

Grand Peaks Properties, Inc.

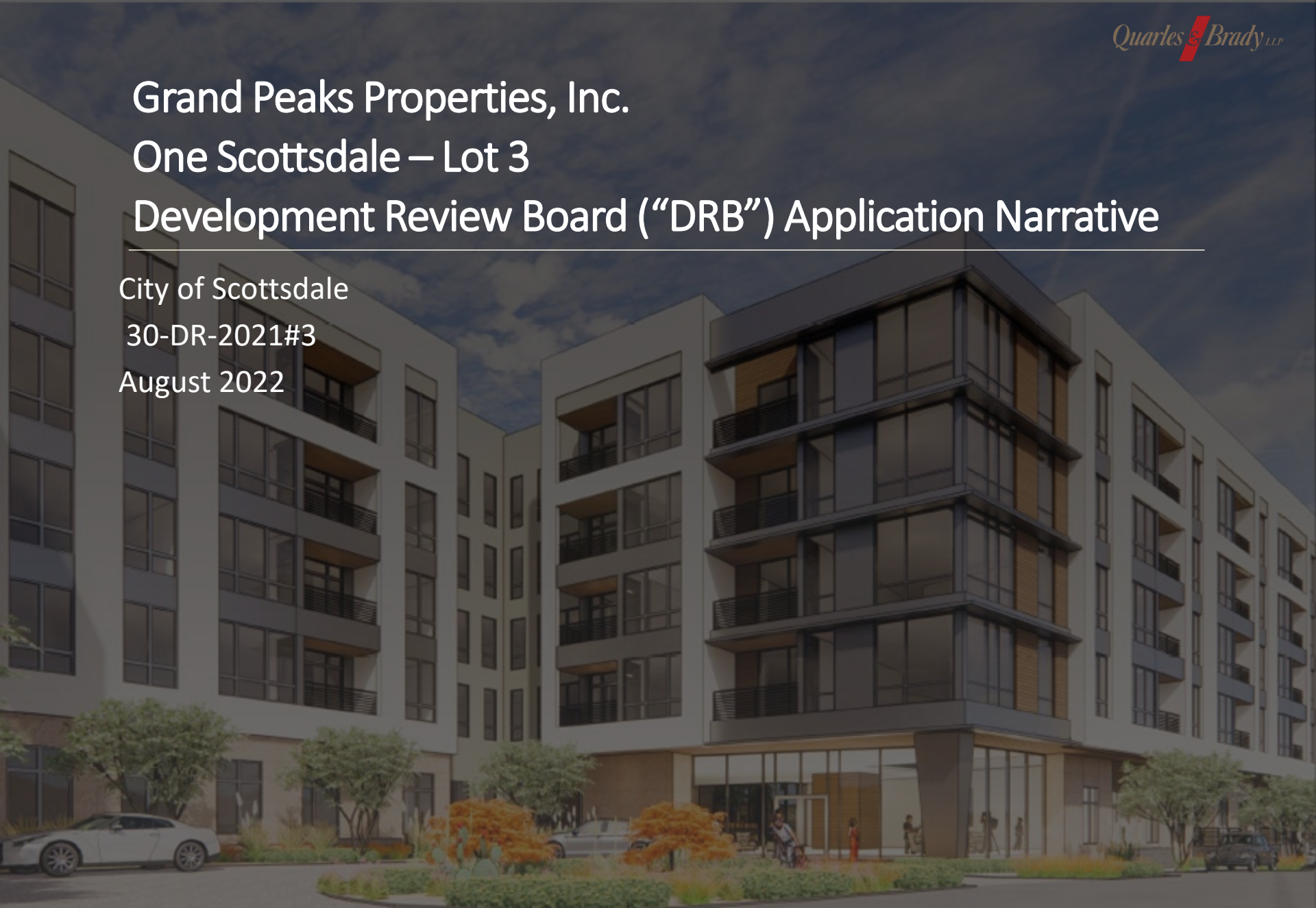
One Scottsdale – Lot 3

Development Review Board (“DRB”) Application Narrative

City of Scottsdale

30-DR-2021#3

August 2022



Grand Peaks Properties, Inc. – One Scottsdale - DRB Application Narrative

North of Henkel Way, east of Scottsdale Road and south of Legacy Boulevard within the One Scottsdale Planned Community Development

Submitted to:

City of Scottsdale
Planning and Development Department
3939 North Drinkwater Boulevard, Scottsdale, AZ 85251

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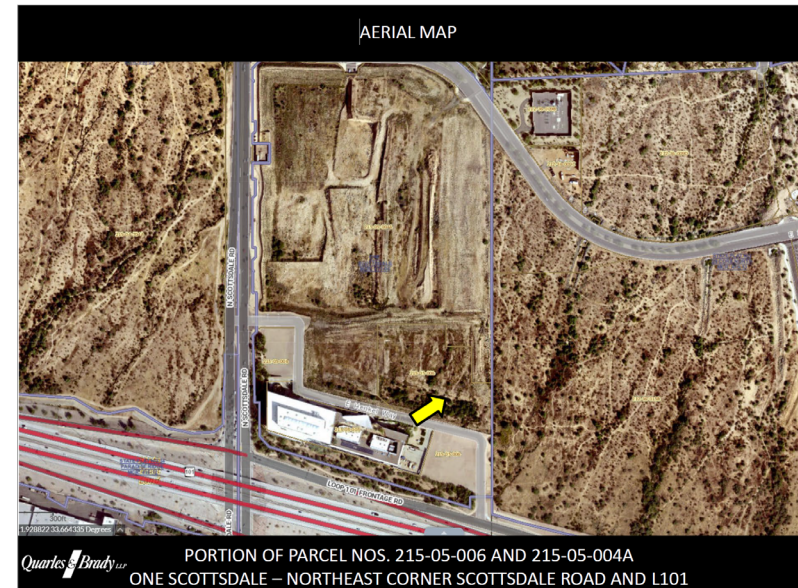
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On behalf of Grand Peaks Properties Inc., Quarles & Brady LLP submits this formal narrative for its Development Review Board (“DRB”) application in regard to a proposed 280-unit luxury multifamily residential development located on approximately 3.21 net acres located the north of Henkel Way, east of Scottsdale Road and south of Legacy Boulevard within the One Scottsdale Planned Community Development (the “Property”). According to zoning history records, the City of Scottsdale previously approved and anticipates a high-quality, multifamily use at this Property. See Aerial & Zoning Maps attached at **Tab A**. Therefore, this application complies with and fulfills the intent of all prior approvals.

Grand Peaks Properties Inc. is a vertically integrated platform that specializes in multifamily acquisition, development, renovation, and property and asset management. Grand Peaks has over 70 years of multifamily investment spanning three generations. They combine the expertise and discipline of an institutional investment firm with the responsiveness and drive of a private venture group. Grand Peaks has successful developments currently located in Arizona, Colorado, Florida, North Carolina, Oregon, Texas and Washington.

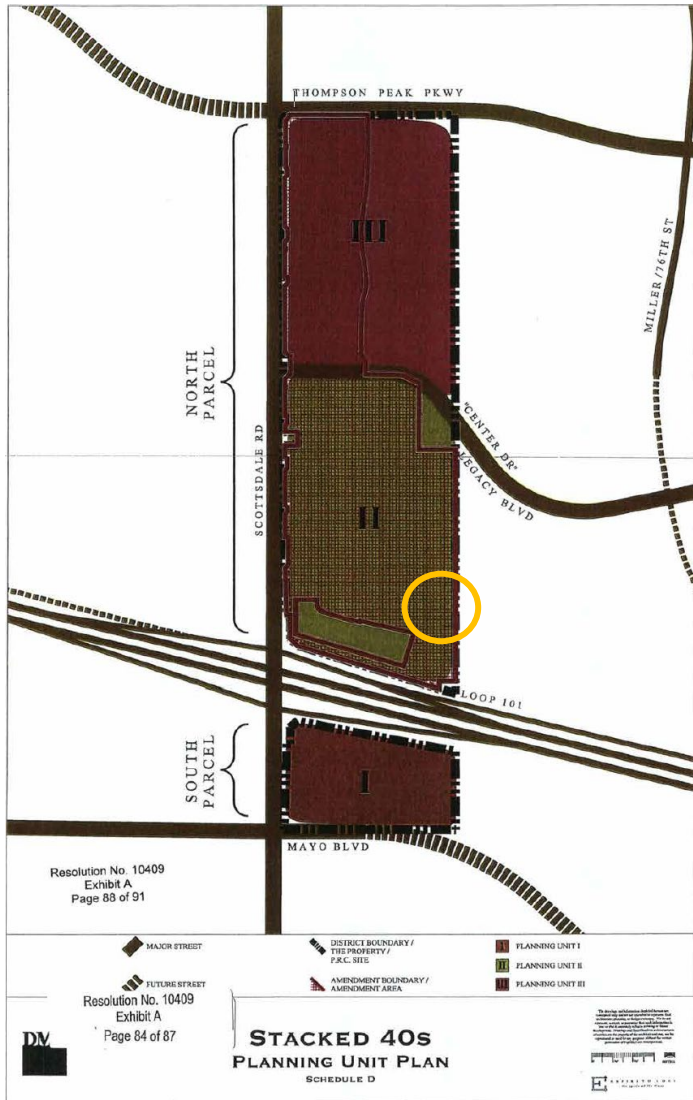
The proposed 280 units will range in size and include studio, one-bedroom, two-bedroom and three-bedroom homes. The proposed height of the residential portion will be five stories (not exceeding 60 feet as required by prior zoning approvals and amendments), along with a 6-story parking garage, with the first floor being subterranean, providing a total of 414 reserved parking spaces an additional 47 visitor parking spaces and 13 on-street parking spaces for a total of 474 parking spaces available for residents, guests, and visitors. This parking garage will be screened on all sides by wrapping the residential units and high-quality architecture around the parking structure. Access is available directly off of the new private street.



Part I: continued...

The development will include a resort-style drop off and pick up circle located at the primary entrance providing one-way circulation for those traveling either east or west along Henkel Way. Additionally, lush and complementary courtyards will provide open space, amenities, and onsite landscaped areas, while opening up corridors to maximize the views of the McDowell Mountains to the east. The location of the pool courtyard and resident amenities facing the McDowell Mountains is intended to give the project the character of a resort hotel. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. This character is enriched by strong corners composed of metal, glass and wood-tone accent panels, that will engage well with the evolving context of the buildings. The middle of the building is softened with elevated planes of soft white stucco, interlaced with gray fiber cement panels, and dotted with fully recessed balconies that will promote indoor and outdoor life for each apartment. The ground floor finish floor elevation steps to follow the topography, providing stoops and at-grade terraces for walk-up units along the sidewalk that are slightly elevated above grade, encouraging a direct connection to pedestrians. The development's architectural style exemplifies the imagery outlined within the One Scottsdale Pattern Book and its associated design standards. This is demonstrated by the strong architectural statement at the front door to the development off of Henkel Way.



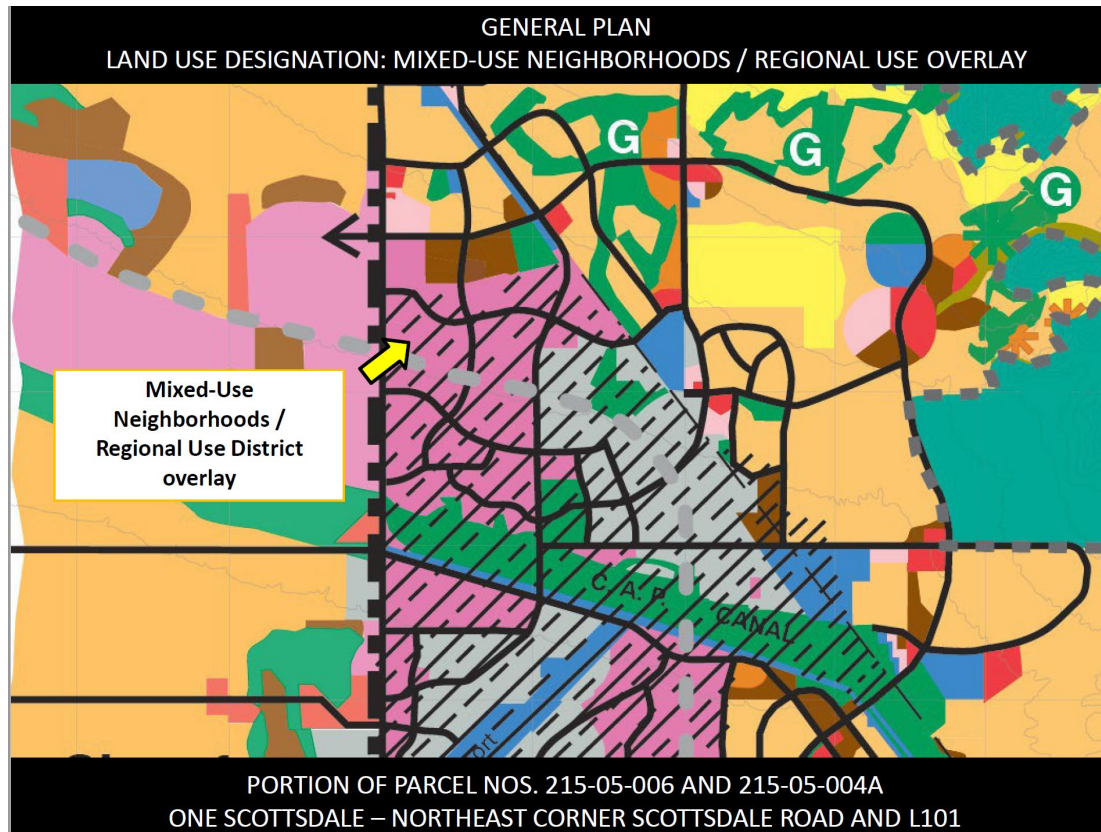


The Property is zoned “PRC PCD” (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as “Stacked 40s” in the zoning history, the area was later amended under 20-ZN-2002#3 and is now identified as “One Scottsdale.” The One Scottsdale development is intended to be a mixed-use development consisting of multifamily residential (both rental and condominiums), commercial, retail, office and hotel uses. See Aerial & Zoning Maps attached at **Tab A**.

