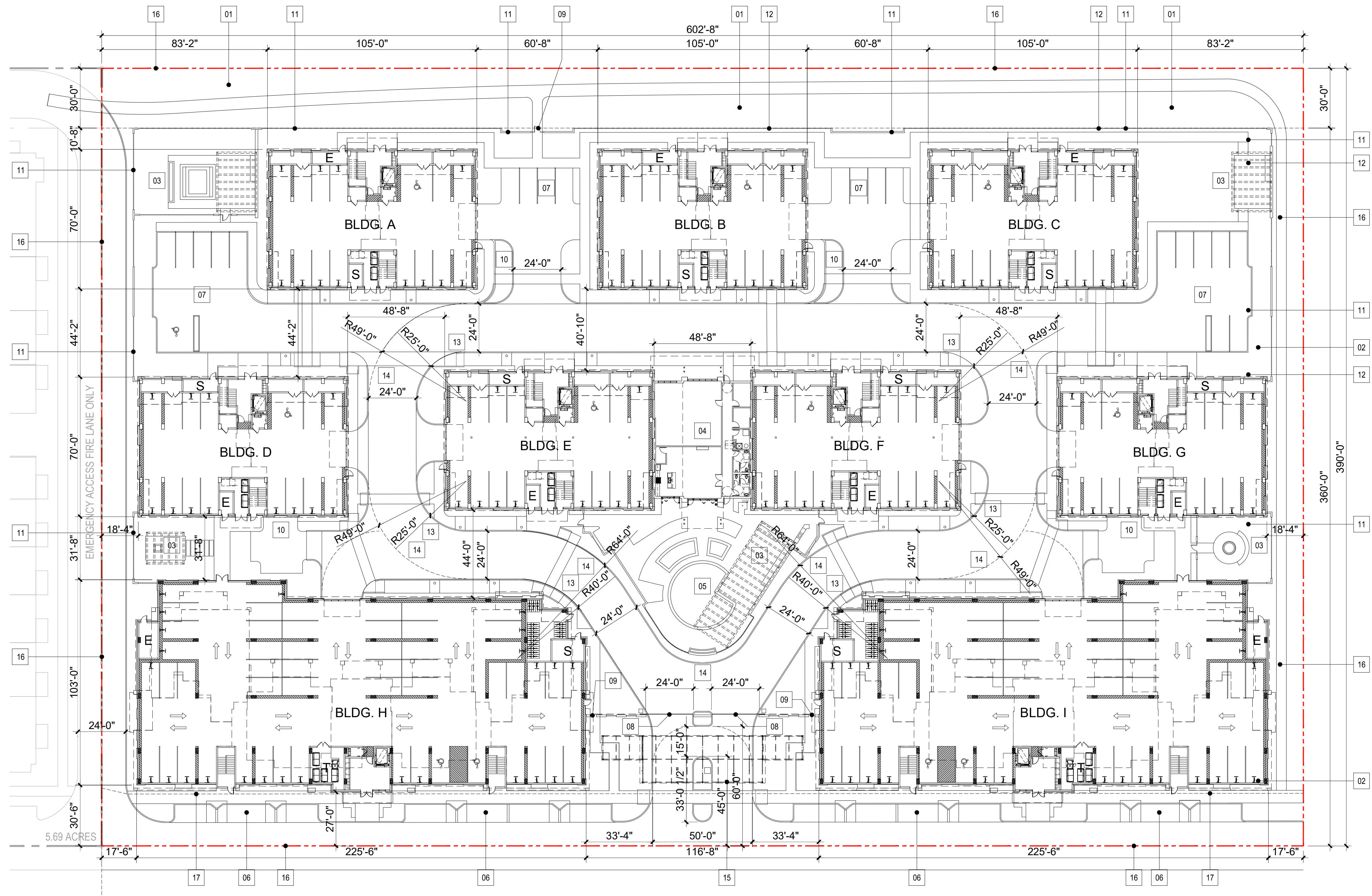


KEYNOTES	
01	30'-0" WIDE OPEN SPACE / DRAINAGE EASEMENT
02	OPEN SPACE PEDESTRIAN ACCESS EASEMENT
03	OPEN SPACE AMENITY FOR RESIDENTS
04	CLUBHOUSE FOR RESIDENTS
05	POOL FOR RESIDENTS
06	ON STREET GUEST PARKING OUTSIDE GATED AREA (14 SPACES)
07	GUEST PARKING INSIDE GATED AREA (21 SPACES)
08	ELECTRONIC VEHICLE GATE
09	PEDESTRIAN GATE
10	TRASH STAGING ZONE / LOADING ZONE - SEE SOLID WASTE PICKUP DIAGRAM
11	PERIMETER FENCING - SEE LANDSCAPE DRAWINGS
12	RETAINING WALL - SEE CIVIL DRAWINGS
13	FIRE LANE TURNING RADIUS - 25'-0" MIN. INSIDE RADIUS
14	FIRE LANE TURNING RADIUS - 49'-0" MIN. OUTSIDE RADIUS
15	14'-6" CLEAR COVERED VEHICLE ENTRANCE CANOPY
16	PROPERTY LINE
17	TRACT LINE

PROJECT DATA				
LOT AREA: 235,076 SF (5.39 AC) 20.8 DU / AC				
UNIT COUNT	TYPE	PARKING RATIO	PARKING REQ'D	PARKING PROVIDED
8	1 BDRM UNITS	1.30	11	
32	2 BDRM UNITS	1.70	55	
72	3 BDRM + UNITS	1.90	137	
112 TOTAL UNITS			203	209
GUEST REQ'D	(ON STREET) (INSIDE GATED)	1 SPACE / 6 UNITS	19	14
GUEST PROVIDED			21	
TOTAL PARKING			222	244
REQ'D ACCESSIBLE PARKING		4% OF 203	9	
PROVIDED ACCESSIBLE PARKING				11
BICYCLE PARKING		2 BIKES / 10 CARS	41	112

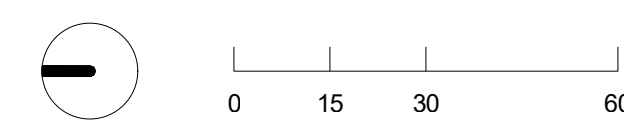


Architecture + Planning
217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com



THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128

DRB SUBMITTAL
