



ARTESSA

Age Qualified Equity Contract Retirement Community

Development Plan – Project Narrative

85-PA-2023

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SITE INFORMATION & PROJECT OVERVIEW

Proposed Use: Age Qualified Equity Contract Retirement Community

Location:

- 10929 E. Dynamite; Southwest corner of Alma School Parkway and Dynamite Boulevard

Property Size:

- 22.26+/- gross acres
- 8.59+/- gross/net acres for proposed age qualified equity contract retirement community

Current Zoning

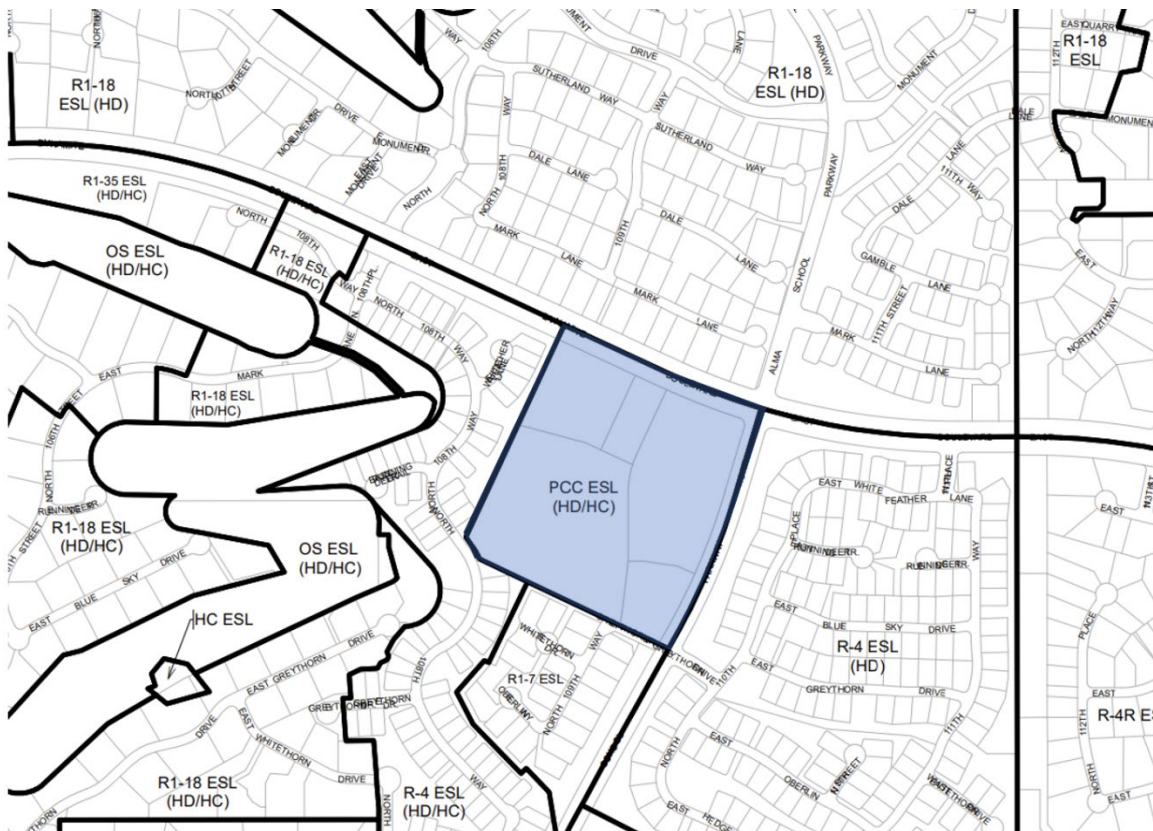
- PCC ESL (HD/HC), Planned Community Center, Environmentally Sensitive Lands

*Note: Zoning case history 2-ZN-1995

Proposed Zoning

- PCC ESL PSD, Planned Community Center, Environmentally Sensitive Lands, Planned Shared District with modified development plan and stipulations to case 2-ZN-1995

Current Zoning Map



Context Aerial – Existing Site



2-ZN-1995 Approved Site Plan



Development Request

Artessa at Pinnacle Peak (“Artessa”) is an age qualified Equity Contract Retirement Community on an 8.59+/- gross acre site located at the southwest corner of Alma School Parkway and Dynamite Boulevard (the “Property”) as identified above. This zoning map amendment request on the larger 22.26+/- gross acre site will allow for a modification to the approved development plan and associated stipulations while maintaining the existing zoning designation of PCC ESL and adding a PSD overlay to allow for 67+/- residences in place of commercial retail (as approved in 1995) to create a synergistic mixed-use community within the Troon North master plan.

An Equity Contract Retirement Community (“ECRC”) is a resident owned retirement/lifestyle community where age-qualified (55+) individuals buy a residence in the community, pay an entry fee, and a monthly service fee for maintenance and other operating costs. An ECRC offers much of the active, vibrant independent living component of a Continuing Care Retirement Community (“CCRC”), such as Vi at Silverstone, without paying for the option of high acuity assisted living or skilled care services.

If an owner requires a higher level of services, or sells their ownership in the community, any appreciation of their residence is repaid to the owner by an age-qualified (55+) buyer. Resales can be listed on the Arizona Regional Multiple Listing Service. This type of living option appeals to those who choose to be an owner within a retirement community rather than being a renter in the independent living building of a continuing care facility. Below is a comparison of onsite amenities based on the type of retirement community.

	Revel Scottsdale	Vi at Silverstone	Artesa
Land Use	Minimal Residential Healthcare Facility	Specialized Residential Healthcare Facility	For-Sale Age-Qualified (55+) Residential
Retirement Model	Independent Living “IL”	Continuing Care Retirement Community “CCRC”	Equity Contract Retirement Community “ECRC”
Contract Type	Rental Contract	Modified Life Care Contract	Equity Ownership Contract
Health Care Services on Site	Wellness & Concierge	All Types (Assisted Living, Memory Care, Skilled Care)	None
On-Site Staff	40+ hours / week	24/7	Approximately 40 hours / week
Restaurant	Yes	Yes	No
Wellness Studio	Yes	Yes	Yes
Hair Salon	Yes	Yes	No
Pool & Hot Tub	Yes	Yes	Yes
Spa Services	Yes	Yes	No

Game Room	Yes	Yes	Yes
Library	Yes	Yes	Yes
Theater	Yes	Yes	No
Creative Studio	Yes	Yes	Yes
Pub Room	Yes	Yes	Yes
Transportation Services	Yes	Yes	No
Housekeeping	Yes	Yes	No
In-Home Maintenance	Yes	Yes	Yes

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. A summary of the development’s conformance to these goals and policies is provided below.

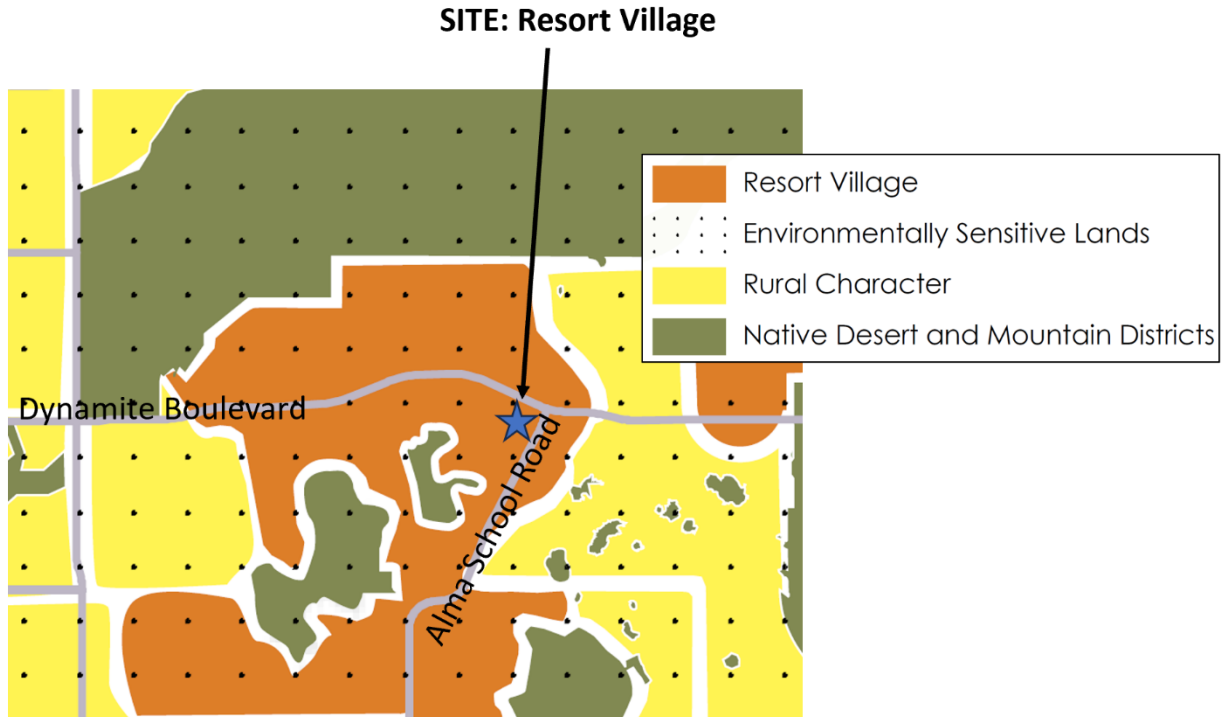
- 1. Character & Culture**
- 2. Sustainability & Environment**
- 3. Collaboration & Engagement**
- 4. Community Well-Being**
- 5. Connectivity**
- 6. Revitalization**
- 7. Innovation & Prosperity**

❖ CHACTER & CULTURE

Character Types

- *Resort Villages include concentrations of major resorts and master-planned communities with high-amenity tourist and residential accommodations. These Character Types are located in the northern portions of Scottsdale, as well as, in the “Resort Corridor” located along Scottsdale Road north of Old Town. These areas consist of major resorts and supporting uses, such as quality office, specialty retail, recreation, and compatible high-amenity housing. Building heights are typically lower scale for Resort Village Character Types in Desert Districts.*

Character Type Map



Source: 2035 General Plan

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: The request for modification of the existing PCC ESL PSD zoning (adding the PSD for sharing of development standards) will allow for the integration of new ECRC residences within an established commercial setting. The purpose section of the PCC district states that *“this district is intended to provide a large variety of retail goods and personal and professional services for multiple neighborhoods. Residential uses are encouraged to promote day and night time activity.”* Mixed-use residential development encourages a synergistic lifestyle and appropriate balance of land uses with an enhanced pedestrian environment. The proposal for 67+/- age qualified ECRC on the Property brings new housing options to an underutilized, vacant site within the Resort Village Character Type.

- **Resort Village Character Type** areas *“include concentrations of major resorts and master-planned communities with high- amenity tourist and residential accommodations. These Character Types are located in the northern portions of Scottsdale, as well as, in the “Resort Corridor” located along Scottsdale Road north of Old Town. These areas consist of major resorts and supporting uses, such as quality office, specialty retail, recreation, and compatible high-amenity housing. Building heights are typically lower scale for Resort Village Character Types in Desert Districts.”*

The key development consideration and design themes are summarized below and will be reaffirmed throughout the goals and policies discussion.

Key development considerations include, but are not limited to the following:

- Implement unified architectural character of the Property and design elements consistent with the surrounding context that respond to the Southwestern climate and focus on sustainability through design, massing, material selection, and landscaping
- Design inspired by the natural desert environment with buildings nestled into the desert landscape and natural topography creating a focal point for the existing wash corridor that traverses the site
- Offer a new, vibrant age qualified ECRC housing option to Scottsdale residents in place of previously approved large grocery store and additional retail
- Integrate new residents with substantial discretionary incomes adjacent to an underutilized struggling retail center to support area small businesses

- Increase open space and improve the pedestrian environment by incorporating community outdoor spaces and additional Natural Area Open Space (“NAOS”) thereby reducing the heat island effect
- Enhance pedestrian connectivity through new and/or improved sidewalk connections further promoting walkability
- Attention to sustainable building methods and techniques including water conservation

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 policies, 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 with the key development considerations, the proposed unified architectural character of the Property, site layout, and landscaping design will respect the unique climate and vegetation of the Southwest. In addition to the varied building forms with two principle building types (one-story casitas and three-story residential), building massing will be mitigated with varied fenestration patterns and a combination of recessed and cantilevered/overhang elements through roof lines and balcony design. Taking cues from the mountain strata, the natural stone gabion walls, desert colored stucco, and dark bronze metal panel form a material palette that blends into the natural surrounding environment and complements the existing development.



