

Vi at Cavasson

Development Review Board Project Narrative

NEC Miller Rd. & Cavasson Blvd.
Scottsdale, AZ 85255
511-PA-2021

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PURPOSE AND INTENT

The proposed Vi at Cavasson will be a new, upscale residential health care facility located on Lot 4 of the Cavasson master development in North Scottsdale. Situated on the northeast corner of Miller Road and Cavasson Boulevard, the 11.2 net acre site will feature the latest in luxury senior living. Offering minimal care (independent living) and specialized care (personal care and directed care), Vi at Cavasson will offer a highly sought-after lifestyle in one of Scottsdale's fastest growing areas.

The development will include a four-story main building located in the west and center portions of the site. In addition, two four-story villa buildings are proposed at the northeast and southeast corners of the site. Approximately 234 resident parking stalls will be offered in a below grade parking garage while additional staff and visitor spaces will be provided via 153 on grade parking stalls yielding a total of 387 parking stalls on site.

230 minimal care units will be featured in both the main and villa buildings. Additionally 91 specialized care units will be featured in the western portion of the main building. This will yield a total of 321 residential healthcare facility units. As part of the 91 specialized care units, personal care will offer 67 beds and directed care will offer 30 beds totaling 97 beds. Thus the combined minimal care units and specialized care beds totals 327 units/beds. The conversion factor approved by the City in April 2020, is 1 residential health care facility units/beds = 0.59 traditional dwelling units for the purposes of subtracting from the approved land use budget for Cavasson.

Required parking includes 0.7 stalls for each specialized care bed and 1.25 parking stalls for each minimal care dwelling unit.

This equates to the following:

230 minimal care units x 1.25 parking stalls/unit:	288 stalls
<u>97 beds specialized care x 0.7 parking stalls/bed:</u>	<u>68 stalls</u>
Total parking required:	356 stalls

Minimal care (independent living) units will be featured in both the four-story main and villa buildings. Specialized care (personal care) will be located on the southwest corner of the main building and will be three-stories in height. The one-story specialized care (directed care) building will be positioned at the northwest corner of the main building. Vi at Cavasson will feature high-quality amenities including a variety of resident dining experiences, fitness, activity, and life-long learning programs.

These common amenities will be provided for all three of the residential program areas: minimal care and both levels of specialized care. Most amenities serve the minimal care residents and will be located on the ground floor of the main building along with a single-story club house. This free-standing club house will be positioned between the main and villa buildings. The club house will also serve the swimming pool/spa area central to the minimal care units.

Vi at Cavasson will feature several outdoor living/activity amenities to complement the interior offerings. Common amenities will include wellness concierge, telemedicine, rehabilitation services, physical therapy, massage, occupational therapy, stretching/yoga, and similar services. These common use areas will support a lifestyle transition from minimal care to specialized care in a continuum like Vi Senior Living's other two communities located in Scottsdale.

Maximum building height is expected to be no higher than 60 feet to the top of the highest building element. The main building will articulate across its façade providing variation in building height, proximity to the adjacent streets, and massing. The proposed architecture will complement the existing Nationwide campus while offering a desert modern image that is attractive to the next generation of senior residents. Materials and building design will exude grace, timeless character, and offer an inviting atmosphere.

SITE CONDITIONS & LOCATION

The Property lies within the Nationwide Cavasson development located on the north side of Arizona SR-101 between Miller and Hayden Roads. The proposed senior living community will be located on approximately 11.2 acres along the north side of Cavasson Boulevard between Miller Road and Claret Road. The Cavasson master development is identified as a mixed-use community of multi-family residential, retail, office, and related uses. There is a need for people-oriented land uses, pedestrian-friendly design, dynamic streetscapes, gathering places, and building massing that complements the surrounding built environment. This proposal meets the criteria for compatible development as outlined in the General Plan and Cavasson development standards, as will be elaborated throughout this narrative.