JANUARY 12, 2021



SITE PLAN - GROUND FLOOR

A1.1



PORTICO ONE SCOTTSDALE

ONE SCOTTSDALE - PLANNING UNIT II

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

JANUARY 17, 2022

REQUEST

On behalf of BG One Scottsdale LLC (“BG”) and DMB Associates, Inc. (“DMB”), the following is a request for the approval of an ownership residential community within Planning Unit II, which is south of Legacy Boulevard within One Scottsdale (“Property”). The proposal, approximately 5.4 acres, requests Development Review Board (“DRB”) approval for the building elevations and site plan for the residential project (“Project”).

DEVELOPMENT OVERVIEW

One Scottsdale

One Scottsdale is located at the northeast corner of Scottsdale Road and the Loop 101 freeway. One Scottsdale is planned to be a mixed-use development on the north side of the Loop 101 freeway along Scottsdale Road. At build-out, it is anticipated there will be approximately 2,866,145 million square feet of commercial, office and retail uses, 400 hotel rooms and up to 2,000 residential units, all of which is in conformance with the zoning and other regulating documents approved by the City in 2002 (“2002 Entitlements”) and an update to the rezoning in 2016 (“2016 Entitlements”). One Scottsdale is envisioned as a vibrant destination with active daytime and nighttime uses for its residents and others throughout the area.