The prior approvals entitled the Property for multifamily residential uses within the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard). The Property was initially approved for a total of 1,100 units within the overall project. The total number of units was later amended and increased with 900 additional units, inclusive of 720 rentals and 180 condominium multifamily units, for a total number of 2,000 units. The proposed Grand Peaks development falls within Planning Unit II and while the multifamily use is permitted and expected, the City’s ordinances and process require the development’s site plan, design, and elevations to be reviewed and approved by the Scottsdale Development Review Board. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately 76 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval of the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Survey Map and Planning Unit Plan Attached at **Tab B**.

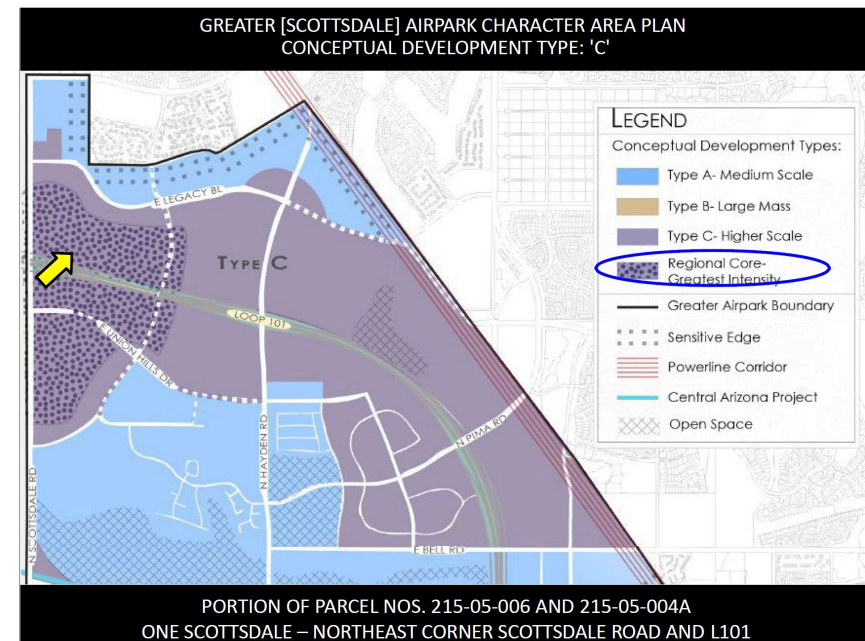
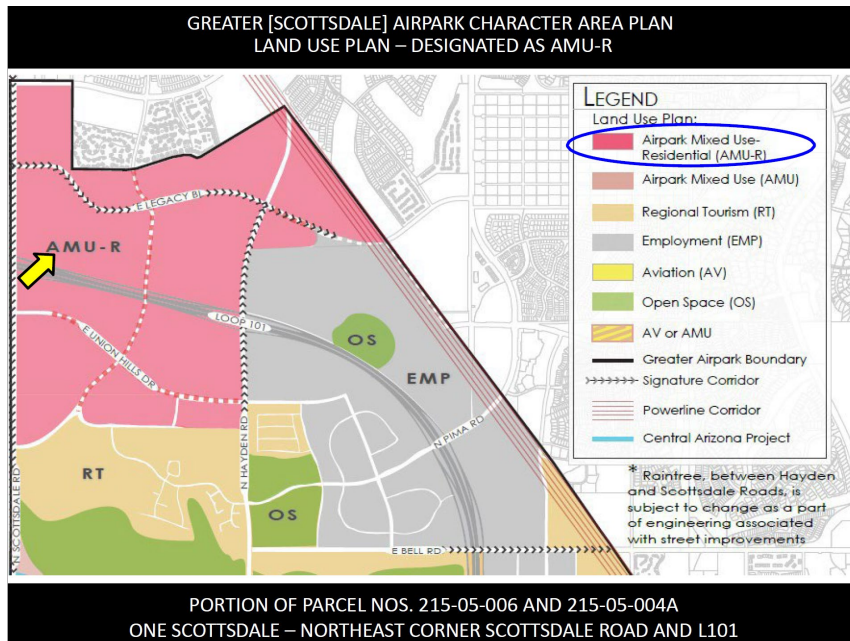
a. Conformance with General Plan

The proposed development is in compliance with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing. See General Plan Map Attached at **Tab A**.



b. Conformance with Greater Airport Character Area Plan

The proposed development is also in compliance the Airpark Plan, which designates the Property as “AMU-R” (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries and denotes the Property as being suitable for high to highest scale development (as noted under the Type ‘Regional Core - Greatest Intensity’ conceptual development type). See Greater Airport Character Area Plan Map Attached at **Tab A**.



c. Conformance with One Scottsdale Amended Development Plan



The proposed development is in compliance with all applicable stipulations from Case No. 20-ZN-2002#3. See City Council Report and Stipulations for 20-ZN-2002#3 Attached at **Tab C**.

Specifically, the proposed development is in compliance with Stipulation Nos. 5 and 9 , which state:

5. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed ninety (90) feet in height, forty-five (45) feet in height and thirty six (36) feet in height, respectively, as measured from the finished floor elevation and as set forth on the Allowable Building Heights Map attached as part of the Amended Development Plan. Chimneys, cooling towers, elevator bulkheads and necessary mechanical appurtenances and the screening required for said appurtenances provided that both the appurtenances and the screening therefore do not cover more than fifty (50) percent of the roof area, may be erected to a height not exceeding one hundred (100) feet above finished floor.

9. For the first building having a height greater than sixty (60) feet in Planning Unit II, the owner shall comply with one of the following:

- a) Construct a minimum of 100,000 square feet of Class A office building in Planning Unit II; or*
- b) Construct a minimum 100-room hotel in Planning Unit II; or*
- c) Construct a minimum of 60,000 square feet of office or retail/restaurant space and a minimum of 250 residential units within the mixed-use pedestrian core as designated on the Development Plan.*
- d) All buildings having a height greater than sixty (60) feet located along the south side of the E. Legacy Boulevard (Center Drive) frontage within Planning Unit II shall comply with setback and stepback requirements identified in the following diagram:*

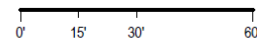
c. Conformance with One Scottsdale Amended Development Plan

A portion of the proposed development falls within area "E" which limits the building height to 90 feet indicated on the Allowable Building Heights Map as part of the Amended Development Plan. However, Stipulation No. 9 further limits the height to 60 feet until additional conditions are met for Planning Unit II. At the time of this application, the conditions of Stipulation 9 have not been met, resulting in a limitation of 60 feet in height for Grand Peaks' development. The proposed development is in compliance with the prescribed height restrictions. Please see Allowable Building Heights Map and Building Height Limitation Plan Attached a **Tab D**.



CONCEPTUAL BUILDING HEIGHT

GRAND PEAKS | ONE SCOTTSDALE LOT 3 | 06/28/2022



hord | coplan | macht

Part III: Development Review Board Criteria

a. Architectural Character and Site Plan

The proposed development on Lot 3 takes into consideration the adjacent properties and site requirements. In fact, no development within One Scottsdale is designed in a vacuum - rather, each development is formed to be complimentary to, and harmonious with, existing and planned development consistent with the master plan, including access, circulation, landscape themes, architecture, colors, and pedestrian connectivity and streetside activation. The design complies with master plan zoning criteria, including building height limitations, and respects required easements along the property perimeter. Specifically, the Open Space Easements on both the north and east sides are designed to facilitate pedestrian movement within the site and throughout the network of bike paths, which interconnect adjacent properties. Grand Peaks has coordinated with Belgravia "The Portico" development to the north to ensure a seamless design. The design of neighboring properties has been considered, to reflect a complementary, neighborhood design by creating varied design style across properties and focusing on engaging pedestrians.

Various design considerations have been implemented to ensure that the 280-unit building avoids excessive variety and a monotonous façade. The façade theme has a limited number of complementary schemes that repeat around the building, creating an appropriate amount of variation. Efforts include a selective quantity, type, and color of exterior materials, which is primarily limited to stucco, metal panel, and fiber cement. Considerations have been made for parapet height variation across the entire building perimeter, pushing and pulling of the exterior skin at balconies and patios and varying unit depths to allow for visual interest while at the same time supporting the interior building program, and building openings at windows and doors that maintain consistent proportions. Corners of the building are differentiated by a change in material and wood-look, metal panel fins anchor prominent elevations, both of which provide a visual break from larger expanses of adjacent stucco. Vertical and horizontal shade fins, muted color palate, and a significant quantity of covered, private balconies and patios have been integrated into the design. Fiber Cement Panels will be utilized adjacent to windows to provide an accent material and color. See Site Plan Attached at **Tab E** and Elevations Attached at **Tab F**.



b. Landscaping

The overall planting design for the Property is designed to provide an enhanced landscape theme, utilizing a variety of low water use trees, shrubs, cacti, succulents, and groundcovers, that transitions from a lush natural desert plant palette found along the northern edge of the Property to a formal enhanced plant palette as the Property progresses to the southern edge along Henkel Way. The landscape design focuses on enhanced desert and formal plantings that provide ample shade along Henkel Way, the private drive and pedestrian routes, as well as emphasis on vertical plantings at key amenity areas including the north and south courtyard areas along the eastern edge of the Property. See Landscape Plan Attached at **Tab G**.

c. Ingress, Egress, and Parking

Residential parking is concentrated in the wrapped and screened 6-story garage, with an entrance that will be located away from both residential amenity spaces and primary pedestrian entrances. Visitor parking will be provided on-street and in the parking garage. The resort-style drop off and pick up circle located at the primary entrance provides one-way circulation for those traveling either east or west along Henkel Way. Street parking adjacent to the leasing office facilitates provides direct access for potential residents. Finally, the trash and loading spaces will be oriented so that the large trucks can back into and pull straight out onto the Private Street, promoting pedestrian visibility and safety. See Site Plan Attached at **Tab E**.

d. Mechanical and Utility Equipment

Rooftop mechanical condensers will be placed so that they are obscured by 4'-0" parapets. Taller equipment is concealed with mechanical screens, painted in the same medium gray color seen throughout the project. See Elevations Attached at **Tab F**.



