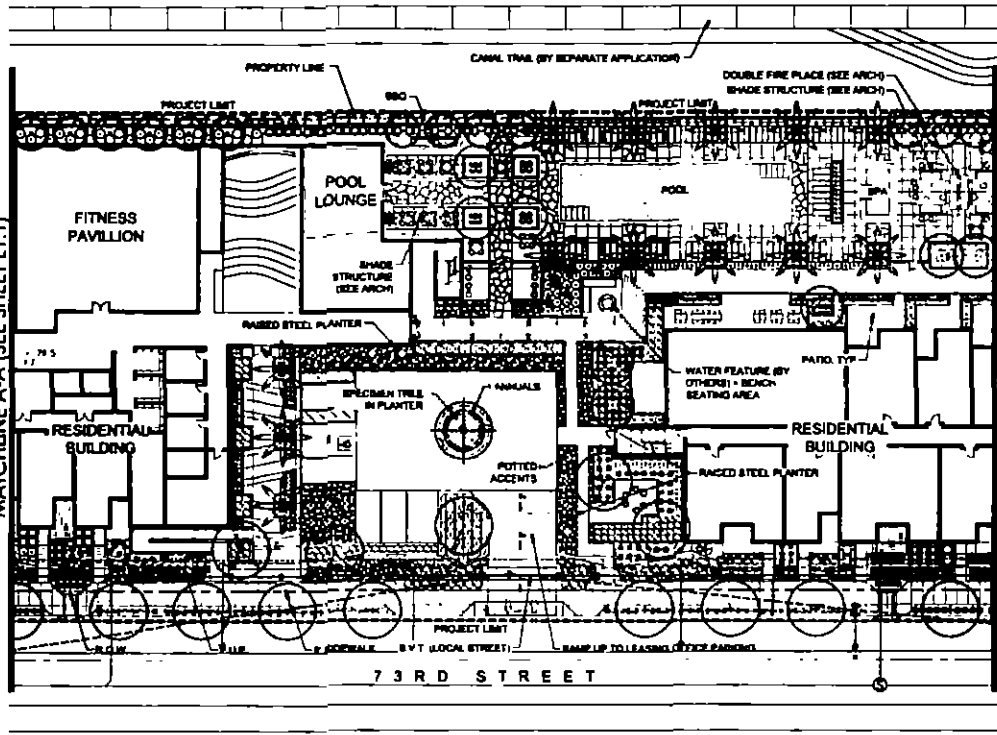
TREES	SIZE / REMARKS	QTY	SHRUBS	SIZE	QTY
	*ACACIA AMBURA MULDA ACACIA	3" BOUL. STANDARD, MATCHED			
	CERISELUM PARADOX PALO BRSA	3" BOUL. MULTI-TRUNK, MATCHED			
	CHETALPA TASHEDRES CHETALPA (ALT. BRAZILIAN PEPPER)	3" BOUL. MULTI-TRUNK, MATCHED			
	CITRUS SPECIES KIMMOW LANGSHINE (ALT. PEELLESS OLIVE)	4" BOUL. STANDARD, MATCHED			
	LEAIUS PARYFLORA TRUE CREZY TRUK GREEN ELM	3" BOUL. MULTI-TRUNK, MATCHED			
	JACARANDA MANOSPOIA JACARANDA	4" BOUL. MULTI-TRUNK			
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL PEELLESS OLIVE	3" BOUL. MULTI-TRUNK, MATCHED			
	PHOENIX CACTUS/DISA DATE PALM	1 1/2" FT. HT. TO 1" DIA. PINEAPPLE			
	PISTACHIA CHINENSIS RED PUSK RED PUSK PISTACHE (ALT. SHAWD. AIR)	3" BOUL. LOW BREAK, MATCHED			
	PISTACHIA LENTISCUIS MASTIC TREE	3" BOUL. LOW BREAK, MATCHED			
	QUERCUS VIRGINIANA HERITAGE LIVE OAK (SPRING) (ALT. PEELLESS OLIVE)	4" BOUL. MULTI-TRUNK, MATCHED			
	QUERCUS VIRGINIANA HERITAGE LIVE OAK (ALT. EVERGREEN ELM / ADH SPP)	3" BOUL. STANDARD, MATCHED			
<b>ACCENTS / VINES</b>		<b>SIZE</b>	<b>QTY</b>		
	AGAVE WETBER WETBER'S AGAVE	5 GAL	25		
	ALOE BARBADENSIS MAGIC PALM ALOE	5 GAL	45		
	ALOE 3 BLUE REP BLUE REP ALOE	5 GAL	183		
	BOUGAINVILLEA 3 EAST BARBARA EAST BOUGAINVILLEA	15 GAL	74		
	ECHINOCACTUS GYPSOMI GOLDEN BARREL CACTUS	10" DIA	21		
	FAIRYBLOSSOM H. CREEPER MACEBENA CREEPER	5 GAL	1		
	HESPERALOE PERLA BRACKLEIGHT RED HESPERALOE	5 GAL	267		
	HESPERALOE FUNGIFERA GIANT HESPERALOE	5 GAL	146		
	LEPHOCITRUS SCHOTTII KOTEM POLE CACTUS	5 GAL	11		
	PHOENIX BOBBERS PYGMY DATE PALM	3" BOUL.	2		
	MURELBERGIA CAPILLARS REGAL HST DEER GRASS	5 GAL	242		
	MULLEBERGIA 3. PINK FLAMINGO PINK FLAMINGO DEER GRASS	5 GAL	249		
	MULLEBERGIA WASHVELLE WASHVELLE DEER GRASS	5 GAL	465		
	HAELLA TENGESOMY HEZEAN FEATHER GRASS	5 GAL	289		
	PEZZANILUS MACROCARPUS LADY'S SLIPPER	5 GAL	23		
	PONDICITUM SETACEUM TURBIDUM PURPLE POUNTAIN GRASS	5 GAL	147		
	TUCCA PALLEDA PALE LEAF TUCCA	5 GAL	97		
	TUCCA ROSTRATA BEADED TUCCA	30 GAL	75		
	**CAREXA GRANDIFLORA TUTTLET TUTTLET NATAL PLUM	5 GAL	80		
	DODONAEA VISCOSA HORNED BUSH	5 GAL	37		
	JUSTICIA SPICIFLORA MEXICAN HONEYSUCCULE	5 GAL	14		
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL	44		
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	47		
	MYRTLE COMMUNIS DWARF MYRTLE (ALT. EYLLONIA)	5 GAL	158		
	NEROLIUM OLEANDER 7. PINK PETITE PINK OLEANDER	5 GAL	312		
	RUELLIA BRITANNICA BRITISH RUELLIA	5 GAL	199		
	RUELLIA EQUISSETIFORMIS CORAL FOUNTAIN	5 GAL	253		
	TECOMA STANS GOLD STAY YELLOW BELLS	5 GAL	104		
<b>GROUNDCOVER</b>		<b>SIZE</b>	<b>QTY</b>		
	ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN		
	**CYNODON DACTYLON HYBRID HYBRID BERMUDA SOG	POLLED SOG	PER PLAN		
	DIODAPHNIA GLABRA 74. GOLD COURAGE GUNNIE SAGE	1 GAL	201		
	LANTANA NEW GOLD NEW GOLD LANTANA	1 GAL	486		
	LANTANA MONTIVIDENSIS PURPLE LANTANA	1 GAL	43		
	OLEA EUROPAEA 1A OLIVE DWARF OLIVE	1 GAL	56		
	RUELLIA BRITANNICA 7. KATE KATE RUELLIA	1 GAL	38		
	STICHLERIA PALLEDA 7. HEART PURPLE HEART	1 GAL	206		
	**TEACHESLOSPELUM ASATROUM TEACHING JASMINE	1 GAL	120		
	ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	80		
	WEDELIA TROBATA YELLOW DOT	1 GAL	80		
<b>MERT MATERIALS</b>		<b>SIZE</b>	<b>QTY</b>		
	DECOMPOSED GRANITE EXPRESS BROWN	1/2" SCREENED 2" MIN DEPTH	PER PLAN		
	7.5" SCREENED NATIVE ROCK EXPRESS BROWN	2" 3" DIA	PER PLAN		
	GRANITE BOLLERS SURFACE SELECT	SIZE PER PLAN	PER PLAN		
<b>LANDSCAPE CALCULATIONS</b>					
8' OW LANDSCAPE AREA		(14) 4,640 SF			
ON-SITE LANDSCAPE AREA		(14) 75,960 SF			
PARKING AREA (SURFACE LOT)		(14) 3,800 SF			
PARKING LANDSCAPE AREA		(14) 1,668 SF			
PARKING LANDSCAPE PERCENTAGE		43 %			
<b>KEY PLAN</b>					
					

studione

PRELIM LANDS PLAN

100% SD: 07/12/19

ARIZONA CANAL



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

HARDSCAPE SCHEDULE

	COLORLED CONCRETE BANDS WITH RANDOM COLOR PATTERN DAVIS COLOR: 140 - BAJA RED / 6130 BAYOU / 677 - MISQUITE		6x6" CONCRETE PAVER ACER STONE OR EQUAL / COLOR: DESERT BLEND
	SCORED COLORED CONCRETE WITH LIGHT SANDBLAST DAVIS COLOR: 641 - PEBBLE		FLAGSTONE PAVERS IN/OUT SET AND GROUNDSET CLASSIC OAK COLOR
	4x4" CONCRETE PAVER ACERSTONE OR EQUAL / COLOR: ANTIQUE PENTON		1x1" PORCELAIN WOOD PAVER BELGARD BLEND OR EQUAL / COLOR: CLASSIC
	EXPOSED AGGREGATE CONCRETE WITH INTEGRAL COLOR MEDIUM FINISH WITH DAVIS COLOR: 677 - OUTBACK		