Current Conditions

The general location for the Cavasson Development between the Loop 101 (SR-101) on the south and Legacy Boulevard to the north and between the Miller Road Alignment to the west and Hayden Road to the east. The subject site specifically is located along the north side of Cavasson Boulevard between Miller Road to the west and Claret Drive to the east. The parcel is part of Assessor's Parcel No. 212-31-120W (the "Property"). The full site encompasses 490,871 net square feet (11.2 net acres) and 590,580 gross square feet (13.5 gross acres). The Property is currently undeveloped open desert with minimal vegetation consisting of creosote bushes along with palo verde and mesquite trees. The surrounding zoning and uses include:

North:	Residences at Grayhawk (P-C zoning). Multi-family residential.
East:	Claret Drive (P-C zoning). Retail and commercial uses.
South:	Cavasson Boulevard (P-C zoning). Retail, commercial uses.
West:	Miller Road (PCD zoning). Vacant land.

DESIGN CONCEPT

Overall Design approach/character

The Development Plan seeks to maximize the potential of this key, undeveloped site with an iconic, pedestrian friendly, residential health care facility that is economically viable and provides the community with a much-needed senior community. The proposed uses include minimal care, and two levels of specialized care (personal care and directed care) units with support services and common amenities.

The architectural character of the residential health care facility will be contemporary in detail and material. The modern composition will include a grounded base for the first floor and volumetric elements along the upper two to three floors of the buildings. Landscape and hardscape on the Property provide connectivity to the existing and planned development.

An internal roadway runs parallel to the north edge of the site, serving as the staff/support vehicular corridor within the project. The main entry for residential health care facility is served off Cavasson Boulevard for the minimal care units. The entry for the specialized care (personal and directed care) is provided from Miller Road. Multiple outdoor courtyards and gardens are provided to serve each of the three care levels. A large common use garden with pool and clubhouse, 9-hole championship putting course, bocci, walking paths, and other resident amenities are provided on the east side of the main building. With the variety of common outdoor uses, this amenity space will be activated at all times of the day, maintaining a vibrant and safe atmosphere.

Additionally, a formal outdoor living room is proposed on the north side of the main building. Two garden spaces are proposed on the south side of the main building, one for outdoor dining and the other for the specialized care (personal care) program. Finally, a secure memory garden will be provided for the specialized care (directed care) program located near the northwest portion of the site.

The design strategies, high quality materials, and pronounced architectural expression will create an iconic project that enhances the Cavasson master development's economic and cultural presence. The project will also adhere to sustainable building practices.

DEVELOPMENT PLAN

The residential health care facility component of the project consists of a four-story building atop one level of below-grade parking with convenient open spaces provided on-grade. The residential health care facility has a mixture of one-bedroom, and two-bedroom minimal care units with a variety of floor plans. All units will have access to the highly amenitized development. The 230 minimal care unit will be provided in the main four-story building and in two four-story villas buildings located on the eastern portion of the site. The specialized care (personal care) facility will consist of a three-story building located in the southwest portion of the site. This program area will provide 67 beds. They will be predominately one-bedroom but will include six two-bedroom specialized care units. The specialized care (directed care) facility will consist of a single-story building located in the northwest portion of the site. This program will feature private studio units.

The below grade parking structure is screened from street view by the fact that it is below the ground level. The south side of the project along Cavasson Boulevard houses minimal care and specialized care (personal care) units with individual patios accessed from each unit, not from the public right of way. Several common area amenities are located near the main entry from Cavasson Boulevard and include reception, administrative and marketing offices, and dining venues with bar. The east side along Claret Drive features two minimal care buildings, each four stories in height.

Between the three minimal care buildings is a single-story clubhouse that features an outside swimming pool, lap pool, spa, pool deck, and bocci courts. A club room, golf simulator, snack bar, and billiards room are located on the west and center portions of the building. Lockers, restrooms, and support functions are located on the east portion of the club house. Nestled in among the two minimal care buildings and clubhouse will be a nine-hole championship putting course, walking trail, outdoor seating, fire pits, and elegant landscaping. These amenities will be used by the minimal care residents, guests, and staff.

The north side of the site will feature two minimal care, four-story buildings, service drive, loading/deliveries area, and the single-story specialized care (directed care) facility. A large secure garden will be located on the north side of the center portion of the main building.

Finally, the west side along Miller Road will feature the single-story specialized care (directed care) facility, main entry for the specialized care program, and three-story specialized care (personal care) facility.

