

August 30, 2022

94 HUNDREDS *the village*

9375 East Shea Boulevard

Mixed-Use Multifamily Residential and Retail / Office Development

10.6 Acres

Project Narrative and Development Plan

Minor General Plan Amendment

From: Commercial

To: Mixed-Use Neighborhoods

Rezoning

From: C-3 PCD / C-O PCD (Planned Community District – McCormick Ranch)

To: PUD PCD (Planned Community District – McCormick Ranch)

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I. Purpose of Request:

This request is for a General Plan Amendment (GPA) from Commercial to Mixed-Use Neighborhoods and a rezoning from C-3 PCD / C-O PCD (Planned Community District – McCormick Ranch) to PUD PCD (Planned Community District – McCormick Ranch) on a \pm 10.62 gross acre site to allow for a mixed-use development. This development is the build out of 94 Hundred Shea, which will add new residential (94 Hundred Shea – The Village) to the existing retail/office center (94 Hundred Shea – The Shops/Office). The vacant portion of the property will be developed as a New Age active Multi-Generational (young adults to active seniors) housing community of 219 well-appointed units to add vibrancy and fiscal sustainability to the existing commercial center. The property is located at 9375 East Shea Boulevard (the “Site”). (See below *Aerial*)

AERIAL PHOTO



II. Development Team

Taliajevan Properties, Inc:

Taliajevan Properties, Inc is a private real estate company specializing in the long-term ownership of commercial real estate properties in Canada and Scottsdale, AZ. Founded by Harmel Ryat in 1995, Taliajevan owns a portfolio of office and retail centers with a market value of over \$200 million. Taliajevan entered the Scottsdale market in 2005 and has owned the subject property since 2013. Taliajevan has retained Kaplan Multifamily as its Development Partner to develop & manage The Village luxury apartments.

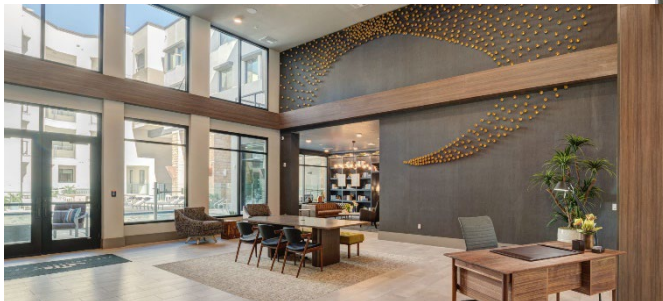
Kaplan Multifamily:

Kaplan Multifamily (“Kaplan”) was formed in 1978 in Houston, Texas. Kaplan entered the Phoenix market in 2008 and opened a Regional office in Scottsdale in 2014. Kaplan is a diversified operator, owner, and developer of high-quality multi-family properties in major metropolitan areas across the United States. Kaplan is active in emerging high growth submarkets, redeveloping existing multi-family housing, and repurposing commercial developments into mixed-use communities, and holds 44 years of successful management experience in the dynamic and evolving multi-family industry.

Kaplan has a current development pipeline of 4,402 units at a cost of \$1.4 Billion which includes 3,370 units in Metro-Phoenix as a cost of \$992 Million.

Kaplan has developed two very successful multifamily communities in Scottsdale adjacent to the Scottsdale Quarter. The District at Scottsdale consisting of 322 units and the Scottsdale Grand consisting of 285 units. Both communities include amenities and features not found in other multifamily communities in Scottsdale such as, units with roof top decks, valet parking, on-site hair salon, fitness center open to the public, professional sports simulator just to mention a few. 94 Hundred Shea – The Village will include, not only these type of amenities, but will also include a water management program which reduces water consumption by at least 20%.

Here are photos of existing properties built by Kaplan in Scottsdale & other Valley locations:





III. 94 Hundred Shea – The Village

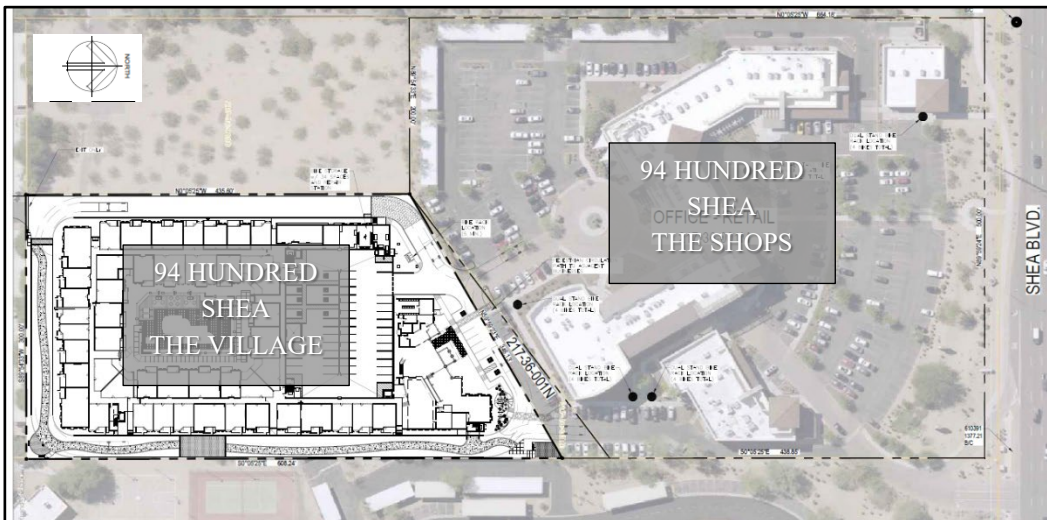
Overview

The proposed development will be a mixed-use development that will blend new multifamily residential housing with existing and well-established commercial retail and office. Under one ownership, these two uses will provide service and convenience to each other as well as serving the larger community.

Infill projects are often the most challenging, but also the most rewarding and responsible type of development as they are usually focused on solving a specific problem, or set of problems, and doing so on land that is often challenged by physical or social and political constraints. Recognizing the reality of the factors affecting this property, we are committed to serving the area with a new high-quality housing choice, new customers for local businesses, walkable design and convenience, and a true mixed-use experience for the City of Scottsdale.

94 Hundred Shea – The Shops is an existing commercial development that consists of approximately 35,000 square feet of Class A office (100% leased) serving 250 employees and approximately 38,740 square feet of restaurant and retail commercial space with only one 8,142 square foot restaurant space available. This is a high-end center with no ‘marginal’ uses – all of this on approximately seven acres (7.03 acres). Access is primarily from Shea Boulevard, though legal shared access exists from the south through the commercial office development via a dedicated vehicular access easement.

94 Hundred Shea – The Village is the residential component of this mixed-use development and is comprised of 219 new multifamily residential units on a vacant 3.59-acre site that is situated between 94 Hundred Shea to the north and an office condominium complex the south (Ironwood Office Suites). To the east is the CVS corporate office complex and to the west is a vacant 3.92-acre property, which is the subject of a recent general plan amendment and rezoning application, 3-GP-2021 and 6-ZN-2021, respectively (“92 Ironwood”), which was withdrawn earlier this year.



The subject property was approved for a mixed-used commercial retail and office development in 2002. The retail portion of the project has since developed; however, the remaining portion of the property has remained vacant despite being approved for a four story, 55,000 square-foot medical office building. A variety of variables ranging from access and visibility to market saturation are likely contributors to the lack of development interest with this property. Alternatively, the property is an ideal site for true mixed-use development. Its proximity to high-quality goods and services makes for a walkable community, which advances the goals of the City's new General Plan by establishing responsible and appropriate development in areas where impacts are minimal. This concept is validated by the reduced number of daily trips, the types of trips, and the concentrated timing of the vehicular trips associated with residential development versus the aforementioned, and previously approved, medical office building. These findings are reinforced by the Traffic Impact Analysis associated with this PUD and are further supplemented by the understanding that mixed-use developments in urban cores such as this one, with a mix of employment opportunities, commercial retail and service options, and quality residential development lends itself to greater pedestrian activity and lower reliance on automobiles.