Part of the 2002 & 2016 Entitlements are master plans for water, wastewater, drainage, transportation, and environmental design. The Project conforms to these master plans. A Master Environmental Design Concept Plan (“MEDCP”) was approved by the DRB that includes landscape, hardscape, architectural styles, and other design features for One Scottsdale.

One Scottsdale – Planning Unit II

Planning Unit II within, One Scottsdale, is bounded by Legacy Boulevard on the north, Scottsdale Road on the west, Loop 101 on the south, and the western boundary of Arizona State Land Department (“ASLD”) land on the east. The Land Use Budget (“Budget”) for One Scottsdale allows for a mixture of residential, hotel and commercial/retail/office uses within Planning Unit II. The Budget is specific for Planning Unit II as to the maximum number of residential units, residential densities in certain areas, varying height limitations and a requirement for ownership residential units. The Project is located on the eastern



portion of Planning Unit II, just south the Streetlights residential project (Case # 30-DR-2021) and conforms to all the requirements and development standards set forth in the 2002 & 2016 Entitlements.

The Project and Surrounding Improvements

The site is directly west of vacant ASLD property. Further to the east, the Cavasson master planned project is under development. To the north, the Streetlights apartment project is in the City's DRB review and approval process. To the west, within Planning Unit II, is developable property and a current excavated hole, once planned for underground parking. Further west across Scottsdale Road is the City of Phoenix which is planned for dense and intense mixture of land uses. To the south is the remainder of One Scottsdale within Planning Unit II and the existing Dial/Henkel office building. The access points to the Property from Scottsdale Road and Legacy Boulevard were approved as part of the 2002 entitlements.

REQUEST

Site Plan

The request is to approve building elevations and a site plan for a 5.4 +/- acre parcel. The parcel includes a thirty (30) foot wide drainage and open space corridor easement along the east side of Planning Unit II. To the west side of the parcel will be a newly dedicated private street tract in conformance with the street standards from Schedule F of the 2002 Entitlements. There will be one central access point to the residential project from the west side of the site with a proposed gated entry. Vehicles (emergency, solid waste, residents, and visitors alike) will be able to utilize an internal street system to access the proposed nine (9) residential buildings. Just past the gated entry is an indoor and outdoor amenity area for the future residents.

The two (2) largest buildings are long the west side of the site with the remainder of the seven (7) smaller buildings placed in two (2) rows facing primarily east/west on the site. The property shares east/west pedestrian easements along the north and south sides of the property for 360 degree pedestrian activity around the project.

While providing the owner-exclusivity of a gated community typical in the luxury condominium market, by utilizing a view fence at the perimeter of the project, the new neighborhood will also offer greater visual transparency and connectivity to the planned residential enclave along the east side of Planning Unit II.

Internal sidewalks are also provided for residents and guests. Parking for the residential units are within the buildings on the ground floor. Guest parking is at grade in key locations throughout the site. Additional guest parking is provided along the private street tract along the west side of the project, outside the project gates.

Architecture

The parcel is located within an area of One Scottsdale that allows for buildings up to ninety (90) feet in height. Because certain thresholds have not been met allowing for the use of the extra building height, the proposed buildings are designed at a maximum height of sixty (60) feet.



Architecturally, the character of the development is Contemporary as defined by the MEDCP, however the site planning principles used to design the project fall under the Classic Urban characterization. This helps to create a less suburban and far more walkable urban neighborhood experience.

Rather than providing a large, single monolithic building mass, the project is envisioned as a series of seven smaller buildings, plus two additional more moderately-sized buildings, all oriented in an East-West direction. This siting provides enhanced opportunities for light transmission within a greater majority of the units, and better sightlines for views towards the scenic McDowell Mountains.

The Contemporary design language is expressed through a series of well-proportioned, rectilinear “frame” elements that appear to visually float above their respective buildings’ bases. Iconic portico features located at the main entrance to the development, as well as all building entryways, serve to unify the entire development while functionally providing shading and protection from the elements. These porticos are the source of inspiration for the development’s name.