PLANT SCHEDULE

TYPE	SIZE / REQUIRES	QTY	DETAILS	SIZE	QTY	
	*ACACIA AMBUBA MULGA ACACIA	34" BOX, STANDARD MATCHED	23	**CARISSA GRANDIFLORA TUTTLE	5 GAL	80
	CECIDIUM PEARCEI PALO BREA	34" BOX, MULTI-TRUNK, MATCHED	20	ODONDEA VISCOSA HOPPED RUBI	5 GAL	37
	CHITALPA TASHKENSIS CHITALPA (A1) BRAZILIAN PEPPER	34" BOX, MULTI-TRUNK, MATCHED	25	JURICKIA SPICIFERA MEDICINAL HONEYBUCKLE	5 GAL	16
	CITRUS SPECIES JONKOW TANGERINE (A1), FRUITLESS OLIVE	48" BOX, STANDARD, MATCHED	8	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL	44
	ELAEAGNUS PARRYI TRUE GREEN ELA	34" BOX, MULTI-TRUNK, MATCHED	10	LEUCOPHYLLUM LAEVIGATUM CHUMMAMMAN SAGE	5 GAL	43
	JACARANDA MIMOSIFOLIA JACARANDA	48" BOX, MULTI-TRUNK	6	MYRTUS COAHUILENSIS DWARF MYRTLE (A1), TYLOSOMA	5 GAL	158
	OLEA EUROPAEA SWAN HILL SWAN HILL FRUITLESS OLIVE	34" BOX, MULTI-TRUNK, MATCHED	5	MEXIMUS CLELANDER P., PINE PETITE PINE OLEANDER	5 GAL	212
	PROEBIS DACTYLOIDES DATE PALM	16'-0" HT TO PINNACLE	17	BUELLIA BRITTONIANA BRUSH BUELLIA	5 GAL	119
	PISTACIA CHINENSIS RED FLUSH RED PISH PISTACHE A1, SHAMEL ASH	34" BOX, LOW BREAK, MATCHED	27	RUSSELLIA ROBERTSONIS CORAL FOUNTAIN	5 GAL	253
	PISTACIA LENTISCUS MASTIC TREE	34" BOX, LOW BREAK, MATCHED	3	RYCOMA STANS GOLD STAR YELLOW BELLS	5 GAL	104
	QUERCUS VIRGINIANA HERITAGE LIVE OAK (SPECIMEN) A1, FRUITLESS OLIVE	48" BOX, MULTI-TRUNK, MATCHED	2			
	QUERCUS VIRGINIANA HERITAGE LIVE OAK (SPECIMEN) (A1), EVERGREEN PALM / ASH SPM	34" BOX, STANDARD, MATCHED	44			
	ACCENTS / VINES	SIZE	QTY			
	AGAVE WEBERI	5 GAL	23			
	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	43			
	ALOE K. BLUE ELF BLUE ELF ALOE	5 GAL	183			
	BOUGAINVILLEA B. LAEST BARBARA KART BOUGAINVILLEA	18 GAL	74			
	CHONOCACTUS GRACIOSUS GOLDEN BARREL CACTUS	10" DIA	21			
	PARTHOCISSUS M. CREPPER HACIENDA CREEPER	5 GAL	1			
	HESPERALOE PERPA BRAKELIGHT RED HESPERALOE	5 GAL	247			
	HESPERALOE FURNBERA GREAT HESPERALOE	5 GAL	146			
	CHONOCACTUS SCHOTTI TOTEM POLE CACTUS	5 GAL	11			
	PHORADENDRON ROBLESII PICHAI / DATI PALM	24" BOX	2			
	MULBERRERIA CAPILLANS REGAL HST DEER GRASS	5 GAL	142			
	MULBERRERIA Z. TINE PLAMINGO PINE PLAMINGO DEER GRASS	5 GAL	249			
	MULBERRERIA WASHVILLE NASHVILLE DEER GRASS	5 GAL	443			
	MULBERRERIA TEXASSIMA MEXICAN FEATHER GRASS	5 GAL	209			
	PEDALANTHUS MACROCARPUS LADY'S SLIPPER	5 GAL	23			
	PEDALANTHUS SETACEUM YUBRUM PURPLE FOUNTAIN GRASS	5 GAL	147			
	TUCCA PALLIDA PALE LEAF TUCCA	5 GAL	97			
	TUCCA ROSTRATA BEAKED TUCCA	30 GAL	15			

GROUNDCOVER	SIZE	QTY
ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN
**CYNODON DACTYLOID HYBRID BERMUDA SOO	ROLLED SOO	PER PLAN
BREMONTIA OLIMPA M. GOLD OUTBACK SPARSE SHAU	1 GAL	201
LANTANA NEW GOLD NEW GOLD LANTANA	1 GAL	494
LANTANA MONTENEGRO PURPLE LANTANA	1 GAL	43
OLEA EUROPAEA TA. OLIVE DWARF OLIVE	1 GAL	54
BUELLIA BRITTONIANA LATE KATE BUELLIA	1 GAL	38
SEYDASIA PALLIDA P. HEART PURPLE HEART	1 GAL	204
**TRACHELOSPERMIUM ARABICUM TRAILING JASMINE	1 GAL	130
ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	80
WEDDIA TELEBOAIA YELLOW DOT	1 GAL	80

NEST MATERIALS	SIZE	QTY
D.O. DECOMPOSED GRANITE EXPRESS BROWN	1/2" PIP SCREENED 2" MIN DEPTH	PER PLAN
2"-3" SCREENED NATIVE ROCK EXPRESS BROWN	2" 3" DIA	PER PLAN
GRANITE BOULDERS SURFACE SELECT	SIZE PER PLAN	PER PLAN

LANDSCAPE CALCULATIONS	
SLOW LANDSCAPE AREA	(1'-4) 4,440 SF
ON-SITE LANDSCAPE AREA	(1'-4) 75,910 SF
PARKING AREA (SURFACE LOT)	(1'-4) 3,800 SF
PARKING LANDSCAPE AREA	(1'-4) 649 SF
PARKING LANDSCAPE PERCENTAGE	43 %



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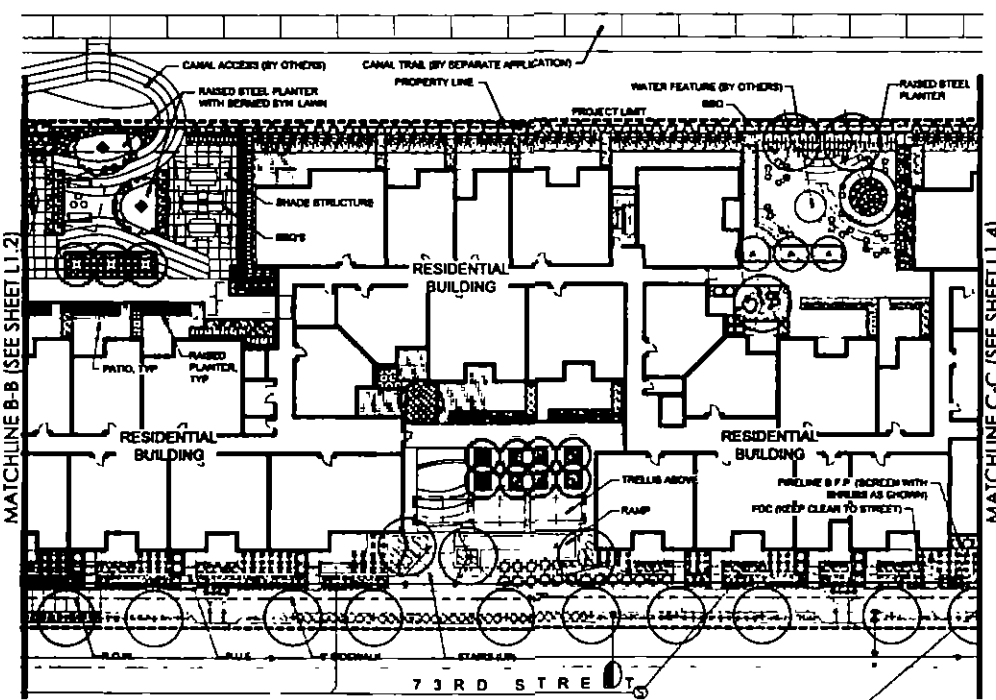
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MATCHLINE B-B (SEE SHEET L1.2)

MATCHLINE C-C (SEE SHEET L1.4)

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

HARDSCAPE SCHEDULE

	COLORIED CONCRETE BANDS WITH RANDOM COLOR PATTERN DAVIS COLOR: 140 - BAJA RED / 1130 BAYVIEW / 177 - MOSQUITO		
	SCORED COLORED CONCRETE WITH LIGHT SANDBLAST DAVIS COLOR: 441 - PEBBLE		FLAGSTONE PAVERS (MORTAR SET AND GROUTED) CLASSIC OAK COLOR
	DIFUSED AGGREGATE CONCRETE WITH INTEGRAL COLOR MEDIUM FINISH WITH DAVIS COLOR: 177 - OUTBACK		