Part IV: Scottsdale's Sensitive Design Principles

a. Observance of Sensitive Design Program

The design is rooted in a contemporary style of architecture that is grounded in textural materials with highly crafted details along the sidewalks, all of which will weather with time and promote an animated pedestrian experience. The building is anchored by strong corners composed of metal, glass and wood-tone accent panels, that will engage well with its evolving context. The middle of the building is softened with elevated planes of soft white stucco, interlaced with gray fiber cement panels, and dotted with fully recessed balconies that will promote indoor and outdoor life for each apartment. The finish floor elevations on the ground floor will provide stoops and at-grade terraces to allow for walk-up units along the sidewalk. This is due to the topography and slightly elevated sidewalk above grade. This will encourage a direct connection to pedestrians. The entry plaza offers a curb-less experience which blends landscaping with urban design. The building mass has been thoughtfully scaled down using material changes, providing a rhythm of proportions in window placement, creating strong corners, offering open courtyards, recessing balconies and entrances, and setting back the ground level along the sidewalk to allow for more shade and landscaping. The front entry lobby is protected by shade and highlighted by a cantilevered metal and glass corner, supported by a sculptural metal column. Metal horizontal shade fins protect the corner glazing and provide a striking feature that helps to visually dissolve the massing at each prominent corner. See Elevations Attached at **Tab F**.



b. Design Standards and Compliance with Scenic Corridor

Views to the mountains toward the east have been maximized. A sandstone-colored stone anchors the ground level façade, connecting to the natural colors of the landscape. The stone is accented by a highly textural board-form concrete, while wood tone panels and weathered steel details provide color and warmth. All balconies are fully recessed, shaded by the floor or roof structure above. The entrance is protected by a deep roof overhang and walk-up units are also partially or fully protected by building overhangs. Building lighting, at the main entrance, exits, and resident walk-up units has been selected to promote the contemporary style of architecture, emphasizing clean lines and modern materials. Ambient lighting can become the focus of energy reduction, as the light levels from other general lighting fixtures can be lowered. Lighting will be designed to be complimentary to the architectural. All lighting selections will focus on the human factors related to lighting such as visual comfort in addition to lighting performance. The lighting design will attempt to minimize harsh contrast, reduce glare, and provide proper color rendering through exterior spaces. Signage will be incorporated into the architectural and landscape design language, using similar or complimentary materials. A monument sign will anchor the lobby entry and be situated in the landscape island in the entry plaza. See Elevations Attached at **Tab F**.

c. On-Site Circulation and Pedestrian Connectivity

Along the sidewalk, the ground floor of the building has been setback to create a welcoming and protected environment, sheltered by a wood-tone soffit that gives color and warmth. The additional space along the sidewalk also allows for more landscaping opportunities to sit between the walk-up unit terraces. See Elevations Attached at **Tab F**.



Part V: Lighting Design Guidelines

Recessed linear light fixtures in the soffit and wall mounted exterior fixtures highlight the building entrance from Henkel Way, welcoming and directing guests and visitors as they arrive at the entry plaza. Additionally, the proposed glazing around the lobby and interior amenity allows for transparency, emphasizing this as an active and welcoming space to those walking or driving by in the evenings. Step lights at residential stoops and wall mounted fixtures at egress points illuminate paths of resident and visitor movement at the ground floor of the building. Exterior lighting will be controlled by a lighting relay panel. The relay panel will consist of an astronomical clock, 7-day including holiday scheduling and dimming capabilities to comply with 2015 IECC requirements. In addition, exterior lighting shall be provided to meet I.E.S recommendations and comply with the City of Scottsdale ordinance requirements for illumination levels and dark sky criteria.

Part VI: Shading Guidelines

Building overhangs protect the primary entrance and all balconies and stoops from direct sun exposure. Glazing has been provided on the south side of the project at the primary entrance and residential unit windows. Vertical fins have been provided at the southwest facade of the building to shade glazing at these locations. In coordination with the selected contractor, low-e glazing will be considered.

Part VII: Conclusion

The proposed Grand Peaks development meets all applicable zoning ordinances, Development Review Board Criteria, City of Scottsdale Lighting Design Guidelines, Shading Guidelines, and Sensitive Design Principles. A high-quality multifamily use was anticipated at this location via the prior zoning approvals and the proposed development fulfills the goals of the previously approved zoning and planned uses.



List of Exhibits:

Tab A: Aerial & Zoning Maps

Tab B: Survey and Planning Unit Plan

Tab C: City Council Report and Stipulations for 20-ZN-2002#3

Tab D: Allowable Heights Map and Building Height Limitation Plan

Tab E: Site Plan

Tab F: Elevations

Tab G: Landscape Plan

Tab A: Aerial & Zoning Maps

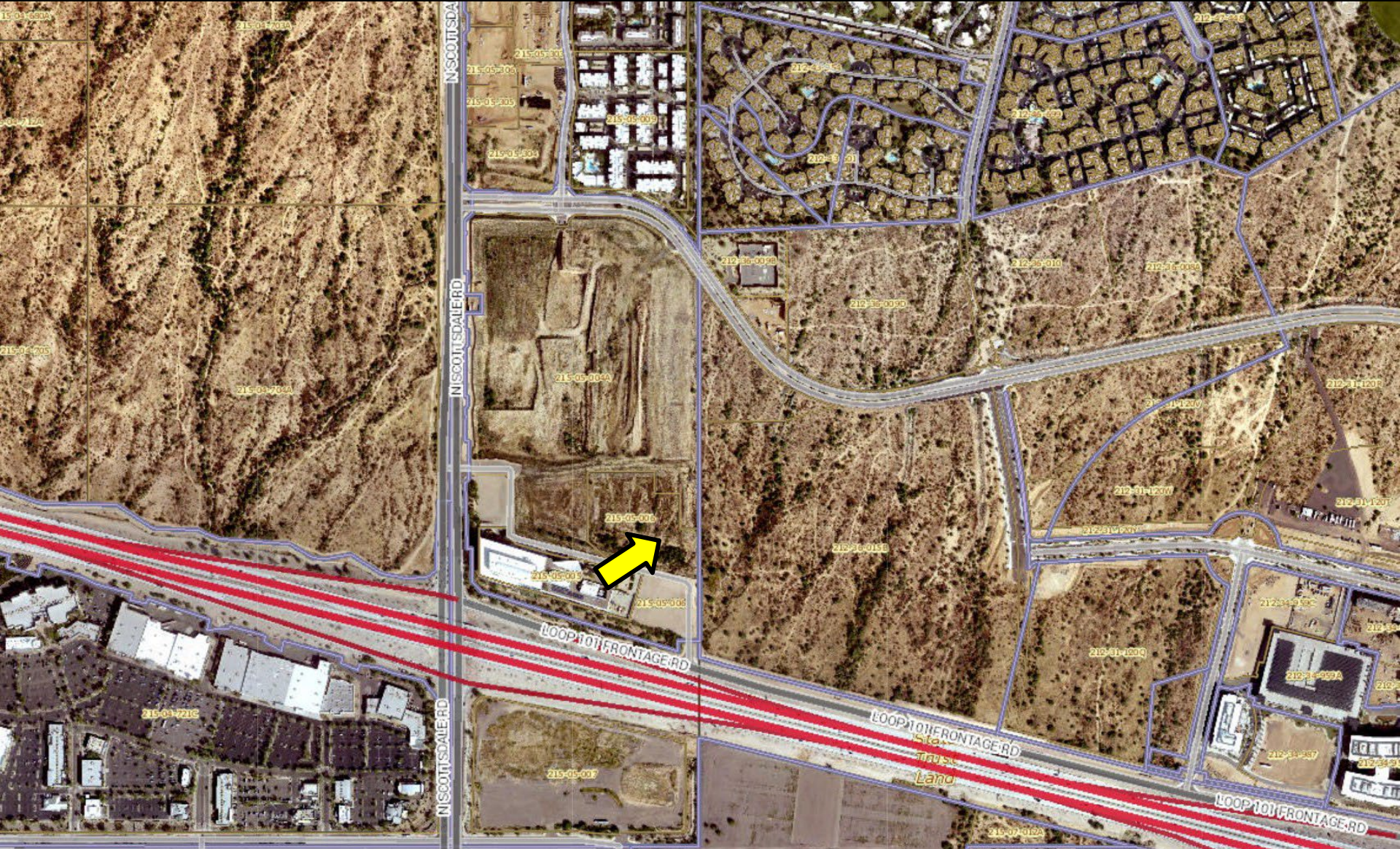
AERIAL MAP



PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

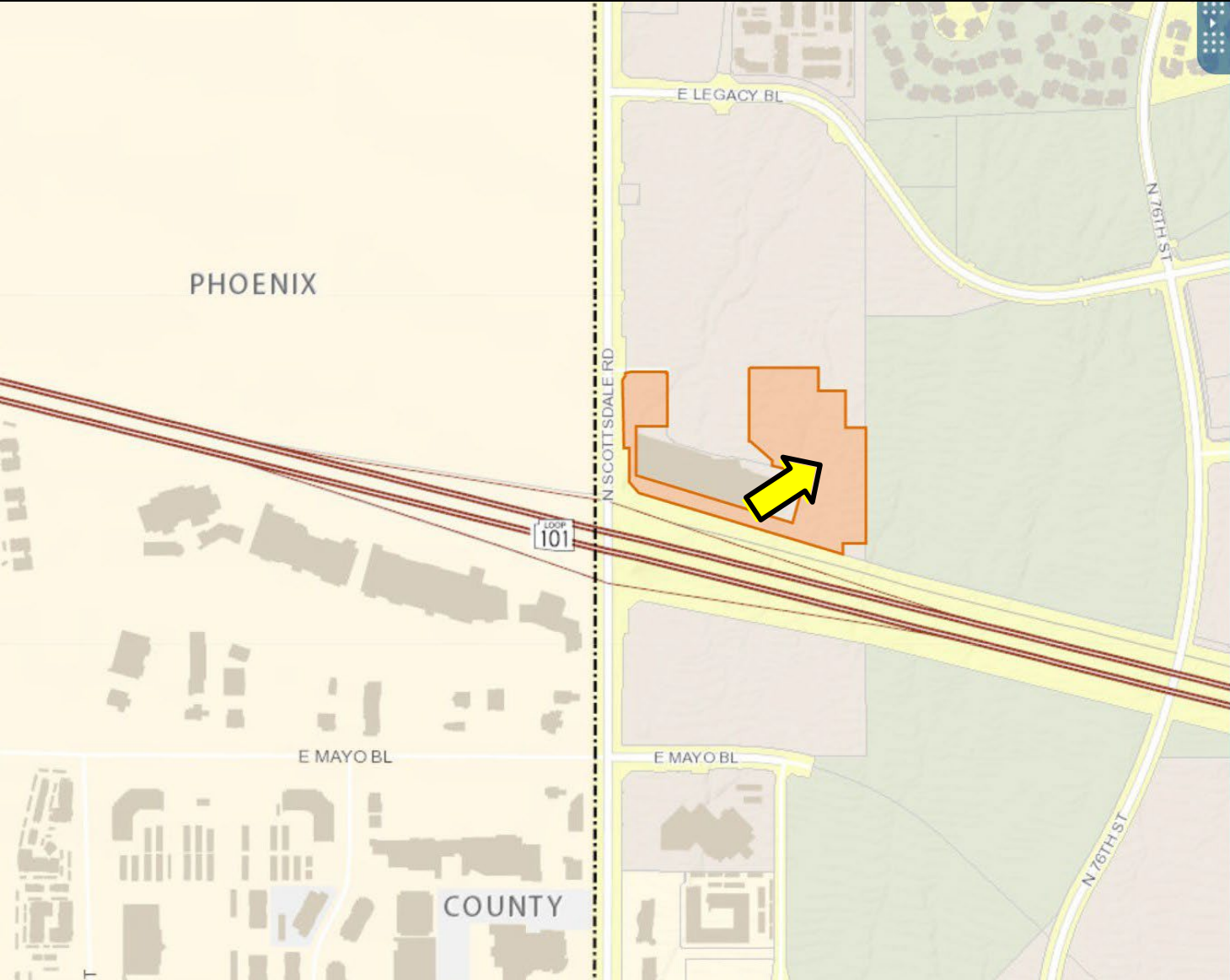
30-DR-2021#3

AERIAL MAP



PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

ZONING MAP



Parcel Boundary (1)

APN	215-05-006
Site Address	N SCOTTSDALE RD
Zip Code	85255
QS Number	39-45
MCR Number	971-06
Lot Number	4
Tract Name	-
Zoning	PRC PCD
Fema	X
Subdivision	ONE SCOTTSDALE
Square Feet	528,803.38
Acres	12.14
Center on Map	Link to Assessor

Zoning (1)