Parking

The proposed development will not feature large swaths of surface parking. Instead, parking is spread throughout the Property both at grade, mostly on the north side, with most of the parking in an underground structure. This provides convenience and security for residents, visitors, and staff. The minimal care resident garage is fully below grade. Minimal care guest parking is provided in surface spaces near the main entry from Cavasson Boulevard. The specialized care facility guest parking will be on the west side accessible from Miller Road. Staff parking will be located along the north property line while guest parking for the two east minimal care buildings will be via small parking lots on the southeast and northeast portions of the site.

Pedestrian & Public Realm

The entire site is designed with the pedestrian in mind. The goal is to create an inviting and comfortable pedestrian connection with shade and interest connecting the minimal care facility to the adjacent retail, hotel, and related uses. 8.0' wide concrete sidewalks have recently been constructed within the Miller Road, Cavasson Blvd., and Claret Drive right of ways by the master developer. The site will add new connections to these existing sidewalks at each of the drive entrances to the site. A master planned community park will be located on the southeast corner of the site to provide a comfortable pedestrian connection to the rest of the Cavasson master development. This site will connect to this park with accessible sidewalks to join the proposed park sidewalk being constructed by the master developer.

Landscaping / Hardscaping

Landscaping shall be consistent with the City of Scottsdale DS&PM, and Article X *Landscaping Requirements* of the City of Scottsdale Zoning Ordinance. Specifically, the project is part of the Cavasson master development with streetscape plantings of large, canopied trees including palo verde, mesquite, and similar desert trees to provide shade for the pedestrian traffic and to effectively ground the architecture. The community plaza/park at the northwest corner of Claret Drive and Cavasson Boulevard welcomes the public and serves as a comfortable space for everyday uses, gatherings, and special events. Date palms, mesquite, ash, and an assortment of accents and seasonal flowering shrubs define the flora of the promenade and combine with colorful planter pots, seating opportunities and stone site walls to create a dynamic setting. The internal landscape has a strong visual connection to the public realm while offering pedestrian amenities in a more intimate atmosphere. Lush internal plantings that include sub-tropicals such as aloes, palm varieties, bougainvillea and grasses lend a feeling of a calm streetscape that provides pedestrians with the perfect "urban oasis".

Hardscape and landscape design will provide a visual, strengthening the streetscape palette along Miller Road, Cavasson Boulevard and Claret Drive. This will further enhance the overall site development. The palette references both the Cavasson master development landscape standards and the Streetscape Design Guidelines for the City of Scottsdale. Taking from recently completed developments within the Cavasson master development, the right-of-way landscape palette will draw from desert museums, ironwoods, tecomas, desert spoon, red yucca, new gold lantana, sages, and additional accent and ground cover plantings. A new 8'-0" meandering

sidewalk has been constructed along Miller Road, Cavasson Boulevard and Claret Drive, allowing for a strong landscape buffer providing pedestrian safety with clear separation from oncoming traffic.

With the emphasis on residential health care facility programming throughout the remainder of the site, the landscape material is appropriate for both private and public settings. It helps create strong visual connections to the public realm. The proposed palette will be low water use, low maintenance, support erosion control, and will be strategically designed to define spaces, create barriers, and support circulation and shade as needed. Hybrid mesquites will serve as a standard parking peninsulas and drive lane species and be supported with complementary understory plantings. Hardscape patterns utilizing concrete and pavers will provide wayfinding, highlight nodes and areas for gathering, and provide visual impact throughout the site.

DEVELOPMENT REVIEW BOARD CRITERIA CONFORMANCE

In considering any application for development, the Development Review Board shall be guided by the following criteria (Zoning Ordinance Sec. 1.904):

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: Vi at Cavasson will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Greater Airpark Character Area Plan (“GACAP”), and General Plan.

The proposal is consistent with the General Plan Land Use Map and the GACAP designation, which identifies the Property as Airpark Mixed Use – Residential. The proposal is supportive of the desired values defined in the General Plan and GACAP. The community vision is supported by this proposal, and the development will promote the achievement of many long-term goals outlined in the City’s General Plan and GACAP as the proposed development will help fulfill the growing demand for residential health care in Scottsdale, allowing residents to age in place.

