



**REZONING SITE DATA - LOTS 1 & 2**

**PROJECT DESCRIPTION**  
 NEW 172-UNIT MINIMAL RESIDENTIAL HEALTHCARE FACILITY. (1) 3-STORY WOOD-FRAMED BUILDING AND (5) 1-STORY WOOD-FRAMED COTTAGE DUPLEXES.

**SITE AREA**  
 GROSS: +/- 292,154 SF (+/-6.707 AC)  
 NET: +/- 292,154 SF (+/-6.707 AC)

**ZONING**  
 EXISTING: PNC PCD  
 PROPOSED: C-O PCD

**DENSITY**  
 MAXIMUM: 40 D.U./GROSS AC (269 D.U.)  
 PROPOSED: +/- 25 D.U./GROSS AC (172 D.U.)

**OPEN SPACE**  
 REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA): 70,117 SF  
 REQ'D FRONTAGE OPEN SPACE (50% OF TOTAL REQ'D): 35,059 SF  
 C-O RES. H.C. OPEN SPACE PROVIDED: 72,088 SF  
 FRONTAGE OPEN SPACE PROVIDED: 36,154 SF

**GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)**

1ST FLOOR:	+/-79,605 GSF
2ND FLOOR:	+/-62,162 GSF
3RD FLOOR:	+/-62,162 GSF
TOTAL:	+/-203,929 GSF

**FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)**

MAXIMUM:	0.80 (+/-233.726 GSF)
PROPOSED:	203,929 / 292,157 = 0.70

**BUILDING HEIGHT**  
 MAX. HEIGHT ALLOWED: 48' (EXCL. ROOFTOP APPURT.)  
 PROPOSED: 3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.)

**UNIT COUNT**  
 172 D.U.

**PARKING REQUIRED**  
 172 D.U. x 1.25 P.S. (PARKING SPACES): 216 P.S.

**PARKING PROVIDED**

STANDARD:	99 P.S.
COVERED STANDARD:	92 P.S.
STANDARD GARAGE:	19 P.S.
ACCESSIBLE GARAGE:	1 P.S.
ACCESSIBLE:	3 P.S.
COVERED ACCESSIBLE:	3 P.S.
TOTAL:	217 P.S. (1.26 P.S./D.U.)

**ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)**

REQ'D	7 P.S.
PROVIDED:	
ACCESSIBLE CARPORT:	3 P.S.
ACCESSIBLE GARAGE SPACE:	1 P.S.
ACCESSIBLE UNCOVERED SPACE:	3 P.S.
TOTAL ACCESSIBLE PROVIDED:	7 P.S.

**REQUIRED BICYCLE PARKING**  
 REQ'D BIKE PARKING: 217 SPACES / 10 = 22 SPACES  
 PROVIDED BIKE PARKING: 24 SPACES

**HEADWATERS  
 MINIMAL RESIDENTIAL  
 HEALTH CARE  
 FACILITY**

13860 & 13870 N FRANK LLOYD WRIGHT BL  
 SCOTTSDALE, AZ 85260



**SANTULAN  
 ARCHITECTURE**

3457 RINGSBY CT, #209  
 DENVER, CO 80216  
 303-825-2595

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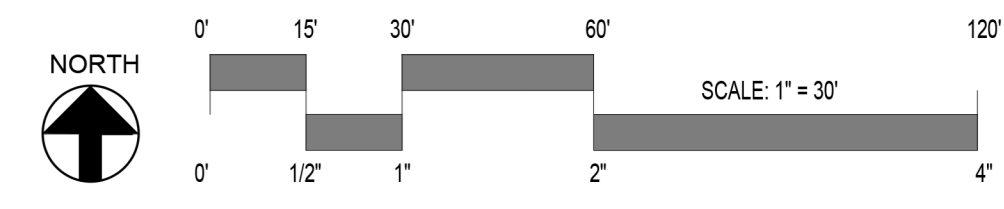
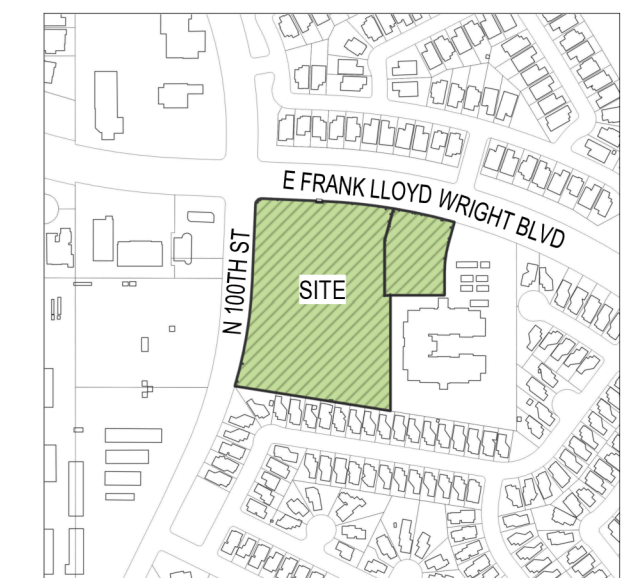
**SYDNOR**

DOUGLAS SYDNOR  
 ARCHITECT & ASSOCIATES, INC.  
 4806 N. 78TH PLACE  
 SCOTTSDALE, AZ 85251  
 480.206.4593

REZONING SUBMITTAL #1  
 2022.11.14

REZONING SUBMITTAL #2  
 2023.03.17

**VICINITY MAP**



**BELMONT VILLAGE SENIOR LIVING  
 (EXISTING 3-STORY BUILDING)**

FOR REFERENCE ONLY

**21-f-1  
 SITE PLAN - LOTS 1  
 & 2**



**MATERIAL LEGEND**

<b>A</b>		<b>4"x16" STACKED CMU</b> COLOR SIMILAR TO : BM HC-44 "LENOX TAN"	<b>B</b>		<b>CEMENTITIOUS PANELS (STRIATED VERT. SHADOW LINES)</b> COLOR: BM HC-80 "BLEEKER BEIGE"	<b>C</b>		<b>CEMENTITIOUS STUCCO</b> COLOR: BM HC-51 "AUDUBON RUSSET"	<b>D</b>		<b>METAL RAILINGS &amp; SHADE DEVICES</b> COLOR SIMILAR TO: BERRIDGE "PARCHMENT"	<b>E</b>		<b>CEMENTITIOUS STUCCO</b> COLOR: BM HC-44 "LENOX TAN"	<b>F</b>		<b>STANDING SEAM MTL. ROOF</b> COLOR: BERRIDGE "SIERRA TAN"	<b>G</b>		<b>CEMENTITIOUS STUCCO</b> COLOR: BM 2117-60 "WINTER GREY"
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**4 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



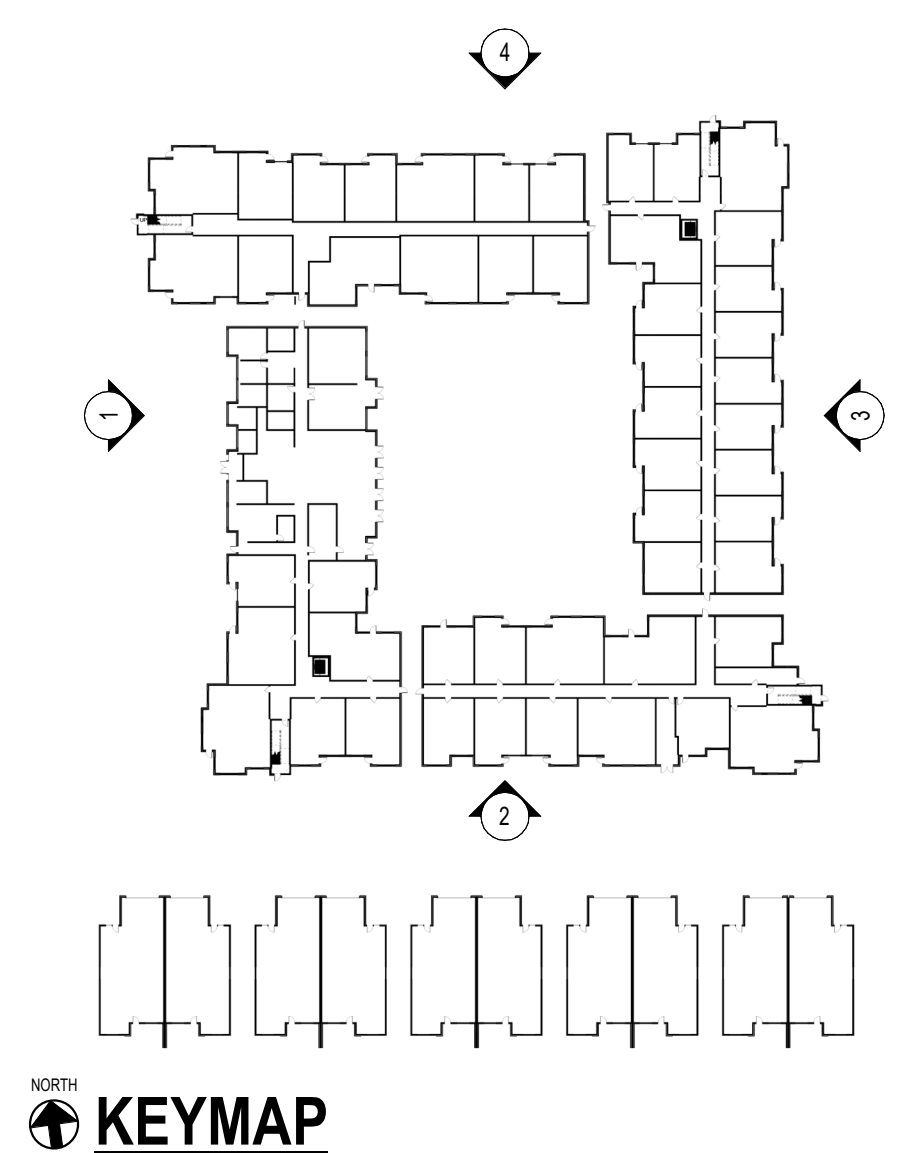
**3 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**1 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**21-v-1**  
ELEVATIONS