This development is proximate to approximately 19,000 employees and a variety of local employers, including HonorHealth (hospital), PCS/CVS Caremark and nearby medical and professional offices, all of which will receive direct marketing for potential future residents who would surely find this convenient, modern lifestyle appealing. In support of the employees of those local employers, 94 Hundred Shea – The Village will implement the following Preferred Employer Discount for at least the first three (3) years.

Preferred Employer Discount

The discount program is called the preferred employer discount. The On-site property management team visits local employers (typically within a 3-5 mile radius) and discusses the program. Those employers who elect to participate have their HR department or office manager notify existing employees and new employees of the program. Employees are referred to the leasing staff and are offered discounted rent. The discount varies by unit type and availability which can range from 8% to 15% over the lease period. At District at Scottsdale Quarter, another project from Kaplan Multifamily, close to 25% of the units or 75 apartments received the discount.

All City of Scottsdale employees are eligible for the preferred employer discount. All they need to do is show proof of employment by the City of Scottsdale to receive the discount.

Existing Conditions & Context

The Site constitutes \pm 10.62 gross acres and is bordered by Shea Boulevard on the north. Existing offices (C-O) border the Site to the east and south. The west side is bordered by existing commercial businesses (C-3) and an intervening vacant property.

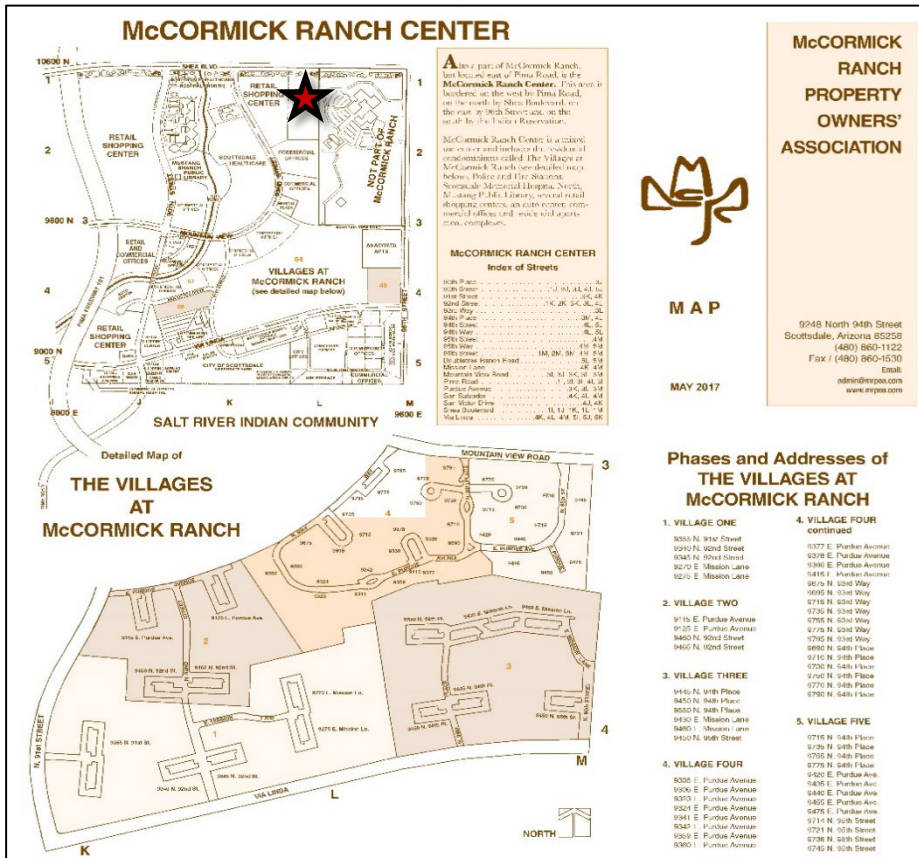
The Site contains existing office/retail center, some covered and uncovered parking spaces, and a large vacant parcel. The streets, sidewalks, and utilities surrounding the Site have all previously been built, as such this addition of apartments can be “plugged in” to this location with minimal disturbances to the area.

Build-to-rent multifamily housing in the area is rather sparse. The vast majority of the multifamily housing in the area is comprised of condominiums which are approximately 30 years old or older. While there may be private rental units available within these developments, their availability is unreliable and ultimately fails to satisfy the needs of the market – both in quantity and quality.

McCormick Ranch Center

The Site is located in the McCormick Ranch Center, which is considered the core of this planned community and where the greatest intensity would be focused.

The McCormick Ranch Center continues to evolve through its considerable development of offices, medical uses/offices, and retail uses of varying intensities. This Site is a remnant ‘infill’ parcel that is internal to the center and, frankly, difficult to develop into something other than residential due to its lack of street visibility and the saturation of existing non-residential uses. However, medium density apartments added to this existing office/retail center will help enhance/support the desirability of this center as well as the surrounding context. The retail/commercial (i.e. non-residential) and residential mix proposed will provide an ideal fit for this location and beyond.

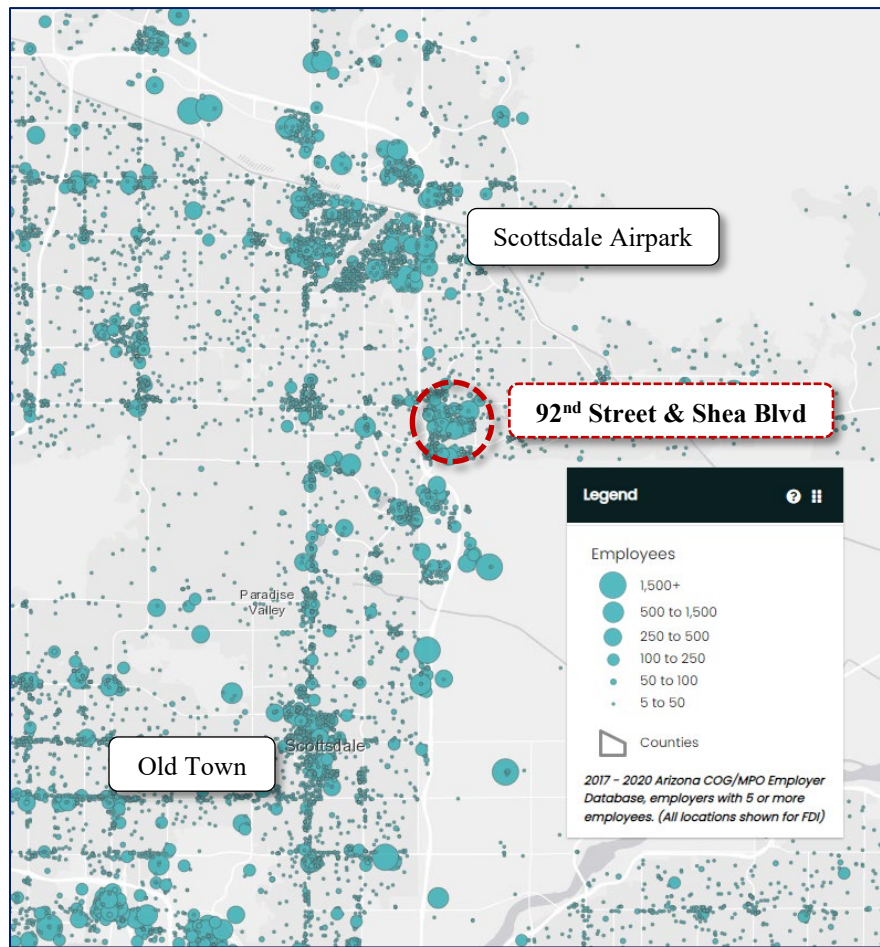


The McCormick Ranch Center creates a unique opportunity to blend interrelated land uses and promote the live, work, and play concept. Additionally, the nearby retail and surrounding employment core (i.e., hospital, CVS Health/Caremark, etc.) provides regional appeal for future residents of 9400 East Shea Boulevard. The ease of accessibility via the freeway and Shea Boulevard as well as its proximity to businesses, shopping, recreation, and trail system makes this development a compliment to its surroundings.

Retail / Commercial Component

The retail/commercial component of this mixed-use development is the existing office/retail center located between Shea Boulevard and the residential component. In total, it consists of 39,000 square feet of retail with a mix of dining and service uses. Additionally, there is approximately 36,000 square feet of professional office space available for lease.