Conceptual Building Materials



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:

- **Natural Streetscapes** *embody the natural state of the Sonoran Desert environment to the greatest extent possible, while incorporating non- motorized paths in the public realm. Native plants and plant densities should buffer adjoining uses, protect view corridors, and preserve rural and desert contexts.*

Response: Streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility with the development of the existing commercial. With the addition of new residences setback from Alma School Parkway and Dynamite Boulevard, new sidewalks and pathways will be integrated to seamlessly connect with the existing commercial center in addition to new 48" box shade trees. The proposed landscape palette consists of Mulga, Desert Willow, Desert Ironwood, Palo Verde, and Mesquite as well as other native desert varieties, blending with the existing context. Additionally, to encourage multimodal transportation a public bicycle repair station will be located on site for use by residents, visitors, patrons, and the greater bicycle community.

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 native desert design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the Property 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 and vastly increasing the amount of open space as compared to the approved commercial site plan. Asphalt coverage will be reduced by 63% from the approved commercial site plan. Thoughtful planting design will allow the development to use water efficiently throughout the site. New landscaping will allow residents and visitors to enjoy and benefit from shaded open spaces, resulting in passive cooling and a reduced heat island effect.

CD 6

Minimize light and noise pollution.

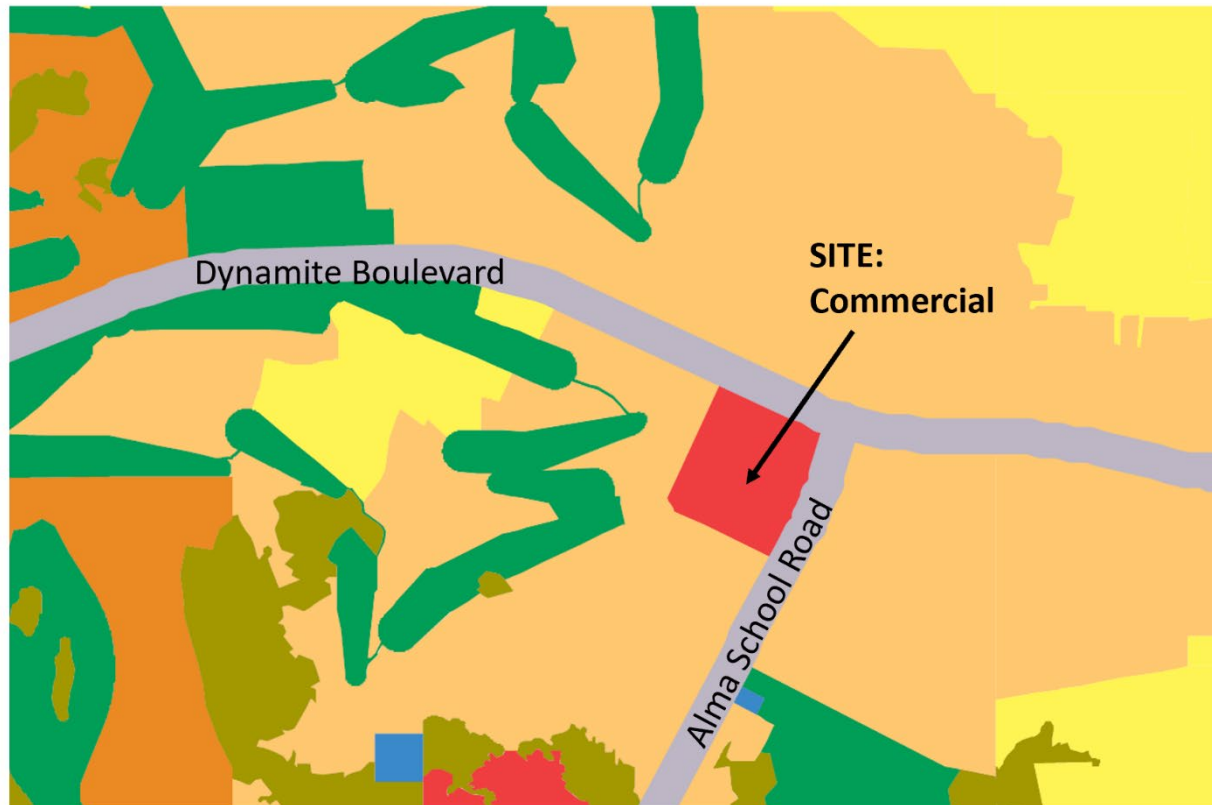
CD 6.1 Support Scottsdale's dark sky areas and designation as an Outdoor Light Control City by reducing light pollution, glare, and trespass where possible, while still attending to public safety needs.

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 development, low-level with no glare. The lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night.

Land Use Element

2035 General Plan - Conceptual Land Use Map



Source: 2035 General Plan

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.

-and-

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: The General Plan Commercial land use designation will not change with this proposal. Integrating an age qualified ECRC and creating a mixed-use setting at the corner of Alma School Parkway and Dynamite Boulevard is consistent with the goals and policies of the 2035 General Plan and the purpose of the PCC zoning district while further strengthening the economic viability of the existing commercial center. This proposal will bring an estimated \$47,000,000 investment to an underutilized retail center. The building massing of the new residential component is designed to respectfully integrate with the surrounding residential and commercial buildings by proposing significant setbacks, varied building forms and architectural elements that blend with the existing context.

The approved commercial site plan (case 2-ZN-1995) had 36’ tall (excluding mechanical) retail and grocery store buildings as close as approximately 169’ to the adjacent single-family homes with loading and vehicle circulation in the rear (west side) of the site. Conversely, the proposed residential site plan places one-story casitas, approximately 230’ to 363’ away from the single-family homes with no vehicular access along the west side of the site. Further, the three-story residential building is over 500’ away from the adjacent single-family homes. In addition, open space and NAOS have been increased to provide additional buffering and a more appropriate transition between land uses.

From an elevation standpoint, the subject Property sits approximately one-story lower than the single-family residential to the west and is obscured by the natural terrain where the topographic ground elevation of the single-family residential homes generally aligns with the second level of the proposed residential for Artesa.

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 3.3 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 3.5 Engage the community in all land use discussions.

Response: The Commercial General Plan land use designation states that “*Neighborhood-serving commercial uses should be located at frequent intervals in relationship to the density of nearby housing to reduce travel time and distance.*” It goes further to say that “*community and regional commercial uses work best when they are integrated with a mix of uses.*”

To further maintain a citywide balance of land uses, integrating age qualified senior housing options in key locations is essential for the continuing economic growth and sustainability of Scottsdale. Providing housing diversity will give aging adults residing in the nearby area an opportunity to “age in place” and remain where their lifestyles have been established. This proposal will bring an estimated \$47,000,000 investment to a struggling retail center that has had long term vacancy issues.

As Scottsdale’s population continues to age, there will be a growing need for alternative residential options for our residents. The Property is surrounded by a variety of existing retail/support services including but not limited to Walgreens, Wells Fargo Bank, Circle K, Dynamite Bike Lab, Scottsdale Livestock Pet Supply, The UPS Store, Rio Verde Animal Hospital, Four Seasons Dry Cleaner, Pony Express Café and Rosati’s Pizza. Beyond the intersection of Alma School Parkway and Dynamite Boulevard the Property is within close proximity to the Four Seasons Resort, Life Storage and numerous office and support services. Nearby Pinnacle Peak Park, George “Doc Cavalliere Park, and the McDowell Sonoran Preserve provide adults the opportunity to maintain a vibrant active lifestyle while living in a community 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.

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.

Response: This Property is located at the corner of Dynamite Boulevard and Alma School Parkway, a minor arterial and major collector respectively, with Dynamite Boulevard providing regional access from Rio Verde to Cave Creek Road. By creating a comfortable and inviting pedestrian experience within the proposed age qualified ECRC, and throughout the site, the design will encourage alternative modes of transportation, such as by foot and bicycle, reducing reliance on vehicles. The Property is located near restaurants, retail, and support services both adjacent to the site, and nearby, along Dynamite Boulevard and Alma School Parkway. The integrated, unified site design with existing commercial uses will encourage residents and visitors to utilize the surrounding businesses for their everyday dining and retail needs. Reciprocal access easements exist throughout the larger PCC site which will promote the mixed-use atmosphere.

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.

LU 5.3 Minimize environmental hazards and protect the natural character of the desert through sensitive development on Environmentally Sensitive Lands.

Response: Integrating new residential on the Property will offer a wider range of housing choices for residents of Scottsdale. The location of the Property near retail, restaurants, and support services is ideally situated for residential. This synergy of land uses in a mixed-use setting inherently allows for the conservation of resources, reduced vehicle trips, and improved air quality.

❖ SUSTAINABILITY & ENVIRONMENT

Open Space Element

OS 4

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

OS 4.2 Identify and consider the positive and negative impacts of proposed projects on viewsheds

OS 4.4 Encourage the use of drainage areas, Vista Corridors, and transmission line corridors as open space opportunities.

Response:

The existing wash corridor running north-south through the property will be maintained and enhanced as a component of Artessa's centralized pedestrian circulation and resident amenity zone. A series of basins and vegetated swales have been intentionally integrated into the site design. These low-impact development (LID) design principles will provide passive water harvesting techniques to direct stormwater run-off to landscape areas, further reducing overall landscape irrigation water use while providing visual and physical open space connectivity.

OS 5

Provide developed open space and outdoor opportunities in Scottsdale neighborhoods, giving priority to areas that are most lacking open space.

OS 5.2 Locate publicly accessible and useable open spaces within Growth and Activity Areas and established neighborhoods.

OS 5.3 Capitalize on opportunities to create new, or connect and expand existing, open spaces in established areas when redevelopment occurs.

Response: The common open space and pedestrian pathways are designed to provide a meaningful and inviting pedestrian connection in and around the Property vs. a suburban car-centric commercial center approved with case 2-ZN-1995. As part of the proposal, open space will increase from 33.5% to 73.6%; a 119% increase. Additionally, NAOS will increase from approximately 2.44 acres (approved with 2-ZN-1995) to 3.07 acres (proposed); a 26% increase. The open space offers both passive and active recreational opportunities through pedestrian connections, abundant vegetation, and outdoor amenities (including a small pool, seating areas, and firepit). The site design enhances the natural relationship between building and landform celebrating the native desert and wash feature that traverses the site creating outdoor places for residents to gather.

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 6.4 Ensure development plans respect existing topography, view corridors, wildlife corridors, and open space. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

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

Response:

Buildings will respect the existing topography and view corridors through site design and architectural character while preserving the existing wash corridor, viewsheds and wildlife corridors. New sidewalks will be shaded with 75% tree canopy coverage utilizing 48” box trees. Providing a quality, usable pedestrian environment is key to creating a thriving mixed-use community and celebrating the native desert environment and North Scottsdale lifestyle.

Environmental Planning Element

EP 1

Protect and enhance Scottsdale’s human and Sonoran Desert habitats.

EP 1.1 Retain Scottsdale’s Sonoran Desert aesthetic values and heritage.

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 builder intends to preserve existing native and mature trees as well as provide new native and arid-adapted plant material which contribute to the broader surrounding environmental context. The design focuses on creating a comfortable and walkable experience for users within existing context. This enhanced experience will be achieved by increasing site shade and providing spaces for respite. These elements respect local natural resources and wildlife while promoting the long-term sustainability of the area's ecology.