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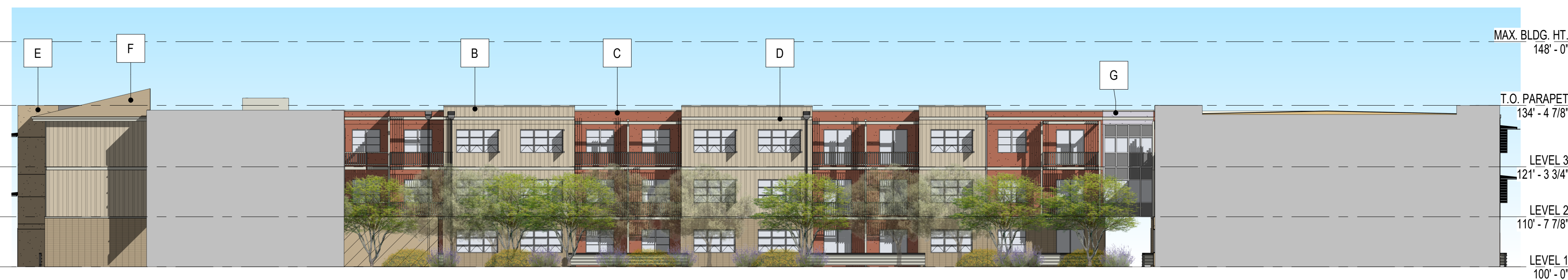
**21-v-2  
ELEVATIONS**

**MATERIAL LEGEND**

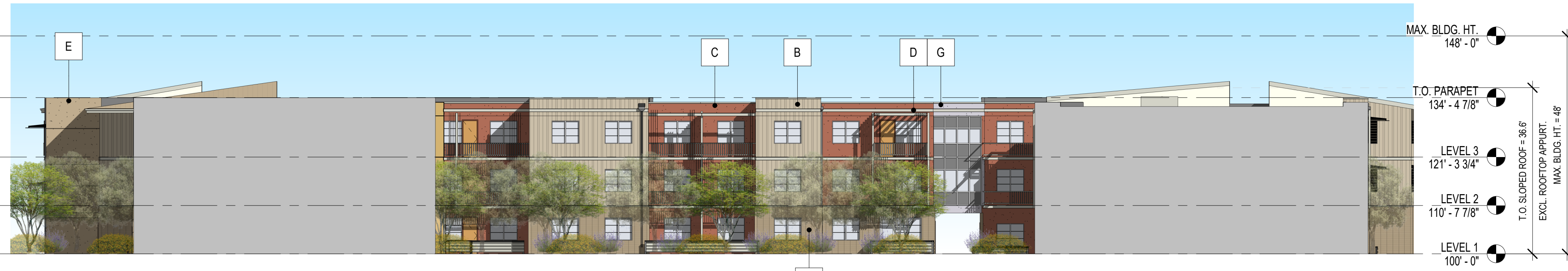
<b>A</b>		<b>B</b>		<b>C</b>		<b>D</b>		<b>E</b>		<b>F</b>		<b>G</b>	
	4"x16" STACKED CMU COLOR SIMILAR TO: BM HC-44 "LENOX TAN"		CEMENTITIOUS PANELS (STRIATED VERT. SHADOW LINES) COLOR: BM HC-80 "BLEEKER BEIGE"		CEMENTITIOUS STUCCO COLOR: BM HC-51 "AUDUBON RUSSET"		METAL RAILINGS & SHADE DEVICES COLOR SIMILAR TO: BERRIDGE "PARCHMENT"		CEMENTITIOUS STUCCO COLOR: BM HC-44 "LENOX TAN"		STANDING SEAM MTL. ROOF COLOR: BERRIDGE "SIERRA TAN"		CEMENTITIOUS STUCCO COLOR: BM 2117-60 "WINTER GREY"



**4 NORTH COURTYARD ELEVATION**  
SCALE: 1/16" = 1'-0"



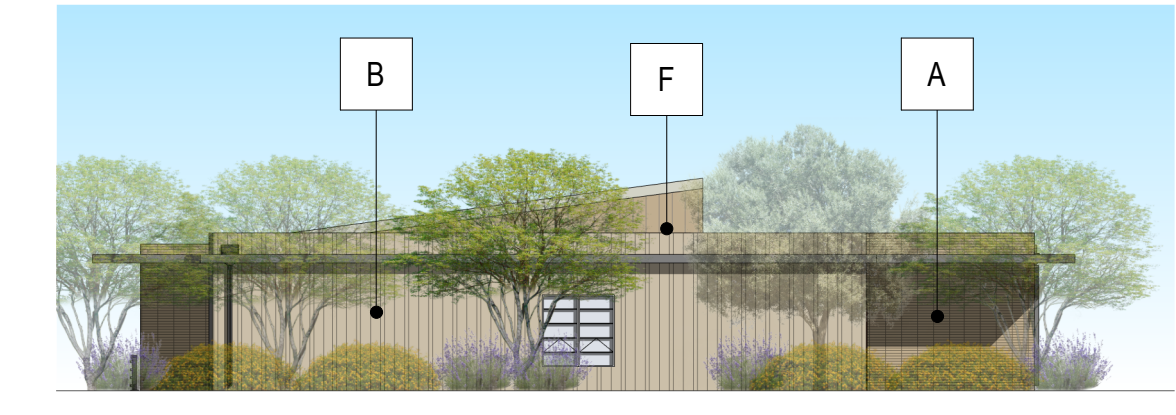
**3 EAST COURTYARD ELEVATION**  
SCALE: 1/16" = 1'-0"



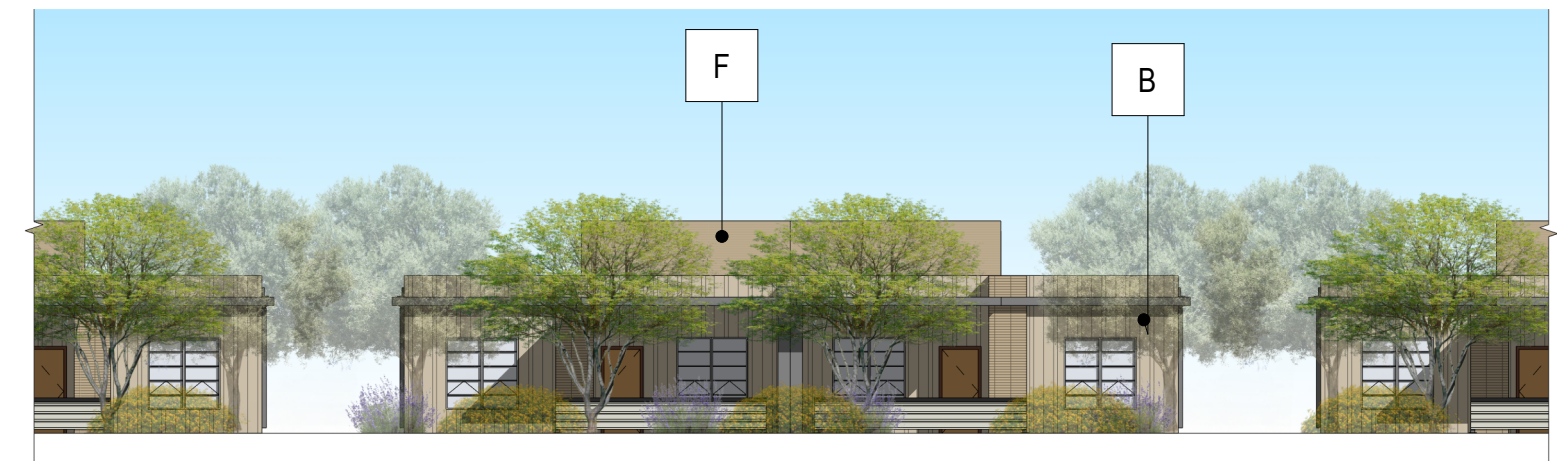
**2 SOUTH COURTYARD ELEVATION**  
SCALE: 1/16" = 1'-0"



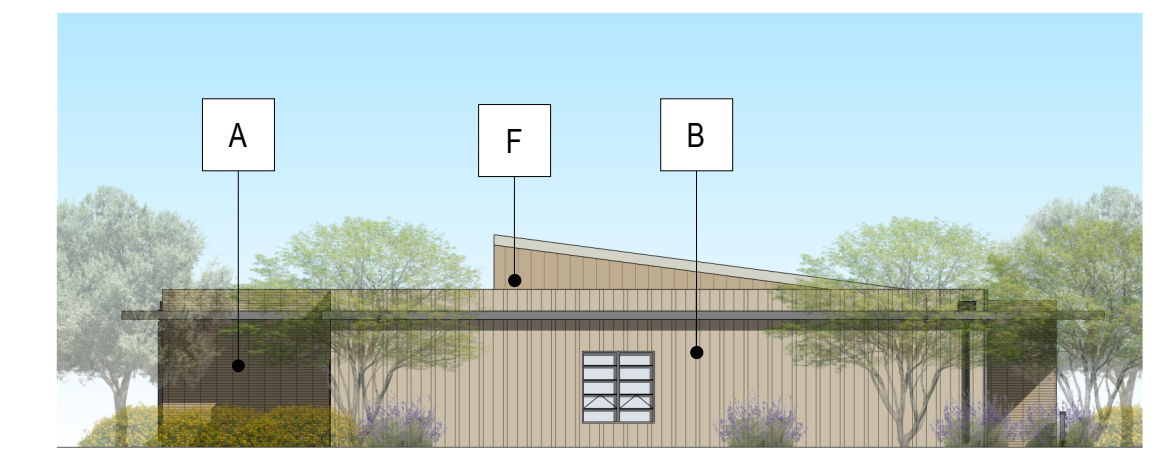
**1 WEST COURTYARD ELEVATION**  
SCALE: 1/16" = 1'-0"