The existing commercial development and the proposed new apartments will blend seamlessly to create a cohesive mixed-use community. The compatibility between the uses doesn't stop with just these two uses. The larger area of 92nd Street & Shea Boulevard is an urban core with a mix of uses of varying intensity.



Employer Data
Source: Maricopa Association of Governments

This area is served by several major employers and countless small businesses – all of which will serve, or be served by, new residential development.

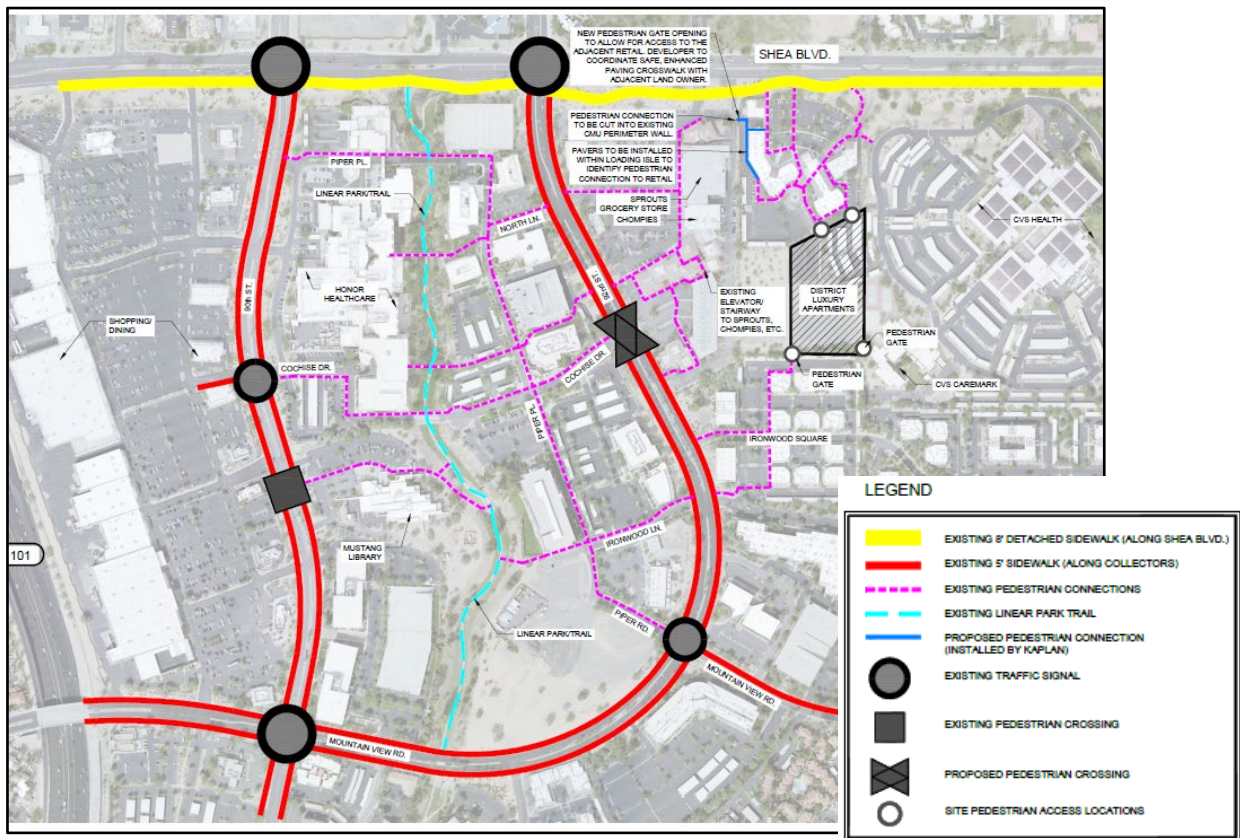
Site Access

Primary access to this development will be from Shea Boulevard via a shared driveway. This driveway splits into two separate drives – one that bypasses the commercial to the east and the primary drive that passes under the existing commercial building. It will be this primary drive that

serves as the main access to the residential portion of the project. A secondary access to 92nd Street will be provided via an existing vehicular access easement through the abutting Ironwood medical office condominium to the south. There will also be fire lane along the perimeter of the apartments that will serve dual purposes (i.e. building setback, walking area, and fire safety access).

Ironwood 92 Partners LLC owns the property to be developed as “Caliber” between the subject property and 92nd Street. Caliber has recorded an access easement through the Caliber property to 92nd Street, as required by the McCormick Ranch Association. This easement provides access to 92nd Street for the 94 Hundred Shea project. This access easement is also dependent on the execution of an agreement between 94 Hundred Shea and Caliber. We intend to sign an acceptable agreement and to use the access easement to 92nd Street when it is available. When this easement comes to fruition, 94 Hundred Shea will terminate its access through the Ironwood medical office condominiums to the south and limit its legal use of that access easement for emergency ingress and egress only.

In addition to vehicular access, the residential development with in the 94 Hundred Shea mixed use project will benefit from other multi-modal circulation opportunities into and throughout the surrounding commercial and employment within the McCormick Ranch Center core. As illustrated by the below map, a vast network of sidewalks and trails crisscross the area and provide connections to beyond.



Site Plan

The design for this Site provides open space, pedestrian passageways, and inviting gathering areas for activity and interaction with shaded areas, enhanced paving, a variety of meandering pathways, and landscaping. The addition of apartments to this Site via 94 Hundred Shea – The Village, will add to synergy by incorporating on-site residents to dine and shop in the existing restaurants and retail establishments thereby creating a true Live/Work/Play mixed use community. In addition, the proposed apartments will provide:

- Garage parking in excess of parking code
- Ride-share pick up & drop off area.
- Penthouse units with rooftop deck (spiral staircase).
- Professional indoor sports simulator.
- 10' ceiling in select ground floor units.
- Valet trash service (trash picked up daily at front door of unit).
- Teaching Kitchen with regular classes provided by management.
- Bike repair room located in garage.
- Pet spa.
- Gaming Lounge (billiards, pool, shuffleboard).
- Oversize two story clubhouse.
- Resort pool with beach entry.
- Coffee bar.
- Free daily breakfast in clubhouse.
- Onsite laundry & dry-cleaning service.
- Gourmet teaching kitchen in clubhouse.
- Equinox style fitness center.
- Outdoor phone & laptop charging stations.
- Concierge service.

The apartments provide for one (1) main outdoor activity area for both active and passive recreation, relaxation, and an abundance of open space for the future residents. The main building structures are navigated through a series of pedestrian passages that lead throughout the Site and ultimately to the outer pedestrian sidewalk network and the surrounding area. *(See Exhibit D: Site Plan)*

94 Hundred Shea – The Village plans to become a “New Age – Multigenerational Project” – the first in the City of Scottsdale. Our amenities & activities are designed for several generations: from younger persons to active seniors. Features include different fitness & social activities including wellbeing, intellect, as well as services like housekeeping, dry cleaning, in-home package delivery, etc.

Landscape Theme

The project’s landscape theme will reduce overall water intake include by utilizing native trees, shrubs, accent plants, groundcover, and minimal turf. Elements of the McCormick Ranch Landscape Master Plan will be utilized, such as predominantly using trees, shrubs and accent plantings from the approved list. While the Master Plan is specifically for property that is owned and managed by the McCormick Ranch Property Owners Association, ensuring that landscaping reinforces the character of the area is important as per both the General Plan (Character and Design Element Goal CD 5) and Shea Area Plan (Goal 1).