GENERAL PLAN

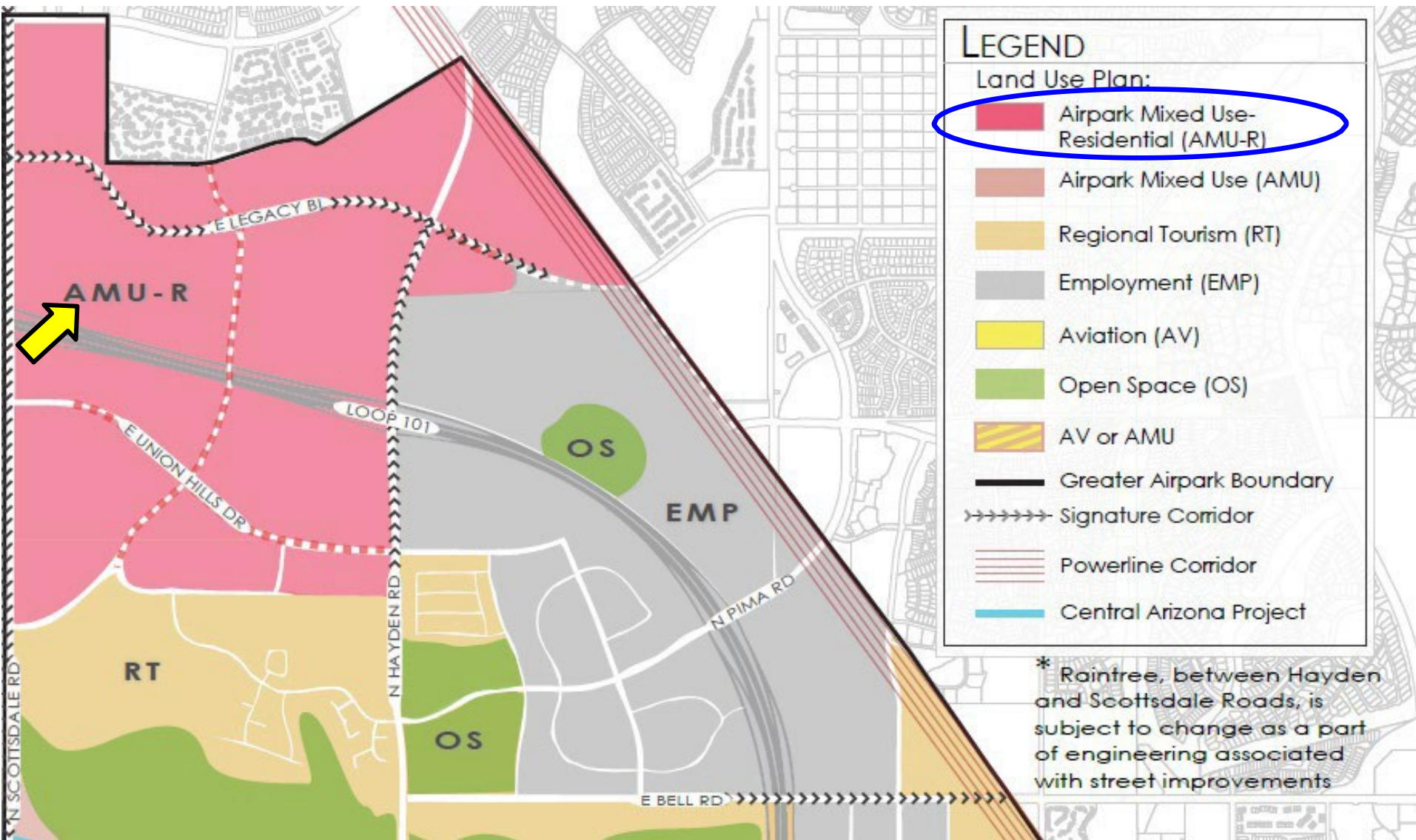
LAND USE DESIGNATION: MIXED-USE NEIGHBORHOODS / REGIONAL USE OVERLAY



PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A

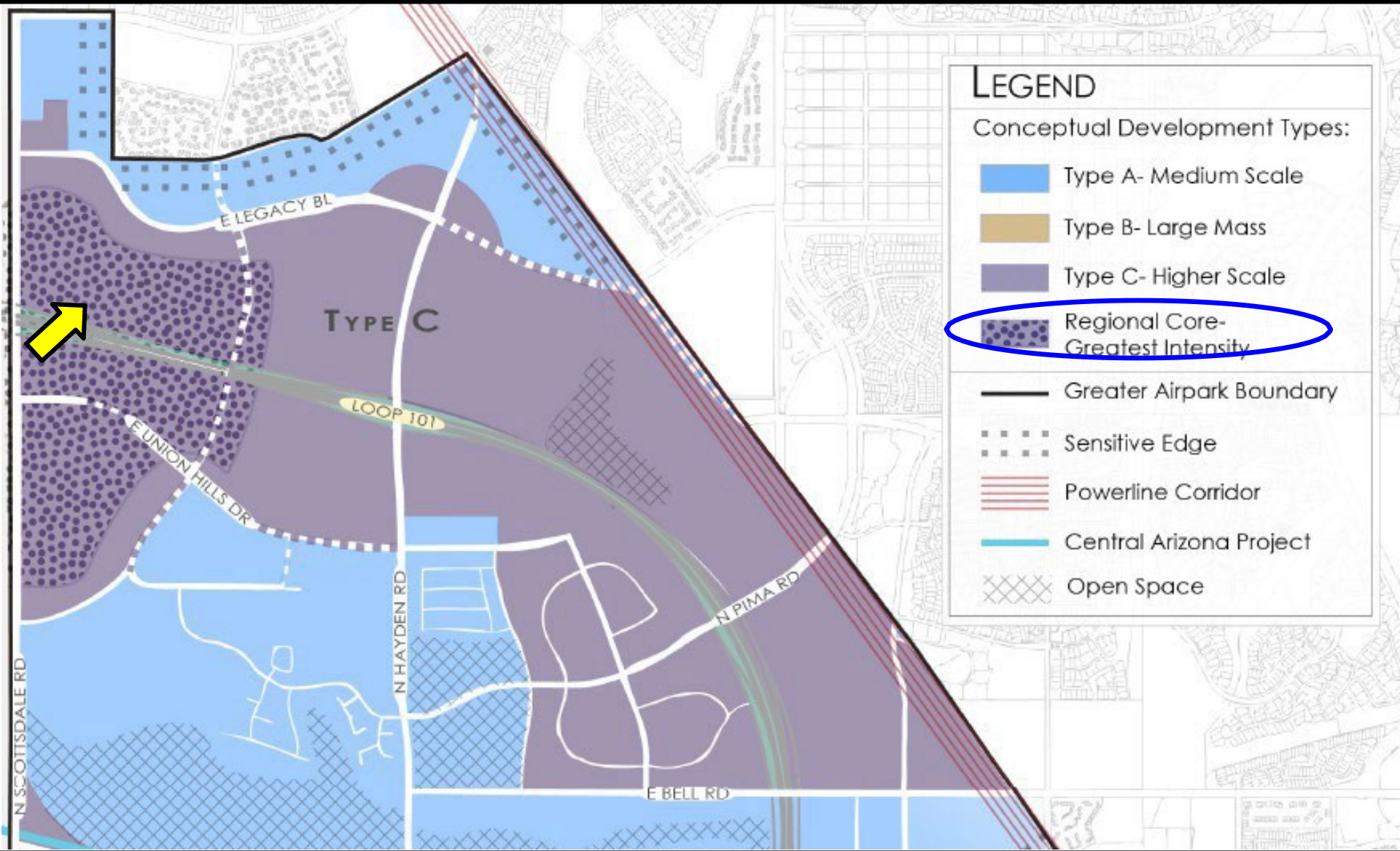
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

GREATER [SCOTTSDALE] AIRPARK CHARACTER AREA PLAN LAND USE PLAN – DESIGNATED AS AMU-R



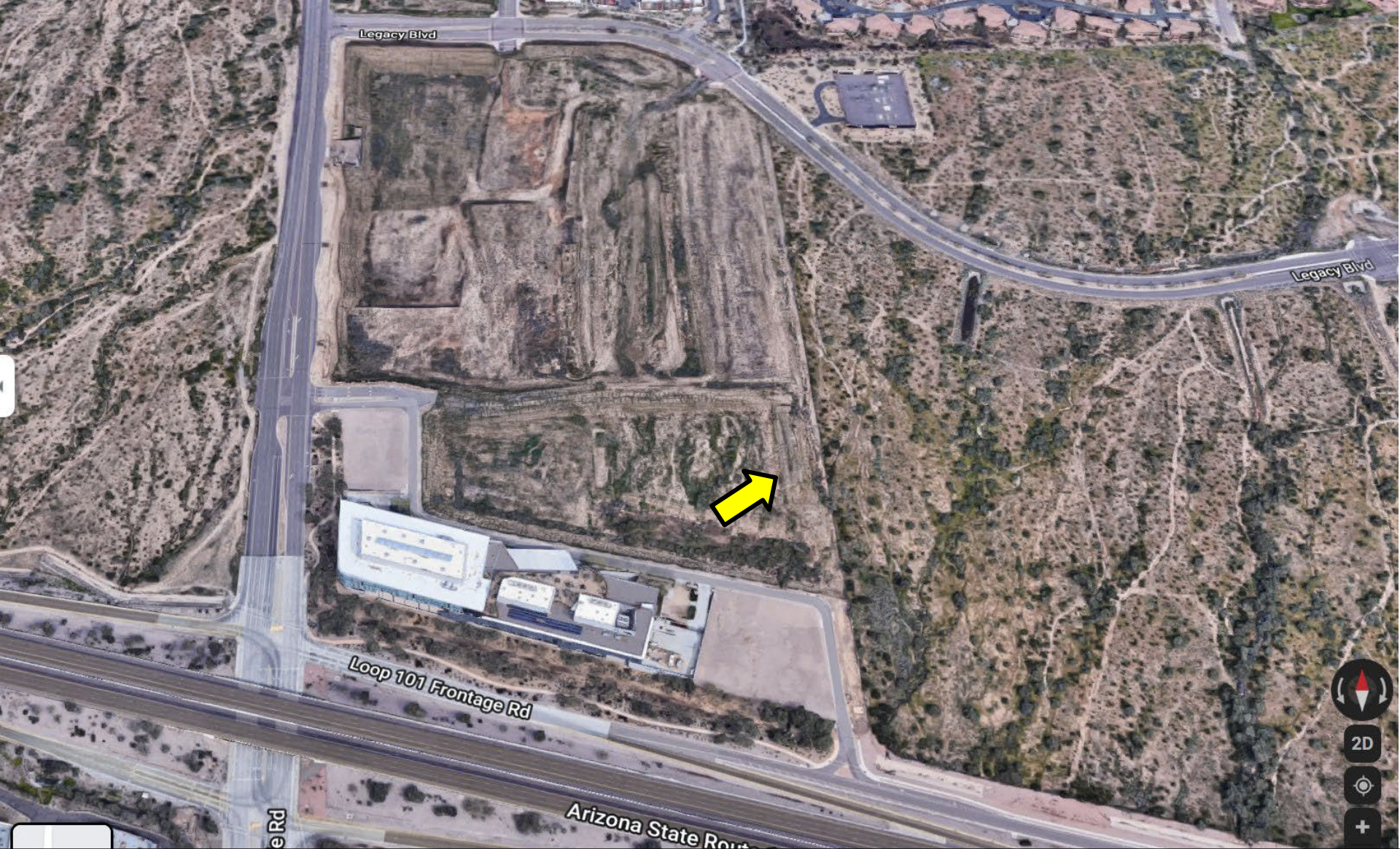
PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

GREATER [SCOTTSDALE] AIRPARK CHARACTER AREA PLAN CONCEPTUAL DEVELOPMENT TYPE: 'C'



PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

PHOTOGRAPHIC ELEVATIONS



Tab B: Survey and Planning Unit Plan



Resolution No. 10409
Exhibit A
Page 88 of 91

MAJOR STREET

FUTURE STREET

DISTRICT BOUNDARY /
THE PROPERTY /
P.R.C. SITE

AMENDMENT BOUNDARY /
AMENDMENT AREA

PLANNING UNIT I

PLANNING UNIT II

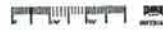
PLANNING UNIT III

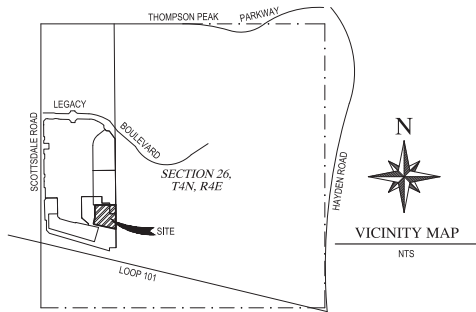
Resolution No. 10409
Exhibit A
Page 84 of 87



STACKED 40s
PLANNING UNIT PLAN
SCHEDULE D

The drawings and information depicted herein are prepared only for the use intended to prepare the preliminary plat and are not intended to constitute a contract, warranty, or guarantee. The user assumes all responsibility for the accuracy and completeness of the information. Planning and Specifications are the property of the City of Scottsdale and may be reproduced or used in any manner without the prior written permission of the City of Scottsdale.





TITLE COMMITMENT DESCRIPTION

PARCEL ONE:
 THAT PORTION OF THE FOLLOWING PROPERTIES:
 PARCELS 2 AND 4, OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MAPS, PAGE 6,
 EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.
 PARCEL TWO:
 A NON-EXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 9, 2006 AS 2006-1482868 OF OFFICIAL RECORDS.