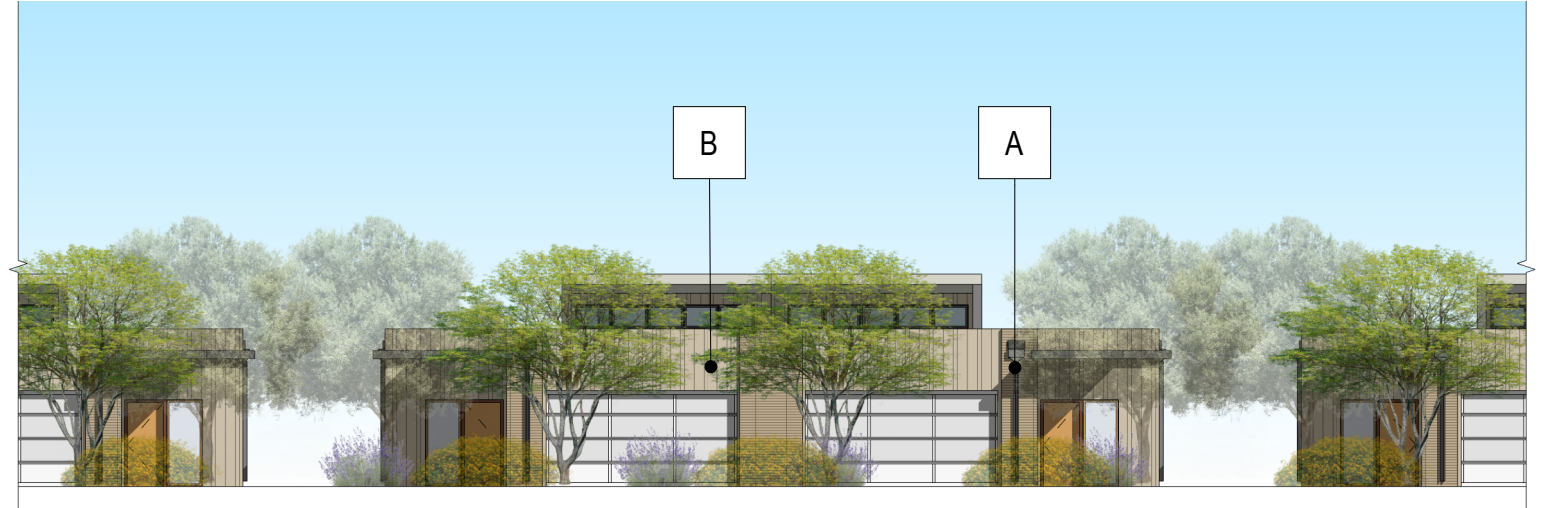
**8 EAST COTTAGE ELEVATION**  
SCALE: 1/16" = 1'-0"



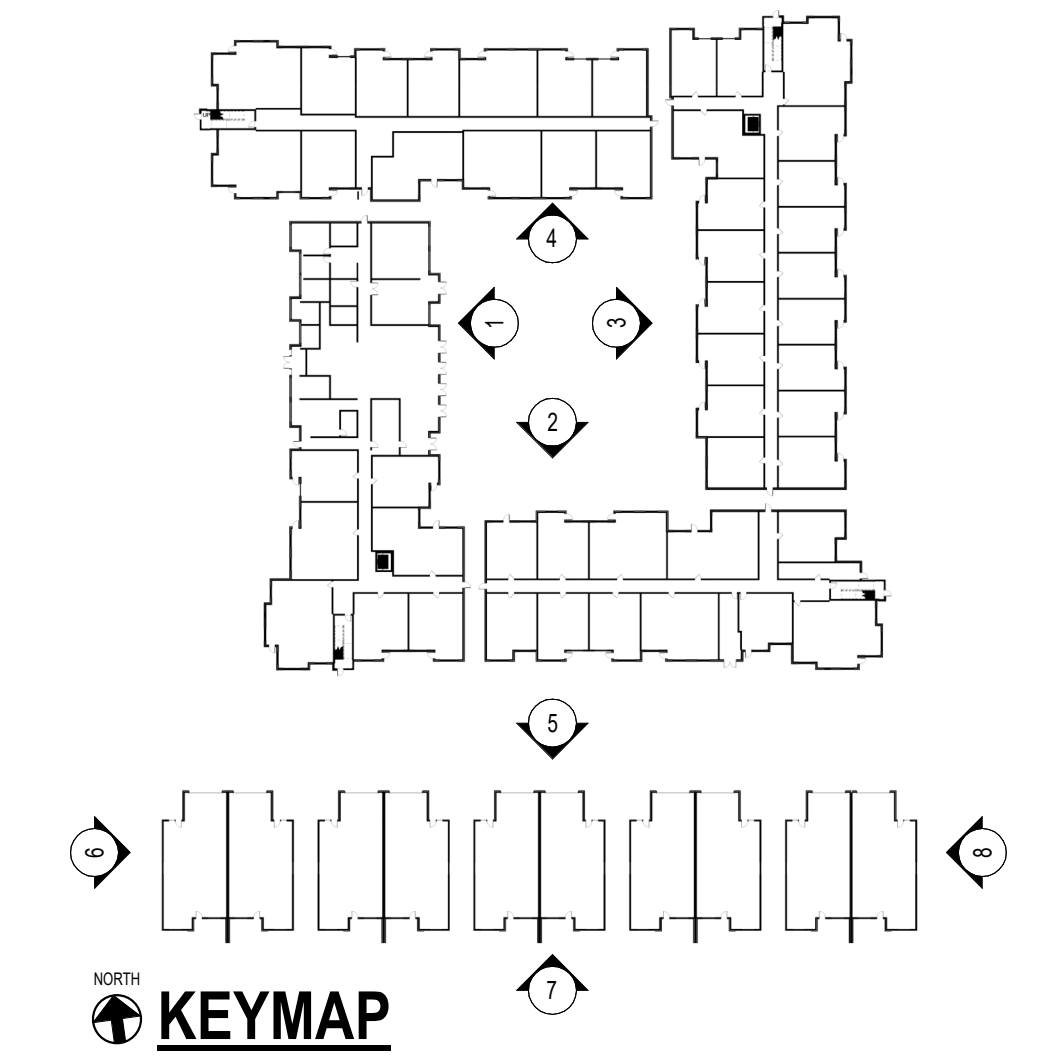
**7 SOUTH COTTAGE ELEVATION**  
SCALE: 1/16" = 1'-0"



**6 WEST COTTAGE ELEVATION**  
SCALE: 1/16" = 1'-0"



**5 NORTH COTTAGE ELEVATION**  
SCALE: 1/16" = 1'-0"





# *Frank Lloyd Wright Boulevard Minimal Residential Healthcare*

## **Project Narrative**

**100<sup>th</sup> Street & Frank Lloyd Wright**

**16-ZN-2022**



### **Prepared by:**

**Berry Riddell, L.L.C.**

John V. Berry, Esq.

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## DEVELOPMENT TEAM

### *Developer*

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HEADWATERS  
GROUP



**SYDNOR**

**Kimley»»Horn**





## Project Overview

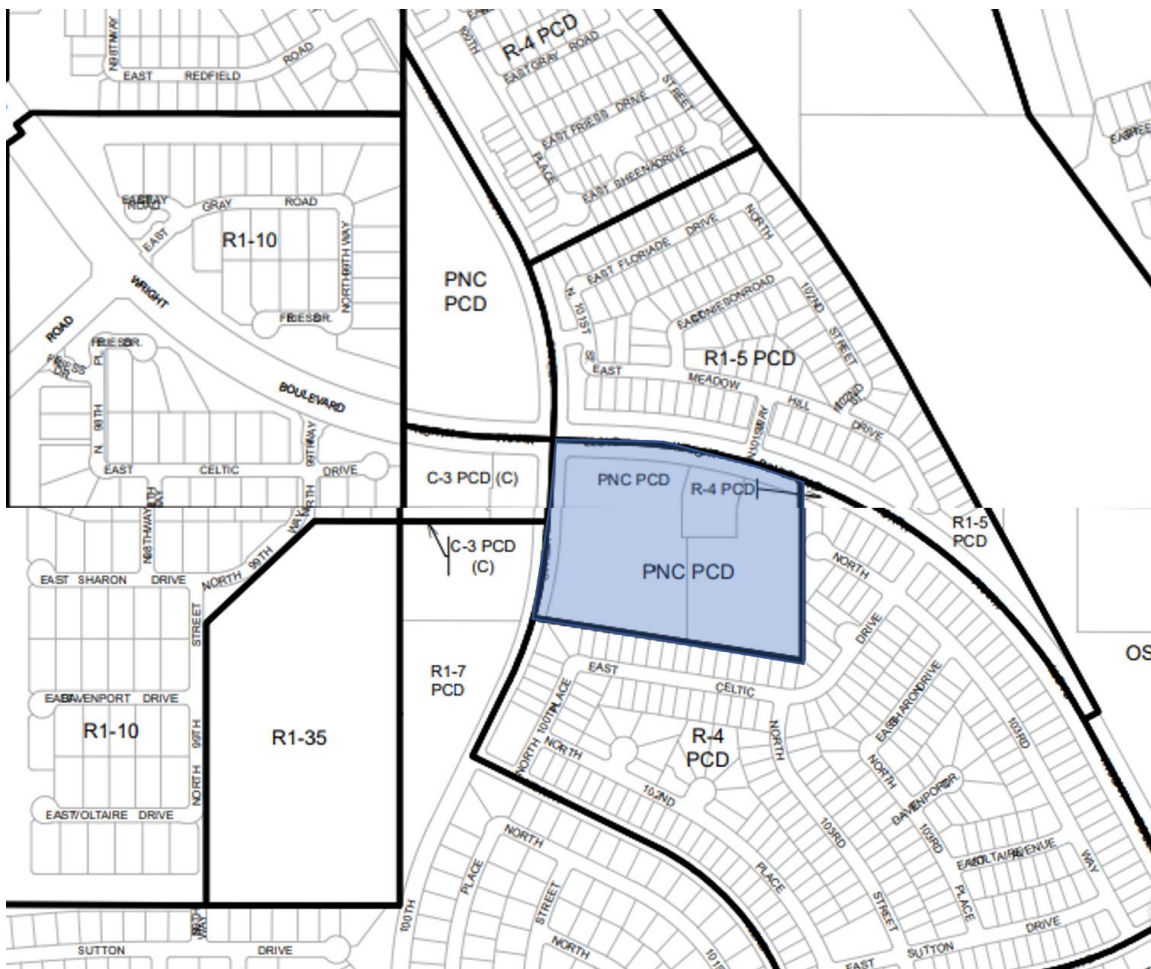
**Location:** 13870 N. Frank Lloyd Wright Boulevard; Southeast corner of 100<sup>th</sup> Street and Frank Lloyd Wright Boulevard