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:

The new residential buildings and site design will focus on the follow key features in response to sustainability:

Building and Site Design:

- Natural lighting to reduce energy consumption
- Low-flow energy efficient plumbing fixtures
- Energy Star appliances and LED lighting
- Energy efficient HVAC stems and equipment
- Interior room light sensors in common spaces to reduce energy consumption
- On-site solar arrays on covered parking canopies
- Architecturally integrated sun shades
- On-site recycling
- Bike racks, bike storage, and repair/tune-up space
- Public bike station
- Encourage residents to carpool to special events, appointments, and activities
- On-site electric vehicle charging and preferred parking for low emission/hybrid vehicles

Energy:

- Natural lighting to reduce energy consumption
- Low-flow energy efficient plumbing fixtures
- Energy Star appliances and LED lighting
- Energy efficient HVAC systems and equipment
- Interior room light sensors in common spaces to reduce energy consumption
- On-site solar arrays on covered parking canopies
- Architecturally integrated sunshades

Transportation:

- On site electric vehicle charging stations
- Preferred parking for low emission/hybrid vehicles
- Secured bicycle racks and indoor storage

- On-site bicycle repair station offering bicycle maintenance for residents and the public
- 75% canopy shaded sidewalks with 48” box trees

Water:

- Residences to be individually metered and utilize City’s Water Smart program and app
- Drought tolerant, arid-adapted plant material
- No live turf
- Drip irrigation and smart controller system
- Leak sensors
- Rainwater capture routed to landscape areas
- HVAC condensation routed to landscape areas
- Permeable paving
- Low-flow toilets, faucets, showerheads, and kitchen fixtures
- Tankless water heaters used to reduce water-use

Urban Heat Island:

- Sidewalks shaded with 75% tree canopy coverage
- 48” box trees
- Cool roof and cool pavement

Community:

- Operable windows and doors at all units to enhance air quality and resident health
- Attention to wellness factor for residents and the surrounding community – emphasis on the visual and spatial approach and experience
- Attention to respite and access to outdoor areas for resident well-being – common resident areas with access to outdoors
- Natural lighting for resident well-being and to reduce energy consumption

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:

In addition to the mixed-use character of the proposal, well-situated amongst existing retail, restaurants and support services, the design will provide onsite electric vehicle charging and preferred parking for low emission/hybrid vehicles. Bicycle racks, secured bicycle storage, as well as a bicycle repair station will be provided for residents and the public.

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:

The proposed buildings will exceed required sustainability standards and meet all IGCC design standards. The use of green infrastructure, including low-impact development (LID) stormwater management techniques will be emphasized. Residential building design will utilize passive solar through exterior shading and building articulation to minimize direct solar heat gain.

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.

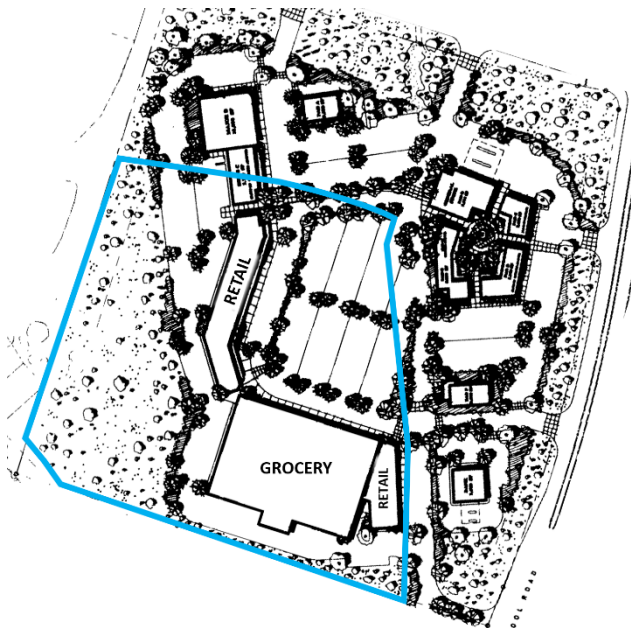
EP 7.5 Minimize asphalt and promote alternative parking surfaces.

Response:

Eliminating a large portion of the asphalt parking (as approved with the 1995 zoning case) and increasing open space contributes to the substantial reduction of the urban heat island. The approved commercial site plan resulted in 43% asphalt coverage as compared to the proposed age qualified ECRC with only 16% asphalt; a net reduction of 63%. The implementation of a shaded sidewalk network around and through the community increases the amount of vegetation onsite and promotes pedestrian activity, outdoor enjoyment, and walkability. Color and material selection of the building finishes will provide reflectivity and reduced heat gain. A key feature of the project was to celebrate the views of the surrounding desert vistas by creating an angled façade

that aligns the oversized private living spaces and balconies towards the McDowell Mountains and Pinnacle Peak. Pedestrian pathways and bridges weave through the desert landscape connecting the main residential building, casitas, and exterior amenities.

1995 Approved Commercial Site Plan vs. Proposed Residential Site Plan



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:

The residential design includes drought tolerant plant material able to withstand extreme heat conditions while promoting water conservation. The City's International Green Construction Codes ("IGCC") and sustainable building methods and techniques will be implemented with the new residential buildings. The mixed-use nature of Artesa inherently promotes environmental sustainability by offering an age qualified ECRC near commercial and recreational opportunities such as golf, hiking and biking, encouraging walkability and promoting the live, play, work General Plan objective.

Conservation Element

CONSV 1

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

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

CONSV 1.5 Protect and restore ecosystems that maintain water quality, reduce flooding, and enhance sustainable resource development.

Response:

Plant specifications and accent materials will consist of low-maintenance and drought tolerant species. Trees selection and placement will focus on providing shaded sidewalks and outdoor common space. The proposed 376,250 s.f. of open space, a 119% increase from the approved commercial site plan, will promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff. These efforts will help protect the ecosystem and reduce flooding.

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:

Artesa will utilize natural and locally sourced plant materials that fit the Sonoran Desert and North Scottsdale setting. The landscape design will emphasize the salvage and re-use of existing native trees and specimen cacti and limit the disturbance to the greater natural environment. Utilizing salvaged plant material will both aesthetically and environmentally blend the proposed residential community with the surrounding landscape and NAOS, providing mature plantings and shade for pedestrians while contributing to the long-term sustainability of the area's Sonoran Desert ecology

and character. New plant material will adhere to the Arizona Department of Water Resources (“ADWR”) low water use/drought tolerant plant list, and match or complement species found in the region. Boulders collected on-site will be repurposed and integrated into the proposed site design to the extent possible. Decomposed granite topdressing will be utilized in all landscape areas as a method of dust control and to match the character, color, and gradation of the existing desert floor.

CONSV 4

Conserve water and encourage the reuse of wastewater.

CONSV 4.3 Continue to thoroughly review development impacts on water use and encourage development design that fosters water conservation.

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

Response:

There is an expected water use reduction projected for Artesa as compared to the approved, more intense commercial land uses. Additional water conservation will be achieved through drip irrigation and smart controller systems, nighttime landscape watering, leak sensors, drought tolerant, arid -adapted plant material, permeable paving, and utilization of low flow faucets and shower heads.

Energy Element

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:

Residential building orientation and design allows for abundant shaded outdoor space and natural ventilation for all residential units. Residential building envelope walls, roofs and windows will include enhanced insulation to reduce heat gain. Drought tolerant landscape will be installed throughout in response to the Southwestern climate while still providing abundant shade and solar relief. Energy efficient building systems, HVAC, interior/exterior lighting, and appliances will be utilized.

❖ **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. The builder began neighborhood outreach early in the process and the team maintains ongoing dialogue with the community and stakeholders. Feedback from one-on-one meetings, phone calls, and the required open house meeting is shared with City Staff and memorialized in the Public Participation plan submitted with this 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's proximity to retail/support services and recreational opportunities promotes healthful living and maintains a Scottsdale lifestyle for residents. The placement and orientation of each building is intended to create a resort-like environment with unique interior and exterior features. Brown's Ranch Trailhead (approximately 1.25 miles to the north), Pinnacle Peak Park (approximately 1 mile to the south), and George "Doc" Cavalliere Park (approximately 0.25 miles to the south) are both nearby recreational amenities. Additionally, the McDowell Sonoran Preserve offers abundant hiking and biking opportunities for residents. The proposed community offers onsite amenities such as passive and active open space and a publicly accessible bicycle repair station. Interior amenities include, but are not limited to, a great room with hosting space, kitchen and seating; an entertainment suite for watching movies and playing games; a hospitality suite for smaller social gatherings and family holiday celebrations; a wellness studio for yoga, meditation and exercise; a guest suite for visiting relatives; a business center/co-work space; and a creative studio/makerspace for hobbyists and artists.

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 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 retail, services and recreation provide adults the opportunity to maintain a vibrant and active lifestyle while living in a community that is suited for their range of needs with HonorHealth medical facilities located only 15-25 minutes away from the Property. Volunteering opportunities in the community include numerous hospital/medical, religious, civic, and cultural opportunities throughout Scottsdale. The location fosters 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: Artesa 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 with integrated and walkable services, and benefiting from the range of nearby recreational, service, social, volunteer, and medical land uses.

Housing Element

H 1

Support diverse, safe, resource-efficient, and high-quality housing options.

H 1.1 Maintain Scottsdale's quality-driven development review standards for new development.

H 1.2 Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction.

H 1.3 Ensure community dialogue during zoning and the development review processes to encourage context appropriate development designs.

H 1.5 Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth.

H 1.6 Maintain, improve and create high-quality and safe housing for all citizens.

H 1.8 Encourage developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.

Response: Scottsdale is experiencing an increased demand for housing options. This proposal will help meet the growing need for housing by bringing an age qualified ECRC to a vacant underutilized site, further contributing to the long-term economic prosperity of the surrounding area. Additionally, the development will help support a sustainable economic future as the City continues to grow, change, and mature.

As noted in the Environmental Planning Element above, numerous sustainable building and site design measures will be implemented, including but not limited to, low-flow energy efficient plumbing fixtures, LED lighting, energy efficient HVAC systems, smart light sensors, solar arrays on carports, architecturally integrated sunshades, on-site recycling, on-site vehicle charging stations, and attention to wellness factor (with both interior and exterior amenities)

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 3.2 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. Artessa is an age qualified ECRC that brings additional housing options to North Scottsdale and offers amenities such as, but not limited to, wellness, exercise, walking paths, community spaces, and a pool area. Scottsdale provides residents numerous state of the art medical care facilities, support services, cultural amenities, and recreational opportunities promoting healthful living and maintaining an active lifestyle for the aging demographic.

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: Given the Property's close proximity to the McDowell Sonoran Preserve, which offers over 30,000 acres of protected desert and abundant trails, there are numerous recreational and fitness opportunities for residents to enjoy. Nearby trailheads include Brown's Ranch Trailhead, Fraesfield Trailhead, and Pima Dynamite Trailhead; all within 1-3 miles of the Property. Additionally, the George "Doc" Cavalliere Park is located approximately 0.25 miles to the south. The proposed community offers onsite amenities such as passive and active open space and a publicly accessible bicycle repair station.

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 at the corner of Dynamite Boulevard and Alma School Parkway, a minor arterial and major collector respectively, with Dynamite Boulevard providing regional access from Rio Verde to Cave Creek Road. By creating a comfortable and inviting pedestrian experience within the proposed age qualified ECRC, and throughout the site, the design will encourage alternative modes of transportation, such as by foot and bicycle, reducing reliance on vehicles. The Property is located near restaurants, retail, and support services both adjacent to the site, and nearby, along Dynamite Boulevard and Alma School Parkway. The integrated, unified site design with existing commercial uses will encourage residents and visitors to utilize the surrounding businesses for their everyday dining and retail needs.

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 local and regional access while also promoting walkability and access to nearby trails. The design implements a range of General Plan goals and policies including the integration of new high-quality, vibrant architecture, and context appropriate site planning, creating a comfortable pedestrian realm and shaded micro-environment through landscaping. The proposed addition of an age qualified ECRC within a mixed-use context will reduce trip generation. The mixed-use proposal results in 96% fewer vehicle trips than the approved commercial retail as demonstrated in the traffic report provided with the zoning submittal.

C 3

Continue to develop an effective, safe, and connected multimodal transportation system (e.g., streets, trails, bikeways, shared-use paths, transit).

C 3.5 Increase accessibility to transit options through non-motorized and other transit connections, such as, neighborhood circulators; on-demand transportation network companies; improved/enhanced sidewalks, multimodal paths, bicycle lanes; and non-motorized options for the final mile to reach public transit services.

C 3.6 Create, preserve, and enhance multimodal connections between residential areas and neighborhood-supporting land uses.

Response: Artesa will be integrated within an established commercial setting with both local and regional access. The design includes bicycle racks, secured bicycle storage, and a bicycle repair station for its residents and the public and promotes walkability through the integration of new shaded sidewalks and ground level synergy.

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.

Response: The pedestrian realm will be enhanced to promote 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 in and around the Property. Streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility with the development of the existing commercial. With the addition of new residences setback from Alma School Parkway and Dynamite Boulevard, new sidewalks and pathways will be integrated to seamlessly connect with the existing commercial center in addition to new 48” box shade trees.