SUBJECT PROPERTY DESCRIPTION

A portion of 2 and 4, One Scottsdale, recorded in Book 971, page 6, Maricopa County Records (MCR), lying within Section 26, Township 4 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:
 COMMENCING at the southeast corner of Legacy Boulevard, recorded in Book 1034, page 6, MCR, from which the southeast corner of said Parcel 2 bears South 00°02'11" East (basis of bearing), a distance of 1306.46 feet;
 THENCE along the east line of said Parcel 2, South 00°02'11" East, a distance of 1151.27 feet, to the POINT OF BEGINNING;
 THENCE continuing along said east line and the east line of said Parcel 4, South 00°02'11" East, a distance of 421.07 feet;
 THENCE leaving said east line, North 77°08'14" West, a distance of 393.01 feet;
 THENCE North 32°05'41" West, a distance of 11.31 feet;
 THENCE North 12°54'10" East, a distance of 64.84 feet, to the beginning of a curve;
 THENCE northerly along said curve to the left, having a radius of 238.00 feet, concave westerly, through a central angle of 12°56'30", a distance of 53.76 feet, to a line parallel with and 364 feet west of said east line of Parcels 2 and 4, and the curves end;
 THENCE along said parallel line, North 00°02'11" West, a distance of 167.53 feet;
 THENCE leaving said parallel line, North 89°57'49" East, a distance of 364.00 feet, to the POINT OF BEGINNING.
 Containing 139,701 square feet or 3.2071 acres, more or less.
 Subject to existing right-of-ways and easements.
 This parcel description is based on the Final Plat of One Scottsdale recorded in Book 971, page 6, MCR and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2021. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

LEGEND

①	PLOTTABLE SCHEDULE "B" ITEM	RCG	ROLL CURB & GUTTER
●	SURVEY MONUMENT FOUND AS NOTED	RSB	REBAR
○	SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED	RW	RIGHT-OF-WAY
○		SL	STREET LIGHT
○		TB	TOP OF BANK
○		TCE	TEMPORARY CONSTRUCTION EASEMENT
○		TUE	TEMPORARY UTILITY EASEMENT
○		VCC	VERTICAL CURB & GUTTER
○		WM	WATER METER
○		WV	WATER VALVE
○		①	STORM DRAIN MANHOLE
○		②	ELECTRIC MANHOLE
○		③	SEWER MANHOLE
○		④	TELEPHONE MANHOLE
○		⑤	WATER MANHOLE
○		○	TREE OR BUSH
○		○	SAGUARO CACTUS
○		---	UNDERGROUND STORM DRAIN LINE
○		- - -	UNDERGROUND ELECTRIC LINE
○		- - -	UNDERGROUND GAS LINE
○		- - -	UNDERGROUND WATER LINE
○		- - -	CONTOUR LINE
○		- - -	BOUNDARY LINE
○		- - -	EASEMENT LINE
○		- - -	RIGHT-OF-WAY LINE
○		- - -	CENTERLINE
○		- - -	FENCE LINE
○		- - -	CONCRETE

SCHEDULE "B" ITEMS

- Taxes for the full year of 2022. (The first half is due October 1, 2022 and is delinquent November 1, 2022. The second half is due March 1, 2023 and is delinquent May 1, 2023.)
- Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in 99-402152 of Official Records and amended as 2000-294002 of Official Records
- The terms and provisions contained in the document entitled "Development Agreement" recorded November 22, 2002 as 2002-1240138 of Official Records and First Amendment to Development Agreement recorded June 27, 2016 as 2016-0447478 of Official Records.
- The terms and provisions contained in the document entitled "Well Agreement" recorded January 30, 2006 as 2006-131775 of Official Records.
- The terms, provisions and easement(s) contained in the document entitled "Access Easement Agreement" recorded November 09, 2009 as 2006-1482861 of Official Records.
- The terms, provisions and easement(s) contained in the document entitled "Reciprocal Access Easement Agreement" recorded November 09, 2006 as 2006-1482868 of Official Records.
- The terms and provisions contained in the document entitled "Airspace Encroachment Easement" recorded November 09, 2006 as 2006-1482869 of Official Records.
- The terms, provisions and easement(s) contained in the document entitled "Construction Staging and Access Easement Agreement" recorded November 09, 2006 as 2006-1482870 of Official Records and Thereafter Amendment to said instrument recorded February 14, 2008 as 2008-127944 of Official Records.
- An easement for utilities and incidental purposes in the document recorded as 2007-1097045 of Official Records.
- An easement for drainage and incidental purposes in the document recorded as 2007-1097047 of Official Records.
- The terms, provisions and easement(s) contained in the document entitled "Temporary Construction and Maintenance Easement Agreement" recorded October 05, 2007 as 2007-1097048 of Official Records.
- The terms, provisions and easement(s) contained in the document entitled "Temporary Construction and Maintenance Easement Agreement" recorded October 05, 2007 as 2007-1097052 of Official Records.
- An easement for drainage and incidental purposes in the document recorded as 2007-1097046 of Official Records.
- An easement for drainage and incidental purposes in the document recorded as 2007-1097051 of Official Records.
- The terms and provisions contained in the document entitled "Declaration of Temporary Utility Easement" recorded February 05, 2008 as 2008-100027 of Official Records.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of One Scottsdale, as recorded in Plat Book 971 of Maps, Page(s) 6, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- The terms, provisions and easement(s) contained in the document entitled "Declaration of Drainage Easement" recorded July 09, 2008 as 2008-602817 of Official Records.
- The terms, provisions and easement(s) contained in the document entitled "Access Easement Agreement" recorded May 19, 2009 as 2009-451681 of Official Records.
- All matters as set forth in Record of Survey, recorded as Book 1008 of Maps, Page 25.
- The terms and provisions contained in the document entitled "Agreement for the Waiver of Claims for Diminution in value of Property" recorded June 24, 2016 as 2016-0443001 of Official Records.
- The terms and provisions contained in the document entitled "Entitlements Allocation Agreement" recorded May 09, 2019 as 2019-0337314 of Official Records.
- Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by _____ on _____ designated Job Number _____
- The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.
- NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirements) set forth herein.
- Water rights, claims or title to water, whether or not shown by the public records.

NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1113485-PHX1 DATED FEBRUARY 10, 2022, RECEIVED ON MARCH 02, 2022.
 THE SUBJECT PROPERTY DESCRIPTION IS BASED ON CLIENT PROVIDED INFORMATION AND LIES ENTIRELY WITHIN PARCEL ONE OF THE TITLE COMMITMENT DESCRIPTION.
 PARCEL TWO OF THE TITLE COMMITMENT DESCRIPTION IS NOT IN THE VICINITY OF THE SUBJECT PROPERTY.
- BASIS OF BEARING**
 NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:
 THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIATION AND CADASTRAL SURVEY (GDACS) WEBSITE "WWW.MCDOT.MARICOPA.GOV", UNDER THE SURVEY INFORMATION LINK ON MARCH 29, 2006.
 PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)
 DATUM: GRS-80
 UNITS: INTERNATIONAL FEET
 GEOD MODEL: GEOD 03
 CONTROL POINT: 1HH2
 PID: AJ3694
 LATITUDE: 33°41'03.58979"N
 LONGITUDE: 111°56'4.12845"W
 ELLIPSOID HEIGHT: 489.76M
 DESCRIPTION: STAINLESS STEEL ROD
 MODIFIED TO GROUND AT (GRID) N: 976521.464, E: 692946.432, USING A SCALE FACTOR OF 1.000176565.
 HORIZONTAL ADJUSTMENT: N: -0.60, E: -4.234
 HORIZONTAL ROTATION: NONE
 RESULTING IN A LOCAL COORDINATE ORIGIN OF (GROUND) N:976520.864, E: 692042.198
 THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, SCOTTSDALE GPS POINT 2272, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND THOMPSON PEAK PARKWAY, HAVING AN ELEVATION OF 1622.878, CITY OF SCOTTSDALE NAVD 88 DATUM.
- THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2021 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- AREA OF SUBJECT PROPERTY IS 139,701 SQUARE FEET OR 3.2071 ACRES, MORE OR LESS.
- THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING: (R) ABOVE NAMED TITLE COMMITMENT AND ONE SCOTTSDALE PLAT, BOOK 971, PAGE 6, MCR
- ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320L DATED OCTOBER 16, 2013, AND LOI#R 20-09-0989P EFFECTIVE JANUARY 4, 2021, THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS OF FLOOD HAZARD ZONE X (SHADED); OTHER AREAS OF FLOOD HAZARD ZONE X (SHADED) IS DESCRIBED AS: "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE."
- ADJOINING LAND INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON MARCH 07, 2022.
- SCHEDULE B ITEMS 1, 2, 23, 24 AND 25 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- SCHEDULE B ITEMS 4, 17, 20, 21 AND 22 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY. PLOTTABLE PORTIONS, IF ANY, OF SAID ITEMS WITHIN THE VICINITY OF SUBJECT PROPERTY ARE SHOWN.
- IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEMS 3, 5, 6, 7, 8, 10, 13, 15 AND 19 DO NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 9 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY. IN DOCUMENT 2006-1482870, MCR, THERE ARE AUTOMATIC TERMINATION DATES WHICH HAVE EXPIRED.
- NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION PROVIDED BY UTILITY COMPANY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
- NO EVIDENCE OF PHYSICAL ACCESS TO ABUTTING STREETS, HIGHWAYS, OR OTHER PUBLIC OR PRIVATE WAYS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY. WOODPATEL IS IN THE PROCESS OF PREPARING A FINAL PLAT THAT IF AND WHEN RECORDED WILL PROVIDE LEGAL ACCESS TO SUBJECT PROPERTY VIA A PRIVATE STREET TRACT ABUTTING THE SOUTH AND WEST PROPERTY LINES.

CERTIFICATION

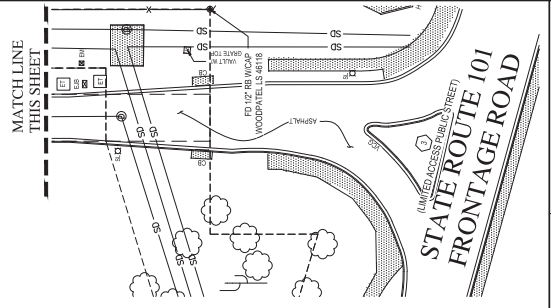
TO: ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY
 GRAND PEAKS PROPERTIES, INC. A COLORADO CORPORATION
 FIRST AMERICAN TITLE INSURANCE COMPANY
 EXPRES 151420
 COMPLETED SURVEY FIELD WORK ON 03/08/2022
 CHECKED BY GSR/TRG
 CAD TECHNICIAN WSB
 SCALE NTS
 DATE 03/28/2022
 JOB NUMBER WP# 220336
 SHEET 1 OF 2
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, AND 11(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 08, 2022.
 GABRIEL S. RIOS, RLS 48932
 WOOD, PATEL & ASSOCIATES, INC.
 1630 SOUTH STARLEY DRIVE - SUITE 219
 MESA, ARIZONA 85204
 480.834.3300
 SURVEYOR@WOODPATEL.COM



ALTA/NSPS LAND TITLE SURVEY
 ONE SCOTTSDALE LOT 3
 A PORTION OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



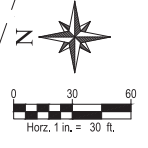
EXPRES 151420
 COMPLETED SURVEY FIELD WORK ON 03/08/2022
 CHECKED BY GSR/TRG
 CAD TECHNICIAN WSB
 SCALE NTS
 DATE 03/28/2022
 JOB NUMBER WP# 220336
 SHEET 1 OF 2



WOOD PATEL
 Wood, Patel & Associates, Inc.
 Civil Engineering
 Water Resources
 Land Survey
 Construction Management
 602.326.6000
 www.woodpatel.com

ALTAINSPS LAND TITLE SURVEY
 ONE SCOTTSDALE LOT 3
 A PORTION OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST,
 OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

EXPRES 15-12-20	COMPLETED SURVEY FIELD WORK ON 03/08/2022
CHECKED BY GSR/TRG	CAD TECHNICIAN WSB
SCALE 1" = 30'	DATE 03/08/2022
JOB NUMBER WP# 225338	SHEET 2 OF 2



30-DR-2021#3
 8/12/2022

Tab C: City Council Report and Stipulations for 20-ZN-2002#3

CITY COUNCIL REPORT



Meeting Date: June 21, 2016
 General Plan Element: *Character and Design*
 General Plan Goal: *Use Community Goals, Character and Context to determine development appropriateness.*

ACTION

**One Scottsdale
20-ZN-2002#3**

Request to consider the following:

1. Adopt Resolution No. 10408 authorizing Development Agreement 2002-142-COS-A2 for One Scottsdale located on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

OWNER

One Scottsdale Investors LLC

APPLICANT CONTACT

Kurt Jones
 Tiffany & Bosco, PA
 602-452-2729

LOCATION

19701 N Scottsdale Rd & 20001 N. Scottsdale Road
 Northeast corner of Loop 101 and N. Scottsdale Road

REQUEST

Goal/Purpose of Request

At the June 7, 2016 City Council hearing, the City Council voted 4-3 to adopt Ordinance No. 4256 to amend the existing Planned Community District (P-C) with comparable Planned Regional Center (PRC) zoning, Development Plan, and Amended Development Standards approved in case 20-ZN-2002, to allow: 1) building heights up to 90 feet; 2) 900 additional residential units; and 3) 1,066,145 additional square feet of non-residential area. The City Council also voted 4-3 to adopt Resolution

ADOPT RESOLUTION 10408 AUTHORIZING DEVELOPMENT AGREEMENT 2002-142-COS-A2 AND
 Action Taken ACCEPT THE AMENDED RELATED DOCUMENTS - OK - 5/2 (JL, KL)

10409, declaring the “One Scottsdale Amended Development Plan” as a public record on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

As part of the City Council’s June 7 motion for approval, three additional requirements were included:

1. Reduce the requested density from 1,366 to 900, 20% of the requested density shall be offered for-sale, and a condo plat will be required for all residential units. All requested and remaining residential units shall only be allowed within Planning Unit II, south of Legacy Drive.
2. All buildings adjacent to Scottsdale Road shall not exceed 60’ to the same depth as shown by the 45’ height limitation adjacent to Scottsdale Road on the Allowable Building Heights exhibit.
3. Surface parked, garden level type residential developments will not be allowed. Any additional residential development shall be of a quality, mass and design that is consistent with the representative images exhibit titled Residential Architectural Character supplement which shall be included within the updated One Scottsdale Master Environmental Design Concept Plan (MEDCP) for City Staff and Development Review Board (DRB) review.