**Property Size:** 12.5+/- gross acre (including the existing Belmont Village site)

### **General Plan & Zoning:**

- **Current General Plan:** Commercial – no change proposed
- **Current Zoning:** PNC PCD (Planned Neighborhood Center Planned Community District)
- **Proposed Zoning:** C-O PCD (Commercial Office Planned Community District)

### Zoning Map





***Request:***

This is a request for rezoning of a 12.5+/- gross acre site located at the southeast corner of 100<sup>th</sup> Street and Frank Lloyd Wright Boulevard from PNC PCD (Case 61-ZN-1982#3) to C-O PCD. The eastern portion of the site is the location of Belmont Village Senior Living (“Belmont”), which is included with the rezoning request to C-O PCD. A “minimal care” residential healthcare facility is proposed for the balance of the vacant land, resulting in approximately 172+/- units with a combination of both one- and two-bedroom units. The proposal consists of both one-story cottages along the southern edge of the site and a three-story minimal residential healthcare building with connective breezeways and courtyard elements. Additional pedestrian connections will be provided between the proposed minimal residential healthcare facility and the existing Belmont site to create a campus setting. Parking will be provided around the site with a mix of surface, carport, and garage spaces. The General Plan land use category will remain Commercial as designated in the 2035 General Plan.

As noted above, the existing Belmont site, lot 3, will be rezoned from PNC PCD to C-O PCD along with the vacant parcel, lots 1 & 2. However, no changes are being requested to the Belmont site, an existing specialized residential healthcare facility. Additionally, no further Development Review Board approval is needed for Belmont and all existing approved plans will remain in effect.

***Case History:***

- 61-ZN-1982: Zoning approval for a master plan on a 464+/- acre parcel including the subject Property from R1-35 to PNC PCD.
- 61-ZN-1982#2: Zoning case not applicable to this Property.
- 61-ZN-1982#3 and 9-UP-2008: Zoning approval for mixed-use development plan (see graphic below) for commercial retail (multiple buildings), bank, and residential healthcare facility (Belmont), which also required a conditional use permit for the residential healthcare facility use.
- 54-DR-2009: Belmont Village DRB approval
- 70-SA-2015: Belmont Village Staff Approval for additional parking along Frank Lloyd Wright Boulevard.



Approved Site Plan for Case 61-ZN-1982#3



The land surrounding this vacant infill Property has developed with a synergistic land use pattern over several decades. The diverse mix of established land uses surrounding the Property will be complementary to the proposed minimal care – residential healthcare campus. To the north, south and east are single-family homes, to the west is commercial retail, a park and public school, and to the northwest is additional commercial retail.



Context Aerial





**Proposed Site Plan**





## **2035 General Plan**

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

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

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

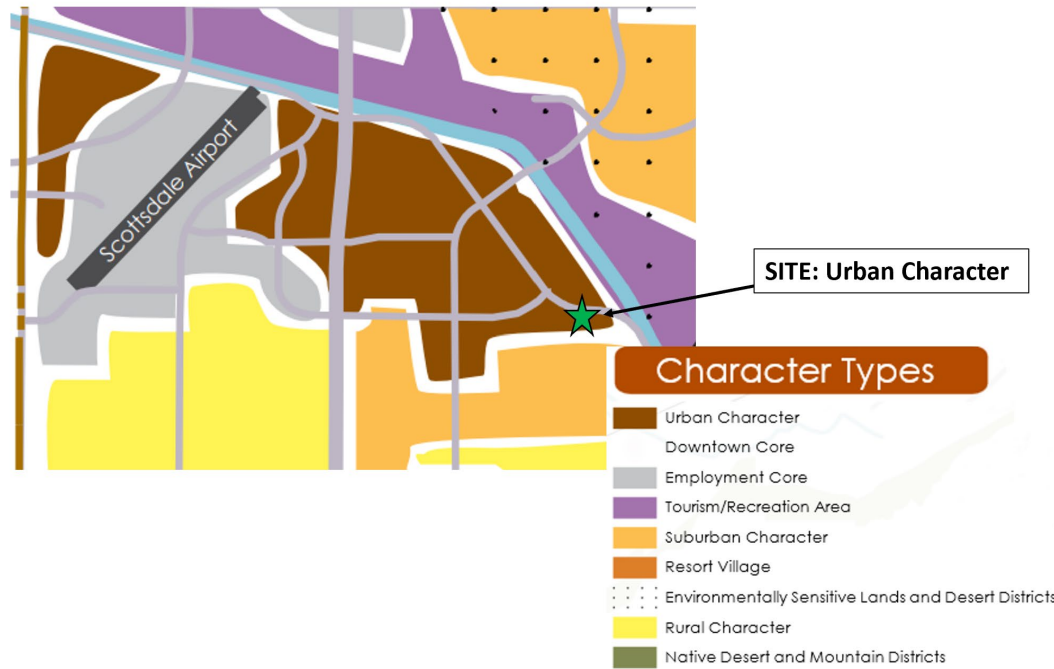
### **❖ CHACTER & CULTURE**

#### **Character Types**

- **Urban Character Types** consist of higher-density residential, non-residential, and mixed-use neighborhoods, including apartments, high-density townhouses, business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage interaction among people. Building form and heights typically transition to adjacent Rural and Suburban Character Types. Taller buildings may be appropriate in Growth Areas, depending on context (see Growth Areas Element). Examples include Old Town Scottsdale, a mixed-use center of distinct urban districts; mixed-use portions of the Greater Airpark, particularly along Scottsdale Road; areas within the Scottsdale Road and Shea Boulevard Couplet; and the HonorHealth hospital/medical campus near Shea Boulevard and 90th Street.



**2035 General Plan – Character & Design Element (Page 40)**



**Character & Design Element**

**CD 1**

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

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

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



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

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

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

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

**Response:**

With the proposed minimal residential healthcare campus being located directly on Frank Lloyd Wright Boulevard and within close proximity to the internationally recognized World Heritage Site Taliesin West built by Mr. Wright in 1938, the Santulan + Sydnor architectural team proposed an architectural design approach that reinterprets and transforms such inspirational roots. The architectural team is keenly aware of Mr. Wright’s body of local architecture that is so well-suited to the Sonoran Desert and will honor its contextual awareness with site responsive planning, earth-bound forms, natural materiality, and exploitation of day lighting.

Contextual resources encourage strong pedestrian connections. This connective tissue will integrate this facility into the immediate neighborhood and greater Frank Lloyd Wright Corridor community. Site planning provides a continuous desert landscaped buffer at its perimeter while maximizing building setbacks. Architecture will be a visual extension of the site and the landscaping concepts will reinforce this architectural intention. Structure will be anchored to the site with lower-scaled and some pitched roof components that will transition to the upper levels. Low outreaching walls to screen parking and define patios will create an articulated setting.

Architecture will incorporate effective design strategies to minimize building volume. They will include a horizontal composition with the building components. The plan will express overlapping wings in a spiraling pattern which references the Taliesin West ‘Symbol’ of a pair of hands. Balconies and shading devices at exterior windows will reflect this horizontality while providing visual depth at all elevations. The roof will have a subtle broken profile, not unlike Taliesin West and the McDowell Mountains profile.

Located within the Frank Lloyd Wright Boulevard corridor, the “Frank Lloyd Wright Boulevard Design Guidelines” will be respected including streetscape, hardscape, and screen walls and will be addressed in more detail with the Development Review Board application. The development plan includes a Shading Device & Carport Details plan. The intent is to provide custom designed carports along Frank Lloyd Wright Boulevard evocative of Wrightian design.



**Frank Lloyd Wright Influences**



PORTE COCHERE STRUCTURE



"DESERT MASONRY"



PITCHED ROOFS WITH LOW EAVES



**CD 3**

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

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

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



**Response:** As noted above, the proposed architectural character, site layout, and landscaping design will respect the unique climate, vegetation, and the Frank Lloyd Wright Boulevard context.

Palette of exterior materials are to be more natural and locally-produced such as concrete masonry units (“CMU”) at low site walls, stairs, and accent walls. Upper walls may contain concrete fiber reinforced composite (“GFRC”) or metal panels with a vertical striated pattern. Field colors to be typically warm-colored at the first level and lighter color on the upper levels. A few selective accent colors may be provided for visual activation. Windows will bring in day lighting and sized to capture views; and exterior operable windows will provide natural ventilation when desired. In addition to the stepped building form, building massing will be mitigated with varied fenestration patterns and a combination of numerous recessed and cantilevered elements. The color palette invokes a Sonoran Desert inspired range of earth-tone and gray finishes bringing visual interest to the design. See the Scottsdale Sensitive Design Principles section below for detailed responses regarding each principle.