PLANT SCHEDULE

TREES	SITE / REMARKS	QTY	SHRUBS	SITE	QTY
	*ACACIA AMBIGUA MELBA ACACIA	25	**CAESIA GRANDIFLORA TUTTLEI	5 GAL	80
	CERCIDIMUM FRAXINIFOLIUM PALM BREA	20	DODONAEA VISCOSA	5 GAL	32
	CHITRALPA TASKINGS CHITRALPA (ALT BRAZILIAN PEPPER)	25	LEUCOPYLLUM CANDIDUM	5 GAL	44
	CITRUS SPECIES KIMPOW TANGCIEONE (ALT PEUTLESS OLIVE)	8	LEUCOPYLLUM LAEVIGATUM	5 GAL	42
	LEUCA PALYFLORA TRUE GREEN TRUE GREEN ELM	10	MYRTLE COMPLANIS	1 GAL	156
	JACARANDA MIMOSIFOLIA JACARANDA	4	NEESIA OLEANDER 'P. PINE'	5 GAL	212
	OLEA EUROPAEA SWAN HILL SWAN HILL PEUTLESS OLIVE	5	PETZEA PINE OLEANDER	5 GAL	199
	PHOENIX DACTYLIFERA DATE PALM	17	RUELLIA BRITTONIANA	5 GAL	233
	PISTACHIA CHINENSIS RED PUSH RED PUSH PISTACHE (ALT SWANEY ASH)	27	RUELLIA BOLSONEFORMIS	5 GAL	104
	PISTACHIA LENTISCUS MASTIC TREE	3	TRICOMA STANS GOLD STAR YELLOW BELLS	5 GAL	104
	QUERCUS VIRGINIANA HERITAGE LIVE OAK (SPICED) (ALT PEUTLESS OLIVE)	2			
	QUERCUS VIRGINIANA HERITAGE LIVE OAK (ALT EVERGREEN ELM / ASH EPP)	44			
<b>ACCENTS / YNIES</b>					
	AGAVE WRIGHTII WRIGHT'S AGAVE	5 GAL	25		
	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	43		
	ALOE S. BLUE BLUE ELI ALOE	5 GAL	183		
	BOUGAINVILLEA S. EAST BARBADA EAST BOUGAINVILLEA	15 GAL	74		
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	10' DIA	21		
	FATSIA ELAEAGNIFOLIA K. CASSEPER	5 GAL	1		
	HESPERALOE PARVIFLORA RED HOPI TRAILER	5 GAL	267		
	HESPERALOE PARVIFLORA GRANT HOPI TRAILER	5 GAL	146		
	LOPHOCEROS SCHOTTII TODD PINE CACTUS	5 GAL	11		
	PHOENIX ROEBELII PYGMY DATE PALM	24' BOX	3		
	MUHLENBERGIA CAPILLARIS REGAL HOT DEER GRASS	5 GAL	242		
	MUHLENBERGIA X PINE FLAMMIGO PINE FLAMMIGO DEER GRASS	5 GAL	247		
	MUHLENBERGIA NASMYLLII NASHVILLE DEER GRASS	5 GAL	445		
	NAUCLEA FENDLERIANA MEXICAN PEPPER GRASS	5 GAL	209		
	PEDICULARIS MACROCARPA LADY'S SLIPPER	5 GAL	23		
	PENNISETUM SETACEUM TURFGRASS	5 GAL	147		
	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL	97		
	YUCCA ROSTRATA BEAKED YUCCA	30 GAL	15		
<b>GROUND COVER</b>					
	ANNUALS AS SELECTED BY SEASON	4' POTS	PER PLAN		
	CYNODON DACTYLON HYPERICUM BERBERIS	ROLLED 500'	PER PLAN		
	ERIOPHORA GLABRA 'L. GOLD'	1 GAL	301		
	LANTANA NEW GOLD NEW GOLD LANTANA	1 GAL	496		
	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL	43		
	OLEA EUROPAEA 'L. OLLIE'	1 GAL	56		
	RUELLIA BRITTONIANA 'LADY'	1 GAL	36		
	TECOMA STANS 'HEART'	1 GAL	306		
	TRICHODESIUM ASARICUM TRAILING JASMINE	1 GAL	130		
	ROSHARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	80		
	WEDELIA TRILOBATA YELLOW DOT	1 GAL	80		
<b>HERB MATERIALS</b>					
	DECOMPOSED GRANITE EXPRESS BROWN	1/7"	PER PLAN		
	GRANITE BOULDERS SURFACE SELECT	SIZE PER PLAN	PER PLAN		
<b>LANDSCAPE CALCULATIONS</b>					
	LOW LANDSCAPE AREA	174	4,480 S.F.		
	ON-SITE LANDSCAPE AREA	174	75,760 S.F.		
	PARKING AREA (SURFACE LOT)	174	3,880 S.F.		
	PARKING LANDSCAPE AREA	174	1,449 S.F.		
	PARKING LANDSCAPE PERCENTAGE		43 %		
<b>KEY PLAN</b>					

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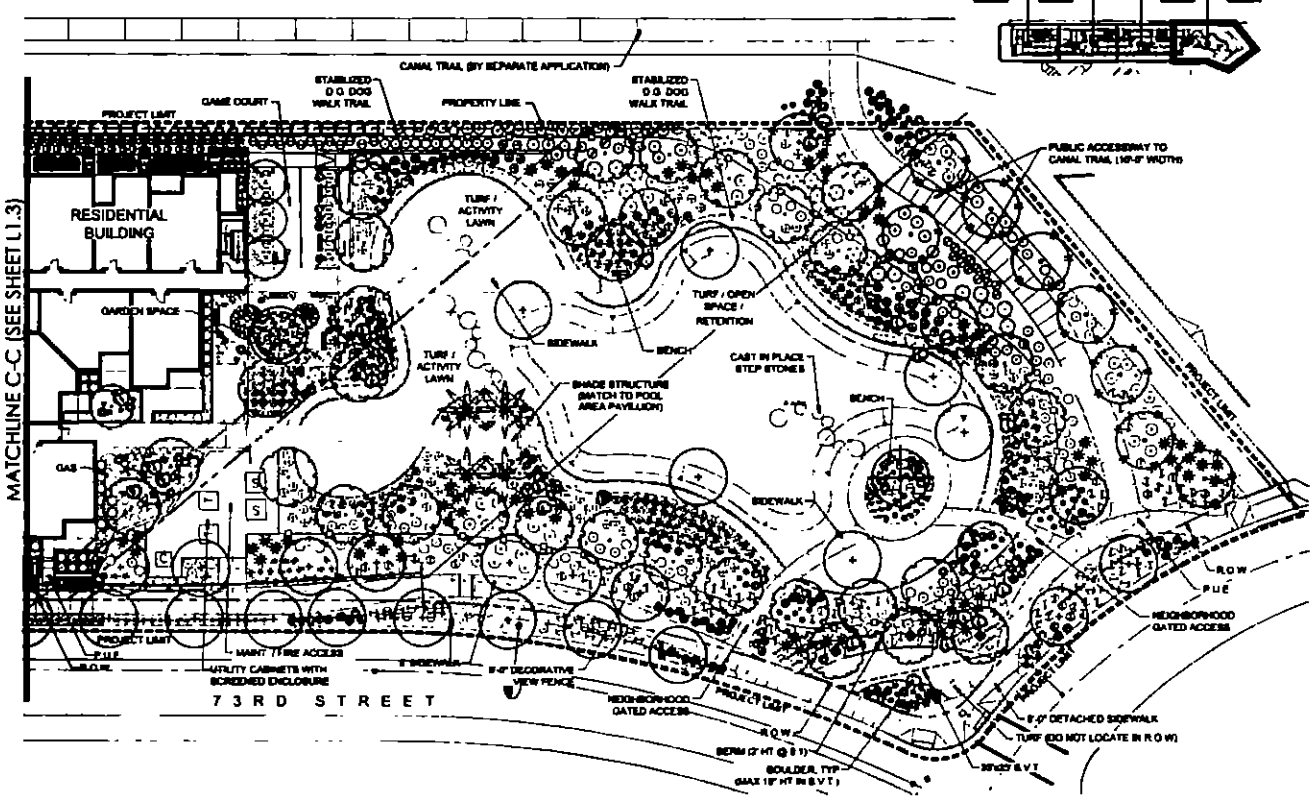
L1  
4 of 4

ARIZONA CANAL

KEY PLAN



MATCHLINE C-C (SEE SHEET L1.3)



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT SCHEDULE

TYPES	SIZE / REMARKS	QTY
●	*ACACIA ANHEBA MILGA ACACIA	23
●	CERCIDIPHA PRAECOX PAID MIRA	30
●	CHITALPA TASHROBIS CHITALPA (ALT: BRAZILIAN PEPPER)	25
●	CITRUS SPECIOSA CINQUE LAMCERNE (ALT: FRUITLESS OLIVE)	8
●	ULMUS PARVIFLORA TRUE GREEN TRUE GREEN ELM	10
●	JACARANDA MIMOSPOLIA JACARANDA	4
●	OLEA EUROPAEA 'TWAN HILL' TWAN HILL FRUITLESS OLIVE	3
●	PHOENIX DACTYLIFERA DATE PALM	17
●	PISTACHIA CHINENSIS RED PUFFY RED PUFFY PISTACHIO ALT: SWANEY ASH	27
●	PISTACHIA LEVIBUS MASTIC TREE	3
●	QUERCUS VIRGINIANA 'HERITAGE' LIVE OAK (SPECIMEN) ALT: FRUITLESS OLIVE	2
●	QUERCUS VIRGINIANA 'HERITAGE' LIVE OAK (ALT: EVERGREEN ELM / ASH SPY)	44