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 existing bike lane along Dynamite provides connectivity to the City's bicycle network and the City's greater open space recreation opportunities in the McDowell Sonoran Preserve as depicted below. Bicycle racks and bicycle storage will be provided onsite in conformance with City standards. Additionally, a bicycle repair station will be provided onsite for the residents and the public.

Brown's Ranch Trail



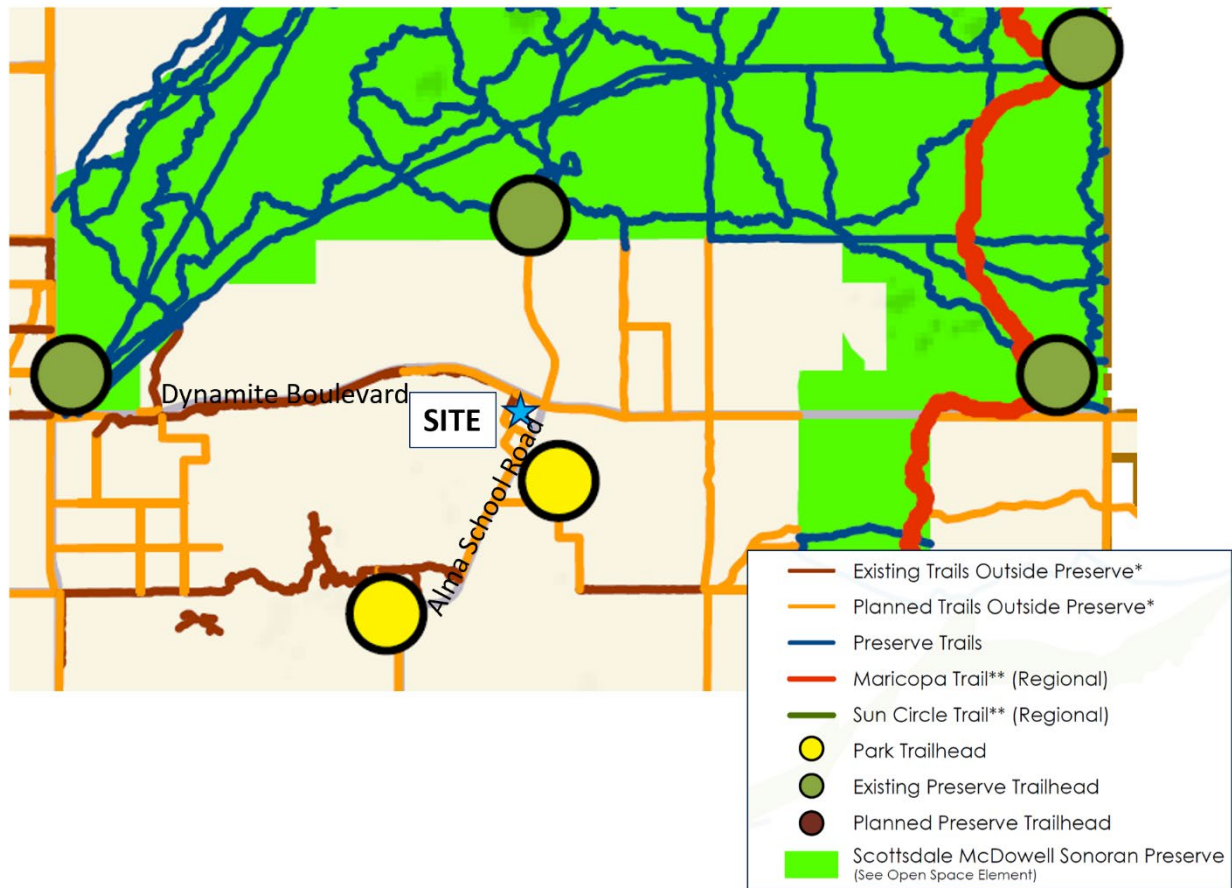
Source: [experiencescottsdale.com](https://www.experiencescottsdale.com)

Bicycle & Trails Map



Source: scottsdaleaz.gov/transportation/paths

Trails & Trailheads Map



Source: 2035 General Plan

❖ 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: Artessa brings a wide range of amenities including, but not limited to, enhanced landscape and hardscape, reduced asphalt, additional NAOS and open space, shade, improved

pedestrian connectivity, sensitive edge buffering, and context appropriate architecture. The residential community will maintain sensitive edge conditions and transitions to the adjacent built environment.

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: The proposed residential development contributes towards a pedestrian oriented atmosphere by improving the pedestrian realm and tying seamlessly with the existing commercial development that surrounds the site further connecting the streetscape sidewalks and trails. New sidewalks will be shaded with 75% tree canopy coverage. Providing a quality, usable pedestrian environment is key to creating a thriving mixed-use community that minimizes focus on the automobile and encourages multimodal transportation. The Property is within close proximity to retail/support services and provides a greater balance of land uses to better serve the changing needs of Scottsdale and increase demand for housing options.

Growth Areas Element

Goal GA 3

Conserve and incorporate significant natural, open space, historic, and cultural resources in Growth and Activity Areas.

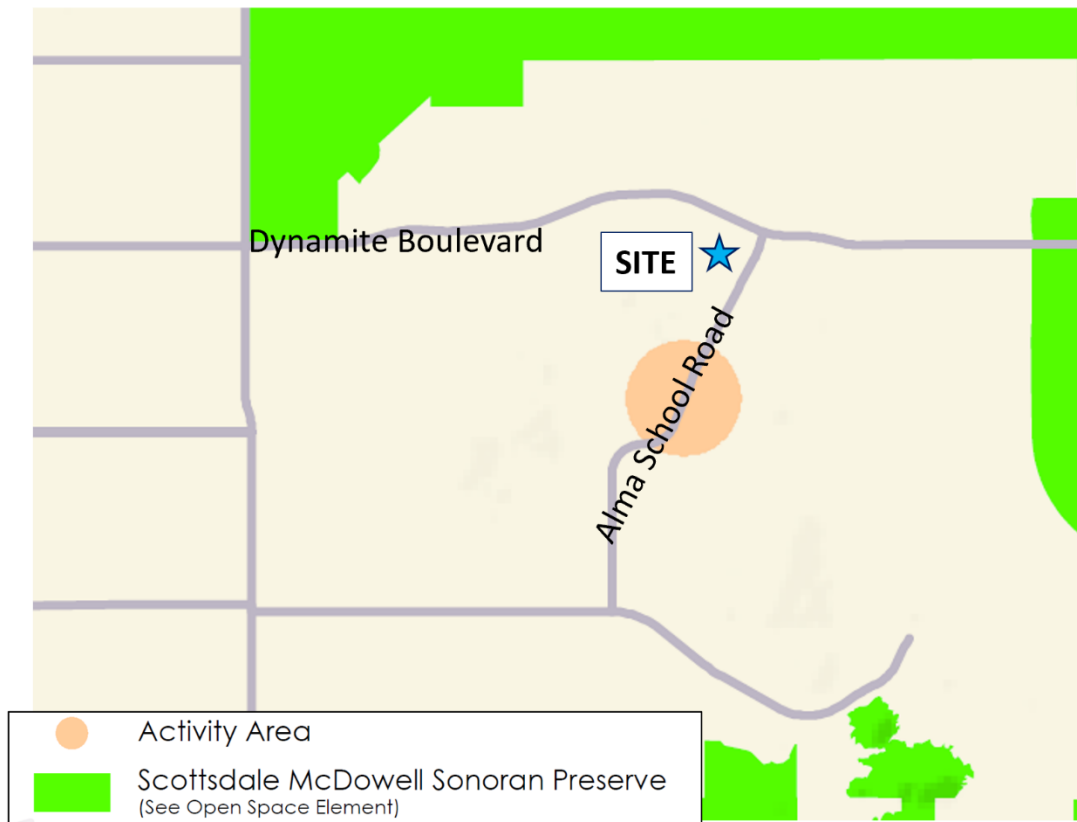
GA 3.1 Provide useable public open space as an integral part of Growth and Activity Areas to encourage public gathering, enhance aesthetics, preserve viewsheds, and serve as buffers between differing land uses and intensities.

GA 3.2 Identify and strengthen open space connections within and outside of Growth and Activity Areas.

Response: Although the Property is not located in a designated Growth or Activity Area (see map below), Artessa was designed in a thoughtful manner with respect to building massing, buffers, and view corridors. As noted above, the approved commercial site plan had 36' tall (excluding mechanical) retail and grocery store buildings situated approximately 169' to the adjacent single-family homes with loading and truck circulation around the rear (west side) of the site. The proposed residential site plan places the one-story casitas approximately 230' to 363' away from single-family homes with no vehicular access along the west side of the site. Further, the three-story residential building is over 500' away from the adjacent single-family homes. In addition, open space and NAOS have been increased to provide additional buffering and a more appropriate transition between land uses.

In addition to the varied building forms (one-story casitas and three-story residential), building massing will be mitigated with varied fenestration patterns and a combination of numerous recessed and cantilevered/overhang elements through roof lines and balcony design. The color palette invokes Sonoran Desert inspired earth-tone finishes, and tile and metal accents bring additional visual interest to the design.

Growth Areas Map



Source: 2035 General Plan

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. The proposed land use provides an age qualified ECRC within a mixed-use context, thereby reducing trip generation. Also, the mixed-use proposal results in 96% fewer vehicle trips than the approved commercial site plan as demonstrated in the traffic report provided with the zoning submittal.

❖ INNOVATION & PROSPERITY

Economic Vitality Element

EV 3

Sensitively manage land uses to provide and enhance economic development, fiscal health and job growth, while simultaneously protecting the integrity and lifestyle of neighborhoods.

EV 3.7 Identify and promote opportunities for infill development, and ensure that infill development projects sensitively integrate into the environmental and neighborhood setting.

EV 3.8 Promote orderly, planned growth to reduce service costs, maximize use of existing and proposed public facilities, and enhance available revenues.

Response: The Property is a vacant underutilized site that was zoned for commercial development in 1995. Bringing new, vibrant age qualified housing will strengthen the success of the established commercial land uses. The Property, being surrounded by existing residential and commercial, is considered infill, and thus, sensitive buffering and site/building design is a focal point of the development plan. This proposal will meet the growing need for housing options and contribute to the long-term economic prosperity of the surrounding area by providing residents the opportunity to live in all areas of the community.

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. In addition to the response below, please refer to Goal CD 1 above for a specific description of the design elements.

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

Response: The Southwestern contemporary building character and varied building heights (one-story casitas and three-story residential) are complementary to the surrounding development pattern. The proposed residential buildings will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar relief, shading and deep overhangs, and celebrate the Sonoran Desert climate by creating outdoor spaces and common amenities for its residents while also tying to the existing pedestrian network.

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

Response: Given the Property's ESL location and desert context, the development team has taken special consideration in providing appropriate interaction with natural desert and washes through building design and attention to the ground-level experience including additional open space/NAOS and emphasis on incorporating 48” box desert shade trees. The site design is inspired by the natural desert environment with buildings nestled into the desert landscape and natural topography thereby creating a focal point for the existing wash corridor that traverses the site.

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

Response: The site design is respectful of the desert context and natural topography. Landscaping will consist of low-water use desert appropriate landscaping materials in conformance with established guidelines.

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

Response: The proposed development plan will include integration of natural and locally sourced plant materials and 48” box trees for shade. Additional landscaping and increased open space/NAOS areas will contribute to the area's habitat and improve air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand. The proposed open space, a 119%

increase from the approved commercial site plan, will promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation in and around the Property is an important feature of the design, as retail/support services and recreational uses are within walking distance of the Property.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The Property is well situated for residential in a mixed-use setting because it is located within walking/biking distance to a range of supporting land uses including retail, restaurants, recreational opportunities. The proposed age qualified ECRC has been designed with an emphasis on the ground level pedestrian experience enhancing the land use goals for this area. Developing residential mixed-use with the established context reduces the number and distance of automobile trips and improves air quality, thereby enhancing the quality of life for the entire 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 building will incorporate design elements that respect human-scale, providing shade and shelter through building form, 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 establish a natural hierarchy in building design along with the two types of buildings proposed for the age qualified ECRC; both one-story casitas and three-story residential. The proposed development plan also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate integration.