Throughout the site are tree and shrub lined sidewalks providing a pleasant/cool environment to walk. The open space areas will also contain a variety of native shrubs and landscaping providing for a friendly, enjoyable, useable, and shaded environment for residents to traverse and use the property. As such, the plan includes one (1) main internal courtyard area which all feature a variety of landscaping and amenities such as a swimming pool, fountains, fire pit, putting green, televisions, barbeques, and shaded seating and dining areas which are all connected by a system of winding walkways. *(See Exhibit E: Landscape and Amenity Plans)*

Shea Boulevard Scenic Corridor

The Scottsdale General Plan identifies Shea Boulevard as a Scenic Corridor, where 100' landscaped setbacks are expected to preserve views and create a sense of openness. Previous approvals for this property (11-ZN-2002) allowed for an 80-foot minimum corridor along Shea Boulevard. However, since that time the City of Scottsdale has revised the standards which now includes a 100-foot minimum. 94 Hundred Shea embraces and incorporates the Shea Boulevard Scenic Corridor and within this PUD and with the proposed additional of residential, continues to support the Scenic Corridor with no changes to the existing conditions. Sheet A1.3.1 of this submittal (Overall Site Plan) illustrates the Scenic Corridor and notes an average setback of 91.36 feet.

If future development/redevelopment efforts occur within the 94 Hundred Shea project along Shea Boulevard, no further encroachments into the Scenic Corridor.

Architecture

The building architecture, specifically the new multifamily residential building, features varied massing and roof parapets, architectural embellishments, stoops, materials and façade detailing found in many contemporary luxury multi-family developments found in Scottsdale and the Southwest region. The building massing includes a series of towers and recessed facades and patios. The massing and detailing emphasize the promotion of pedestrian activity via lighting, trees, and shade structures such as: awnings and roof overhangs. The color scheme is a blend of shades of brown, white, and tan with some complementary accent colors found within the Sonoran Desert color palette and consistent and appropriate with the surrounding building context. *(See Exhibit G: Elevations)*

Maximum building height is 48' with all rooftop mechanical equipment and screening, stairwell bulkheads, as well as rooftop deck enclosure walls and fall protection railing that exceed that building height, limited to under 30% total of the roof area for each building.

IV. The Development Plan

Pursuant to the City's Zoning Ordinance for PUD rezoning requests the following four (4) items to be addressed within the required Development Plan ("DP"). They are:

(1) The design contained in the DP is compatible with development in the area.

The Site sits in a dense "core" area planned for such intensities and mix of uses. The proposal is for a planned, medium density, mixed-use apartment project added to an appropriate/sustainable level of supporting retail/commercial (non-residential) situated in this "core" area. The ability to provide residential units creating and fostering the live, work, and play concept will further promote and enhance the activity in this area and create a more synergetic "core" area.

The proposed project is compatible with and contributes to its surrounding uses, which has evolved towards a more active, dynamic, and vibrant area. The proposed development, as part of this "core" area, and together with the existing users (i.e., hospital, retail, office, trails, etc.) creates the desired effect envisioned for this area by attracting new development into the McCormick Ranch Center. In addition, the residential units will connect nicely with the Site amenities and users as well as beyond without the use of cars. By downplaying the internalized/structured parking, creating ease access on foot, and increasing the critical mass of people in the area helps to support the businesses in the area on a daily/nightly basis. The proposed apartment development is responding to the demand for housing to support the surrounding retail/commercial/employment uses. The proposed development plan of approximately 220 units is reasonable and provides a density option that can easily be supported with the existing infrastructure (e.g., water, sewer, streets, etc.) as well as uses in the area. With that being said, the 9400 East Shea Boulevard apartments complies in overall height, setbacks, high quality architecture, and pedestrian/vehicular connectivity to seamlessly blend within the area, but it is also a unique residential development option internalized for those looking for a different living experience.

The apartments will be built in one (1) phase. The anticipated timing of construction is expected to begin in the 1st Quarter of 2023. Once the apartments are completed with the existing on-site retail/office users ensures that the intent of the PUD, General Plan, and Area Plan will be met and provide a substantial public benefit along with implementing the components of a lively mixed-use area within an identifiable/unique node of the McCormick Ranch Center.

There are two (2) total usable open space areas integrated into the DP that continue the theme of the surrounding area, which include the main swimming pool. The swimming pool is the largest open space area being approximately and the smallest internal usable open space for passive/active amenities. Finally, the entire Site is connected by winding walkways which link up to public sidewalks, bike paths/trails, and ultimately to the surrounding area.

- (2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.**

The proposed development is environmentally responsive and provides exceptional public benefits in many ways by including an enhanced common open space, public/private pedestrian areas/connections as well as amenities (e.g., trails, restaurants, shopping, etc.) encouraged in the Scottsdale Design Guidelines. It should be noted that the development will exceed the required 10% open space. Again, these open space areas provide areas of contemplation, recreation (passive/active), cooling, and visual interest both on-site and off-site. The landscape palette is in keeping with a Sonoran Desert theme and water conservation measures by strategically locating low water use trees, shrubs, groundcovers, etc. to create a lush appearance that cools the environment both internally and externally. All of the plant species proposed adhere to the Arizona Department of Water Resources (ADWR) "Low Water Use Plant List" in order to incorporate native and hybrid arid region vegetation into the landscape. Turf is strategically located on-site within a few of the areas designated for internal/activities in order to optimize comfort and use. Finally, the entire Site is interconnected by walkways which link up to public sidewalks and bike/trail paths encouraging multimodal options.

94 Hundred Shea – The Village is designed with cutting edge "watersmart" features including the City of Scottsdale and LEED WaterSense program. Water-efficient products that use 20 percent less water, while still performing as well as or better than standard models will be used throughout the project, including toilets, bathroom faucets and faucet accessories and showerheads.

The architectural character is a contemporary design which will utilize the most current building materials to provide for an energy efficient development. The building masses are broken by using "bump outs" and other architectural relief/projections to create a less imposing building structure and more human scale. In addition, the curve of the north façade of the building creates opportunities for enhanced pedestrian areas and landscaping to emphasize the front entrance and most visible portion of the building. The architectural elevations are broken up vertically by varying the roof lines, alternating between flat parapets and flat roof overhangs, awnings, etc. These architectural treatments help vary the roof lines vertically. Within the flat parapet areas of the building the walls of the building step back horizontally creating wide recessed areas that provide space for awnings, patios, and visual massing reliefs. This horizontal relief occurs approximately every 100 lineal feet with massing changes, the curve of the building, covered main entrance area, and the natural curvature of the main street (i.e., driveway). The proposed design provides a strong base with a material change from stucco, stone, glass, steel awnings, and pedestrian access points located in strategic locations to "ground" the design. The midsection and top utilized the same materials with the top units accentuated by patio areas as well as bulkhead areas protruding towards the top of the buildings to provide access to the roof decks for those units along with alternating flat parapets and roof overhangs. The overarching intent is to

create a compatible development design for the area while also being a unique, high quality, and visually appealing for one to want to live and play while being near work, shopping, restaurants, recreation, etc. thus reducing traffic and pollution while also maintaining long term economic success.

In summary, the 94 Hundred Shea – The Village commits to incorporate/adhere to the following Green Building Code Features.

SITE:

- Native plants including desert responsible landscaping (xeriscape)
- Designed to encourage indoor/outdoor living via the main internal courtyard and use of shade canopies
- Environmentally friendly ground treatments without pesticides
- Heat Island reduction from shade and paint colors
- Pedestrian shading

ENERGY:

- Energy performing modeling (smart homes)
- Energy efficient appliances including an ENERGY STAR® qualified dishwasher and ENERGY STAR® qualified clothes washer and dryer with a modified energy factor of greater than or equal to 2.0 and a water factor of less than 5.5.
- Energy efficient heating and cooling
- Water heating/management that uses a demand controlled circulation loop or compact design that stores no more than 0.5 gallons such as the Teal System.
- Recessed windows with top ledges
- Fresh air ventilation including operational windows
- Smart home-controlled thermostats, doors and lighting
- Ductwork located within climate-controlled areas (corridors)
- Black out window shades

ENVIRONMENTALLY RESPONSIBLE MATERIALS:

- Recyclable building materials wherever possible
- Construction waste management to include recycling (50%)
- Indigenous materials (desert tolerant)
- Select local manufacturers (e.g., Hilton Cabinets)
- Energy wise roofs (non-petroleum)
- “Heat Island” reduction via shading and paint colors

- Vehicle charging stations
- Valet trash service including recyclables
- Natural lighting occupancy A & B

SAFE INDOOR AIR ENVIRONMENT:

- Low VOC materials specified by Architect
- Fresh air ventilation with operational windows
- Stormwater management
- Low-use landscape irrigation systems
- Building electrical power and lighting system

EFFICIENT WATER USE:

- WaterSense labeled plumbing fixtures including, toilets with 1.28 gallons per flush, faucets with a flow rate less than 1.5 gallons per minute, and showerheads with a flow rate of less than 1.5 gallons per minute.
- Desert responsible landscaping (xeriscape)
- Water heating/management that uses a demand controlled circulation loop or compact design that stores no more than 0.5 gallons such as the Teal System.