This request to approve Resolution number 10408, authorizing Development Agreement 2002-142-COS-A2, incorporates the requirement that condominium plats be recorded prior to construction for all residential dwelling units within Planning Unit II, south of Legacy Boulevard. Also, a minimum of twenty (20) percent of the residential units added to Planning Unit II, south of Legacy Boulevard, shall be for-sale units.

Also, attached for reference to the City Council Report is the updated Development Plan that addresses the other additional requirements:

- A density reduction from 1,366 additional residential units to 900 additional residential units is shown on the land use budget;
- A revised Allowable Building Height exhibit is included containing a reduction in allowable building heights from 90 feet to 60 feet for a portion of the property along the N. Scottsdale Road frontage;
- Design guidelines/examples discouraging surface parked residential developments and encouraging quality architectural character, massing and design have been inserted.

Finally, pursuant to the June 7 motion for approval, stipulation number 15 of Ordinance 4256 has been amended to read, “No Certificate of Occupancy shall be granted for any new site building(s) once 937 residential units in Planning Unit II have been permitted, or once 1,793,358 square feet of additional commercial/retail/office space have been permitted, unless N. Scottsdale Road has been completed to a full six-lane cross section or equivalent capacity is

achieved.”

RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No. 10408 authorizing Development Agreement 2002-142-COS-A2 for One Scottsdale located on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Keith Niederer
Senior Planner
480-312-2953
E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY



Keith Niederer, Report Author

6/14/2016

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/14/2016

Date



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

6/14/2016

Date

Stipulations for the Zoning Application:

One Scottsdale

Case Number: 20-ZN-2002#3

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

STIPULATIONS IN BOLD AND CAPS HAVE BEEN MODIFIED SINCE THE 4/20/2016 PLANNING COMMISSION HEARING

CHANGES MADE TO STIPULATIONS AFTER THE JUNE 7, 2016 CITY COUNCIL MEETING, ARE SHOWN IN DOUBLE STRIKE-THROUGH AND NEW TEXT IS IN BOLD AND ITALICS.

GOVERNANCE

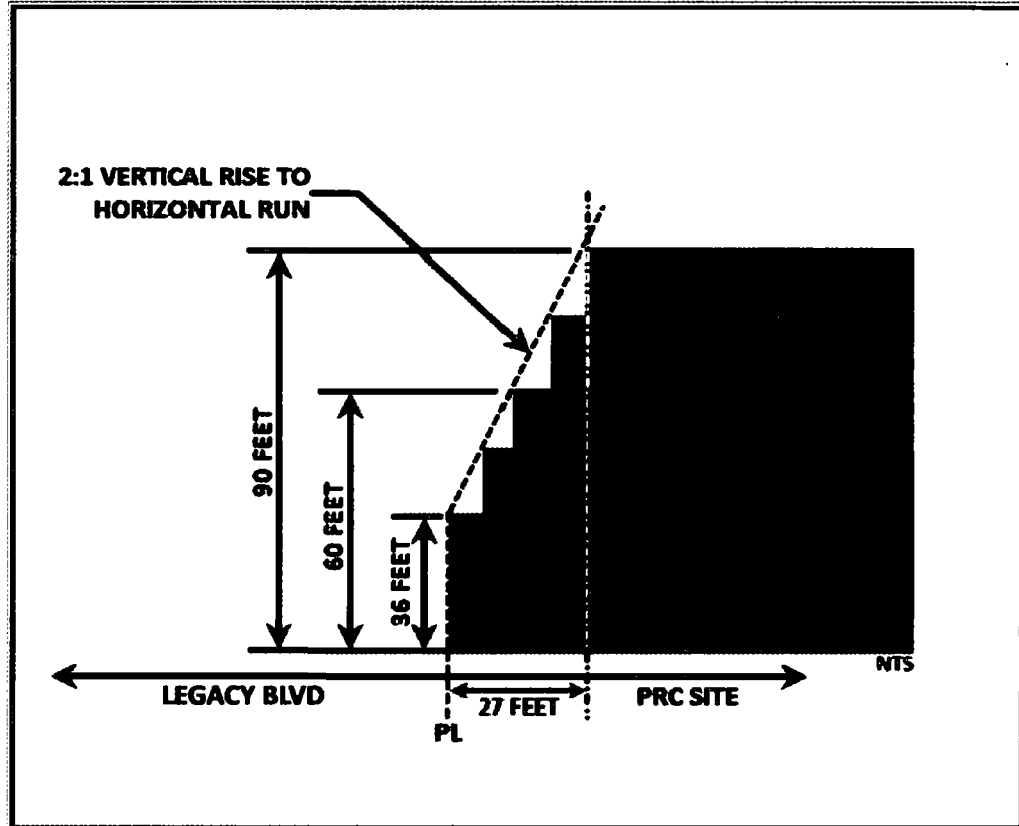
1. **GOVERNANCE.** Stipulations from case 20-ZN-2002, not modified herein, shall remain in effect.

SITE DESIGN

2. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "One Scottsdale Amended Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 10409 and incorporated into these stipulations and ordinance by reference as if fully set forth herein.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are included as part of the Development Plan.
4. **CONFORMANCE TO DEVELOPMENT AGREEMENT.** Development shall conform with Resolution number 10408, Development Agreement contract number 2002-142-COS-A2. Any change to the development agreement shall be subject to City Council approval.
5. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed ninety (90) feet in height, forty-five (45) feet in height and thirty six (36) feet in height, respectively, as measured from the finished floor elevation and as set forth on the Allowable Building Heights Map attached as part of the Amended Development Plan. Chimneys, cooling towers, elevator bulkheads and necessary mechanical appurtenances and the screening required for said appurtenances provided that both the appurtenances and the screening therefore do not cover more than fifty (50) percent of the roof area, may be erected to a height not exceeding one hundred (100) feet above finished floor.
6. **OPEN SPACE:** A minimum of twenty (20) percent of the net P.R.C. site of Planning Unit II shall be provided as open space. The open space master plan shall be updated and provided to the Development Review Board with the first development application for Planning Unit II.
7. **PARKING STRUCTURES.** All above ground parking structures within Planning Unit II shall be architecturally compatible with surrounding buildings to obscure the garage function, as

determined by the Development Review Board.

8. **OPEN SPACE AND PUBLIC ACCESS EASEMENTS.** Prior to any final plan approval for developments within 350 feet of the eastern property line in Planning Unit II, the owner shall do the following:
 - a. **North-South Easement:**
 - i. Provide dedication of a 30-foot wide open space easement including landscaping over the existing 30-foot wide drainage easement along the east property line of Planning Unit II, running north-south to connect E. Legacy Boulevard (Center Drive) with the Loop 101 frontage road.
 - ii. Provide a public access easement over a minimum six foot wide concrete path within the above-mentioned 30- foot wide open space and drainage easements running north-south to connect E. Legacy Boulevard (Center Drive) sidewalk with the Loop 101 frontage road sidewalk.
 - b. **East-West Easement:**
 - i. Provide dedication of two 30 foot wide open space easements with landscaping or alternative vehicular and pedestrian public access easements running east-west connecting the east property line of Planning Unit II with the easternmost internal north-south street of Planning Unit II, one a minimum of 300 feet south of Legacy Boulevard (Center Drive) and one a minimum of 600 feet north of the Loop 101 frontage road or in locations as otherwise approved by City staff.
 - ii. Provide a public access easement over a minimum six foot wide concrete path within each of the above mentioned 30 foot open space easements running east-west to connect with the minimum six-foot wide concrete path located within the above-mentioned 30-foot north-south drainage and open space easement.
9. For the first building having a height greater than sixty (60) feet in Planning Unit II, the owner shall comply with one of the following:
 - a. Construct a minimum of 100,000 square feet of Class A office building in Planning Unit II;
or
 - b. Construct a minimum 100-room hotel in Planning Unit II; or
 - c. Construct a minimum of 60,000 square feet of office or retail/restaurant space and a minimum of 250 residential units within the mixed-use pedestrian core as designated on the Development Plan.
 - d. All buildings having a height greater than sixty (60) feet located along the south side of the E. Legacy Boulevard (Center Drive) frontage within Planning Unit II shall comply with setback and stepback requirements identified in the following diagram:



10. A majority of the parking for buildings having a height greater than sixty (60) feet located within Planning Unit II shall incorporate underground or structured parking.

AIRPORT

11. FAA DETERMINATION. With the Development Review Board Application, the developer shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
12. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the developer shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
13. AVIGATION EASEMENT. Prior to permit issuance, the owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.
14. SOUND ATTENUATION MEASURES. Residential buildings having a height greater than sixty (60) feet located within Planning Unit II shall be constructed with noise attenuation measures in conformance with the sound transmission requirements of the International Building Code (IBC), as required by Sec. 5-358 of the City Code, as it relates to the 'AC-2' designation. **TO REDUCE INTERIOR TO EXTERIOR NOISE BY AT LEAST 25 DECIBLES, PER THE NOISE ATTENUATION MEASURES SET FORTH IN SECTION IN SECTION 4.00 OF APPENDIX F OF THE FAA PART 150 NOISE COMPATIBILITY STUDY. WITH THE FINAL PLANS SUBMITTAL,**

THE DEVELOPER SHALL SUBMIT PLANS AND DOCUMENTATION SHOWING CONFORMANCE WITH THE NOISE ATTENUATION MEASURES.

STREETS

15. TIMING OF SCOTTSDALE ROAD STREET IMPROVEMENTS. No certificate of occupancy shall be granted for any new site building once ~~1,287~~ **937** residential units in Planning Unit II have been permitted, or once 1,793,358 square feet of commercial/retail/office space have been permitted, unless N. Scottsdale Road has been completed to a full six-lane cross section or equivalent capacity is achieved by interim improvements, to the satisfaction of the City's Transportation Director.

Tab D: Allowable Heights Map and Building Height Limitation Plan



Resolution No. 10409
 Exhibit A
 Page 90 of 91

A 60' MAXIMUM HEIGHT	D 45' MAXIMUM HEIGHT	MAX. HEIGHT NOT TO EXCEED 1710' ELEVATION	MAJOR STREET	DISTRICT BOUNDARY
B 45' MAXIMUM HEIGHT	E 90' MAXIMUM HEIGHT	MAX. HEIGHT NOT TO EXCEED 1715' ELEVATION	FUTURE STREET	AMENDMENT BOUNDARY
C 36' MAXIMUM HEIGHT				



STACKED 40s

ALLOWABLE BUILDING HEIGHTS

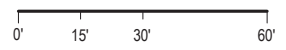
SCHEDULE E

The drawings and information contained herein are prepared solely for use in connection with the project described herein. They do not constitute a contract. No part of these drawings shall be used for any other purpose without the written consent of the City of Scottsdale. The City of Scottsdale is not responsible for any errors or omissions in these drawings. The City of Scottsdale is not responsible for any damages or injuries resulting from the use of these drawings. The City of Scottsdale is not responsible for any delays or cancellations of any project. The City of Scottsdale is not responsible for any other matters. The City of Scottsdale is not responsible for any other matters.