The proposed project meets the need for a broader range of minimal and specialized care in this area of the city. The demographic is rising and the need for these services will increase with that change. The proposed development addresses this need with a range of goals including the integration of high quality, vibrant architecture, and innovative site planning, creating pedestrian presence with ground level activity, and providing a needed senior care facility for a growing demographic.

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: The new residential health care facility will be compatible with the newly constructed and/or planned office, retail, hospitality, and multi-family developments within the Cavasson master development. The proposed design also responds to the more intense location at the center of the Cavasson master development. The relationship to the proposed Grayhawk multifamily development to the north will be buffered with landscape screening, and sizable setbacks.

Massing strategies for the residential health care facility will respond directly to the scale and context of the surrounding proposed developments. The portion of the development that abuts Miller Road, Cavasson Boulevard and Claret Drive stays in character with the density and scale appropriate for the Cavasson master development. Building size steps up appropriately from the west to the east. The basis of design is a high-quality aesthetic that respects the proposed Cavasson master development context, while maintaining a timeless appeal for the project.

- b. Avoid excessive variety and monotonous repetition:

Response: The overall massing of the building coupled with appropriate use of materials, creates strong visual imagery all the way around the development. The project materials are varied but relate to the existing and planned uses of the surrounding Cavasson master development.

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

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

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

Response: Not applicable.

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

Response: Not applicable.

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

Response: Miller Road, Cavasson Blvd., and Claret Drive frontages will provide a high-quality visual streetscape experience and enhanced pedestrian comfort appropriate for these roadways. The right of way sidewalks and associated landscaping are being installed as part of the Cavasson master development but will be modified to accommodate this Project. The streetscape includes plantings of native trees and gentle meandering sidewalks.

The subject site is located along three roadways and perfectly situated to take advantage of multimodal transportation. Perimeter improvements already installed by the master developer will greatly improve the sidewalk and right of way infrastructure.

The subject site and proposed development represent a prime example of appropriate development consistent with the Cavasson master development goals. The project can tap into the existing utility infrastructure and improved facilities as warranted. Minimal care resident parking will be located under the proposed buildings limiting the number of surface parking spaces.

Minimal care residents will access the site via the main entry along Cavasson Boulevard and park under the proposed buildings in a secure parking garage. Visitors to the minimal care facility will also enter the site from Cavasson Boulevard and park near the main entry at designated visitor parking spaces.

Specialized care visitors and guests will enter the site via Miller Road accessing the designated entry and guest parking areas on the west side of the site.

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

Response: All mechanical equipment, appurtenances and utilities will be fully screened and/or incorporated in the building design.

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

Response: Not applicable.

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

Response: Not applicable.

SCOTTSDALE'S 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 proposed development of this Property will improve the undeveloped site by helping to diversify the overall Cavasson master development. The site is designed with a pedestrian-oriented focus, enabling convenient walkability within the Vi development, which provides an important amenity for residents.

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

Response: The residential health care facility will provide views of the McDowell Mountains to the east and Phoenix Mountains to the south. The proximity of several community parks throughout the Cavasson master development will enable the proposed facility to serve visitors to these public amenities.

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

Response: The site is an existing undeveloped parcel of land within the Cavasson master development. The four major buildings proposed will have their finish floor elevations sited to minimize grading. The underground parking garage will assist in mitigating the natural topography that runs from the high point at the northeast corner to the low point near the southwest corner. All landscaping will consist of low-water use desert adapted 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: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of water conscious landscaping. New landscaping materials will contribute to the urban habitat for wildlife and improved air quality. Also, desert adapted plants will be able to withstand the variations of the local climate and as they mature, they should become self-sustaining relative to water demand. See the landscape plan for proposed plant varieties.

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: The street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent parcels within the Cavasson master development. The design features a significant landscaping setback, which will provide shade over the existing sidewalk and create a buffer between the residential health care facility and adjacent streets.

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 proposed residential health care facility allows for pedestrian synergy between buildings and amenities designed in a community setting. On-site residents and staff will be able to use on-site dining, activity, exercise, and educational opportunities. The project is appropriately scaled to take advantage of the numerous alternative modes of transportation available in the Cavasson master development.