REDUCE GENERATION OF SOLID WASTE:

- Construction waste recycling program mandatory
- Prefab framing to reduce waste of lumber
- Construction efficiency program used by General Contractor

- (3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.**

Comparable heights, uses and generous setbacks created by the abutting streets and internal circular access drive aisle do not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing C-O or C-3 zoning districts. Moreover, the C-O or C-3 zoning district allows up to 48' (not inclusive of roof apparatus) in building height, which will be comparable to the proposed development.

(4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.

The proposed development provides for usable and common open space, with shaded seating and landscaping features that exemplify the promotion of connectivity between on-site and abutting properties. The enhanced/existing open space street frontage landscaping along Shea Boulevard of the Site creates an inviting/enhanced enjoyable streetscape for all modes of transportation. Furthermore, with the addition of individual unit roof decks will help enhance visibility and activity within this internal area of the Site providing greater security for the area. Finally, these open space areas and enhanced connections provide areas of contemplation, recreation (passive/active), cooling, visual interest and connections to the surrounding area. (See the Landscape Plan Set Exhibit))

The landscape palette is in keeping with a Sonoran Desert theme with strategically locating trees, shrubs, groundcovers, etc. to create a lush appearance that cools the environment both internally and externally. The entire Site is connected by internal walkways which link up to public sidewalks and bike/trail paths encouraging multimodal options. Vehicular access is centrally located to provide ease of access to Shea Boulevard and 92nd Street (i.e., via an “exit-only” access south through the medical office condominium) and to circulate around the new apartment building for resident access as well as fire access.

V. Minor General Plan Amendment Determination

The requested GPA is in conformance with a Minor General Plan Amendment, based upon the criteria set forth in the General Plan. The proposed change in land use designation is from Commercial to Mixed-Use Neighborhoods, which as shown on Pages 56 of the 2035 General Plan, is a Minor Amendment. A detailed explanation of how this proposal is consistent with the 2035 General Plan and the Shea Area Plan is provided below.

1. **Change in Land Use Category**

A change in land use category on the land use plan that changes the land use character from one type to another as delineated in the land use category table (Page 56 of the General Plan).

Response: The 2035 General Plan designation is Commercial and a requested GPA land use change to the Mixed-Use Neighborhoods designation. These land use categories are located within Group G, and therefore do not constitute a Major GPA.

2. **Area of Change Criteria**

A change in the land use designation that includes the following gross acreages:

*Planning Zone A: 10 acres or more.

*Planning Zone B: 15 acres or more.

Response: The designated Planning Zone for the site is Zone B, which establishes a 15-acre threshold for Major Amendments. The subject property is only 10.62 acres.

This project is keeping with the mission and values of the General Plan and community, and in addition the Site totals approximately 10.62 gross acres. Thus, it is under the acreage threshold and therefore meets Minor General Plan Amendment criteria.

3. **Character Area Criteria**

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well-being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment.

Response: The property is located in the Shea Area Plan/Character Area. In Section VI. "2035 General Plan & Shea Area Plan" of this narrative, there is a full analysis of the

Shea Area Plan, including responses to the criteria of that specific plan. We believe we have demonstrated compliance with this approved character area plan; therefore, the General Plan Amendment request remains a minor amendment.

4. Water/ Wastewater Infrastructure Criteria

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

Response: The proposed change in land use does not result in a premature increase in the water and sewer plan, therefore it will not constitute a major amendment. At this time the development team has no plans to change or upgrade any water or sewer infrastructure, but should improvements to these systems be necessary during the final design stages of the project then they will be discussed/negotiated with the city regarding the necessary improvements and what this particular project will be responsible for improving.

5. Change to the Amendment Criteria and/or Land Use Category Definitions Criteria

A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions.

Response: Does not apply.

6. Growth Area Criteria

A change in General Plan Land Use Category accompanied by a new or expanded Growth Area.

Response: Does not apply.

7. General Plan Land Use Overlay Criteria

The modification or expansion of an existing General Plan Land Use Overlay Category (specifically regarding the Regional Use Overlay, Shea Corridor Overlay, and Mayo Support District Overlay) or the creation of a new General Plan Land Use Overlay Category.

Response: Does not apply.

8. Exceptions to the General Plan Amendment Criteria

Certain exceptions to the General Plan Amendment Criteria are considered in the best interest of the general public and in keeping with the vision, values, and goals of the community. *[Paraphrase] Specific examples of possible exceptions provided.*

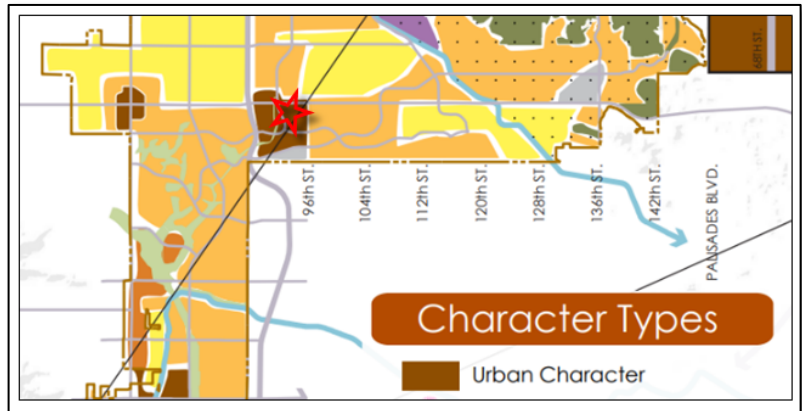
Response: Does not apply.

VI. 2035 General Plan & Shea Area Plan

2035 General Plan

The 2035 General Plan designation is Commercial and this is a requested GPA land use change to Mixed-Use Neighborhoods. (See Exhibit A: Current General Plan and Exhibit B: Proposed General Plan)

The property is located within an Urban Character Type within the 2035 General Plan which emphasizes higher density residential within mixed-use neighborhoods and next to employment centers such as Honor Health Care. Included in the General Plan Urban Character Area language above is a reference to taller buildings being allowed in Growth Areas. The subject property is identified as an Activity Area within the Growth Areas Element and on the respective Growth Areas Map. This project is in the heart of a highly urbanized area with a broad spectrum of non-residential, employment-based uses of varying intensity, height, and overall activity. Furthermore, the General Plan Growth Areas Element is intended to “...identify Growth and Activity Areas to manage growth and development and maintain the quality and variety of lifestyle choices found throughout the community” which this project does with exquisite style and function.



The General Plan sets forward collective goals and approaches of the community with the intent to integrate Guiding Principles into the planning process and provide as a framework for proposed development and the built environment. The goals are, however, not intended to be stationary or inflexible. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change.

With this in mind, this proposed Minor General Plan Amendment not only meets, but exceeds the goals and approaches established in the General Plan. A selection of supporting goals and policies are provided below.