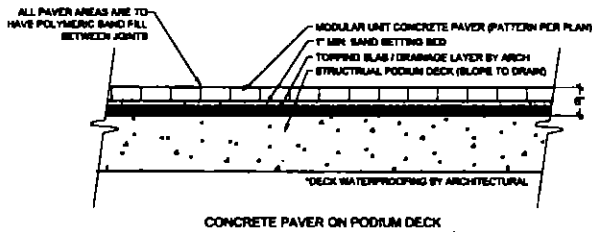
  

ACCENTS / VINES	SIZE	QTY
✱	AGAVE WEDDIE WEDDIE'S AGAVE	25
●	ALOE BARBADENSIS MEDICINAL ALOE	43
●	ALOE X BLUE ELF BLUE ELF ALOE	188
▲	BOUGAINVILLEA S. LAEST BARBADA LAEST BOUGAINVILLEA	74
●	BOENHOCACTUS CRISPER GOLDEN BARRIE CACTUS	21
●	PAITHENOCISSUS 'H. CREEPER' MACHONA CREEPER	1
●	HESPERALOE PERIPA 'FRANKLIGHT' RED HESPERALOE	267
●	HESPERALOE PUMPERA GAMM HESPERALOE	146
●	LOPHOCARPUS SCHOTTII TUTEN POLE CACTUS	11
●	PHOENIX ROSELINE PYGMY DATE PALM	3
●	MULLENBERGIA CAPILLARIS REGAL HST DEER GRASS	242
●	MULLENBERGIA X 'TRIP PLAMINGO' TRIP PLAMINGO DEER GRASS	249
●	MULLENBERGIA NASHVILLE NASHVILLE DEER GRASS	669
●	MASELLA TENDRINA MEDICAN FEATHER GRASS	205
●	PELLEGRINUS MACROCARPUS LADY'S SLIPPER	23
●	PERNETTUM SETACEUM 'SUBLIM' PURPLE FOUNTAIN GRASS	147
●	YUCCA PALLIDA PALL LEAF YUCCA	97
●	YUCCA ROSTRATA BEAKED YUCCA	18

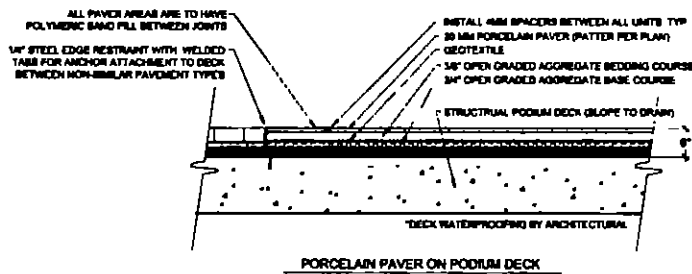
PLANT SCHEDULE

SHRUBS	SIZE	QTY	SHRUBS	SIZE	QTY	GROUNDCOVER	SIZE	QTY	GROUNDCOVER	SIZE	QTY			
●	*CARESSA GRANDIFLORA TUTTLE TUTTLE'S NATAL PLUM	80	●	BUELLIA BRITTONIANA BRITN BUELLIA	3 GAL	199	POB	ARRIARIS AS SELECTED BY SEASON	4" POB	PER PLAN	●	*TRACHELOSPERMAUM ASIATICUM TRAILING JASMINE	1 GAL	130
●	DODONAEA VISCOSA HOPPED BUSH	37	●	RUSSELLIA FOUSTIFORMIS CORAL FOUNTAIN	3 GAL	253	□	*CYNODON DACTYLON HYBRID BERNALDA SOO	BOILED SOO	PER PLAN	●	ROSAMARINUS OFFICINALE TRAILING ROSEMARY	1 GAL	83
●	JURTIACA SPICEGIRA AMERICAN HONEYSCUCLE	14	●	TEUCOMA SPANS 'GOLD STAR YELLOW BELLS	3 GAL	104	●	EREMOPHILA GLABRA 'LA GOLD' OUTBACK SUNRISE EMU	1 GAL	201	●	HEDELIA VELOBATA YELLOW DOT	1 GAL	80
●	LEUCOPHYLLUM CANADENSE THUNDER CLOUD SAGE	44					●	LANTANA NEW GOLD NEW GOLD LANTANA	1 GAL	496				
●	LEUCOPHYLLUM LARYGATUM CHILANSHAN SAGE	42					●	LANTANA MONTEVIDEOSI PURPLE LANTANA	1 GAL	43				
●	MYRTUS COMMENSIS DWARF MYRTLE (ALT: SYLSONIA)	138					●	OLEA EUROPAEA 'L' OLIVE' DWARF OLIVE	1 GAL	34				
●	NERISSA CLEANDER 'P. PINK' PETITE PINK CLEANDER	212					●	BUELLIA BRITTONIANA 'LATE' LATE BUELLIA	1 GAL	38				
							●	BOICREARIA PALLIDA 'P. HEART' PURPLE HEART	1 GAL	284				

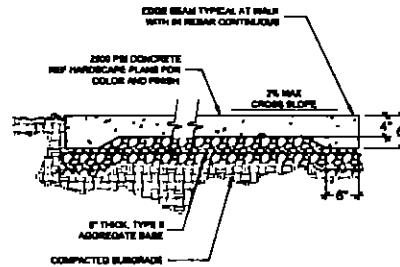
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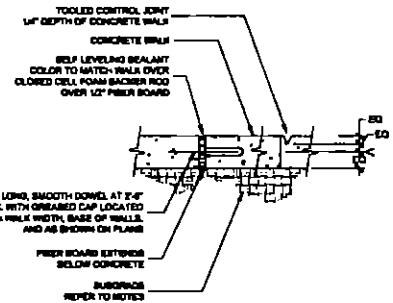
CONCRETE PAVER ON PODIUM DECK



PORCELAIN PAVER ON PODIUM DECK



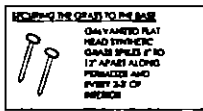
NOTE:  
1 SEE STRUCTURAL ENGINEERING DRAWINGS AND SOIL REPORT FOR REBAR SIZE AND SPACING, FOOTING SIZE, TYPE & DEPTH AND COMP ACTION, SUBGRADE COMPACTION.



NOTE:  
1 SEE STRUCTURAL ENGINEERING PLANS AND SOIL REPORT FOR REBAR SIZE AND SPACING, FOOTING SIZE, TYPE & DEPTH AND COMP ACTION, SUBGRADE COMPACTION.

4 CONCRETE PAVEMENT (TYPICAL)  
L2.1

SCALE 1/2" = 1'-0"

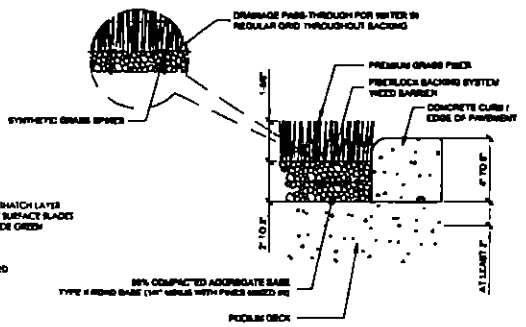


NOTE: EQUIPMENT TO BE USED TO PREPARE SUBGRADE TO BE CONFORM TO THE SPECIFICATIONS.

SPECIFICATIONS

- TAIN TYPE: PROPRIETARY TEXTURED NYLON BRUSH LAYER  
 COLOR: POLYURETHANE MICROFLAKE SURFACE BLADES BLENDING REDDISH GREEN AND YELLOISH GREEN  
 PILE HEIGHT: 1.5\"/>

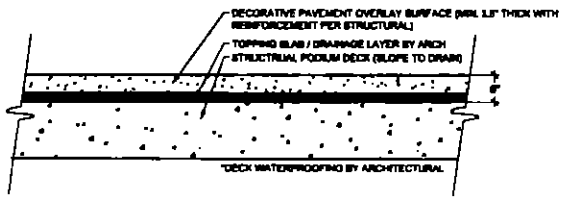
NOTE:  
1 THE GRASS MUST BE INSTALLED AND SEALED WITH ADJACENT PILES RUNNING IN THE SAME DIRECTION. SEAMS SHOULD BE CLOSED WITH DURABLE BRANDING GLUE AND BRANDING CLOTH.  
 2 INSTALLATION TO BE COMPLETE IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLER.



SCALE N.T.S.