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

Response: The proposed building will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar relief and deep overhangs, and celebrate the Southwestern climate by creating outdoor spaces, respites, and shade.

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

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The specific sustainable elements are being evaluated with the design and development of residential building in accordance with IGCC and will include, but are not limited to, well insulated building envelope, energy efficient windows, energy efficient light fixtures, and low flow faucets and shower heads. See 2035 General Plan Sustainability & Environment section above for a list of specific features and sustainability measures.

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, native plant materials will be utilized. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement including 48” box trees to provide ample shade in the pedestrian realm.

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

Response: The site design will maintain a low water use plant palette. Context appropriate desert plant materials will be utilized consistent with the established vegetative pattern found throughout the 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 respectful of the surrounding context while maintaining safety and wayfinding 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.

[illegible]



OPEN SPACE PLAN

PROJECT DATA ZONING	PCC / ESL (HD/HC)
NET LOT AREA	
APN 216-81-381	374,195.58 SF (8.59 AC)
APN 216-81-379	248,198.91 SF (5.7 AC)
APN 216-81-380	70,168.65 SF (1.61 AC)
APN 216-81-383	48,526.62 SF (1.11 AC)
APN 216-81-382	127,193.69 SF (2.92 AC)
TOTAL DEVELOPMENT AREA	868,283.45 SF (19.93 AC)

BUILDING HEIGHT	36'-0" (40'-0" PARAPET)
OPEN SPACE REQUIRED	
MAXIMUM BUILDING HEIGHT	36'-0"
FIRST 12' OF HEIGHT	16% x NET LOT AREA .16 x 868,283.45 = 138,925.35 SF
NEXT 24' OF HEIGHT	24' x .004 x 868,283.45 = 83,355.21 SF
OPEN SPACE REQUIRED	138,925.35 + 83,355.21 = 222,280.56 SF (26%)
OPEN SPACE PROVIDED	376,250 SF (132,519 SF + 243,731 SF)
PARKING LOT LANDSCAPING REQUIRED	PARKING LOT AREA x 15% 268,973 SF x .15 = 40,345 SF
PARKING LOT LANDSCAPING PROVIDED	46,171 SF
TOTAL OPEN SPACE	422,421 SF (132,519 SF + 243,731 SF + 46,171 SF)

OPEN SPACE PLAN LEGEND	
	FRONT OPEN SPACE 132,519 SF TOTAL
	OPEN SPACE OTHER THAN FRONTAL OPEN SPACE 243,731 SF TOTAL
	PARKING LOT LANDSCAPING 46,171 SF TOTAL
	PARKING LOT AREA 268,973 SF TOTAL

OPEN SPACE PLAN

ISSUES & REVISIONS	DATE
CITY SUBMITTAL	03-15-2024

COMMISSION NO:	43230-22242
DRAWN BY:	Author
CHECKED BY:	Checker
ZONING REF:	21.i, Open Space Plan

SHEET



PRELIMINARY PLANT PALETTE

TREES

Acacia aneura, Mulga
Chilopsis linearis, Desert Willow
Olneya tesota, Desert Ironwood
Parkinsonia x '*Desert Museum*', Hybrid Palo Verde
Prosopis x '*Phoenix*' TM, Hybrid Mesquite

SHRUBS

Asclepias subulata, Desert Milkweed
Calliandra californica, Red Baja Fairy Duster
Calliandra eriophylla, Native Fairy Duster
Dodonaea viscosa, Hopseed Bush
Encelia farinosa, Brittle Bush
Eremophila maculata '*Valentine*', Valentine Bush
Ericameria laricifolia, Turpentine Bush
Justicia californica, Chuparosa
Larrea tridentata, Creosote Bush
Muhlenbergia capillaris '*Regal Mist*' TM, Regal Mist Muhly
Muhlenbergia rigens, Deer Grass
Ruellia penninsularis, Desert Ruellia
Russelia equisetiformis, Coral Fountain Grass
Simmondsia chinensis, Jojoba
Tecoma x '*Yellow Bells*', Yellow Bells

CACTI

Carnegiea gigantea, Saguaro
Echinocactus grusonii, Golden Barrel Cactus
Ferocactus wislizenii, Fish Hook Barrel Cactus
Opuntia basilaris, Beaver Tail Prickly Pear
Opuntia engelmannii, Engelmann's Prickly Pear
Opuntia santa-rita, Santa Rita Prickly Pear
Pachycereus marginatus, Mexican Fence Post
Pachycereus schottii f. *Monstrosus*, Totem Pole Cactus
Stenocereus thurberi, Organ Pipe Cactus

GROUNDCOVERS

Eremophila glabra '*Mingenew Gold*', Outback Sunrise Emu
Lantana montevidensis, Trailing Lantana
Rosmarinus officinalis '*Prostratus*', Dwarf Rosemary

PERENNIALS

Penstemon eatonii, Firecracker Penstemon
Penstemon parryi, Parry's Penstemon
Sphaeralcea ambigua, Globemallow
Tetranneuris acaulis, Angelita Daisy

ACCENTS

Agave desmettiana, Smooth Agave
Agave geminiflora, Twin Flowered Agave
Agave weberi, Weber's Agave
Aloe barbadensis, Medicinal Aloe
Aloe x '*Blue Elf*', Blue Elf Aloe
Dasyliirion wheeleri, Desert Spoon
Euphorbia antispyphillica, Candelilla
Fouquieria splendens, Ocotillo
Hesperaloe funifera, Giant Hesperaloe
Hesperaloe parviflora, Red Yucca
Pedilanthus bracteatus, Tall Slipper Plant
Portulacaria afra, Elephant Food
Yucca baccata, Banana Yucca
Yucca elata, Soaptree Yucca
Yucca pallida, Pale Leaf Yucca



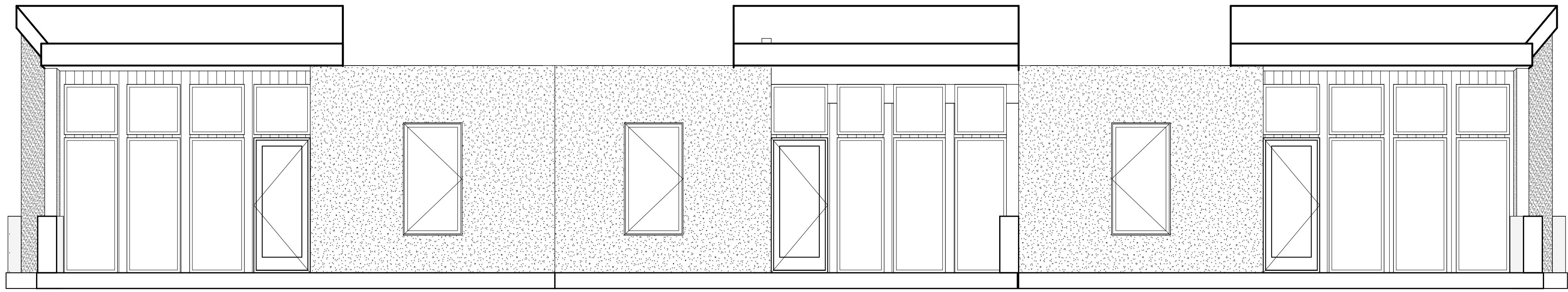
PEDESTRIAN AND VEHICULAR
CIRCULATION PLAN

PEDESTRIAN AND VEHICLE CIRCULATION PLAN LEGEND	
	PEDESTRIAN CIRCULATION
	VEHICLE CIRCULATION
	FIRE TRUCK CIRCULATION

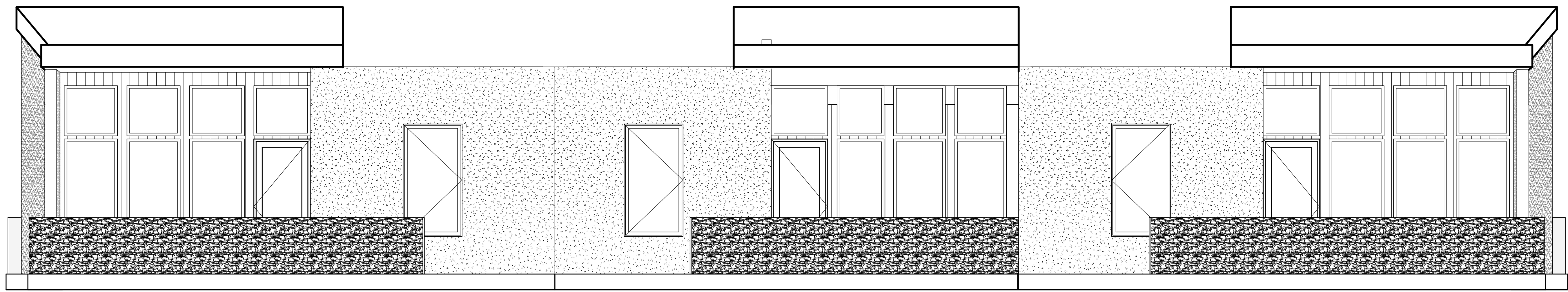
PEDESTRIAN AND
VEHICULAR
CIRCULATION
PLAN

ISSUES & REVISIONS	DATE
CITY SUBMITTAL	03-15-2024

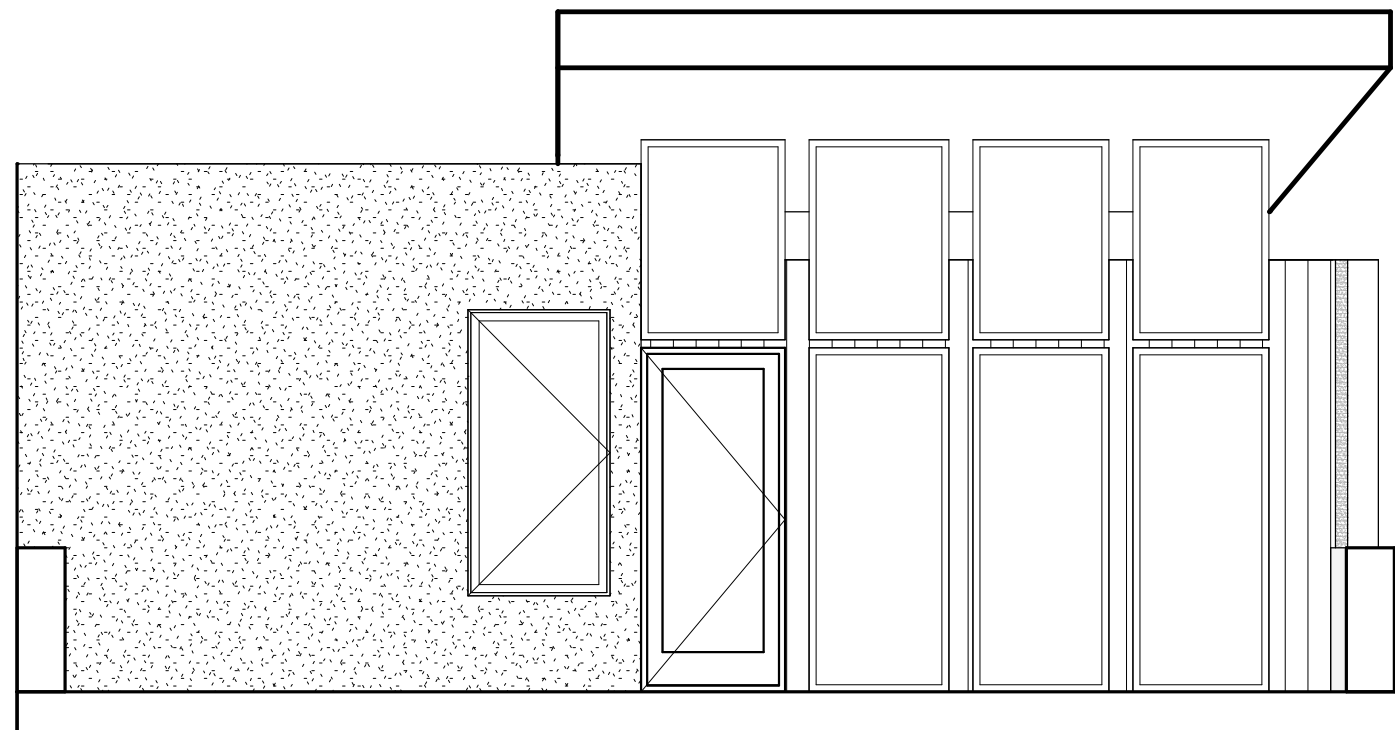
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DRAWN BY:	Author
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ZONING REF:	21.u. Pedestrian and Vehicular Circulation Plan
SHEET	