Shea Area Plan

This property, as indicated in Shea Area Plan, is intended to provide a mix of uses located within the shopping and “core” area while protecting and enhancing the “openness” of the desert environment along Shea Boulevard. This indicates the appropriateness of the

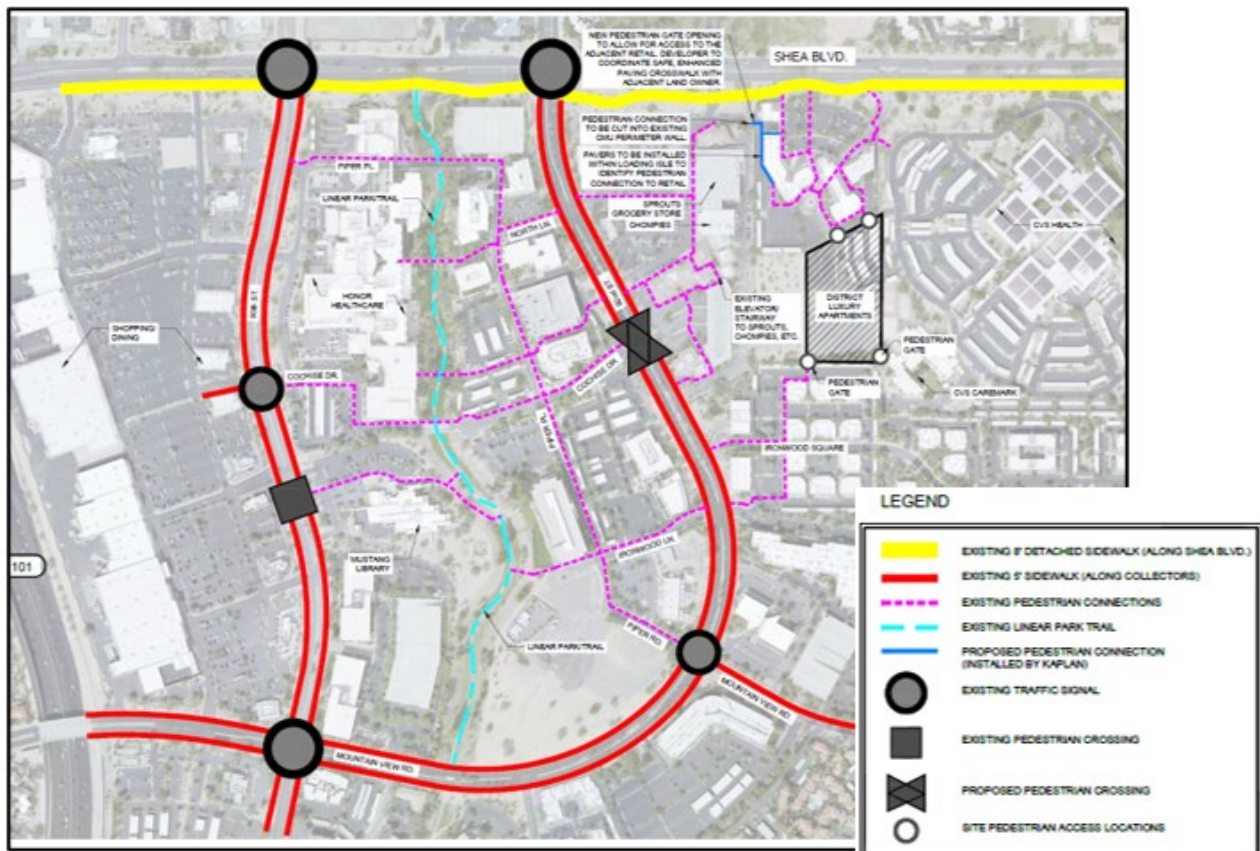
proposed mixed-use residential development within this existing retail/office enter in this strategic location along with the current housing/development trends that are important to the Shea Area Plan, economic well-being, and long-term viability.

GENERAL PLAN ELEMENTS

Land Use

LU 2: Sensitively transition and integrate land uses within the surrounding natural and built environments.

Response: This proposed development, with its rezoning request to PUD will facilitate the build out of 94 Hundred Shea. The vacant portion of the property will be developed as a New Age active Multi-Generational (young adults to active seniors) housing community of 219 units (94 Hundred Shea – The Village) to add vibrancy and fiscal sustainability to the existing commercial center (94 Hundred Shea – The Shops). The combined mixed use 94 Hundred Shea project will form an integrated and cohesive community where residents can shop, dine, and work in the immediate core area. While vehicular connections are necessary, 94 Hundred Shea will provide pedestrian connections for integration with the surrounding commercial and office.



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

Response: This proposed development allows for a unique residential housing opportunity off the main street but helps with supporting services and amenities in the area. The proposed residential and existing non-residential uses at this Site provides for a balance and an appropriate level of unique mixed-use development that complement and complete the surrounding area providing for the needs of community and affords for an exceptional lifestyle.

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

Response: This mixed-use development is within an Activity Area and proposes appropriately balanced uses that are consistent with the needs and character of the surrounding developments and area uses and encourage a high quality lifestyle with many leisure opportunities and resources that support the surrounding community. The residential and non-residential uses at this location will support the quality of life and lifestyle desired in the area by providing residential units with some additional non-residential uses to help the balance of uses that support the surrounding community.

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

Response: The proposed apartment development provides housing opportunities that support the future of the community and Scottsdale by enhancing the long-term viability of the employment users (i.e., hospital, medical, etc.) in the area as well as to appeal to employers looking to locate/expand while also providing an appropriate and transitional mixed-use development at this location in the McCormick Ranch Center. The apartment development provides a balance of uses to the area with the plethora of non-residential users in the area along with ease of access to major streets and the freeway system.

The apartment development also adds a complimentary balance at this tough/hidden location designated by McCormick Ranch Center and Shea Area Plan for mixed-use development. The proposed residential will be supportive of the existing retail, commercial, and employment uses within these neighborhoods and complete the mixed-use nature of this McCormick Ranch Center and the Shea Area Plan as envisioned.

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

Response: Paths, connections, and open spaces have been carefully connected throughout and surrounding the site to provide for comfortable connections and alternative modes of transportation to surrounding land uses and beyond.

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

Response: The location of this mixed-use project is appropriately located with the McCormick Ranch Center. The McCormick Ranch Center is the appropriate location for a Mixed-Use Neighborhoods designation for the proposed intensity of development, which currently provides pedestrian scaled uses and services on-site and the area. In addition, the location will support and enhance both the existing and proposed residential and non-residential uses in this location and transition between the employment users and surrounding retail. This development is replacing a vacant/hidden parcel into a vibrant use that will be a 24-7 days a week use and provide better security for the abutting users in the area too. Moreover, the development of apartments and the sidewalks will create a more walkable and enjoyable environment that helps to complete the overall development.

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

Response: This Site, with the apartments, will utilize the existing infrastructure already in place and will take advantage of this prime location (albeit hidden from view) for such a mixed-use development because of the surrounding employment, retail, trails, and services. With a nice variety of employment and uses within walking distance, this Site and its future apartment development encourages walkability and alternative modes of transportation which limits automobile trips.

Open Space

OS 4.3: As development and redevelopment occurs along transportation corridors, ensure the preservation of mountain viewsheds, the Sonoran Desert, natural features, and landmarks that enhance the unique image and aesthetics of major streets through open space buffering. The following Visually Significant Roadway designations should be applied:

- **Scenic Corridors should be designated along major streets where a significant landscaped buffer is needed between streets and adjacent land uses, where an enhanced streetscape appearance is desired, and where views to mountains and natural or man-made features will be maximized. Scenic Corridors may provide enhanced opportunities for open space, scenic viewing, trails, and pathways in the community.**

Response: The subject property is adjacent to Shea Boulevard which is designated as a scenic corridor where significant setbacks are expected to preserve views and create a sense of openness. 94 Hundred Shea embraces and incorporates the Shea Boulevard Scenic Corridor and within this PUD and proposed additional of residential, continues to support the Scenic Corridor.

Economic Vitality

EV 4.1: Ensure the highest level of services and public amenities are provided at the lowest costs in terms of property taxes and travel distances.

Response: High quality and desirable services and amenities are included within this development. Furthermore, the location of the development and uses within walking distance of this development provide residents and nearby citizens the highest level of services with minimal travel. The residential (i.e., apartments) component is the missing piece to this existing non-residential development and area, so by included the proposed apartments provides a nice balance of uses and amenities that promote a healthy lifestyle by encouraging walking and reduced travel (i.e., auto trips). There is a good balance of non-residential and commercial uses on Site that support the apartment development which will help sustain these uses along with pedestrian connections creating a walkable mixed-use development. Private and public, passive and active forms of open space are found throughout the overall Site (i.e., proposed and existing).