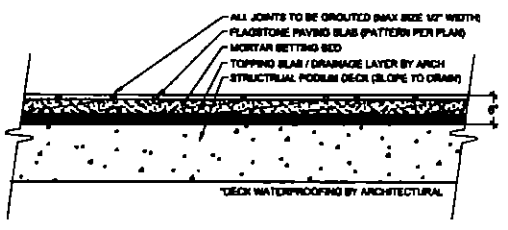
1 PAVER INSTALLATION (TYPICAL CONDITIONS)  
L2.1

SCALE 1" = 1'-0"



2 DECORATIVE CONCRETE OVER PODIUM DECK (TYPICAL)  
L2.1

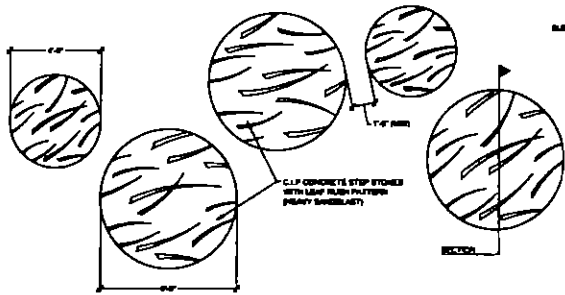
SCALE 1/2" = 1'-0"



2 FLAGSTONE PAVING OVER PODIUM DECK (TYPICAL)  
L2.1

SCALE 1/2" = 1'-0"

5 SYNTHETIC TURF INSTALLATION  
L2.1



6 C.I.P. ROUND STEP STONES (AT PARK)  
L2.1

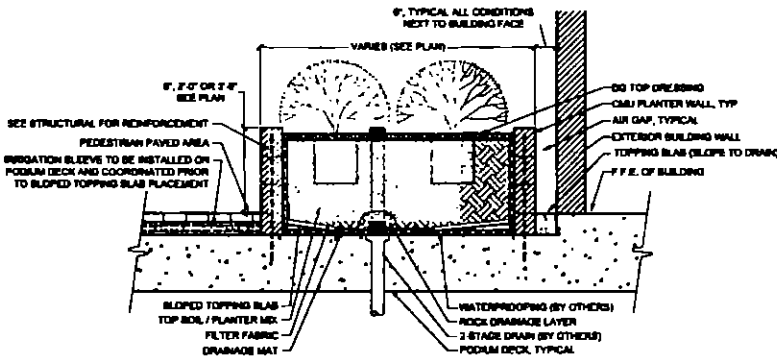
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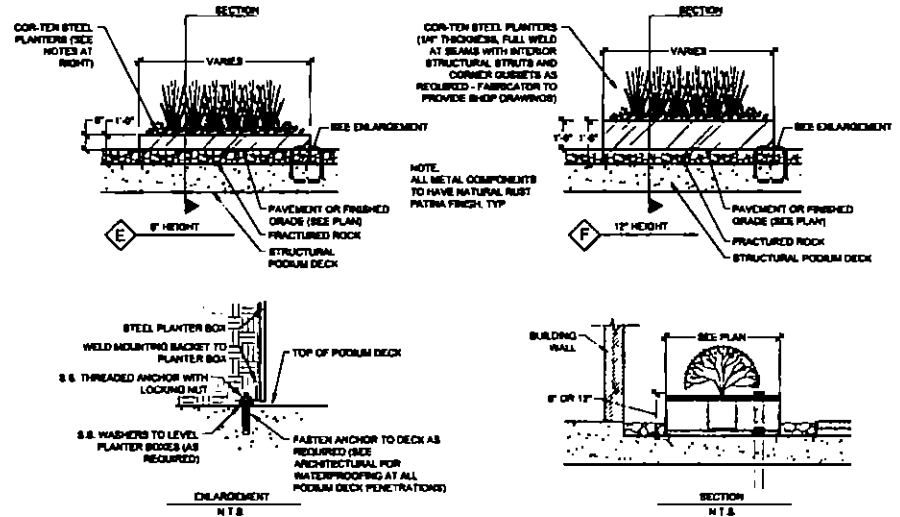
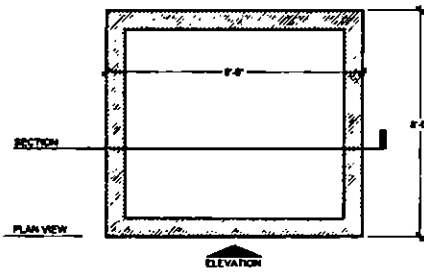
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PRELIMINARY LANDSCAPE PLAN  
 L2.1  
 1 OF 1



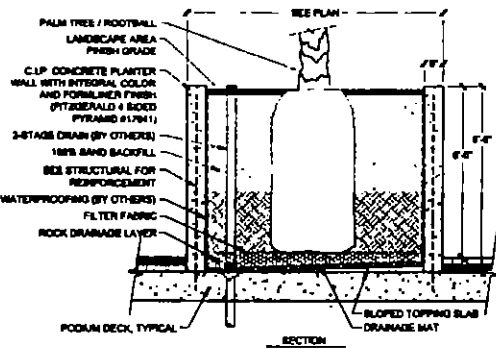
1 CMU PLANTERS (TYPICAL ON AMENITY DECK)

SCALE 3/4" = 1'-0"



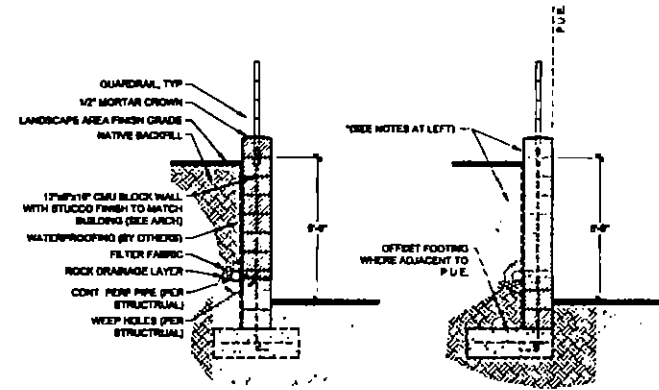
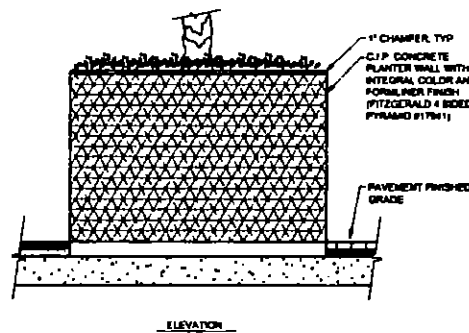
3 STEEL PLANTERS (TYP)

SCALE 1/2" = 1'-0"



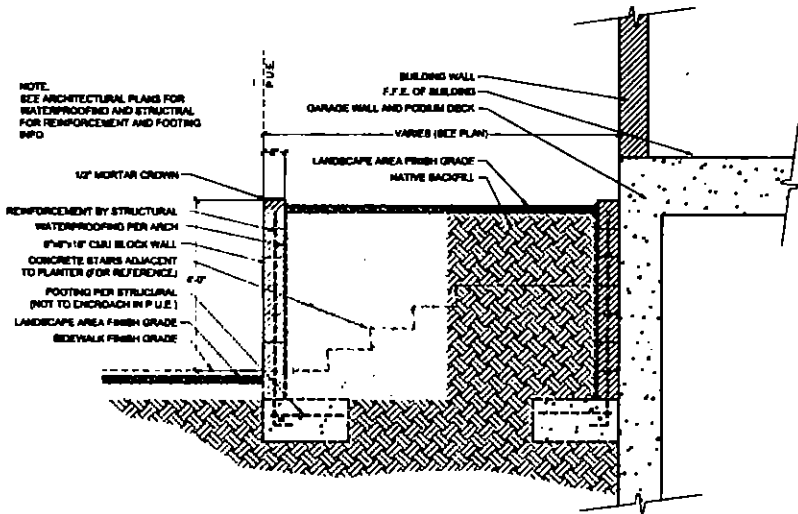
2 C.I.P. CONCRETE PLANTER FOR PALMS (AT POOL AREA)

SCALE 1/2" = 1'-0"



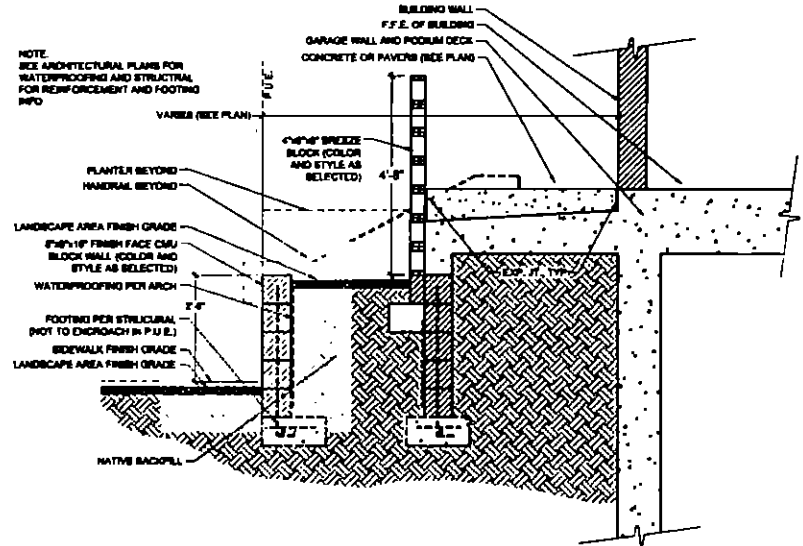
4 RETAINING WALL (AT NORTH AMENITY AREA)

SCALE 1/2" = 1'-0"