CONCEPTUAL BUILDING HEIGHT

GRAND PEAKS | ONE SCOTTSDALE LOT 3 | 06/28/2022



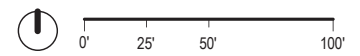
hord | coplan | macht

DRAFT



FFE STUDY

GRAND PEAKS | ONE SCOTTSDALE LOT 3 | 05/27/2022



hord | coplan | macht

Tab E: Site Plan

LEGEND / KEYNOTES

- PROPERTY LINE
- 27'-0" WATER AND SEWER FACILITIES EASEMENT
- 30'-0" PUBLIC NON-MOTORIZED ACCESS EASEMENT (NORTH ACCESS SHARED WITH ADJACENT PROPERTY)
- 22'-0" DRAINAGE EASEMENT
- SIGHT VISIBILITY TRIANGLE
- STREET CENTERLINE
- 15'-0" AND 24'-0" WIDE FIRE LANE (NORTH FIRE LANE DESIGNED BY ADJACENT PROPERTY)
- 8'-0" WIDE SIDEWALK, RE: LANDSCAPE FOR LOCATIONS AND PAVEMENT TYPES
- 11'-0" X 18'-0" ACCESSIBLE STALL, TYP
- ADJACENT PARCEL ZONING = PRC-PCD
- TRASH ROOM, RE: REFUSE PLAN
- ACCESSIBLE ENTRANCE
- TOP-OF-CURB, RE: CIVIL PRELIMINARY GRADING & DRAINAGE PLAN
- ABOVE GROUND ELECTRICAL EQUIPMENT, RE: LANDSCAPE FOR SCREENING
- RESIDENT / VISITOR PARKING GARAGE ENTRANCE
- ENTRY PLAZA, PASSENGER DROP-OFF / PICK-UP (NO PARKING)
- ON STREET VISITOR / FUTURE TENANT PARKING (13 TOTAL SPACES)
- FIRST FINISH FLOOR LEVEL
- BIKE PARKING
- LANDSCAPE ISLAND, TYP., RE: LANDSCAPE
- PROPOSED FIRE RISER ROOM
- KNOX BOX AND STROBE ACCESS
- EXISTING FIRE HYDRANT, TO BE RELOCATED
- RELOCATED FIRE HYDRANT
- FIRE HYDRANT BY ADJACENT PROPERTY, "30-DR-2021"
- SITE WALL, RE: LANDSCAPE FOR ELEVATIONS / DETAILS
- 8'-0" WIDE SIDEWALK, RE: LANDSCAPE FOR LOCATIONS AND PAVEMENT TYPES

**One Scottsdale
Land Use Budget Tracker**

TOTAL ALLOWED <small>(see Schedule C - Land Use Budget)</small>	RESIDENTIAL (DU)			COMMERCIAL RETAIL OFFICE (SF)			HOTEL (Rooms)		
	PL-I	PL-II	PL-III	PL-I	PL-II	PL-III	PL-I	PL-II	PL-III
NA	2,000	NA	2,866,145	NA	490				
UNASSIGNED PARCEL DESCRIPTION	APN	RESIDENTIAL (DU)	COMMERCIAL RETAIL OFFICE (SF)	HOTEL (Rooms)					
United Corporation	315-01-003	PL-I	PL-II	PL-III	PL-I	PL-II	PL-III	PL-I	PL-II
One North Scottsdale	315-01-008			750	415,000				
Altman Legacy	315-01-009								130
Chase	315-01-010						10,700		
Shops 90	315-01-012		314						
Overseas	TBD		110						
Delaware	TBD		110						
Grand Plaza Properties	TBD		390						
TOTAL ASSIGNED BY USE		690	750		415,000	10,700			130
TOTAL ASSIGNED BY USE REMAINING TO ASSIGN		1,310	2,116		451,145				

ONE SCOTTSDALE LOT 3, PROJECT DATA

PARCEL ADDRESS: A PORTION OF PARCELS 2 AND 4, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR, LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA)

LOT AREAS (GROSS AND NET): 139,707 SF (3.21 AC)

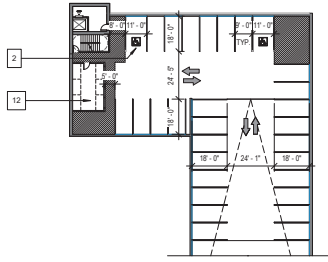
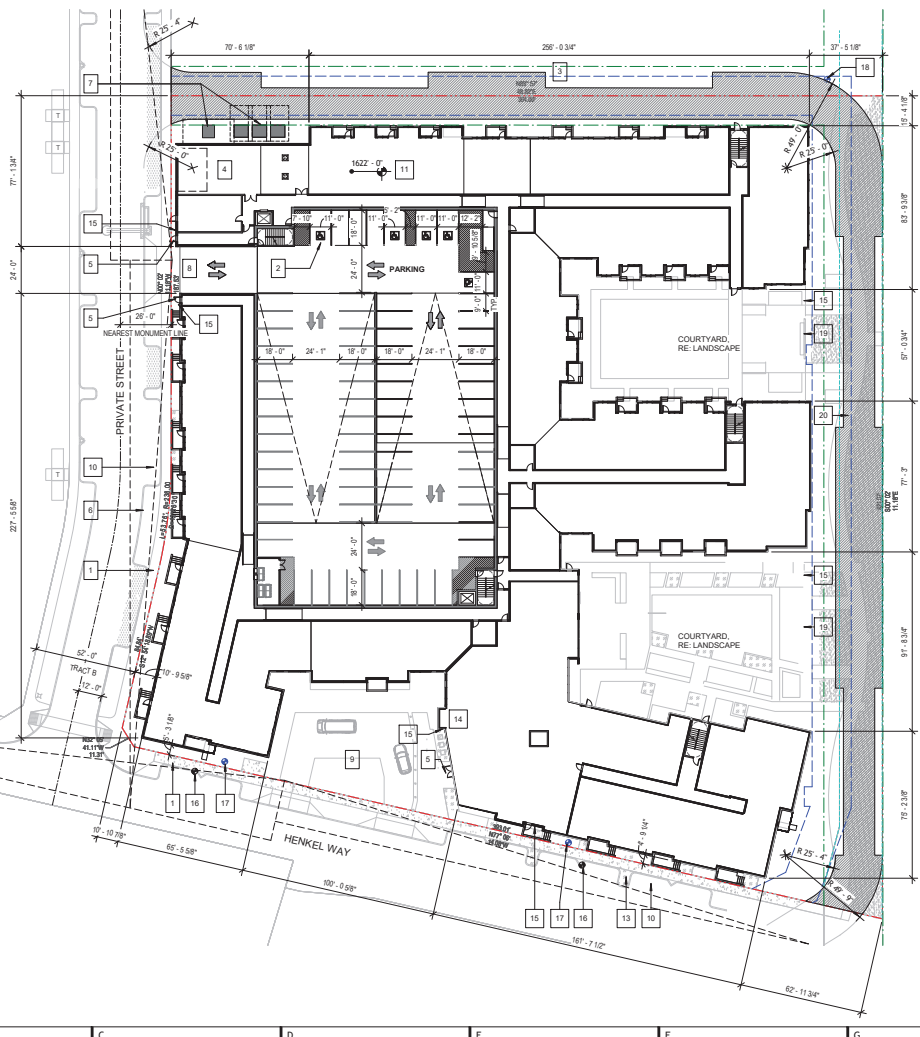
PARCEL ZONING: PRC-PCD

GROSS FLOOR AREA: 328,681 SF (5-STORY RESIDENTIAL BUILDING)
147,832 SF (6-STORY PARKING STRUCTURE)

OPEN SPACE CALCULATIONS: REFER TO OPEN SPACE PLAN, RE: LANDSCAPE

PARKING:

TYPE	CALCULATION	REQUIRED	PROVIDED
STUDIO	1.25 * 20 UNITS	25	
1 BR	1.3 * 143 UNITS	186	
2 BR	1.7 * 99 UNITS	169	
3 BR	1.9 * 18 UNITS	35	
GUEST PARKING	280 UNITS / 6	47	
ON STREET PARKING			13
TOTAL		462	474
ACCESSIBLE PARKING	474 * 4%	19	20
BIKE PARKING	474 / 10	48	54



5F LEVEL B1 FLOOR PLAN
SCALE: 1" = 30'-0"



7H VICINITY MAP
SCALE: 1" = 150'

ARCHITECT
Hord Coplan Macht, Inc.
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.7877
f. 303.607.0787

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Project Number
362-PA-2022

Project
**ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ**

Phase
DRB APPLICATION

Date
07/21/2022

Scale
As indicated

Drawing
SITE PLAN

No.
A0.0

Hord Coplan Macht, Inc.

**30-DR-2021#3
8/12/2022**

Tab F: Elevations



2A NORTH ELEVATION
A2.0 1" = 20'-0"



4A WEST ELEVATION
A2.0 1" = 20'-0"



6A SOUTH ELEVATION
A2.0 1" = 20'-0"

EXTERIOR MATERIAL SCHEDULE		
KEYNOTE	MATERIAL	DESCRIPTION
CN-1	CONCRETE, BOARD FORM LIGHT GRAY	
ST-2	STONE VENEER BEIGE / CREAM	
S-1	STUCCO, SMOOTH FINISH OFF-WHITE	
S-2	STUCCO, SMOOTH FINISH BEIGE	
MTL-1	METAL COMPOSITE MATERIAL DARK GRAY	
WD-1	WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT	
MTL-3	METAL HORIZONTAL SUNSHADE DARK GRAY	
MTL-4	METAL CORRUGATED PANEL DARK GRAY	
FC-1	FIBER CEMENT PANEL DARK GRAY	
D-1	FIBERGLASS DOOR, PAINTED DARK GRAY	
OD-1	METAL OVERHEAD DOOR DARK GRAY	
W-2	VINYL WINDOW DARK GRAY	
RLG-1	METAL RAILING, PAINTED BLACK	

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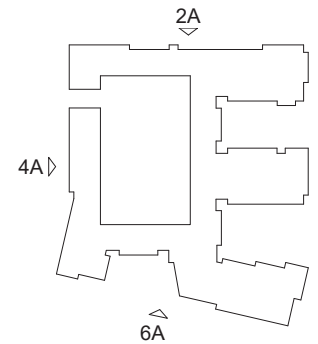
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Project Number
362-PA-2022

Project
ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ

Phase
DRB APPLICATION

Date
07/21/2022

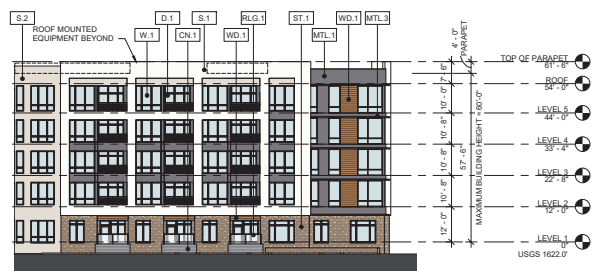
Scale
As indicated

Drawing
BUILDING
ELEVATIONS

No.
A2.0

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8/12/2022



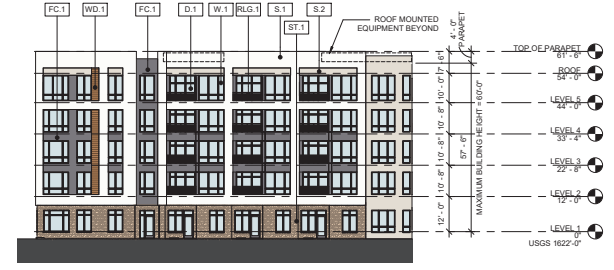
3A SOUTH COURTYARD - NORTH ELEVATION
A2.1 1" = 20'-0"



3D SOUTH COURTYARD - SOUTH ELEVATION
A2.1 1" = 20'-0"



5A NORTH COURTYARD - NORTH ELEVATION
A2.1 1" = 20'-0"



5D NORTH COURTYARD - SOUTH ELEVATION
A2.1 1" = 20'-0"



7A EAST ELEVATION
A2.1 1" = 20'-0"

EXTERIOR MATERIAL SCHEDULE		
KEYNOTE	MATERIAL	DESCRIPTION
CN.1	CONCRETE, BOARD FORM	LIGHT GRAY
ST.2	STONE VENEER	BEGE / CREAM
S.1	STUCCO, SMOOTH FINISH	OFF-WHITE
S.2	STUCCO, SMOOTH FINISH	BEGE
MTL.1	METAL COMPOSITE MATERIAL	DARK GRAY
WD.1	WOOD ACCENT MATERIAL	WOOD GRAIN, LIGHT WALNUT
MTL.3	METAL HORIZONTAL SUNSHADE	DARK GRAY
MTL.4	METAL CORRUGATED PANEL	DARK GRAY
FC.1	FIBER CEMENT PANEL	DARK GRAY
D.1	FIBERGLASS DOOR, PAINTED	DARK GRAY
OD.1	METAL OVERHEAD DOOR	DARK GRAY
W.2	VINYL WINDOW	DARK GRAY
RLG.1	METAL RAILING, PAINTED	BLACK