#### **CD 4**

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

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

- Transitional Streetscapes serve as buffers between traffic and adjacent land uses in medium- to low-intensity development areas. These streetscapes incorporate native plants or desert-adapted plants and nonmotorized pathways. Existing natural features and contextual character of the immediate area are also considered in the design.





**Response:** Streetscapes will be improved to encourage pedestrian comfort, safety, and accessibility with the proposal. Sidewalk connectivity around the perimeter of the site will be maintained and enhanced with shade trees with broad canopies. New connections from the minimal residential healthcare building will extend from multiple access points around the building further promoting connectivity and synergy with the adjacent land uses including Belmont Village. The proposed landscape palette along streetscape frontages incorporates Mesquite, Ironwood, and Palo Brea varieties providing an enhanced, shaded pedestrian environment. The Property has two street frontages (Frank Lloyd Wright Boulevard and 100<sup>th</sup> Street) and special design considerations have been given to both frontages maintaining context appropriate building massing, pedestrian-scaled architectural elements/overhangs, landscape shaded walkways, increased open space, and enhanced hardscape design. Lighting will be incorporated in a manner that strengthens the contemporary design of the building while maintaining safety for pedestrians.

**CD 5**

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

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



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

**Response:** The landscape character will include predominately desert-lush design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the site and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience greatly improving the existing condition of the site, which is sparsely planted with trees. Plant selection and thoughtful planting design will allow for efficient water-use throughout the site. The ground level open space in and around the building includes a central courtyard space and breezeways between building forms to allow for pedestrian flow. The unique building layout and well-placed open space results in passive cooling and reduced heat island effect.

## **CD 6**

***Minimize light and noise pollution.***

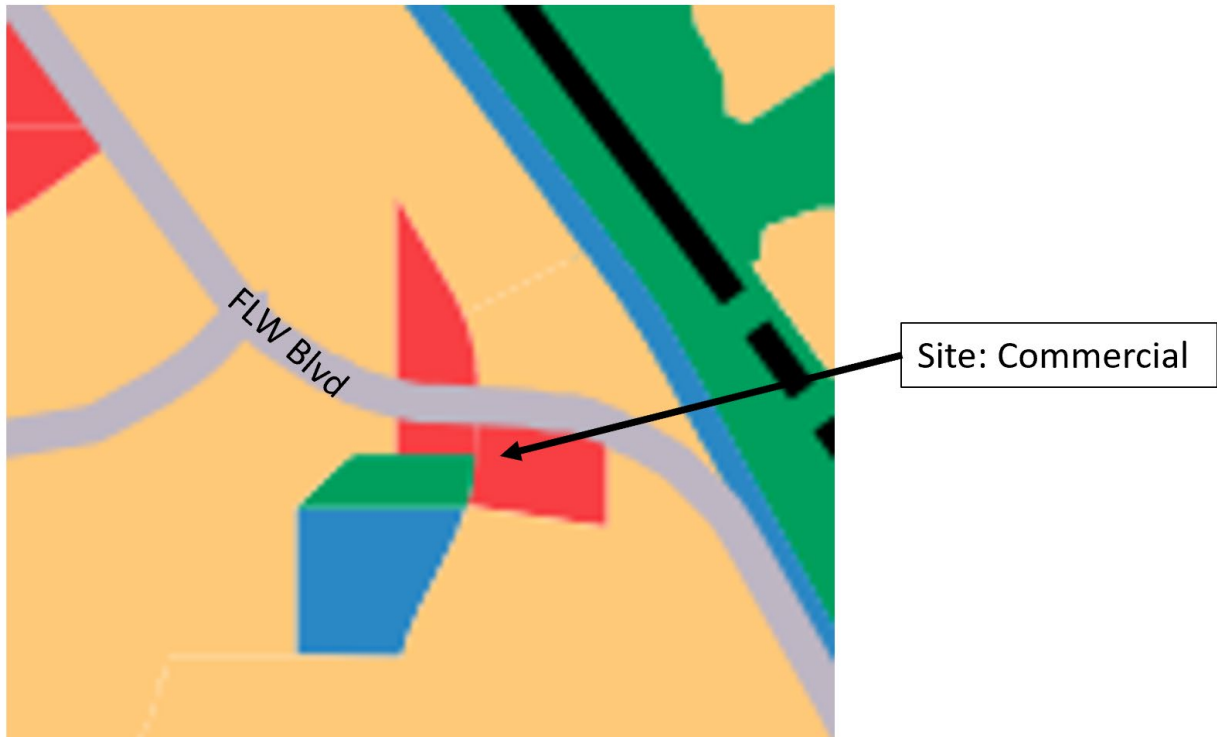
*CD 6.1 Support Scottsdale's dark sky areas and designation as an Outdoor Light Control City by reducing light pollution, glare, and trespass where possible, while still attending to public safety needs.*

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

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for residents and visitors. Lighting designs will be commensurate with the quality architectural style proposed for the minimal residential healthcare campus, low-level with no glare or intrusion for adjacent properties. Lighting will be placed in a thoughtful way to provide safe resident wayfinding and highlight pedestrian paths along street frontages.



2035 Conceptual Land Use Map



Source: 2035 General Plan

**Land Use Element**

**LU 1**

*Enhance Scottsdale’s economic viability by encouraging land uses that reinforce the city’s reputation as the premier international tourist destination in the Southwest and sustain the city’s role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale’s character and physical appearance.*

*LU 1.1 Encourage land uses that preserve a high quality of life and further define Scottsdale’s sense of place within the region.*

*LU 1.3 Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.*

## **LU 2**

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

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

**Response:** Integrating a minimal residential healthcare facility along Frank Lloyd Wright Boulevard brings physical and economic synergy, that will continue to enliven and enhance the city consistent with the goals and policies of the General Plan by offering new housing options for seniors. The proposed minimal residential healthcare use is an ideal fit given the established land uses and nearby residential communities including Belmont Village. The proposed one- and three-story building massing is designed to respectfully integrate with the surrounding building heights and residential character to the south.

## **LU 3**

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

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

*LU 3.2 Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/ housing balance.*

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

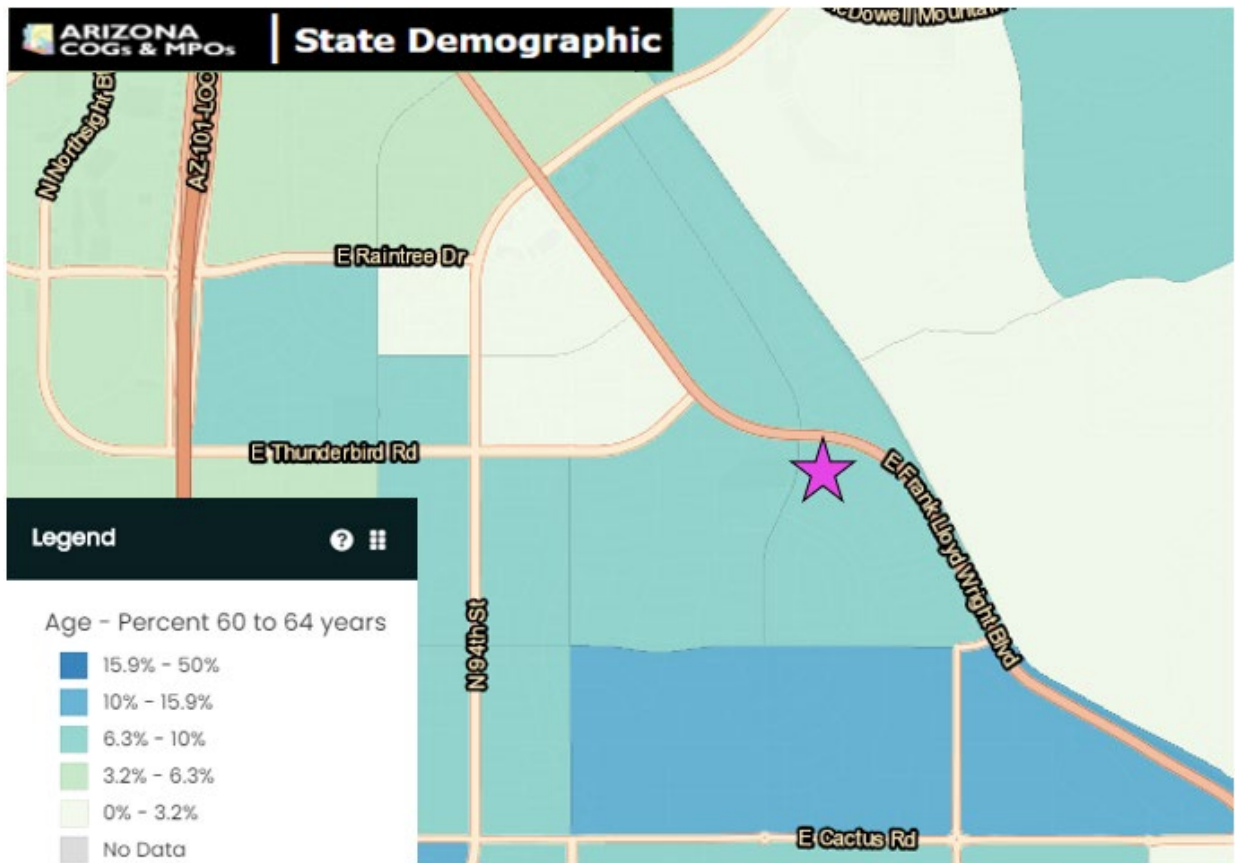
*LU 3.4 Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.*

*LU 3.5 Engage the community in all land use discussions.*

**Response:** Frank Lloyd Wright Boulevard Residential Healthcare integrates well with the balanced mix of land uses along the Frank Lloyd Wright corridor by providing a new senior housing option for area residents allowing them to “age in place” and continue to enjoy area resources Scottsdale has to offer including, but not limited to, medical, retail/services, cultural and recreational. Redeveloping underutilized vacant properties is critical in maintaining the economic vitality of the community as it matures. This proposal achieves this goal while also integrating additional housing options for an underserved population. The area currently has few independent senior living options as Belmont Village provides for more specialized senior care. Depicted in the graphic below, the area surrounding the Property contains, in some areas, up to 50% of residents between the ages of 60 and 64 years old. As Scottsdale’s population continues to age,



there will be a growing need for alternative residential options for our residents. Nearby McDowell Mountain Ranch Park & Aquatic Center, Arabian Library, Westworld, and the McDowell Sonoran Preserve provide adults the opportunity to maintain a vibrant active lifestyle while living in a minimal residential healthcare facility that is suited for their age range and specific needs. The established residential communities that surround the Property also foster the opportunity for families to live closely, enhancing a sense of community and comfort for seniors.