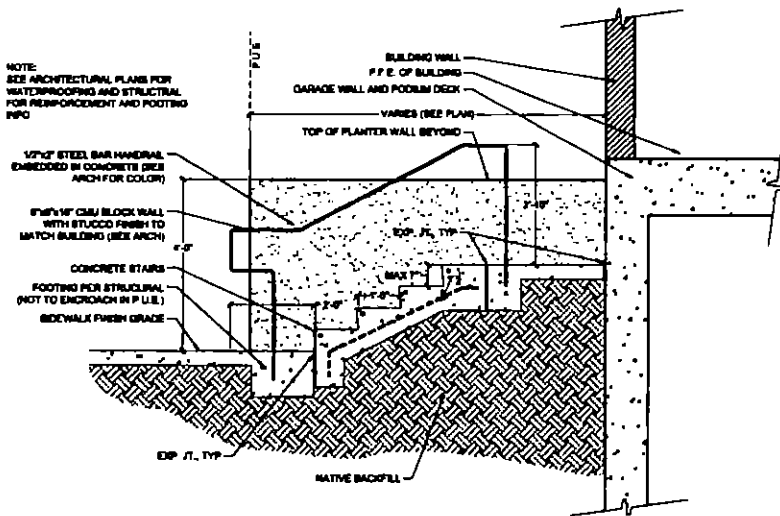
1 48" HEIGHT CMU PLANTER (AT 73RD STREET UNIT ENTRANCE)  
L2.3

SCALE: 3/4" = 1'-0"



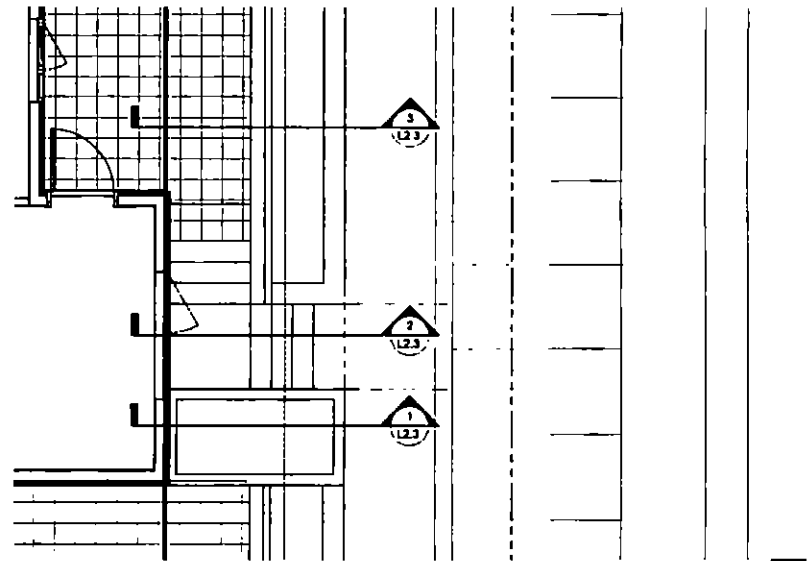
3 30" HEIGHT CMU PLANTER (AT 73RD STREET UNIT ENTRANCE)  
L2.3

SCALE: 3/4" = 1'-0"



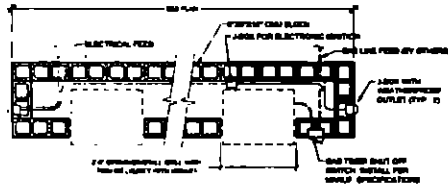
2 ACCESS STAIRS (AT 73RD STREET UNIT ENTRANCE)  
L2.3

SCALE: 3/4" = 1'-0"

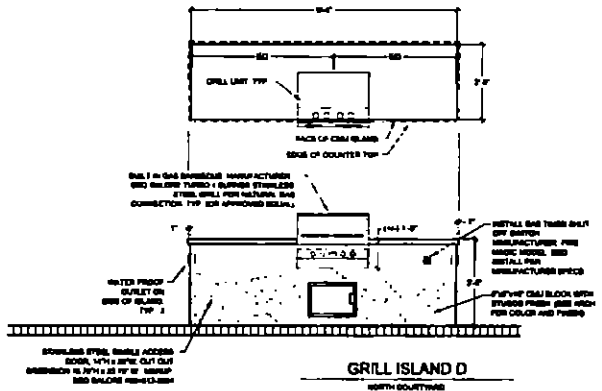
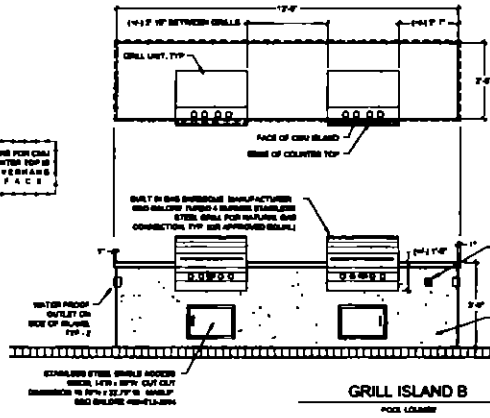
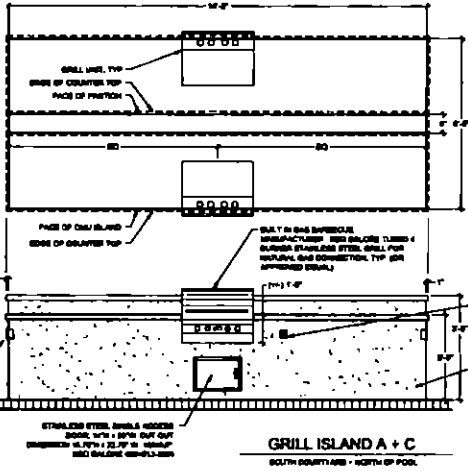


4 SECTION REFERENCE (DETAILS THIS PAGE)  
L2.3

SCALE: N.T.S.



TYPICAL LAYOUT

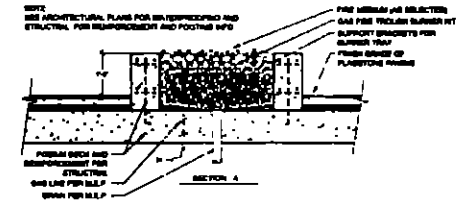
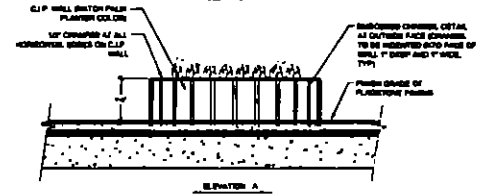
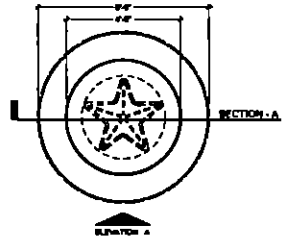


NOTES

- CONTRACTOR IS TO REFINISH GRILL INSTALLATION SPECIFICATIONS FOR STRUCTURES ON REPAIRS, ELECTRICAL, VENTING AND OPERATIONAL REQUIREMENTS IN THIS ISLAND STRUCTURE.
- CONTRACTOR IS TO PROVIDE COVER WITH SAMPLES OF ALL COMPONENTS PRIOR TO ORDERING MATERIALS.
- PROVIDE FOOTINGS AND STRUCTURE REPAIR AS SHOWN ON STRUCTURE DETAILS.
- AUTOMATIC SHUT OFF TRIPPER FOR GAS VALVE, MANUAL REVERE SHUTOFF VALVE, AND SHUTOFF BY M.E.P.
- FIRE SHOWER IS TO BE INSTALLED PER LOCAL CODES (CONTRACTOR TO VERIFY).
- CONTRACTOR IS TO REFINISH GRILL INSTALLATION SPECIFICATIONS FOR STRUCTURES ON REPAIRS, ELECTRICAL, VENTING AND OPERATIONAL REQUIREMENTS IN THIS ISLAND STRUCTURE.
- CONTRACTOR IS TO PROVIDE ELECTRICAL CONNECTION TO GAS ISLAND FOR OUTLETS AND ELECTROCHIMIC SYSTEMS FOR GRILL. COORDINATE AS REQUIRED.
- ALL GAS AND FLUE GAS CONNECTIONS ARE TO BE INSTALLED BY A LICENSED CONTRACTOR AND INSPECTED BY CITY BUILDING DEPARTMENT.
- CONTRACTOR IS TO FOLLOW ALL LOCAL BUILDING CODES AS THEY RELATE TO DIMENSIONAL GRILL / FIREPLACE REQUIREMENTS.
- ELECTRICAL CONNECTIONS AND OUTLETS ARE TO BE INSTALLED PER LOCAL APPLICABLE BUILDING CODES AND PROPERLY WEA INSPECTED WITH REQUIRED HARDWARE AND OUTLET COVER.
- CONTRACTOR IS TO FINISH COLORED CONCRETE SURFACE, PROVIDE AND (1) 1" PER BRICKS SURFACE TOP.
- SCOPY LANDSCAPE ARCHITECT IF ANY CONDITIONS ARISE THAT AFFECT THE DESIGN OF DETAILS HEREIN.

NOTES

- CONTRACTOR IS TO INSTALL NEW GAS LINES, FITTINGS AND SHUTTERS PER LOCAL CODE REQUIREMENTS. SEE MEP PLANS BY OTHERS.
- CONTRACTOR IS TO PROVIDE COVER WITH SAMPLES OF ALL COMPONENTS PRIOR TO ORDERING MATERIALS.
- PROVIDE FOOTINGS AND STRUCTURE REPAIR AS SHOWN ON STRUCTURE DETAILS.
- AUTOMATIC SHUT OFF TRIPPER FOR GAS VALVE, MANUAL REVERE SHUTOFF VALVE, AND SHUTOFF BY M.E.P.
- FIRE SHOWER IS TO BE INSTALLED PER LOCAL CODES (CONTRACTOR TO VERIFY).