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Project Number
362-PA-2022

Project
**ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ**

Phase
DRB APPLICATION

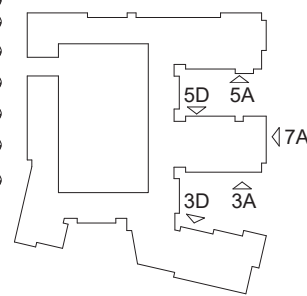
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07/21/2022

Scale
As indicated

Drawing
**BUILDING
ELEVATIONS**

No.
A2.1

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EXTERIOR MATERIAL SCHEDULE		
KEYNOTE	MATERIAL	DESCRIPTION
CN.1		CONCRETE, BOARD FORM LIGHT GRAY
ST.2		STONE VENEER BEIGE / CREAM
S.1		STUCCO, SMOOTH FINISH OFF-WHITE
S.2		STUCCO, SMOOTH FINISH BEIGE
MTL.1		METAL COMPOSITE MATERIAL DARK GRAY
WD.1		WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT
MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY
MTL.4		METAL CORRUGATED PANEL DARK GRAY
FC.1		FIBER CEMENT PANEL DARK GRAY
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W.2		VINYL WINDOW DARK GRAY
RLG.1		METAL RAILING, PAINTED BLACK

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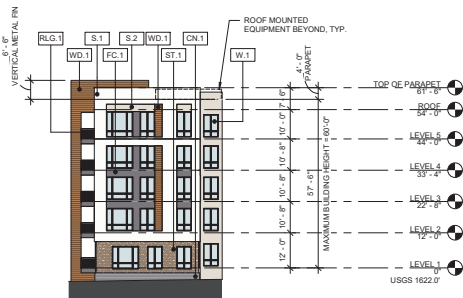
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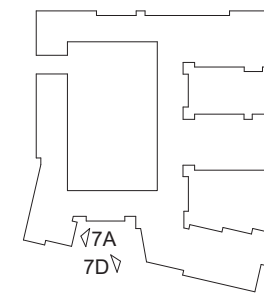
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CONSTRUCTION



7A ENTRY PLAZA - WEST ELEVATION
A2.2 1" = 20'-0"



7D ENTRY PLAZA - EAST ELEVATION
A2.2 1" = 20'-0"



no. date revision

Project Number
362-PA-2022

Project
**ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ**

Phase
DRB APPLICATION

Date
07/21/2022

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Drawing
**BUILDING
ELEVATIONS**

No.

A2.2

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2 SOUTHEAST CORNER



1 SOUTHWEST CORNER

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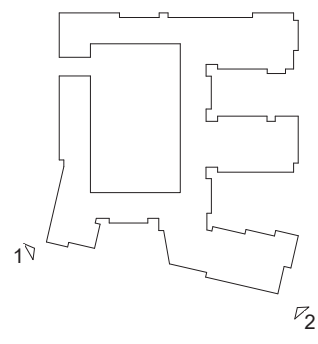
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no.	date	revision
Project Number		
362-PA-2022		
Project		
ONE SCOTTSDALE		
LOT 3		
SCOTTSDALE, AZ		
Phase		
DRB APPLICATION		
Date		
07/21/2022		
Scale		
1 1/2" = 1'-0"		
Drawing		
PERSPECTIVES		

No.
A3.0

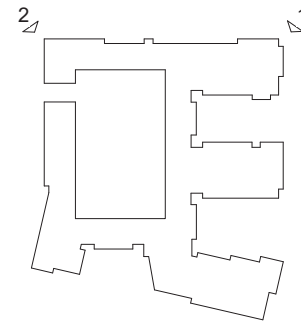
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2 NORTHWEST CORNER



1 NORTHEAST CORNER



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Project		
ONE SCOTTSDALE LOT 3 SCOTTSDALE, AZ		
Phase		
DRB APPLICATION		
Date		
07/21/2022		
Scale		
1 1/2" = 1'-0"		
Drawing		
PERSPECTIVES		

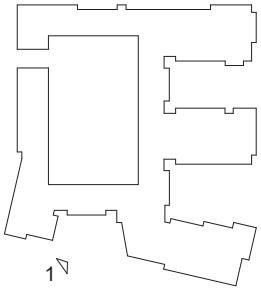
No.
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 Scottsdale, AZ



1 ENTRY



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Project Number
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Project
 ONE SCOTTSDALE
 LOT 3
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Phase
 DRB APPLICATION

Date
 07/21/2022

Scale
 1 1/2" = 1'-0"

Drawing
PERSPECTIVES

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A3.2

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30-DR-2021#3
8/12/2022



2 WEST WALK UP UNITS



1 WEST WALK UP UNITS

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1

2

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Project Number

362-PA-2022

Project

**ONE SCOTTSDALE
 LOT 3
 SCOTTSDALE, AZ**

Phase

DRB APPLICATION

Date

07/21/2022

Scale

1 1/2" = 1'-0"

Drawing

PERSPECTIVES

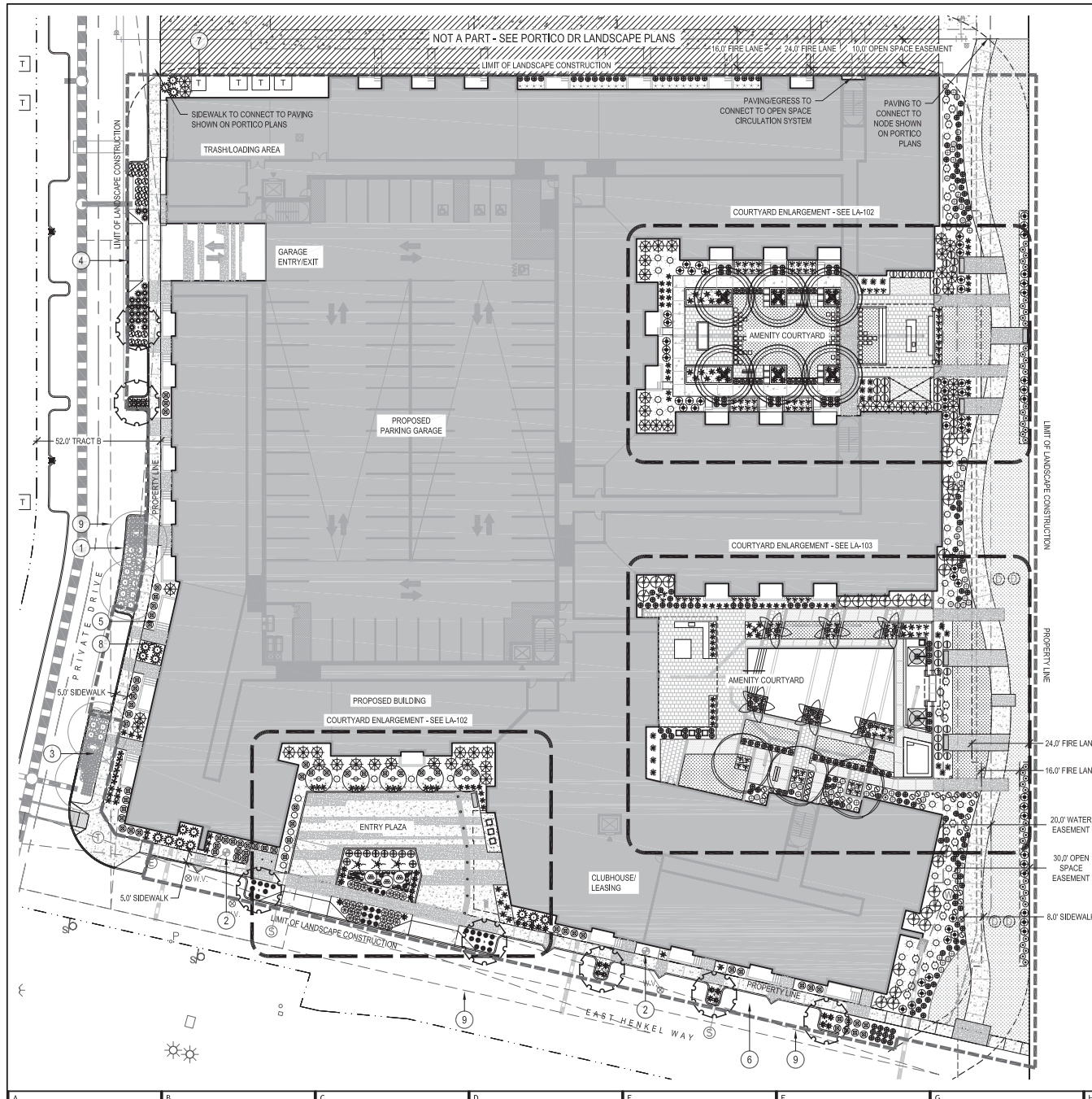
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A3.3

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Tab G: Landscape Plan



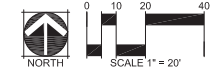
KEY NOTES - LANDSCAPE SUMMARY

- 1 PROPOSED CURB - SEE SITE PLAN
- 2 NEW FIRE HYDRANT, TYP. - SEE SITE PLAN
- 3 STREETScape PLANTING, TYP. - GRAYED OUT PLANTING NOT A PART - SEE APPROVED STREETScape PLANS
- 4 DRIVEWAY, TYP. - SEE SITE PLAN
- 5 PRIVATE STOOP WITH GROUND LEVEL ACCESS, TYP.
- 6 PARALLEL PARKING STALL, TYP. - SEE SITE PLAN
- 7 TRANSFORMER, TYP. SEE SITE PLAN
- 8 STEEL EDGER, TYP.
- 9 SIGHT VISIBILITY TRIANGLE, TYP.

SURFACING SCHEDULE

- TYPE 1 - CONCRETE**
PATTERN: CUSTOM - SEE PLAN
FINISH: SMOOTH TROWEL WITH SALT FINISH
COLOR: DAVIS SOUTHERN BLSH #10134
- TYPE 2 - CONCRETE**
PATTERN: CUSTOM - SEE PLAN
FINISH: EXPOSED AGGREGATE FINISH
COLOR: DAVIS SOUTHERN BLSH #10134
- TYPE 3 - CONCRETE**
PATTERN: CUSTOM - SEE PLAN
FINISH: BROOM FINISH
COLOR: STANDARD GRAY
- TYPE 4 - CONCRETE**
PATTERN: APPROXIMATELY 5'x5' SQUARE
SAWCUT JOINTS - SEE PLAN
FINISH: LIGHT SANDLAST FINISH
COLOR: DAVIS SANDSTONE #5237
- TYPE 5 - CONCRETE PAVER**
MODEL: 12X12 STEPLOCK PAVER (300mm)
PATTERN: BRICK
COLOR: CAPPUCCINO
- TYPE 7 - CONCRETE BAND**
12" WIDTH
FINISH: SMOOTH TROWEL WITH SALT FINISH
COLOR: DAVIS SPANISH GOLD #5084
- TYPE 7 - DETECTABLE WARNING BAND**
2" WIDTH
FINISH: SMOOTH WITH TOOLED GROOVES
COLOR: STANDARD GRAY
- TYPE 8 - ARTIFICIAL TURF**
SUPPLIER: FOREVER LAWN
TYPE: FUSION PRO OR APPROVED EQUAL
- TYPE 9 - DECOMPOSED GRANITE**
SOURCE: PIONEER SAND
SIZE: 1/2" SCREENED
COLOR: PALOMINO GOLD
- TYPE 10 - DECOMPOSED GRANITE**
SOURCE: PIONEER SAND
SIZE: 1/4" MINUS
COLOR: MADISON GOLD
- TYPE 11 - STABILIZED DECOMPOSED GRANITE**
SOURCE: PIONEER SAND
SIZE: 1/4" MINUS
COLOR: PALOMINO GOLD

- NOTES:**
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 2. CONTRACTOR TO PROVIDE 5x5 MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 3. ALL PAVERS TO BE PROVIDED BY ARTISTIC PAVER



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NORRIS DESIGN
Planning | Landscape Architecture | Branding



no.	date	revision

ONE SCOTTSDALE LOT 3
SCOTTSDALE, AZ

Phase
DRB APPLICATION

Date
08/09/2022

Scale
LANDSCAPE SUMMARY PLAN

No
LA-101

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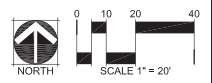


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no.	date	revision

Project Number
 362-PA-2022
 Project
**ONE SCOTTSDALE
 LOT 3
 SCOTTSDALE, AZ**
 Phase
 DRB APPLICATION
 Date
 08/09/2022
 Scale
 Drawing
 ILLUSTRATIVE
 LANDSCAPE PLAN

No. **LA-105**



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 Scottsdale, AZ

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