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

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site, and landscape design. The landscaping of the site is intended to provide a desert-lush, pedestrian friendly, shaded environment.

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

Response: This Property is located adjacent to existing and future office, retail, hospitality, and multifamily residential developments of varying heights. The proposed building massing and architectural character considerations create appropriate transitions to surrounding development though both land use and building character. The primary building massing is oriented in the center of the Property and incorporates one, three, and four-story elements. Given the diverse range of land uses that will ultimately surround the Property, the proposal represents an appropriate fit for the existing/planned context.

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. Building materials and finishes will include stone, architectural composite metal panels, stucco or EIFS, metal accents, and insulated glazing.

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

Response: The pedestrian connectivity and recreational opportunities near the site are secondary amenities for the residents and reduce vehicle trips. Sustainable strategies that minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices may include, but are not limited to:

Sustainable location & transportation efficiencies include:

- Reduced parking footprint
- Providing minimum requirements, without over parking.

Sustainable site measures include:

- Stormwater protection plan for mitigation of stormwater contamination on surrounding areas during construction.
- Within the project provide recreational, fitness facilities, and swimming pool.
- Landscape lighting will also be limited to LED, low wattage adjustable fixtures ground mounted at the drip line of trees, pedestrian path lights for low level planting areas, and tree mounted dangling down lights in select locations.
- Featured accent stone walls to be illuminated from adjustable flush-to-grade fixtures that are aimed at the wall to minimize spill light into the night sky.
- Humidity sensing, computer-controlled drip irrigation system.
- Underground storage tanks will be used to retain the first flush of the site.
- Walkable Site: Continuous sidewalks or equivalent all-weather routes for walking on the project site serve all functional building entrances and connect them to public sidewalks.

Water efficiency techniques include:

- Use water efficient (low flow) plumbing fixtures including faucets and showers.
- Utilize bottle fillers along with drinking fountains to minimize plastic bottle waste.
- Drip irrigation system with wind and rain sensors (smart controllers).
- Individual emitters per plant to minimize water waste and keep weeds controlled.

Sustainable Energy & Atmosphere Measures include:

- Integrative Design Process with Energy model to review Whole Building Energy Use.
- Provide double pane low E glass for all windows and doors.
- Maximize the use of LED light fixtures throughout interior common areas.
- Minimize air infiltration for residential building efficiency but allow for resident control of their environment.
- Provide hot water with a central water system that can be fueled by gas rather than less efficient, smaller unit water heaters. Manifold the water heaters together to allow for system maintenance and repairs.
- Provide residential air handling units with remote return air to minimize internal unit noise.

- Supplemental lighting will be provided on walkways from bollards that are dark sky compliant.
- Use of Energy Star appliances (refrigerators, dishwasher, and clothes washer.)

Sustainable Material & Resource Techniques include:

- Provide multiple opportunities for recycling of resident waste including glass and paper.
- The buildings will be constructed with sustainable wood framing materials, which promote healthier buildings.
- Typical construction practices on the site may involve methods designed to preserve resources, such as excessive wood and other unused products, limiting waste.

Indoor Environmental Quality Enhancements include:

- Avoid the use of high VOC Paint and glues.
- Eliminate-smoking in the building and avoid near building entrances.
- Provide constant low-volume exhaust fan to introduce fresh air.
- Provide “machine room less” elevators they are more efficient and do not require heavyplunger oil for operation.
- Unit windows will provide views external to the project, minimizing focus on other units, for privacy and quality of views.
- No or low-mercury lighting systems (LED only no CFL).

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

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The “Cavasson” character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. The range of plant materials will include, but not limited to, Palo Verde trees, Date Palms, Oleanders,hybrid Mesquites and various flowering shrubs to name a few.

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

Response: The proposed development will maintain a water conscious plant palette and incorporate salvaged native plants (see landscape plan). Context appropriate desert adapted materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Miller Road, Cavasson Boulevard, and Claret Drive. The landscape, hardscape and associated site features will complement the Cavasson master site landscape palette.

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

Response: Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City's dark sky policies with fully shielded fixtures, while maintaining safety for future residents, and in conformance with City lighting standards. A lighting plan has been submitted with the DRB application.

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.

END OF NARRATIVE