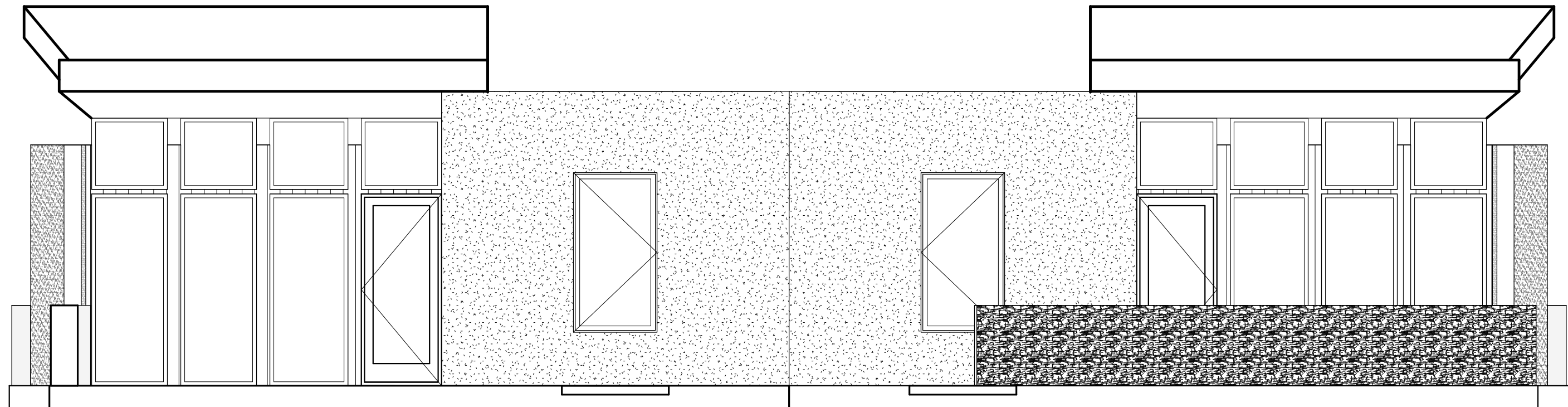
6 CASITA 3-RESIDENCE FRONT ELEVATION B
A3.3 1/4" = 1'-0"



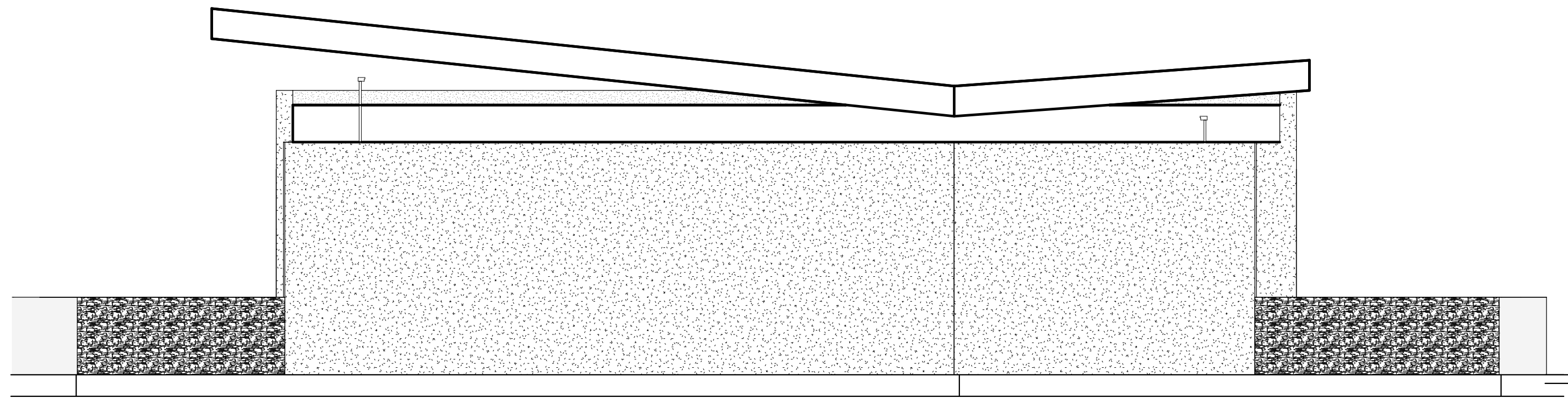
5 CASITA 3-RESIDENCE FRONT ELEVATION A
A3.3 1/4" = 1'-0"



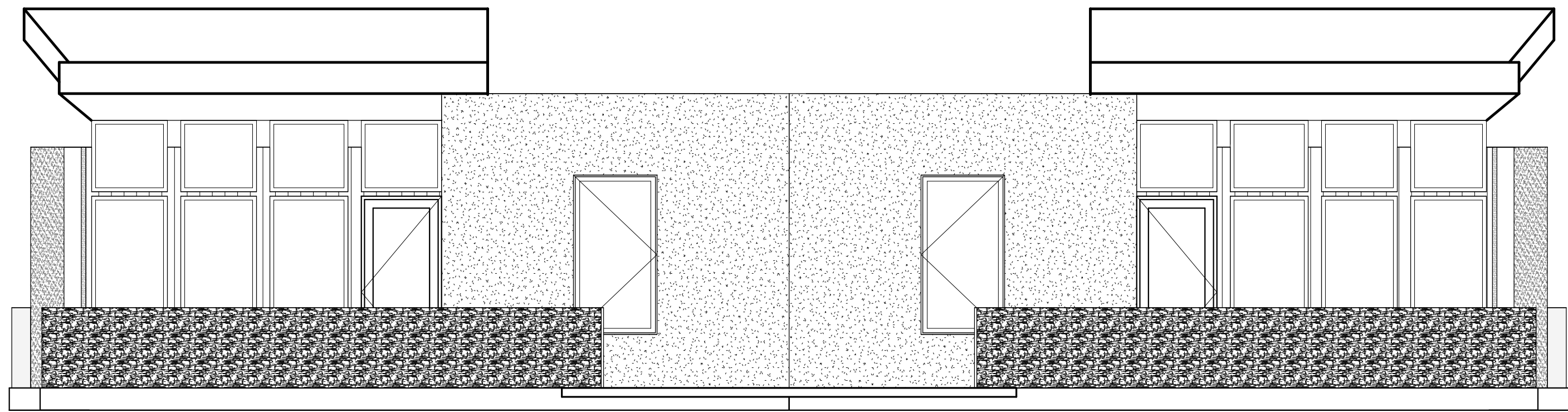
4 CASITA TYPICAL BACK ELEVATION
A3.3 1/4" = 1'-0"



3 CASITA 2-RESIDENCE FRONT ELEVATION B
A3.3 1/4" = 1'-0"



2 CASITA SIDE ELEVATION
A3.3 1/4" = 1'-0"



1 CASITA LAYOUT 2 - FRONT ELEVATION A
A3.3 1/4" = 1'-0"

EXTERIOR
ELEVATIONS FOR
CASITAS

ISSUES & REVISIONS	DATE
CITY SUBMITTAL	03-15-2024

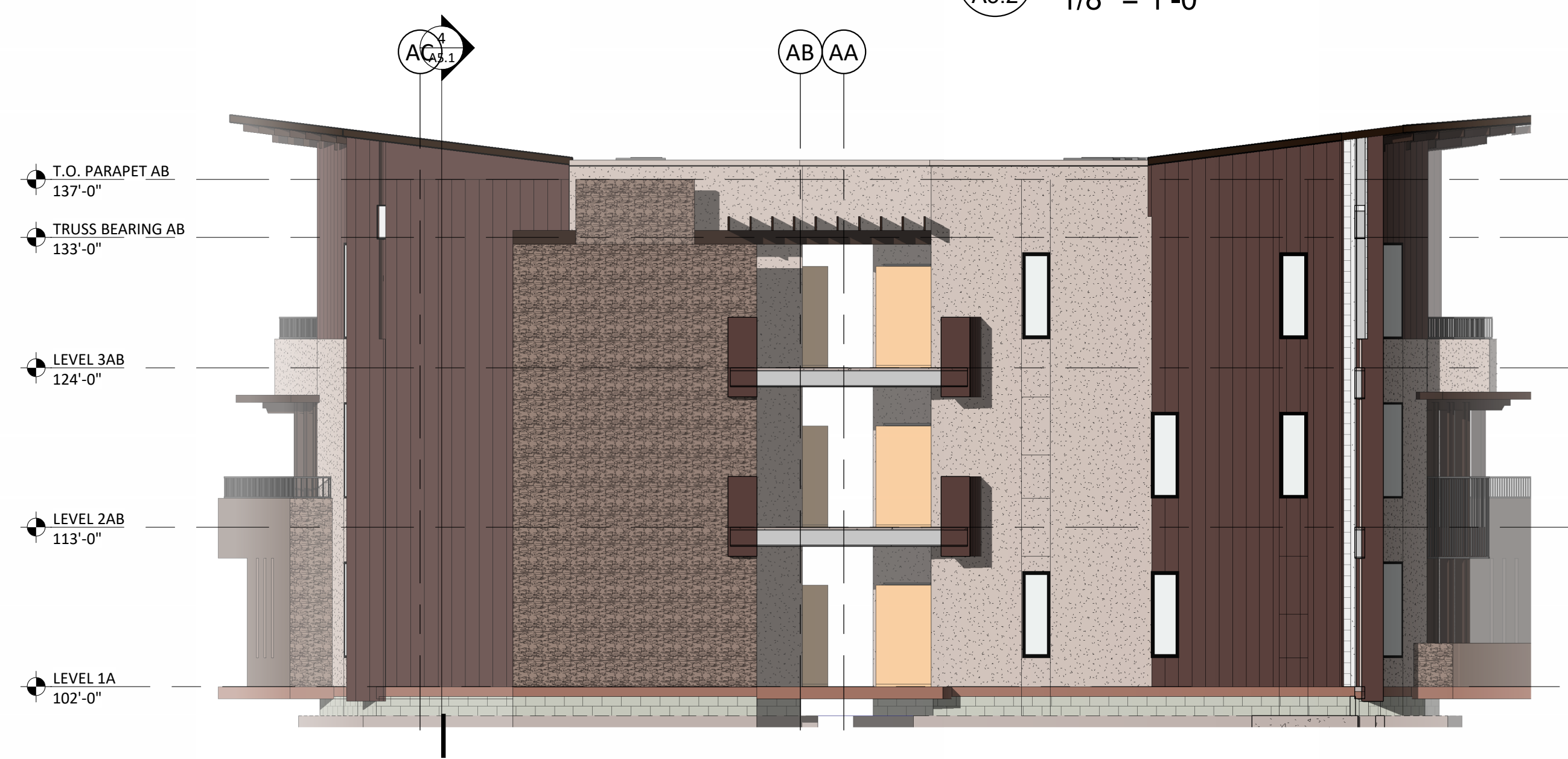
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ZONING REF:	21.v. Elevations