Source: Maricopa Association of Governments

**LU 4**

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

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

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

*LU 4.3 Locate regional land uses and intensities in Growth and Activity Areas to provide the greatest access to various modes of transportation.*

**Response:** This Property is located approximately 1.6 miles east of the Raintree Drive/ Loop 101 interchange. The variety of land uses surrounding the Property provides a synergistic land use pattern that also ensures fewer and shorter automobiles trips. Only 75-85% of future residents are estimated to own vehicles, and the amenities and programing provided offer ample opportunity for entertainment and social interaction with the community that will result in decreased vehicle trips. Such amenities include, but are not limited to, wellness concierge, tele-med, occupational/speech therapy, massage, rehabilitation services, physical therapy, community dining (indoor/outdoor), coffee bar, fitness, and courtyard with pool and outdoor amenities. Future residents may benefit from a shuttle service provided by the minimal residential healthcare facility to off-site activities. Within the proposed community, mobility choices are provided throughout the courtyard and walking paths to be enjoyed by residents and visitors.

### **LU 5**

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

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

**Response:** Integrating minimal residential healthcare along Frank Lloyd Wright Boulevard, which currently has limited senior housing options, will provide a wider range of housing choices for the aging residents of Scottsdale. The location of the Property near medical and support services including HonorHealth Shea's medical campus at Shea Boulevard and the Loop 101 (approximately 2.3 miles southwest of the Property), along with restaurants, cultural amenities, and recreational opportunities, is ideally situated for senior living. This synergy of land uses and residential in a mixed-use setting inherently allows for the conservation of resources, reduced vehicle trips, and improved air quality.

### **LU 6**

***Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents.***

*LU 6.1 Promote opportunities for the expansion and revitalization of employment and commercial uses within the city.*

*LU 6.2 Support well-planned, clustered employment centers of related or similar uses such as Healthcare and Research and Development land uses.*

*LU 6.3 Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections.*



**Response:** The zoning map amendment request will allow for enhancement of vacant site surrounded by a variety of supporting commercial/retail, public, and residential land uses that will offer services to the residents and visitors of the proposed senior community. Equally, the addition of new senior residences along the Frank Lloyd Wright corridor will bring additional sales tax dollars and jobs to the area further strengthening Scottsdale’s economic stability and promoting the lifestyle qualities Scottsdale is known for.

## ❖ **SUSTAINABILITY & ENVIRONMENT**

### **Open Space Element**

#### **OS 4**

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

*OS 4.3 As development and redevelopment occurs along transportation corridors, ensure the preservation of mountain viewsheds, the Sonoran Desert, natural features, and landmarks that enhance the unique image and aesthetics of major streets through open space buffering.*

**Response:** The C-O district requires 24% (70,117 s.f.) open space for residential healthcare facilities. The proposed plan for the vacant site designates 73,560 s.f. open space including the large outdoor courtyard amenity, which is above the ordinance requirement. The amount of open space along with new pathways and a gateway element at the corner of Frank Lloyd Wright Boulevard and 100<sup>th</sup> Street, will enhance the pedestrian realm and provide meaningful and inviting public pedestrian connectivity in and around the site; one that is shaded and allows residents and visitor to enjoy the outdoor spaces. Additionally, residents will benefit from private outdoor living spaces (individual patios and balconies) as an extension of their living space, although not required by ordinance for residential healthcare facilities.

#### **OS 6**

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

*OS 6.1 Evaluate the design of open spaces with the following primary determinants: aesthetics, neighborhood and service area needs, public safety, visual and functional connectivity, social and economic impacts, maintenance requirements, water consumption, drainage considerations, multi-use, Character Area, desert preservation, and wildlife corridor protection.*

*OS 6.3 Aesthetically and sensitively integrate utilities and other public facilities into open spaces.*

*OS 6.5 Provide ample shade in public open spaces as appropriate for the type of open space.*

**Response:** Frank Lloyd Wright Boulevard Residential Healthcare will help revitalize a vacant site along Frank Lloyd Wright Boulevard by integrating a synergistic land use and enhancing pedestrian connectivity in and around the site with connections to Belmont Village. The Property is located near commercial land uses and established residential neighborhoods, which makes it ideally situated for a senior living community allowing seniors to age in place. The proposal will provide new senior housing in the area complemented by nearby medical services, recreation, retail, and support services.

## **Environmental Planning Element**

### **EP 1**

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

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

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

### **Response:**

- The site does have existing Sonoran Desert landscaping and the proposed site design will be retaining it wherever physically possible including the street frontage open spaces, retention areas, and at a southern landscaped buffer.
- Local plants, wildlife and natural resources would be preserved within the proposed open spaces.
- New landscaping will be complementary and in keeping with the Sonoran Desert habitats.
- A Native Plant Inventory will be provided and require that larger existing desert trees and cacti be preserved in place or relocated within the new Landscape Plan.

### **EP 2**

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

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

### **Response:**

- Environmental stewardship and sustainability are reflected in the project design respecting the newly-adopted 2021 International Conservation Building Code and the 2021 International Green Construction Code.



- The design team will pursue the Leadership in Energy and Environmental Design (LEED) Silver Level Certification as a minimum, which does demonstrate that environmental stewardship and sustainability are high priorities.

### **EP 3**

#### ***Participate in local and regional efforts to improve air quality.***

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

#### **Response:**

- As an age-restricted residential healthcare facility, a significant reduction (84%) in vehicular traffic will occur from the existing and approved PNC zoning (shopping center with drive-thru bank).
- Project site and immediate context has bus shelters fronting on Frank Lloyd Wright Boulevard and provides access to regional and municipal bus routes.
- Project will provide bike racks, bike storage onsite, and showers; and encourage biking within and beyond the site.
- Existing pedestrian sidewalks will be retained on Frank Lloyd Wright Boulevard and 100<sup>th</sup> Street. Additionally, onsite pedestrian pathways will be provided for access to provided open spaces and surrounding amenities and services.

### **EP 5**

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

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

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

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

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

#### **Response:**

- LEED Silver Level Certification
- Main structure has a spatially efficient and tight cluster of multistory wings; thereby minimizing its building footprint and impact on the site.
- City required drainage and retention onsite will be provided.

- Proposed onsite retention will encourage recharging of the existing below-grade aquifer(s).
- Existing driveway curb cuts on the two streets will be retained in the current locations; and there are no new curb cuts.
- Permeable concrete will be used where feasible to increase drainage absorption rates onsite.
- New structures will provide passive energy-saving concepts as good solar orientation, well insulated building envelopes, highly reflective roofs, shaded windows, avoid glazing on the more severe exposures, and dual pane glazing as examples.
- Recycled and lightweight aluminum are proposed for guardrails and sun-shade devices.
- Breaks in the building at the ground level encourage the Venturi effect and passive cooling by natural wind in the courtyard.

### **EP 7**

#### ***Identify and reduce heat islands.***

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

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

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

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

*EP 7.5: Minimize asphalt and promote alternative parking surfaces.*

#### **Response:**

- LEED Silver Level Certification
- Majority of new vehicular parking spaces will have shade canopies with highly reflective roofs.
- Pedestrian walks will be mostly shaded with large mature (48-inch box) trees and permanent architectural devices.
- Drive and parking areas will avoid exposed and dark asphaltic concrete paving by using light-colored coating on asphalt or materials.
- Project design supports a Tree Canopy Plan that increases plantings and shade in high pedestrian zones.



- Landscaped open spaces will be provided to the maximum extent possible and the City’s landscaped standards met.
- One-story cottages will have interior parking garages and no exterior parking spaces.

**EP 8**

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

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

*EP 8.2: Increase energy efficiency in buildings and vehicle fleets.*

*EP 8.3: Encourage use of clean, renewable energy sources.*

*EP 8.4: Employ green building and green infrastructure best practices.*

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

*EP 8.6: Encourage waste reduction and water conservation.*

**Response:**

- LEED Silver Level Certification
- Building energy efficiencies will meet the 2021 ICBC and IGBC codes.
- Onsite solar array(s) will provide energy to address peak energy loads.
- Site plan will accommodate solid waste sorting and recycling with the required containers.
- Water efficient landscape irrigation system to be provided.
- Drought resistant landscaping to be provided.
- HVAC condensation will be routed to landscaped areas.
- Low water plumbing fixtures to be specified including water closets, urinals, and sinks.

**Conservation Element**

**CONSV 1**

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

*CONSV 1.1: Promote local and regional public and private partnerships to reduce natural resource consumption, such as aggressive conservation, reuse, and recycling programs.*

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

**Response:**

- Program will provide recycling opportunities for its residents. Solid waste sorting bins will be provided.
- The new landscape plan will reflect drought-resistant plantings, water efficient drip irrigation systems, erosion control measures and details, and capture drainage onsite at dispersed retention areas.

**CONSV 2**

***Protect and manage Sonoran Desert biodiversity and native ecosystems.***

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

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

**Response:**

- Site planning and the landscape plan will preserve and/or restore native plants and wildlife habitats. Site improvements will respect these preexisting conditions and protect them wherever possible.
- Landscape plan reflects the use of more native and desert plants.