It should be noted that the apartment development will exceed the required 10% open space. Again, these new/existing open space areas provide areas of contemplation, recreation (passive/active), cooling, and visual interest both on-site and off-site. Mobility and connections through the site and surrounding area are enhanced with pathways, landscaping, and ground level architectural elements (i.e., canopies, overhangs, etc.). Use of native landscaping along with strategically location open spaces and drainage areas have been incorporated in an environmentally sensitive manner with consideration to the character of this area of Scottsdale.

The apartment development also supports the use of future innovations in technology that provide opportunities for “work from home” based businesses of the present and future while providing for a high quality of life. The development will utilize state of the art Wi-Fi technology and contains on-site amenities and services within the business center that support future technology workers and can help to eliminate automobile use. The on-site business center has a conference center with meeting space and can assist in home business needs such as printing, which will be located within the development.

Growth Areas Element

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

Response: Open spaces (i.e., existing and proposed) have been strategically laid out within the Site. These areas encourage public gathering and activity. The open space corridor along Shea Boulevard continues to preserve viewsheds that also serve as a buffer from Shea

Boulevard and provides for a public benefit for the area. The apartment development strengthens the design and character of the Shea Area Plan and promotes a safe, comfortable, and aesthetically pleasing pedestrian environment and overall mixed-use development.

Housing Element

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

Response: The proposed apartment development will be aesthetically pleasing and will allow for another housing opportunity within this immediate area.

H 1.4: Support the creation of mixed-use projects, primarily in Growth and Activity Areas, to increase housing supply within walking distance of employment, transportation options, and services.

Response: This development will support the jobs and housing balance by providing an appropriate residential base to support new and existing employment and services. The designated McCormick Ranch Center is an ideal location for live, work, and play based mixed-use development that activates the surrounding area with pedestrians as well as connections while utilizing existing infrastructure.

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

Response: The proposed apartment development provides a unique residential housing option that is not on a major street but tucked back and more secluded for those looking for such an option. In addition, there are various floor plans (i.e., studio, one, and two bedrooms) including roof top access units. Additionally, the density of 219 units proposed is a reasonable number to economically develop and provides a critical mass of people within this immediate area to bolster the retail, restaurants, and employment uses in the area.

H 2.4: Encourage the development and preservation of affordable housing types, including smaller units and older housing stock.

Response: A range of floor plans have been included with the development that provides various levels of living options (i.e. studio, one, and two bedrooms with roof access for some units) as well as amenities (e.g., concierge service).

Community Mobility Element

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

Response: This mixed-use development will contribute to the existing live, work, and play theme seen in adjacent developments in this location. The mixed-use nature and design of the proposal provides for walkability and encourages alternative modes of transportation to reduce automobile trips and ultimately the strain on regional and local/neighborhood systems.

This Site provides an appropriate mixed-use development with the various commercial/retail/office users in the area. Furthermore, by adding the apartments, the development is designed with the intent to reduce automobile trips and encourage pedestrian oriented development by including ground level uses, live/work units, and services and enhancing the streetscapes to become walkable, comfortable, and aesthetically pleasing.

SHEA AREA PLAN

The Shea Area Plan was adopted in June 1993 by Scottsdale’s City Council. The following are the goals, intent, and policies from the Shea Area Plan (**emphasis** added) that support our proposal.

GOAL – ENHANCE AND PROTECT EXISTING NEIGHBORHOODS

INTENT: **New development should blend into the existing land use patterns without creating negative off-site impacts.**

POLICY 1 - **New development should be compatible to existing development through appropriate transitions.**

GUIDELINES:

The **following techniques are suggested to encourage compatibility with adjoining land uses:**

...

- 1) **Building heights at the edges of the parcel should reflect those already established by the existing neighborhood.**

...

- 4) **Buffering techniques such as landscaping, open space, parks, and trails should be used whenever possible.**

POLICY 2 - Parcels should develop without encouraging neighborhood assemblages. **It is desirable to unite undeveloped, individually owned parcels into a common development.**

GOAL – ENCOURAGE SITE PLANNING WHICH IS SENSITIVE TO ENVIRONMENTAL FEATURES

INTENT: Existing city policies provided for strong environmental protection and should be followed and actively enforced.

POLICY 1 - **Open space should be provided to link neighborhoods with trails and recreational areas, act as buffers between major streets and adjacent land uses,** provide for drainage, and protect significant habitat corridors, and to visually enhance the character of the area.

GOAL – PROVIDE FOR AN EFFICIENT ROAD NETWORK AND PROMOTE ALTERNATIVE MODES OF TRAVEL

INTENT: **Shea Boulevard should be built according to anticipated traffic demands. Limit site access, median breaks, and traffic signal locations** in accordance with the Shea Boulevard Transportation/Access Policy to be approved within six months of the Shea Area Plan.

POLICY 2 - The **trail system should be maximized as an alternative transportation route.**

GOAL – A VARIETY OF RESIDENTIAL HOUSING CHOICES SHOULD BE PROVIDED

INTENT: Create housing opportunities that will allow residents to live near schools and employment areas.

POLICY 1 - Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.

GUIDELINES:

...

5) For **parcels at the intersection of Shea and an arterial or greater street, consider multi-family residential projects on any developable corner of the intersection.**

Response: The surrounding area is approved for or has been developed with 1, 2, 3, and 4 story buildings, with which the proposed 4-story apartment development would be consistent, albeit a bit higher, than some of these developments. However, the property is in the rear and behind an existing 2 story office/retail building which provides a nice buffer and visibility to Shea Boulevard. More importantly this area was envisioned to have the most intense developments within the McCormick Ranch community (i.e., the “core”). As properties develop/redevelop height will be important as the area is becoming built out. It is worth noting, the hospital has height of 4-5 stories. Homogenous heights are not ideal, and diversity of heights provides an interest to an area as well as assists in making projects economically sound/viable (i.e., in this case the number of units/people living within the area to support the ancillary uses). Thus, by adding the proposed compatible apartment development to this existing office/retail center will enforce, adhere to, and provide a more sustainable environment envisioned by the Shea Area Plan. And by providing buffers to the existing developments in the area, pedestrian connectivity points on-site and beyond (i.e., to the trail system, employment, retail, etc.) will create a less impactful environment, which is envisioned by the Shea Area Plan.

VII. PUD Criteria

Section 5.5003 of the Zoning Ordinance states that the development proposals shall comply with the following criteria:

A. PUD Zoning District Approval Criteria,

1. As part of the approval or modified approval of an application for a PUD district, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:

A. The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, Area Plans and Design Guidelines.

Response: The proposed addition of the apartment development to this Site accomplishes a range of goals including the public benefit of developing and using this hidden vacant lot into use. In addition, the high quality, vibrant architectural and site planning design as well as creating pedestrian synergy will complement the surrounding area. The proposed development meets and furthers the goals and policies of the General Plan and Shea Area Plan as discussed in this narrative. For example, the development of a mix of uses; specifically, residential (apartments) and providing pedestrian connections/pathways thus encouraging less dependency on the auto for the Site and the “core” area (i.e., McCormick Ranch Center).

B. The proposed development’s uses, densities, or development standards would not otherwise be permitted by the property’s existing zoning.

Response: The proposed apartment development would not be permitted under the existing C-O zoning designation on the vacant property and as such the request to PUD to allow for said use as an integrated development. There is a tremendous amount of existing office, potential redevelopment of office, and the potential for future office space that are more ideally located than this current location hidden behind and “sandwiched” between existing developments.

C. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.

Response: The proposed apartment development is compatible with adjacent land uses, heights, and maintains the integrity of the Shea Area Plan and McCormick Ranch Center’s “core” area by providing a balance between residential and employment/retail type uses. Current multi-family residential projects in the area are compatible and similar character, but this location is hidden from view and a difficult property to develop into something other than residential units.

D. That there is adequate infrastructure and City services to serve the development.

Response: There are adequate infrastructure and City services to serve the development.

E. That the proposal meets the following location criteria:

i. The proposed development is not located within any areas zoned environmentally sensitive lands ordinance (ESL) nor within the boundaries of the Downtown Plan.

Response: The Site is not located within the ESL area or within the boundaries of the Downtown Plan.

ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the City's transportation master plan.

Response: The Site fronts Shea Boulevard, a major arterial street.