SHEET

A3.3



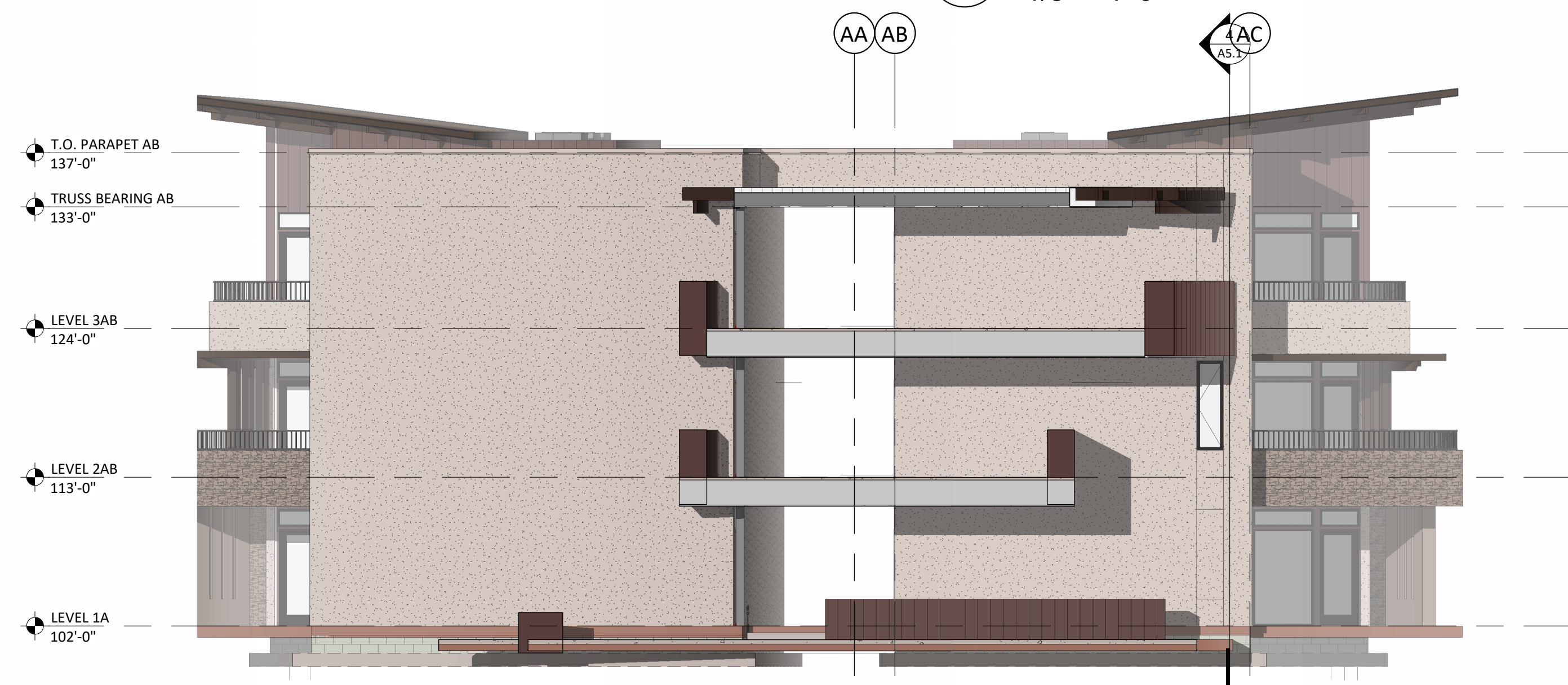
7 BUILDING A - EAST ELEVATION
1/8" = 1'-0"



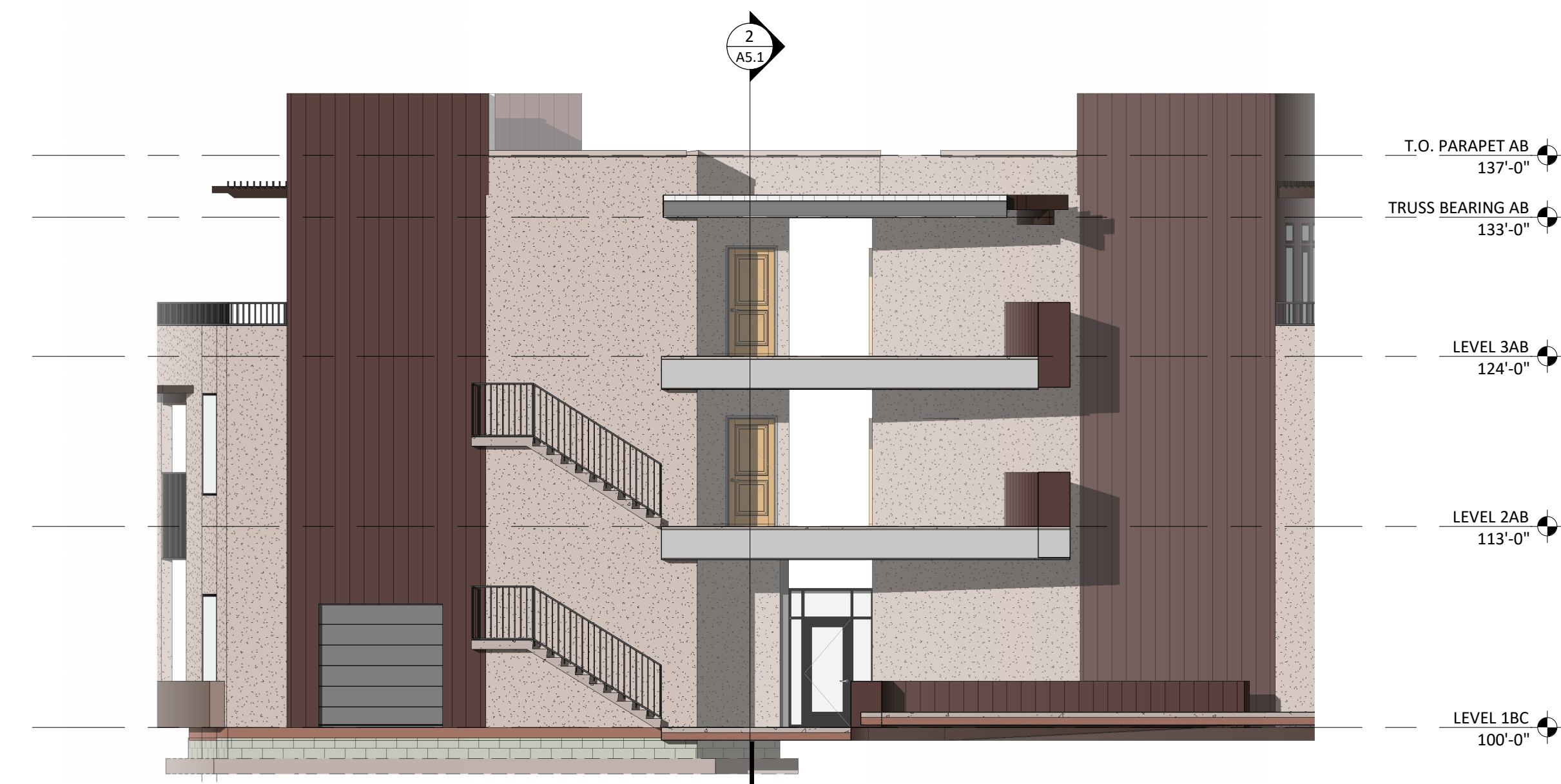
6 NORTH BUILDING ELEVATION
1/8" = 1'-0"



5 BUILDING A - WEST ELEVATION
1/8" = 1'-0"



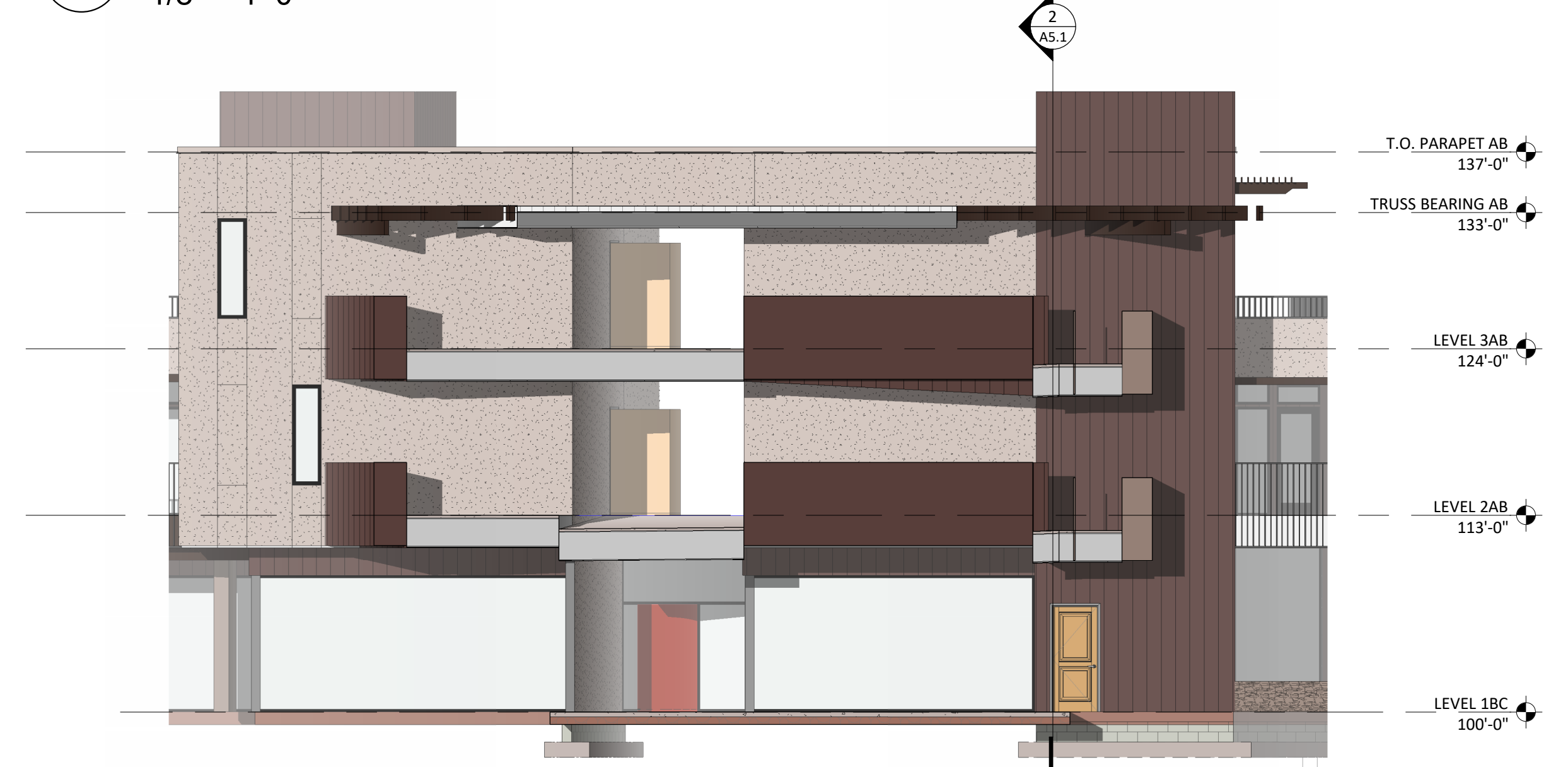
4 BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING B - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING B - WEST ELEVATION
1/8" = 1'-0"



1 BUILDING B - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS

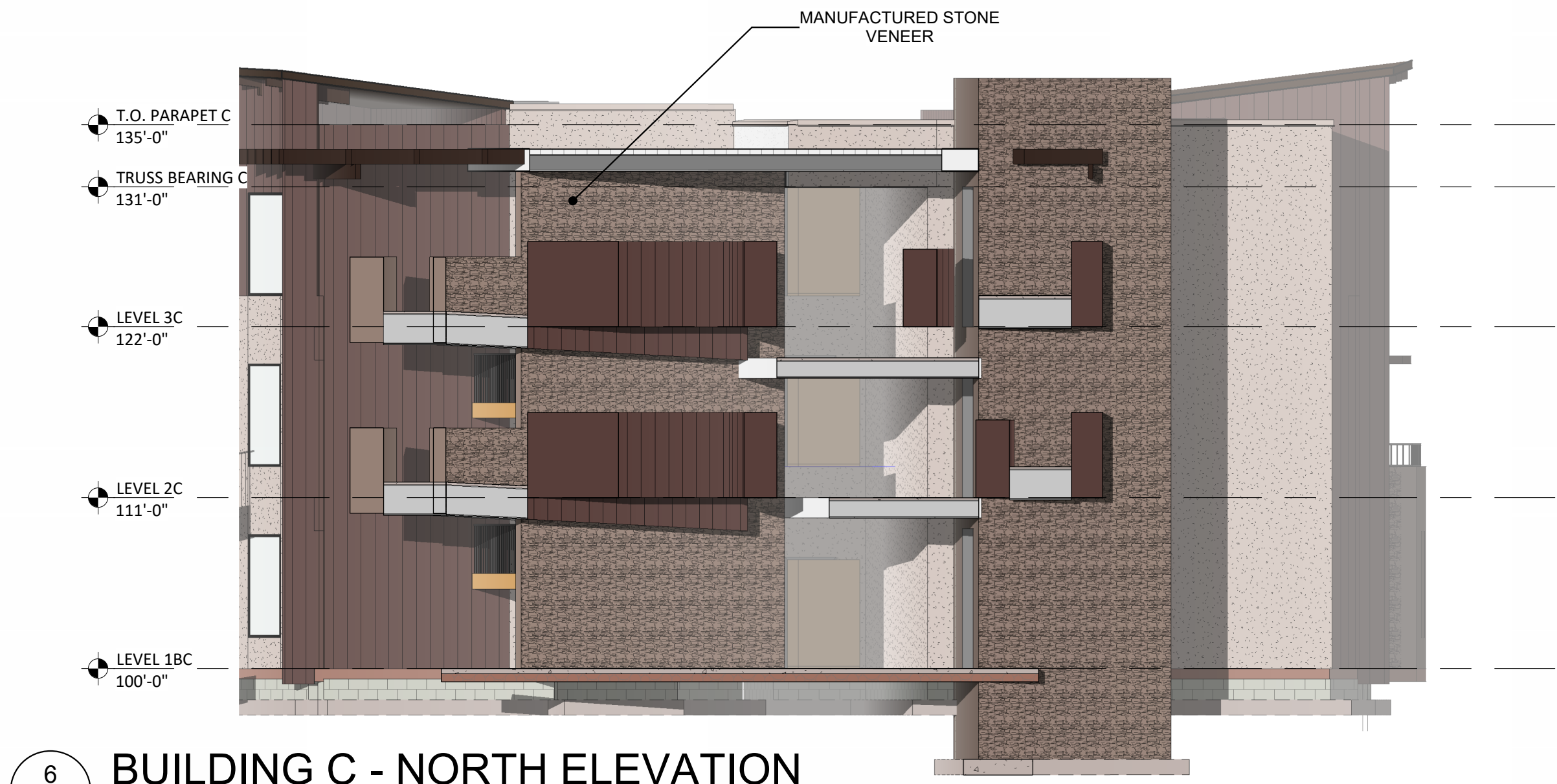
ISSUES & REVISIONS DATE
CITY SUBMITTAL 03-15-2024