**CONSV 4**

***Conserve water and encourage the reuse of wastewater.***

*CONSV 4.7: Support rainwater harvesting and stormwater capture in site planning and building design.*

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

**Response:**

- All existing roofs will be pitched and drained to capture rainwater; and route such water with internal piping to at-grade and adjacent landscaped areas.
- Water conservation methods including those described previously will be integrated into the site planning and building design approaches.



## **Water Resources Element**

### **WR 1**

***Ensure renewable, long-term water supplies for the community.***

*WR 1.6: Continue to provide a reliable, high-quality water and wastewater system that achieves the highest level of customer satisfaction.*

### **Response:**

- All water systems will be efficient, use various conservation methods, and recycle graywater in landscape areas where technically possible. Low water use plumbing fixtures are in use throughout.
- Site improvements include efficient weather-/soil-based controller drip irrigation systems at existing and new plantings.
- Wastewater systems will be state-of-the-art.
- No turf will be used in landscaped areas.
- Plant material is arid-adapted and low maintenance.
- Pool to be covered in off hours to reduce evaporation.
- Plumbing leak sensors will be installed.
- Common restrooms to have waterless urinals and touchless faucets.
- Providing recirculating hot water lines and pumps to reduce wasted water in units waiting for hot water.
- Public signage and information about water conservation and responsible use will be provided.
- Building-level monthly and annual water metering provided to measure total potable water use for building and site.

## **Energy Element**

### **E 1**

***Work toward becoming a net-zero energy community that balances energy efficiency with renewable energy generation.***

*E 1.1: Encourage and provide incentives for efficient use of energy, including the use of solar energy.*

*E 1.2: Assess and identify policies and practices that provide for greater uses of renewable energy sources.*

*E 1.3: Support off-site or shared renewable energy generation for a group of buildings or entire neighborhood.*

*E 1.4: Consider the use of alternative finance options to achieve renewable energy supply goals.*

*E 1.5: Promote renewable energy-ready designs for new construction and major remodels.*

*E 1.6: Promote energy efficiency improvements for existing residential properties and educate property owners on opportunities for such improvements*

**Response:**

- Solar arrays will be provided and located on roof areas designed and engineered for this purpose. Areas will remain clear of mechanical devices and equipment for such arrays. This renewable energy source will be mandated for use on the project.
- The proposed solar arrays can be promoted for potential use in the greater Frank Lloyd Wright corridor and nearby properties. Such educational programs will be shared with the residents.
- Electric Vehicle-ready and Electric Vehicle-installed parking spaces will be provided on site.

**E 2**

***Reduce per capita energy consumption and promote energy efficiency.***

*E 2.3: Explore emerging smart energy technologies.*

*E 2.4: Support development of regional waste-to-energy facilities.*

*E 2.5: Encourage local industries to adopt energy efficiency measures and renewable energy to minimize the environmental impacts of their operations.*

**Response:**

- Project to integrate appropriate smart technologies for management of the HVAC, energy systems, lighting systems, security systems, sound systems, and appliances.
- Provide interior light sensors throughout for automatic turn-off when such spaces are not occupied.
- Exterior solar cells may be programmed to turn on required exterior and general illumination lighting.
- Landscape irrigation systems to be tied with programmed controller.

**E 3**

***Promote building and site designs that maximize energy efficiency.***

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

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

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



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

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

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

**Response:**

- LEED Silver Level Certification
- Frank Lloyd Wright Boulevard Residential Healthcare will strive to set a very high standard of energy efficiency through the nature of the building design, integrated technologies, onsite renewable energy production; and specifying energy-efficient HVAC equipment, lighting fixtures, and appliances.
- The community's energy efficiency and water conserving priorities and strategies described can be shared with others and potentially encourage them to do the same.
- Building design will incorporate a number of passive energy-efficient systems and features. They can include proper building orientation, well insulated building envelopes, shading all exterior windows, providing dual pane insulated glazing, light-colored and reflective roof coatings, and natural ventilation at window areas.
- Exterior landscaping will reinforce the architectural intentions and with mature trees shading the walls at more severe exposures to the west, south and east. Large (48-inch box) trees will shade exterior pedestrian walkways, parking, and hardscape areas where possible to mitigate the potential heat island effect.

❖ **COLLABORATION & ENGAGEMENT**

**Community Involvement Element**

**CI 1**

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

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

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

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

## ❖ **COMMUNITY WELL-BEING**

### **Healthy Community Element**

#### *HEALTHY COMMUNITY ELEMENT*

*Scottsdale has long been viewed as a healthy community. Clean air, sunshine, and natural desert beauty attracted early settlers to the city. The warm, dry desert air made Scottsdale a magnet for health seekers searching for relief from ailments. This trend is still prevalent today, with tourists seeking abundant sunshine, rejuvenation, and medical care in our many resorts, spas, and high-quality healthcare system. This visitation trend is also largely responsible for the development of Scottsdale's excellent healthcare system. The health of a community, however, involves more than just remedy for ailments. A healthy community balances exceptional healthcare services and prevention aids, with the physical, social, cultural, and environmental needs of all community members.*

*Today, Scottsdale has one of the largest per capita senior citizen populations in the country. The community celebrates and prepares for its increased human longevity through intergenerational opportunities; older adult support; providing a continuum of care; and offering activities that allow seniors to age-in-place. Scottsdale also provides exceptional parks, community centers, and recreational facilities that serve residents and visitors of all ages.*

*Furthermore, the city has been repeatedly recognized for its efforts to improve the well-being of local youth and families, including: classes and programs for children; sports and recreation programs; critical human services; access to informational resources and early learning and literacy programs at four library branches; and promoting family self-sufficiency.*

### **HC 3**

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

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

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



**Response:** The Property offers all the key ingredients for a minimal residential healthcare campus given its ideal location with proximity to state of the art medical care, support services, cultural amenities, retail/support services, recreational opportunities, and multimodal transportation alternatives promoting healthful living and maintaining a Scottsdale lifestyle for our seniors. The proposed community offers a continuum of care by providing independent living (minimal care) adjacent to the existing Belmont Village specialized care facility. Residents will benefit from a range of floor plan options, shared community space, wellness support, central dining and transportation services along with numerous programs geared towards active adults. Community spaces include, but are not limited to, wellness concierge, tele-med, occupational/speech therapy, massage, rehabilitation services, physical therapy, community dining (indoor/outdoor), coffee bar, fitness, and courtyard with pool and outdoor amenities to promote resident health and wellness as identified with the development plan exhibits.

### *Interior Courtyard*



## **HC 5**

***Accommodate the physical, social, and economic needs of Scottsdale’s senior citizen population in community decisions.***

*HC 5.1 Address the increasing needs of Scottsdale’s senior citizen population by:*

- *Providing opportunities for older citizens to interact with the community;*
- *Promoting a variety of choices in residential living options;*
- *Supporting and promoting the provision of elder care services from public and private providers, including employers;*
- *Meeting their changing mobility needs; and*
- *Promoting aging-in-place initiatives.*

*HC 5.2 Work collaboratively with public and private partners to plan for the needs of Scottsdale’s aging population.*

**Response:** As the Scottsdale’s population continues to age, there will be a growing need for alternative residential options for our residents. Given the demographics and land uses surrounding the Property, the site is ideally situated for adults to age in place. Nearby HonorHealth Shea medical campus, Via Linda Senior Center, Arabian Library, and along with Aztec Park, McDowell Mountain Ranch Park & Aquatic Center, and the McDowell Sonoran Preserve provide adults the opportunity to maintain a vibrant and active lifestyle while living in a minimal residential healthcare campus that is suited for their range of needs. Volunteering in the community includes numerous hospital/medical, religious, civic, and cultural opportunities throughout Scottsdale. The nearby established residential communities also foster the opportunity for families to live closely, enhancing a sense of community and comfort for seniors.

## **HC 6**

***Foster a caring community where people are involved in community life, citizens help each other, and youth, families, and older adults are nurtured and supported.***

*HC 6.1 Create a sense of belonging among residents and visitors by:*

- *Promoting opportunities that bring people together;*
- *Enhancing intergenerational activities;*
- *Programming that fosters civil dialogue and mutual understanding; and*
- *Encouraging broad participation in local neighborhoods and community-wide activities.*

**Response:** Frank Lloyd Wright Boulevard Residential Healthcare enhances the intergenerational aspects and sense of belonging promoted in the General Plan by providing an opportunity for seniors to age in place in the heart of an established neighborhood benefiting from the range of nearby social, entertainment, recreational, volunteer, and medical land uses.



## **Housing Element**

### **H 3**

***Provide housing options that allow for all generations of Scottsdale residents to continue to live here, regardless of life stage or ability.***

*H 3.1 Develop the full spectrum of senior housing options in locations served by public transportation or within reasonable walking distance to health services and community facilities.*

*H 3.2 Promote housing opportunities and accessible living environments that allow seniors to age-in-place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community. Sensitively integrate and connect these facilities into neighborhoods.*

*H 3.3 Encourage intergenerational interaction by linking housing with community facilities.*

**Response:** The General Plan Housing Element provides “*As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale’s multiple generations.*” Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. Scottsdale has a growing senior population but housing options for this cohort are limited. This proposal will meet the growing need for senior living and contribute to the long-term economic prosperity of the surrounding area by providing residents the opportunity to age in place and continue to live in Scottsdale. Further, the minimal residential healthcare campus will help diversify the local economy and support a sustainable economic future as the city continues to grow, change, and mature. Frank Lloyd Wright Boulevard Residential Healthcare offers a focus on wellness and resident care by offering community spaces include wellness concierge, physical/occupational/speech therapies, massage, rehabilitation, community dining (indoor/outdoor), fitness, and courtyard with pool and outdoor amenities to promote resident health and wellness as identified with the development plan exhibits.