2  
L2.4

FIRE FEATURE (AT AUTO COURT)

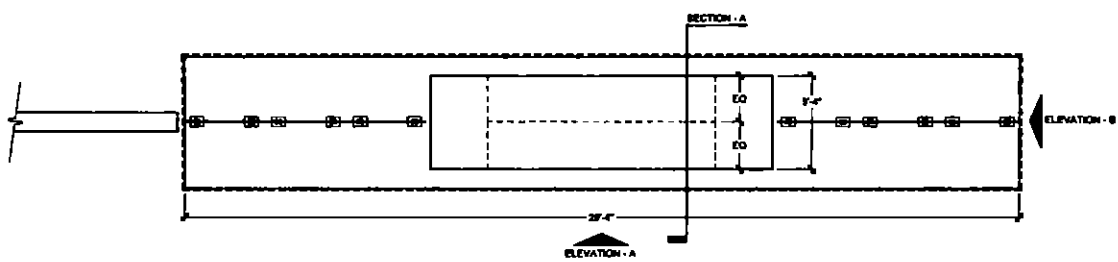
SCALE: 1/2" = 1'-0"

1  
L2.4

BBQ ISLANDS (TYPICAL AT AMENITY AREAS)

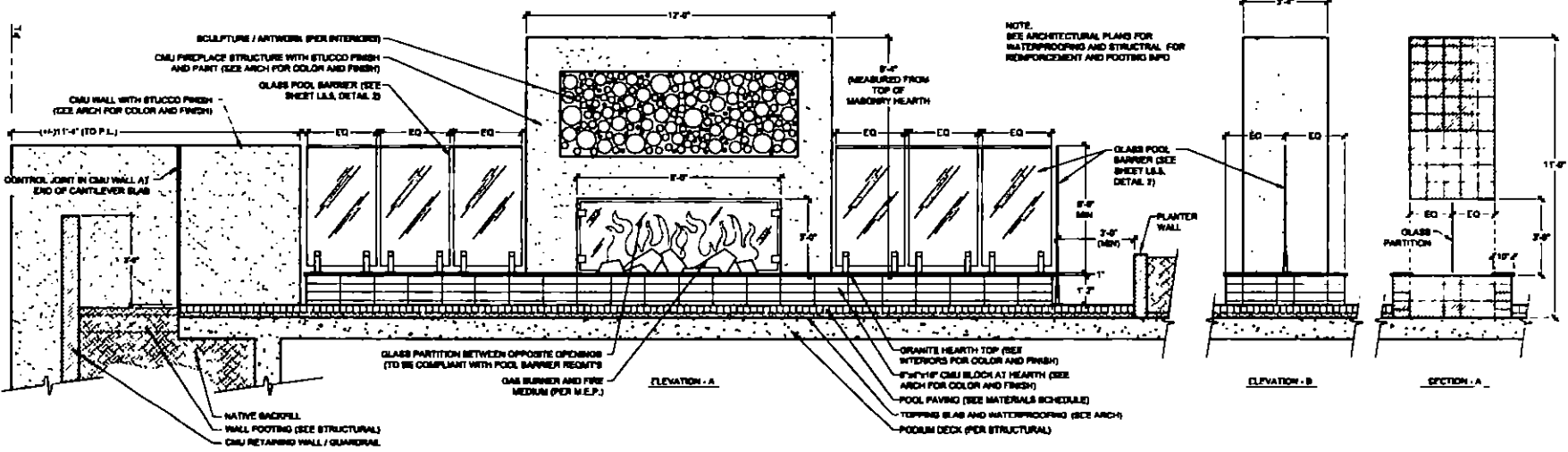
SCALE: 1/2" = 1'-0"





**NOTES**

1. CONTRACTOR IS TO REFERENCE FIRE BURNER INSTALLATION SPECIFICATIONS FOR INSTRUCTIONS ON MOUNTING, ELECTRICAL, VENTING AND OPERATIONAL REQUIREMENTS IN FIREPLACE STRUCTURE.
2. CONTRACTOR TO CONNECT TO PROVIDED NATURAL GAS LINE AND INSTALL SHUT-OFF VALVE PER LOCAL CODE.
3. ALL GAS AND PLUMBING CONNECTIONS ARE TO BE INSTALLED BY A LICENSED CONTRACTOR AND INSPECTED BY CITY BUILDING DEPARTMENT.
4. CONTRACTOR IS TO FOLLOW ALL LOCAL BUILDING CODES AS THEY RELATE TO COMMERCIAL DRILL / FIREPLACE REQUIREMENTS.
5. ELECTRICAL CONNECTIONS AND OUTLETS ARE TO BE INSTALLED PER LOCAL APPLICABLE BUILDING CODES AND PROPERLY WEATHERPROOFED WITH REQUIRED HARDWARE AND OUTLET COVERS.
6. NOTIFY LANDSCAPE ARCHITECT IF ANY CONDITIONS ARISE THAT AFFECT THE DESIGN OF DETAILS (B-1004).

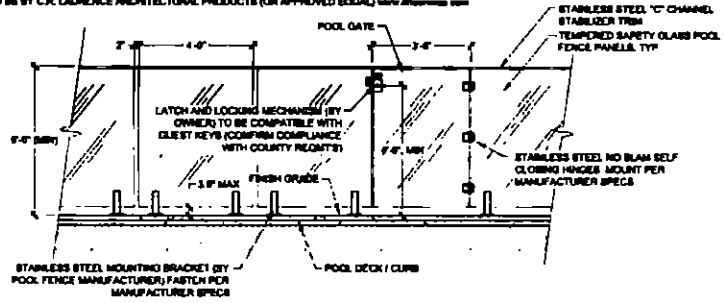


**1 DOUBLE SIDED FIREPLACE (AT POOL AREA)**

L2.5

SCALE: 1/2" = 1'-0"

NOTE:  
ALL STAINLESS STEEL FENCE BRACKETS, HINGES AND SUPPORT STRUCTURES FOR GLASS FENCE PANELS ARE TO BE BY C.R. LAURENCE ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) (see appropriate spec)



**2 GLASS POOL FENCE**

L2.5

SCALE: 1/2" = 1'-0"

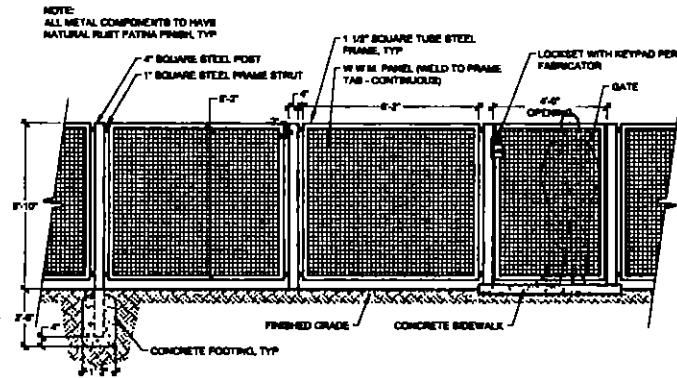
**NOTES**

1. POOL FENCING ENCLOSURE IS TO BE A MINIMUM OF 6'-0" IN HEIGHT.
2. ALL GATES ARE TO OPEN OUTWARD FROM POOL AREA AND HAVE SELF CLOSING AND POSITIVE LATCHING CLOSURE MECHANISM LOCATED AT OR NEAR THE TOP OF THE GATE AND AT LEAST 54" ABOVE FINISHED GRADE OF EXTERIOR PAVEMENT
3. HORIZONTAL MEMBERS ARE TO BE SPACED A MINIMUM OF 43" APART
4. MASONRY WALLS ARE NOT TO HAVE PROTRUSIONS OR INDENTATIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS (LESS THAN 1/8 INCHES).
5. AREAS OUTSIDE OF FENCED POOL AREA ARE TO BE FREE OF ANY TYPE OF A FOOTHOLD WHICH COULD BE USED TO ASSIST IN SCALING THE BARRIER FOR A MINIMUM OF 3'-0" OUTSIDE THE FENCED AREA SO THAT THE EFFECTIVE POOL BARRIER HEIGHT IS MAINTAINED
6. FENCE CONTRACTOR IS TO INSTALL FACTORY MANUFACTURED COMPONENTS PER STANDARD SPECIFICATIONS FOR FENCE TYPE USED
7. CONTRACTOR IS TO ENSURE COMPLIANCE WITH ALL MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT REQUIREMENTS FOR POOL BARRIERS AS REQUIRED
8. ANY GAPS BETWEEN FENCE PANELS, WALLS AND PAVEMENT ARE NOT TO EXCEED 3/8"
9. ALL POOL FENCING IS TO COMPLY WITH CITY AND COUNTY REQUIREMENTS FOR POOL BARRIER ENCLOSURES. CONTRACTOR IS RESPONSIBLE TO HAVE ALL PLANS AND DETAILS REVIEWED AND APPROVED BY APPROPRIATE AGENCY PRIOR TO CONSTRUCTION