COMMISSION NO: 43230-22242
DRAWN BY: Author
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ZONING REF: 21 v. Elevations
SHEET

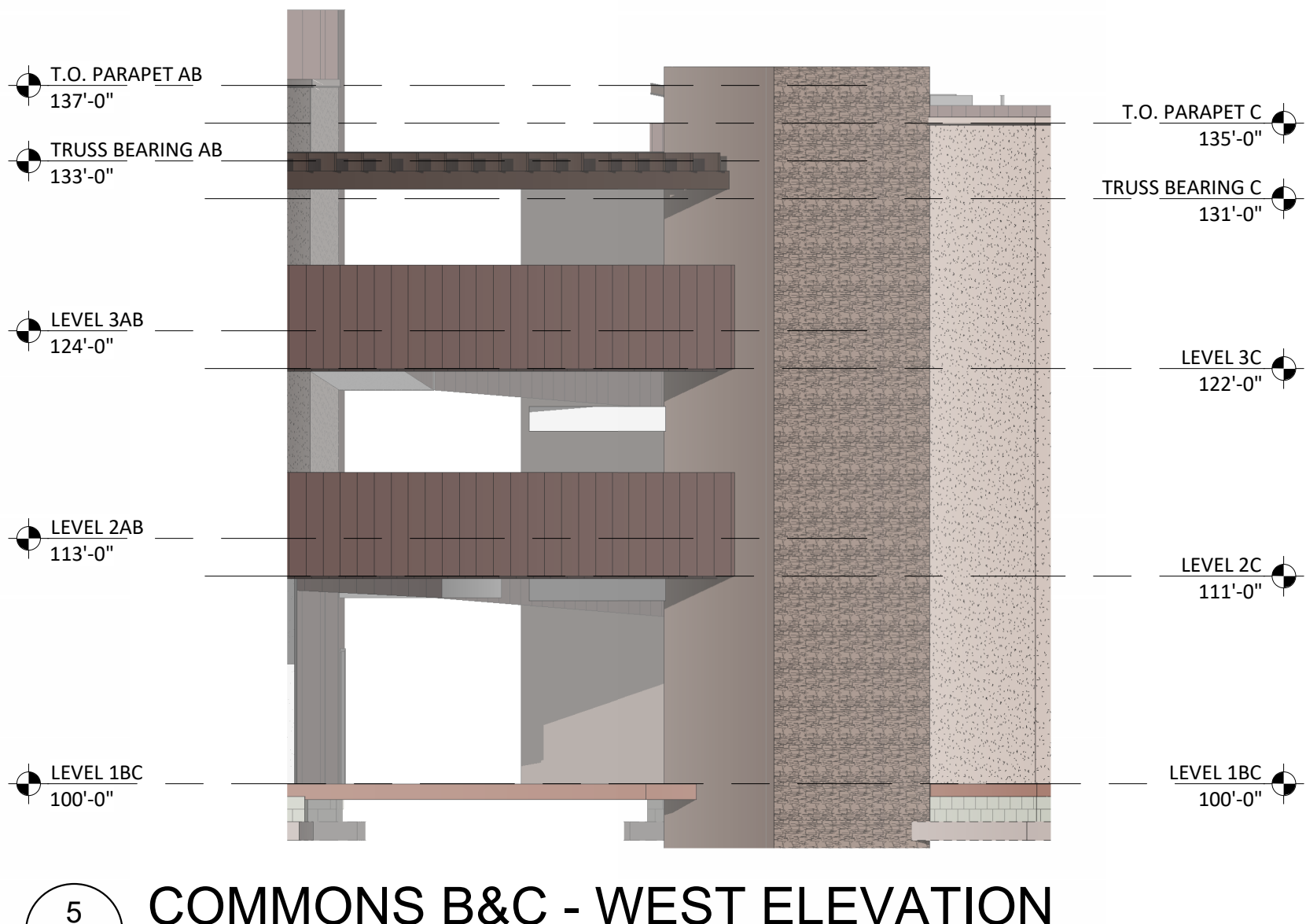
A3.2

NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE BELOW. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS.

EXTERIOR MATERIAL FINISH SCHEDULE					
MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
EIFS-1	SAND FINISHED STUCCO (EIFS)		SAND FINISHED	BEIGE	
FLASH-1	PREFIN. METAL PARAPET CAP FLASHING				
MP-1	BRONZE METAL PANEL (COPPER PATINA)		COPPER PATINA	COPPER PATINA	
RAIL-1	ALUMINUM RAILING - ANNODIZED BLACK		ANNODIZED	BLACK	
STN-1	MANUFACTURED STONE VENEER				



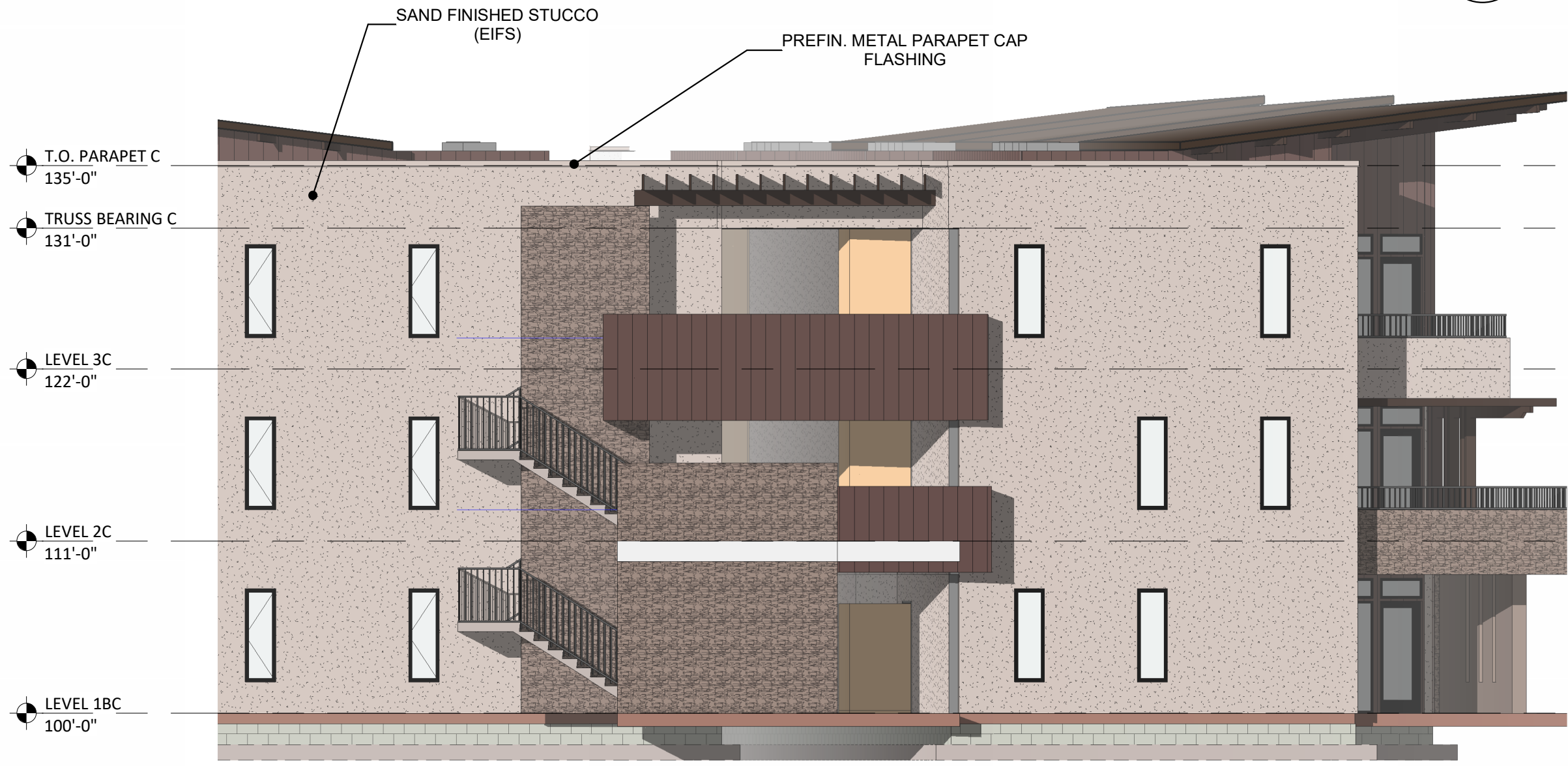
6
A3.1
BUILDING C - NORTH ELEVATION
1/8" = 1'-0"



5
A3.1
COMMONS B&C - WEST ELEVATION
1/8" = 1'-0"



4
A3.1
BUILDING C - WEST ELEVATION
1/8" = 1'-0"



3
A3.1
BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"



2
A3.1
BUILDING C - EAST ELEVATION
1/8" = 1'-0"



1
A3.1
BUILDING B - EAST ELEVATION
1/8" = 1'-0"

OWNER APPROVAL OF EXTERIOR DESIGN AND MATERIALS:

SCHEMATIC DESIGN PHASE:
OWNER SIGNATURE: _____ DATE: _____

DESIGN DEVELOPMENT PHASE:
OWNER SIGNATURE: _____ DATE: _____

CONSTRUCTION DOCUMENT PHASE:
OWNER SIGNATURE: _____ DATE: _____

CONSTRUCTION ADMIN. PHASE:
OWNER SIGNATURE: _____ DATE: _____

pope
DESIGN
GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

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communities

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Scottsdale at
Pinnacle Peak
Age Restricted
Lifestyle
Residential
SCOTTSDALE,
AZ

ARTESSA
ARIZONA

EXTERIOR
ELEVATIONS,
EXTERIOR
MATERIAL FINISH
SCHEDULE

ISSUES & REVISIONS
CITY SUBMITTAL

DATE
03-15-2024

COMMISSION NO: 43230-22242

DRAWN BY: Author

CHECKED BY: Checker

ZONING REF: 21.v. Elevations

SHEET

A3.1

TRUE SHEET SCALE

Autodesk Docs: /43230-22242_Artessa Pinnacle Peak Cooperative/43230-22242_ArtessaPinnaclePeak_R223.rvt
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4/18/2024



SITE PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



ENTRY PERSPECTIVE VIEW



CASITA VIEW

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EXTERIOR PERSPECTIVES

ISSUES & REVISIONS	DATE
CITY SUBMITTAL	03-15-2024

COMMISSION NO:	43230-22242
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ZONING REF:	21-x Perspectives

SHEET

A3.11

TRUE SHEET SCALE