The site is uniquely situated next to an established residential healthcare facility, Belmont Village Senior Living, which provides a specialized level of care. The proposed Headwaters facility will provide a minimal residential healthcare facility creating a continuum of care campus, with both physical connectivity and operational synergy with Belmont. From an operational standpoint, the intention is for Greystar to manage the staff, leasing, and social aspects of the facility. Programs such as Ageility and bWell will be implemented.

**Ageility** is a senior focused outpatient therapy solution that delivers clinical service while maintaining a hospitality approach. Ageility, a pioneer in the industry, has developed a successful business model that recognizes and responds to the needs of the senior demographic.

**bWell** is an all-inclusive, senior community wellness model that provides a full scope of products and services to enhance the lives of actively aging residents. Working with actively-aging populations requires particular skills and knowledge of how fitness and mobility change over time, safety parameters, and equipment options that are the best fit for 55+ participants.

## **Recreation Element**

### **R 2**

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

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

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

**Response:** Frank Lloyd Wright Boulevard Residential Healthcare intends to provide wellness and recreational amenities for its residents within the community itself. However, the site benefits from numerous walkable opportunities given its proximity to Aztec Park located directly across 100<sup>th</sup> Street, west of the Property, and the nearby McDowell Sonoran Preserve trail system.

## **Safety Element**

### **S 6**

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

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

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



## ❖ CONNECTIVITY

### Circulation Element

#### C 1

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

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

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

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

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

**Response:** This Property is located on along Frank Lloyd Wright Boulevard approximately 1.6 miles from the Loop 101/Raintree interchange. The variety of land uses surrounding the Property provides a synergistic land use pattern that also ensures fewer or shorter automobiles trips. Utilization of existing sidewalks and bike lanes/paths connect residents to multiple opportunities for recreation, fitness, and alternative modes of transportation. Although the community provides ample wellness, fitness, and recreation options onsite, the nearby recreational opportunities will encourage the sense of community for residents through its connection to the greater neighborhood.

#### C 2

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

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

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

*C 2.3 Reduce demands on transportation networks by using trip reduction strategies and travel demand management techniques, including technology and applications, telecommuting, alternative work schedules, carpooling, and transit/bicycling incentives in order to provide travelers with effective choices to improve travel reliability.*

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

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

**Response:** As mentioned above, the Property is well-situated for regional access while also taking advantage of transit opportunities and promoting walkability. Frank Lloyd Wright Boulevard Residential Healthcare implements a range of General Plan goals including the integration of new high-quality, vibrant architecture, and context appropriate site planning, creating a pedestrian presence with ground level activity and increase shade through landscaping. The proposal also provides senior residential housing options along Frank Lloyd Wright Boulevard's mixed-use context, thereby reducing trip generation. A traffic report is provided with the zoning submittal.

## **C 8**

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

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

*C 8.2 Consider the needs of all community members and visitors as well as the special needs of children, seniors, and people with impaired mobility in the planning and design of the transportation system.*

**Response:** The streetscape design and ground level activity will allow comfort and ease of walkability for residents and visitors. Hardscape, landscape, lighting, and wayfinding will respect the user and provide unified connectivity to the established pedestrian network. Streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility with the proposal. Perimeter sidewalks will be maintained and enhanced with 48-inch box shade trees. Breezeways and new connections from the minimal residential healthcare building will extend from multiple access points around the building further promoting connectivity and a seamless connection to Belmont Village.



## **Bicycling Element**

### **B 1**

*Develop continuous, accessible, and interconnected bicycle networks.*

*B 1.1 Continue to participate in regional bikeway system planning.*

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

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

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

**Response:** The established bike lane within the 100<sup>th</sup> Street will be maintained, which provide connectivity in and around the site. Bicycle racks will be provided onsite in conformance with City standards.

## **❖ REVITALIZATION**

### **Neighborhood Preservation & Revitalization Element**

#### **NPR 1**

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

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

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

**Response:** Enhancement of the site for a new minimal residential healthcare community brings a wide range of amenities including, but not limited to, ground level enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking and structured parking. The proposed community will bring an opportunity for innovative, sustainable building design and methods to enhance the character and identity of Frank Lloyd Wright Boulevard

## **NPR 5**

***Promote neighborhood interaction to help create and maintain strong communities.***

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

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

**Response:** Frank Lloyd Wright Boulevard Residential Healthcare contributes towards a pedestrian oriented atmosphere by improving the pedestrian realm in and around the proposed building. This is achieved with activation of the adjacent street frontages and new, activated open space, courtyard area, and breezeways with abundant shade. The C-O district requires 24% (70,117 s.f.) open space for residential healthcare facilities. The proposed plan for the vacant site designates 73,560 s.f. open space including the large outdoor courtyard amenity, which is above the ordinance requirement. Additionally, residents will benefit from private outdoor living spaces (individual patios and balconies) as an extension of their living space, although not required by ordinance for residential healthcare facilities.

## **Cost of Development Element**

### **COD 1**

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

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

**Response:** The development will comply with all City requirement with respect to water and sewer development fees to ensure that development pays for growth.

### **COD 2**

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

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

**Response:** Consistent with City requirements, the builder has submitted water and sewer basis of design reports, as well as a traffic report, with the zoning application to ensure adequate infrastructure and transportation systems are in place to serve the proposed use.



❖ **INNOVATION & PROSPERITY**

**Economic Vitality Element**

**EV 1**

*Foster Scottsdale's resiliency to economic change through support of our core industries (e.g., tourism, healthcare, bio/life sciences, advanced business services), assets, regional competitiveness, and economic diversity.*

*EV 1.2 Support retention and expansion of established businesses and provide resources for businesses to adapt to changing market conditions.*

*EV 1.3 Diversify Scottsdale's businesses, focusing on industries that add value to the existing economic environment.*

**Response:** Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. The surrounding areas have a growing senior population but housing options for this cohort are limited. This proposal will meet the growing need for senior living and contribute to the long-term economic prosperity of the surrounding area by providing residents the opportunity to age in place. Further, the minimal residential healthcare campus will help diversify the local economy and support a sustainable economic future as the City continues to mature. This building exemplifies this goal by turning a vacant infill parcel into a thriving use with direct access to an array of nearby support services and residential communities, further enhancing quality of life for the residents and visitors of Scottsdale. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a senior living community outside of Scottsdale.

The site is uniquely situated next to an established residential healthcare facility, Belmont Village Senior Living, which provides a specialized level of care. The proposed Headwaters facility will provide a minimal residential healthcare facility creating a continuum of care campus, with both physical connectivity and operational synergy with Belmont. From an operational standpoint, the intention is for Greystar to manage the staff, leasing, and social aspects of the facility. Programs such as Ageility and bWell will be implemented.

## **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 Property is surrounded by commercial/retail, public and residential uses, and developing the Property as a residential healthcare facility will be compatible with the surrounding context. The design will use desert contemporary style architecture that will be complementary to the various architectural styles established in the area. The development plan has been designed in a manner that provides appropriate massing given the scale and context of the area and presence along Frank Lloyd Wright Boulevard. This proposal includes more sustainable options for mobility, including alternative modes of transportation that will encourage residents to interact with the surrounding context and adjacent uses.

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

**Response:** The Property does not have natural features such as washes and natural area open space. However, specific design considerations have been made in terms of orientation of buildings in relation to the adjacent land use.

- 2. Development should be sensitive to existing topography and landscaping.***

**Response:** All landscaping will consist of low-water use desert appropriate materials in conformance with the City's guidelines. The existing topography of the site is relatively flat and will therefore be maintained with improvement of the site. Plant varieties contemplated for this site include, but are not limited to, Palo Brea, Willow Acacia, Ironwood, Texas Ebony and Mesquite, which will be further refined with the Development Review Board submittal.

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



**Response:** Mature landscaping will be provided along the perimeter and throughout the site to act as a buffer and contribute to the urban habitat for wildlife and improved air quality. The desert appropriate landscape palette will be able to withstand the changes of the local climate and as they continue to 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:** The design team recognizes the importance of the pedestrian experience, and thus, the development plan provides pedestrian circulation within the community and connectivity through breezeways and in and around the building with connectivity to Belmont Village. Perimeter streetscape connectivity will be maintained. A large resident central open space amenity is provided offering residents outdoor activities including, but not limited to, swimming, relaxation, fitness, and social gathering.

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 senior living community introduces a much-needed housing type to the area. The proximity of medical, shopping, golf, hiking and other recreational opportunities will encourage adults to age in place while maintaining an active lifestyle. This proposal recognizes the need for alternative modes of transportation given that only 75-85% of residents will own vehicles. A van/shuttle service may be provided to transport residents to offsite activities. Providing alternative transportation methods not only removes the stress of getting to places for adults, it also creates the opportunity for social contact and interaction within the community.

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

**Response:** The proposed minimal residential healthcare campus will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

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

**Response:** Variation in massing, proportion, material contrast and architectural detailing will be provided, establishing a natural hierarchy. The proposed minimum residential healthcare facility will also act as a buffer between the surrounding commercial and residential, providing contextually appropriate development and visual fluidity between the various land uses.

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

**Response:** The proposed building will evoke desert contemporary style architecture responding to the desert climate through texture and finishes while providing an aesthetic that blends well with the established architectural context in the area.

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

**Response:** Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be emphasized including LEED Silver Certification. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. This proposal will meet the growing need for senior living while diversifying the housing supply in the area further promoting economic vitality and neighborhood diversity.

**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, and arid-region plant materials will be used to enhance of the Property. The desert character will be upheld through the carefully considered landscape palette in terms of scale, density, and arrangement (see landscape plans).

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

**Response:** The proposal maintains a low-water use plant palette (see landscape plans and renderings). As discussed above, context appropriate desert plant materials will be utilized consistent with the established vegetation found in the surrounding area.

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

**Response:** Lighting will be designed in a manner that is sensitive to the surrounding context while maintaining safety for residents and visitors.

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

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