**3 POOL BARRIER NOTES (TYP)**

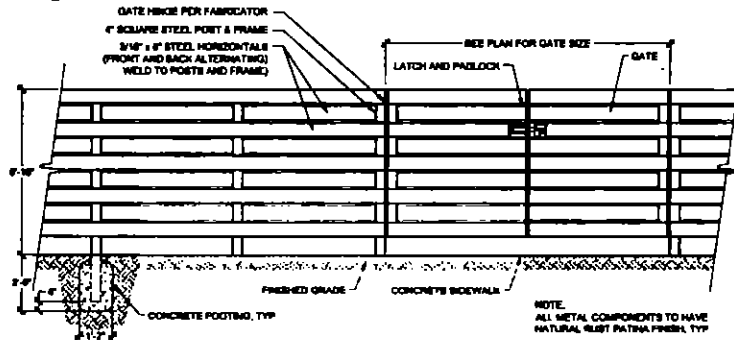
L2.5

SCALE: 1/2" = 1'-0"



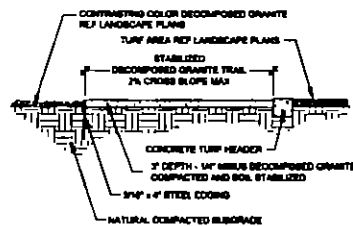
1 PARK FENCE AND GATE  
L2.8

SCALE: 1/2" = 1'-0"



2 UTILITY CABINET ENCLOSURE  
L2.8

SCALE: 1/2" = 1'-0"



- NOTES
- NO RUNNING SLOPES SHALL EXCEED 6%. IF RUNNING SLOPE EXCEEDS 6%, TRAIL HURDLE CONFORMS TO AMERICANS WITH DISABILITIES ACT GUIDELINES.
  - TRAIL SHALL NOT EXCEED 6% SLOPE. SLOPES 6-8% NOT TO EXCEED 50' DISTANCE WITHOUT A LANDING. REFER TO A.D.A. REQUIREMENTS FOR MORE INFORMATION.

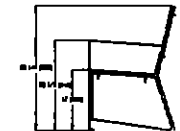
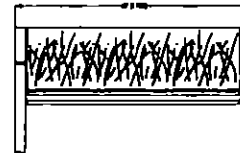
3 STABILIZED DG TRAIL WITH STEEL EDGE (AT PARK)  
L2.8

SCALE: 1/2" = 1'-0"

Lakeside®  
Prestressed Concrete Products, Inc.  
Prestressed Concrete  
1100 West 10th St.  
Columbus, OH 43260  
614.462.1234



SEAT: 18" HIGH  
1/2" FROM THE FRONT TO REAR BELTLINE BELTLINE  
COLOR: BRONZE

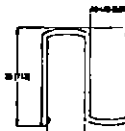


4 BENCH (TYPICAL)  
L2.8

SCALE: 1/2" = 1'-0"

FO  
Prestressed Concrete  
1100 West 10th St.  
Columbus, OH 43260  
614.462.1234

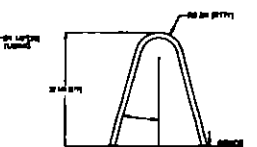
Date: 11/16/2014  
File: 001.021.000



landscape forms  
FORMING ALUMINUM-PLATE  
FORMS FOR CONCRETE  
1/4" FROM THE FRONT TO REAR BELTLINE BELTLINE



2" SPACING BETWEEN TUBES WITH 2"X4" HELD FOR ANCHORING. HELD CONNECTIONS AND BRACKETS NOT INCLUDED. REFER TO METALATION SPEC FOR MORE DETAILS.

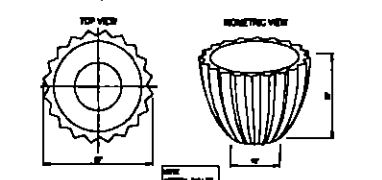


5 BIKE RACK (TYPICAL)  
L2.8

SCALE: 1/2" = 1'-0"

- NOTES
- CONTRACTOR IS TO INSTALL NEW POTS AS SHOWN ON PLAN AND PROVIDE CURBS AND FINISH TOP SURF. SEE POT INSTALLATION DETAILS AND FINISH TOP SURF FOR MORE INFORMATION TO COORDINATE HOLE SIZE.
  - ALL POTS ARE TO HAVE 1"-4" FRACTURED GRANITE INSTALLED AS TOP DECORATION, TYP.
  - POT LOCATIONS TO BE DETERMINED.

DESCRIPTION	MODEL	COLOR / FINISHING
RECREATION DESIGN CONCRETE POT (SEE APPROVED SCHEDULE)	MEX BOLD SERIES / 1800 - 20	DRIVE COLOR / AS SELECTED



6 PRECAST CONCRETE POTS (MEX BOLD)  
L2.8

SCALE: 1/2" = 1'-0"

studios

100 West 10th St.  
Columbus, OH 43260  
614.462.1234

STOCKDALE  
CENTRAL PARTNERS

WATERVIEW  
RESIDENTIAL PROJECT

PRELIM  
LANDS  
PLA

L2.  
11 OF

**From:** mbraun@darden.com  
**Sent:** Thursday, January 03, 2019 9:58 AM  
**To:** Carr, Brad  
**Subject:** 22-DR-2017#2



Brad, Happy New Year. I was curious if there is a link that can help me review the submission package on this Case Number? My mother lives at 7543 E Rancho Vista and will be impacted by this development. I am trying to see the extent of the filing. Thanks so much, hope you had a nice holiday. Marc -- sent by Marc Braun (case# 22-DR-2017#2)



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**Carr, Brad**

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**From:** Janet Shaw <janeteshawaz@gmail.com>  
**Sent:** Thursday, February 28, 2019 3:14 PM  
**To:** Carr, Brad  
**Subject:** Waterview Residential - Status

Hi Brian,

Can you provide a brief update regarding the current status of Waterview? What has been holding up this project? Are we any closer to breaking ground? Case 220DR-2017#2. I own property on 73rd Street and like most property owners in the area are anxious for this project to be underway - the battered construction fencing and green screen material have become an eyesore!

Thank you.

Janet Shaw

REALTOR®

The logo for the Sibbach Team features a stylized house icon with a letter 'S' inside, positioned above the text 'Sibbach Team'.

#1 Agent in Phoenix-Metro 2018

**Ranked #1 Real Estate Team in Maricopa County**

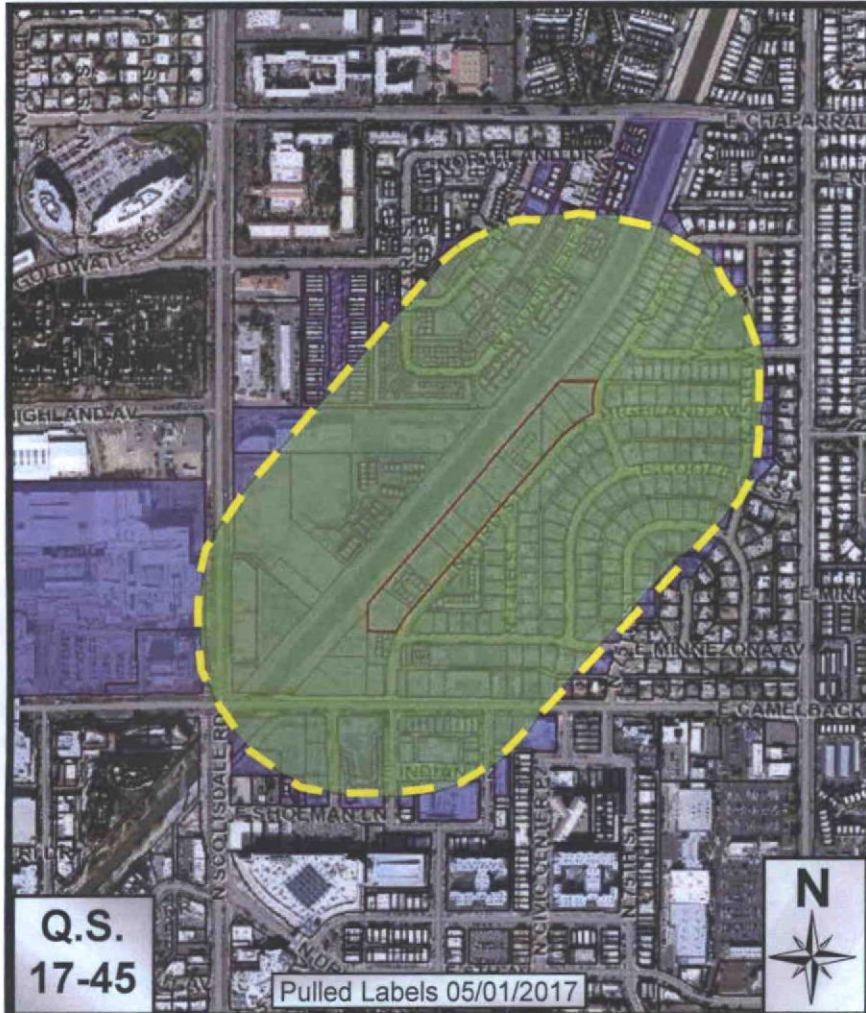
480-500-1738 office

480-236-9809 cell


[sibbach.com](http://sibbach.com)

The logo for exp REALTY features a stylized house icon with a letter 'X' inside, positioned above the text 'exp REALTY'.

# City Notifications – Mailing List Selection Map



## Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 510 Postcards

## Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

**WaterView Residential**

**22-DR-2017#2**