Sun shading is an important design element that has been integrated into the composition of the building’s facade. Shading is provided on the buildings in one of two ways. One, through the use of horizontal solar baffles between the “frames” to shade the vertical surfaces of the building. Two, by the use of deep balconies, adjacent to living spaces, that provide protected outdoor living areas and valuable shade for the building.

Materials are used to emphasize the overall building concept of open rectilinear frames punctuated with deep balconies and openings over a solid monochromatic base. The base is clad in masonry and metal panel that serves as a transition to the desert landscape. The four upper residential floors above are clad in a highly energy efficient exterior insulation finish system, accented with simulated wood, metal panel, and high-performance glazing systems.

Tasteful lighting at the base of each building is used to create a walkable pedestrian experience between buildings.

Open Space

The proposed residential project will provide internal residential amenities and open space. The project is bounded on the South and East sides with approximately thirty (30) foot wide landscape, pedestrian, and open space buffers and on the north side by an open dedicated fire-lane, constructed and maintained by the adjacent property to the north. These open spaces and pedestrian areas will connect to and from the site to allow the residents access to the paths and trails around One Scottsdale and other points off-site.

DEVELOPMENT REVIEW BOARD CRITERIA

The City’s zoning ordinance states that the Development Review Board shall be guided by the following criteria when considering an application. They are as follows:

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



Response: *One Scottsdale has an approved zoning case and development agreement which sets forth the zoning entitlements for the Property. Master plan requirements and amended development standards provide for a cohesive yet flexible construct for development on the Property. The Project is within the character approved for One Scottsdale through its approved MEDCP and zoning entitlements.*

2. The architectural character, landscaping and master plan design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.
 - b. Avoid excessive variety and monotonous repetition.
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.

Response: *The design character of the area will be enhanced and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings will be contemporary in nature.*

The project Master Plan provides an average setback along Scottsdale Road of 100 feet to help the natural flow of existing habitats. The development integrates alternative modes of transportation, including bicycles and a pedestrian network that encourage social contact and interaction within the community.

The design of the Master Plan's built environment responds to the desert environment and pedestrian environment through the use of large, recessed balconies, thoughtfully designed sunshades, and enhanced landscaping at pedestrian connections. The use of high performance glazing will help to reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.

3. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - d. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

Response: *The Property is neither in the ESL or the Historic Property Overlay.*

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

Response: *One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 & 2016 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000's. The site is surrounded by access with Legacy Boulevard to the north, Scottsdale Road to the west, the Loop 101 Freeway frontage road and interchange on the south and private tracts for private streets to serve the Property. The design of the site plan will enable full access through the site for residents of the*



multi-family project from the private street tract. This private street will connect to Legacy Boulevard on the north down to the existing Henkel Way on the south and the freeway frontage road.

5. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls, or if located on the roof thru the use of architectural screening compatible with the architecture of the building.

Response: *This portion of One Scottsdale restricts building height per the 2002 & 2016 Entitlements. This parcel falls within an area of One Scottsdale that allows for ninety (90) feet in height. However, per the 2016 Entitlements, certain development thresholds need to occur before any building can utilize building heights greater than sixty (60) feet in this area of Planning Unit II. All mechanical equipment, appurtenances and utilities and their associated screening will be integral to the building design, but may be above the sixty-foot (60') building height limit.*

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

Response: *The Property is not within the Downtown Area.*

7. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public.
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features.
 - c. Location near the primary pedestrian or vehicular entrance of a development.



- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Location in conformance to standards for public safety.

Response: *There is no proposed Cultural Improvement Program or Public Art Program.*

Additional Project Narrative Development Review Board Criteria

The Development Review Board has specific criteria within the zoning ordinance, which serve as the basis for the review and approval of a DRB application. The following are the listed criteria and responses to each of the listed criteria.

- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

Response: *The zoning case was approved in 2002 in conformance with the City's General Plan. The zoning also pre-dates the applicable Greater Airpark Character Area Plan ("GACAP"). The GACAP indicates this area as an Airpark Mixed Use – Residential (AMU-R) land use. With the residential, employment and support commercial uses approved for One Scottsdale, the project implements the desired land uses indicated with the AMU-R goals and policies. The GACAP Conceptual Development Types map designates the Property as a mixture of higher scale (southern portion) and medium scale (norther portion). The proposed building heights and site design are consistent with this designation and the more restrictive height stipulations from the zoning case. The amended development standards are a part of the zoning designation for the Property. The Project complies with and implements the MEDCP character and design. The zoning case stipulated an average 100' wide scenic corridor with a 60' wide minimum. This parcel does not impact the scenic corridor requirements of the 2002 & 2016 Entitlements.*

- Explain how the proposed development will contribute to the general health, welfare, safety, and convenience of persons residing or working in the vicinity.

Response: *The City's General Plan, GACAP and existing zoning entitlements will allow the Property to develop as a part of a larger mixed-use core. The Project is a component of an overall One Scottsdale master plan that envisions a mixture of uses providing residents, employees, employers, and tourists alike a place to live, work, play and shop. This type of development plan creates a sustainable environment to reduce vehicle trips and creates a mixture of uses in one development creating convenience of persons residing or working in the vicinity. The set of zoning restrictions and master plan requirements for the infrastructure of One Scottsdale ensures the City is allowing a development plan that contributes to the health, safety, and welfare of the community.*

- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.



Response: *The Project creates an additional residential project to the evolving mixed-use project. With proposed hotel, commercial and office uses beginning to develop north of Legacy Boulevard within One Scottsdale's Planning Unit III, the proposed residential development will increase the mixture of uses while implementing 360 degree architecture to respond to its adjacent residential neighbor and the views to the east to the McDowell Mountains. A generous scenic corridor, east side open space corridors and gradual stepping of the site from north to south will ensure the development plans fit into the existing surrounding and developed context of the area.*

- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: *The site plan is designed with access from a private street tract along the west side of the parcel. This access will be a private street standard consistent with the street sections from the 2002 Entitlements. This will initially allow vehicles, bicycles, and pedestrians convenient access to the public streets adjacent to One Scottsdale. The future scenic corridor will provide for a sidewalk and trail. The master pedestrian plan demonstrates the many paths within the site and connections off the Property. The design and function of the private street adjacent to the site provides for convenient vehicle and pedestrian access from other One Scottsdale uses. The multiple access points from Scottsdale Road, Legacy Boulevard, Thompson Peak Parkway, and the Loop 101 frontage road provides for safe and convenient access plan and fulfills this DRB criterion.*

- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: *One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. The architectural style of the proposed residential project is contemporary. The adjacent Streetlights residential project is more traditional in design. Architectural contrast and variety is the goal of the overall evolution of buildings within One Scottsdale. A Contemporary design language fits contextually with the currently approved architectural character in Planning Unit II with the Dial/Henkel building on the south end of Planning Unit II.*

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, and utilities.

Response: *Mechanical equipment and their associated screening will be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls or landscape elements, or if located on the roof thru the use of architectural screening compatible with the architecture of the building. Rooftop mechanical equipment will be visually screened by raised façade parapets incorporated into the overall design concept without impeding air flow to such equipment.*

- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines, and other design guidelines.

Response: *Pedestrian areas and building entrances will be heavily shaded thru the use of landscape features and/or architectural building elements. The scale of the residential buildings*



with the existing residential development directly to the north of the site. All sides of the buildings will have consistent architectural detail and character for “four-sided-architecture”. Changes in the use or location of exterior building materials, colors, and/or textures will occur in a logical and well thought out fashion.

- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance

Response: *The Property is not located within the City’s ESL area.*

- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: *The Property is not located within a historic property designation.*

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: *The Property is not located within the downtown district.*

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Response: *The Property is not located within the downtown district.*

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: *The Property is not located within the downtown district.*

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

Response: Architecturally, the Project will express a carefully considered contemporary design language sympathetic to the existing office building located at the NE corner of Scottsdale Rd and the 101 while maintaining a softer residential-focused design. Utilizing the highest quality of energy efficient materials, facades will implement a diversity of architectural textures and



detailing. The contemporary ethic will offer a timeless addition to the overall vision of One Scottsdale by striking a balance between the office and residential components.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - o Scenic views of the Sonoran Desert and mountains
 - o Archaeological and historical resources

Response: The Project is envisioned as a series of 9 total buildings, oriented in an East-West direction. This siting provides enhanced opportunities for light transmission within a greater majority of the units, and better sightlines for views towards the scenic McDowell Mountains.

3. Development should be sensitive to existing topography and landscaping.
 - o A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: Prior to the start of the Project, the site had been master planned for drainage and utility infrastructure. As a result, the site does not currently match exact historical grades for the site. However, existing site topography still generally conforms to historical drainage routes and elevations. The existing site topography is highest on the north edge of the property boundary at an approximate elevation of 1631, and drops from the north to the south, to an elevation of approximately 1618. The south third of the parcel includes a drop in grade sloped at approximately 4:1. The Project will be designed to align with north to south grade change, with revisions to mitigate steep grade drops within the site. Building Finish Floor elevations will be stepped in coordination with the grade changes. Retaining walls are proposed to be installed along the north and south sides of the Project in order to match existing grades at the property boundaries.

Response: The existing site was previously 100% graded. The terrain will be matched to those existing conditions. Where feasible and not incumbered by utilities, fire access, drainage, or adjacent influences the site will attempt to incorporate natural shapes.

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

Response: The native trees and cacti will be salvaged for reuse on the site. The eastern edge of the site will be blended with the exiting native landscape character incorporating complimentary Sonoran Desert plant material. The landscape on the west, north and south edges will be low water use and compatible with other One Scottsdale parcels in this portion of the development and as characterized in the EDMP.

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
 - o Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.



Response: The streetscape utilizes a combination of colored concrete, decorative paving, fixed seating, pots, low voltage lighting and well-coordinated above and below grade utilities. The alignment and pedestrian connections are linked to the development to the north for continuity of circulation. Street trees are placed to provide shade and comfort and scale for pedestrians, cars, while also providing architectural scale.

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: In addition to vehicular traffic, access throughout the site will also be provided for walking and cycling. Bicycle use will be facilitated by providing the residents with indoor bike storage. Access to a perimeter walking and riding path is provided directly from the site for use by the residents.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - o Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: Sun shading and overall Project identity are addressed through the use of iconic “portico” features located at the main entrance to the development as well as all building entryways. All pedestrian routes on the site will receive both tree and scaled architectural shade for pedestrian use. Street trees are anticipated as an integral shade element. Additionally, each amenity intends to incorporate a combination of trees, architectural shade, and umbrellas to promote outdoor use. The residents will be connected to the eastern One Scottsdale development walk via a pedestrian gate located at the midpoint of the eastern property along with two pedestrian access points at the main western entry.

8. Buildings should be designed with a logical hierarchy of masses:
 - o To control the visual impact of a building's height and size
 - o To highlight important building volumes and features, such as the building entry.

Response: Rather than providing a large, single monotonous building mass, the Project is envisioned as a series of seven smaller buildings, plus two additional more moderately-sized buildings, all oriented in an East-West direction. This siting provides enhanced opportunities for light transmission within a greater majority of the units, and better sightlines for views towards the scenic McDowell Mountains. The porticos are employed to step the scale of the building down at the entries while providing shade.

9. The design of the built environment should respond to the desert environment:
 - o Interior spaces should be extended into the outdoors both physically and visually when appropriate
 - o Materials with colors and coarse textures associated with this region should be utilized.



- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The promotion of indoor/outdoor activity will be a key feature of the project with each unit providing a generously sized, covered exterior terrace to extend the living experience to encompass both the indoors and outdoors. Varying colors, material accents, and textures will be applied to create a dynamic blend with the natural environment. Sunshade structures will be incorporated into the overall design and shall be featured as major design elements

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

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: Materials at the parking/lobby base shall consist of masonry and architectural metal panel with the exterior wall assemblies of the four residential floors above having wall assemblies constructed with a high overall U-value and clad in an energy efficient exterior “outsulation” system with high-performance glazing.

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

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should complement the built environment while relating to the various uses.

Response: The landscape will utilize a variety of tree and shrub sizes including salvaged materials consistent with the C.O.S. guidelines. Plant material will be selected to compliment the urban character of the western edges while blending with the north, south and eastern conditions. Plant material will be arranged to enhance the architecture and pedestrian environments in density variety and location. The landscape design will respond to the architecture and uses including streets, amenities, and pool environments.

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

- Water, as a landscape element, should be used judiciously
- Water features should be placed in locations with high pedestrian activity.

Response: The landscape will be watered with a drip irrigation system that will be zoned by trees, shrub, and exposures.



13. The extent and quality of lighting should be integrally designed as part of the built environment.
 - o A balance should occur between the ambient light levels and designated focal lighting needs.
 - o Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: Tasteful lighting at the base of each building is used to create a walkable pedestrian experience between buildings.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.
 - o Signage should be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility.

Response: Iconic portico features located at the main entrance to the development, as well as all building entryways will serve to provide integrated signage and branding opportunities throughout the entire project.

SUMMARY

The request is to approve a five (5) story (four stories of residential over one story parking) residential project within One Scottsdale's Planning Unit II. This proposal, along with the proposed apartment project directly to the north, will provide for a continuous residential enclave within One Scottsdale along its eastern border. This project will take advantage of the view corridors to the mountains to the east while having minimal visual impact from Scottsdale Road or other nearby public roads. The proposed development conforms to the 2002 & 2016 Entitlements. The proposed 112 ownership residential units will assist in meeting one of the stipulations from the 2016 Entitlements regarding percentage of residential units being for-sale units. When fully developed, the proposed 5.4 acre site will provide for another type of high quality residential lifestyle for One Scottsdale and this area of the City. We respectfully request the DRB's approval of the Request.



Architecture + Planning
217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com

belgravia group

THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128

DRB SUBMITTAL
JANUARY 12, 2021

ENTRY CANOPY - STREET VIEW

A4.0



Architecture + Planning
217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com

belgravia group

THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128

DRB SUBMITTAL
JANUARY 12, 2021

ENTRY CANOPY AT PEDESTRIAN WALK

A4.1



Architecture + Planning
217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com

belgravia group

THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128

DRB SUBMITTAL
JANUARY 12, 2021

AERIAL VIEW - POOL AMENITY

A4.2



Architecture + Planning
217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com



THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128

DRB SUBMITTAL
JANUARY 12, 2021

INTERNAL STREET VIEW

A4.3



Architecture + Planning
217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com

belgravia group

THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128

DRB SUBMITTAL
JANUARY 12, 2021

AERIAL VIEW - SOUTHEAST AMENITY

A4.4



Architecture + Planning
217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com



THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128

DRB SUBMITTAL
JANUARY 12, 2021

AERIAL VIEW - NORTHEAST AMENITY

A4.5



LOOKING FROM CLUBHOUSE TO MAIN POOL AREA



LOOKING FROM BALCONY TO MAIN POOL AREA



LOOKING TO POOL AMENITY AREA



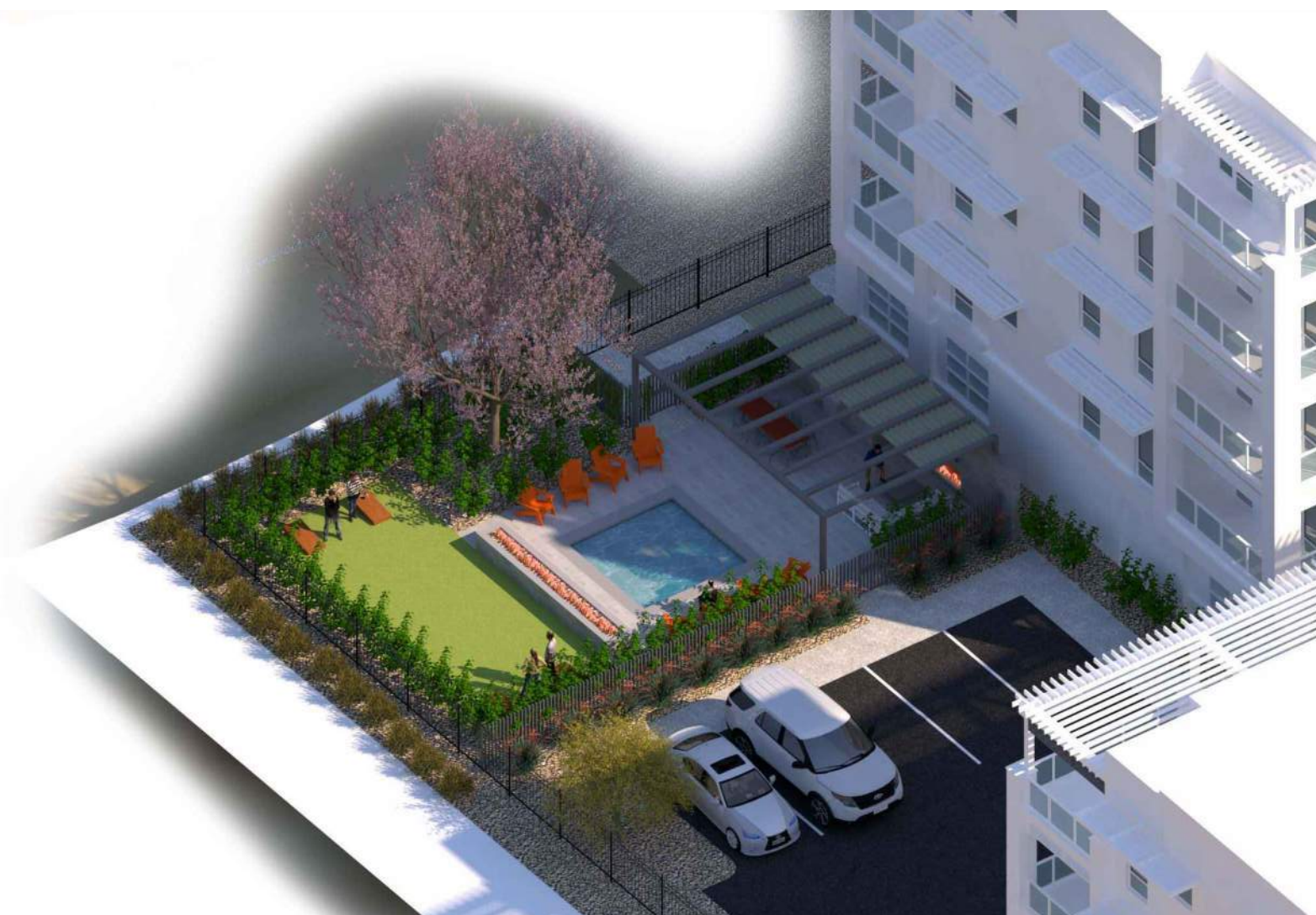
DRIVE INTO MAIN ENTRY LOOKING INTO POOL AREA



LOOKING FROM BALCONY TO DOG PARK



SECONDARY AMENITY AREA



SPA AMENITY AREA



SPA AMENITY AREA