VIII. Traffic Issues

As noted previously, 94 Hundred Shea consisting of both The Shops and The Village has full access to Shea Boulevard. As part of this Minor General Plan Amendment and Rezoning request is a Traffic Report dated July 11, 2022, prepared by Jamie Blakeman, PE, PTOE, principal of the Lokahi Group. Importantly, this Traffic Report confirms the Shea Boulevard can handle the traffic contemplated to be produced by the additional 219 multi-family proposed as part of 94 Hundred Shea – The Village.

Indeed, as this Report makes clear, the multi-family site is currently approved for a medical office complex. The medical office complex would generate 1,445 trips per weekday, while the multi-family will produce 994 per weekday.

Traffic Report Table 6

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office Building (Potential - Same FAR (0.35) as Approved Use)	710	27.4	1000 SF GFA	376	55	48	7	57	10	47
Medical-Dental Office Building (Potential - Same FAR (0.35) as Approved Use)	720	27.4	1000 SF GFA	1,069	75	59	16	108	32	76
Total				1,445	130	107	23	165	42	123
Proposed Development	221	219	Dwelling Units	994	81	19	62	85	52	33
Difference				-451	-49	-88	39	-80	10	-90
% Increase				-45%	-60%	-463%	63%	-94%	19%	-273%

The build out of the proposed development is anticipated to generate 451 (45%) fewer weekday trips, with 49 (60%) fewer trips during the AM peak hour, and 80 (94%) fewer trips during the PM peak hour than the build out of medical office at a 0.35 FAR. Thus, there will be a substantial reduction in traffic on Shea Boulevard if the multi-family is developed.

There is a valid existing legal access easement permitting traffic to go from the PUD site through the Ironwood medical condominium project immediately adjacent and to the south. While there are no constraints on the use of this access, the developer is willing to make substantial concessions in favor of the medical condominium complex. These concessions include the following:

1. Accessing the easement will not be permitted between the hours of 9 and 3 o'clock.
2. No construction traffic will use the easement.

At the request of the City of Scottsdale Transportation Department, the Traffic Report assigns approximately 20% of the outbound trips generated by the proposed development through the medical condominium project to utilize the intersection of 92nd Street and Ironwood Lane.

Ironwood 92 Partners LLC owns the property to be developed as “Caliber” between the subject property and 92nd Street. Caliber has recorded an access easement through the Caliber property to 92nd Street, as required by the McCormick Ranch Association. This easement provides access to 92nd Street for the 94 Hundred Shea project. This access easement is also dependent on the execution of an agreement between 94 Hundred Shea and Caliber. We intend to sign an acceptable agreement and to use the access easement to 92nd Street when it is available. When this easement comes to fruition, 94 Hundred Shea will terminate its access through the Ironwood medical office condominiums to the south and limit its legal use of that access easement for emergency ingress and egress only.

The referenced Traffic Report also empirically demonstrates that there will be far less traffic generated from the apartment complex than would be generated by a medical office building currently allowed by the existing zoning. This fact combined with the above restrictions and limitation on travel through the existing easement lessen any potential negative effects on the medical condominium project.

The bottom line is that the project as proposed will produce significantly less traffic than will be produced by the currently approved 4-story medical office building.

IX. Conclusion

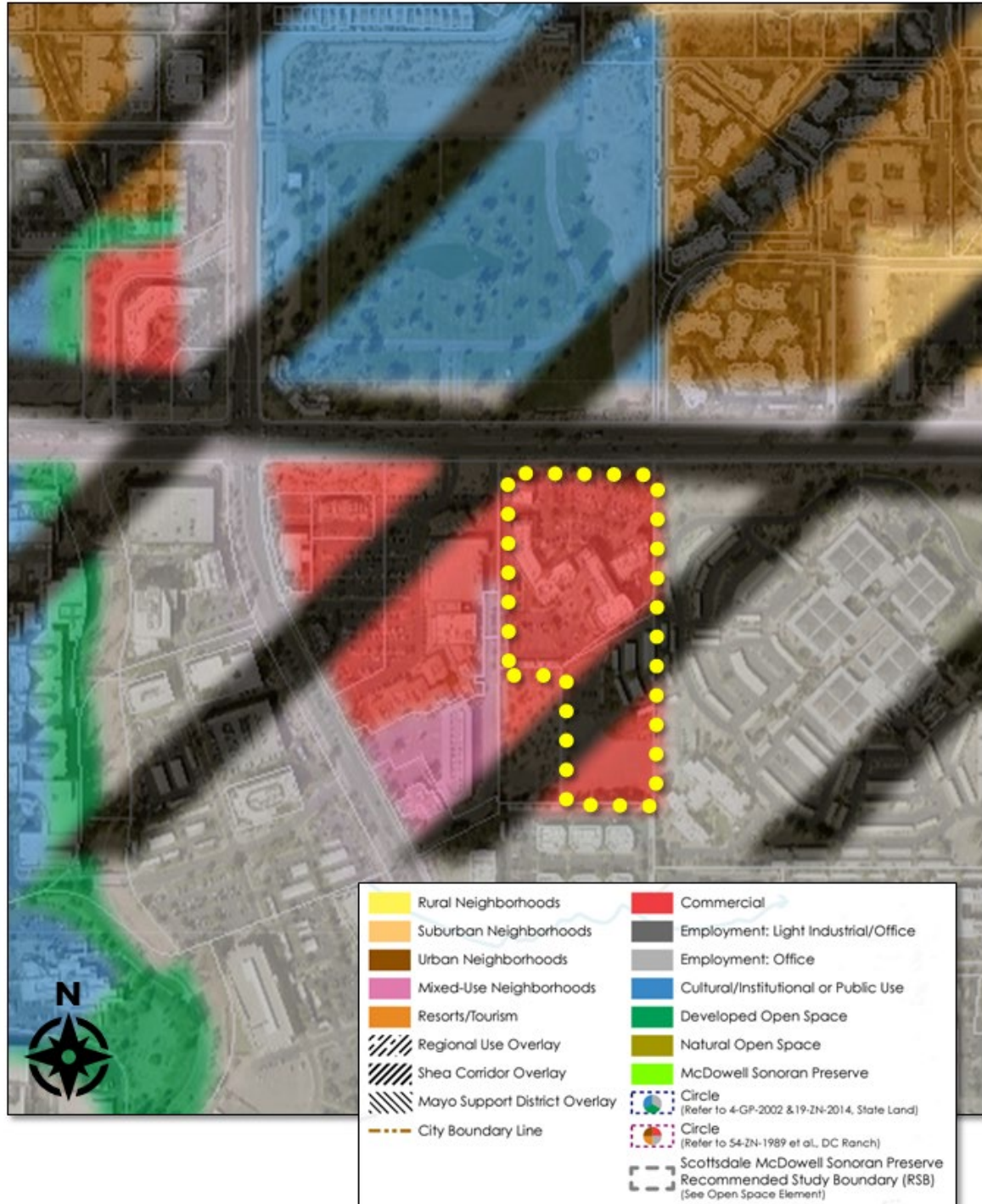
In summary, the applicant is seeking a Non-Major General Plan Amendment and rezoning on an approximately 10.62+/- gross acre site located at 9375 East Shea Boulevard to create and add a unique luxury multi-family residential development to an existing retail/office center in order to create a mixed-use development with 219 residential units. These residential units will enhance upon the work, live, and play environment encouraged by the McCormick Ranch Center “core” area, the Shea Area Plan, and General Plan as well as the trend in development patterns (i.e., areas more urban and with amenities) currently occurring in Scottsdale and beyond.

Workers, millennials, and professionals alike desire a work/live lifestyle option that is different than a traditional workplace and household environment. One that affords them a flexible schedule to work and play and thus creating a more active (24-hour) environment of live, work, and play. As such; a development that promotes a mix of land uses, walkability/bike riding, reduced auto trip generation, environmental responsibility, amenities, and professional synergy/contact are important and revered by society today.

The proposed mix of uses envisioned on this 10.62+/- gross acre site will not only enhance the local area, but Scottsdale in general by providing a unique living experience not available in many areas or cities. As stated, the 10.62+/- gross acre site is surrounded by a variety of employment, recreation, entertainment, office, and service-related business and as such is perfect for this unique mixed-use concept.

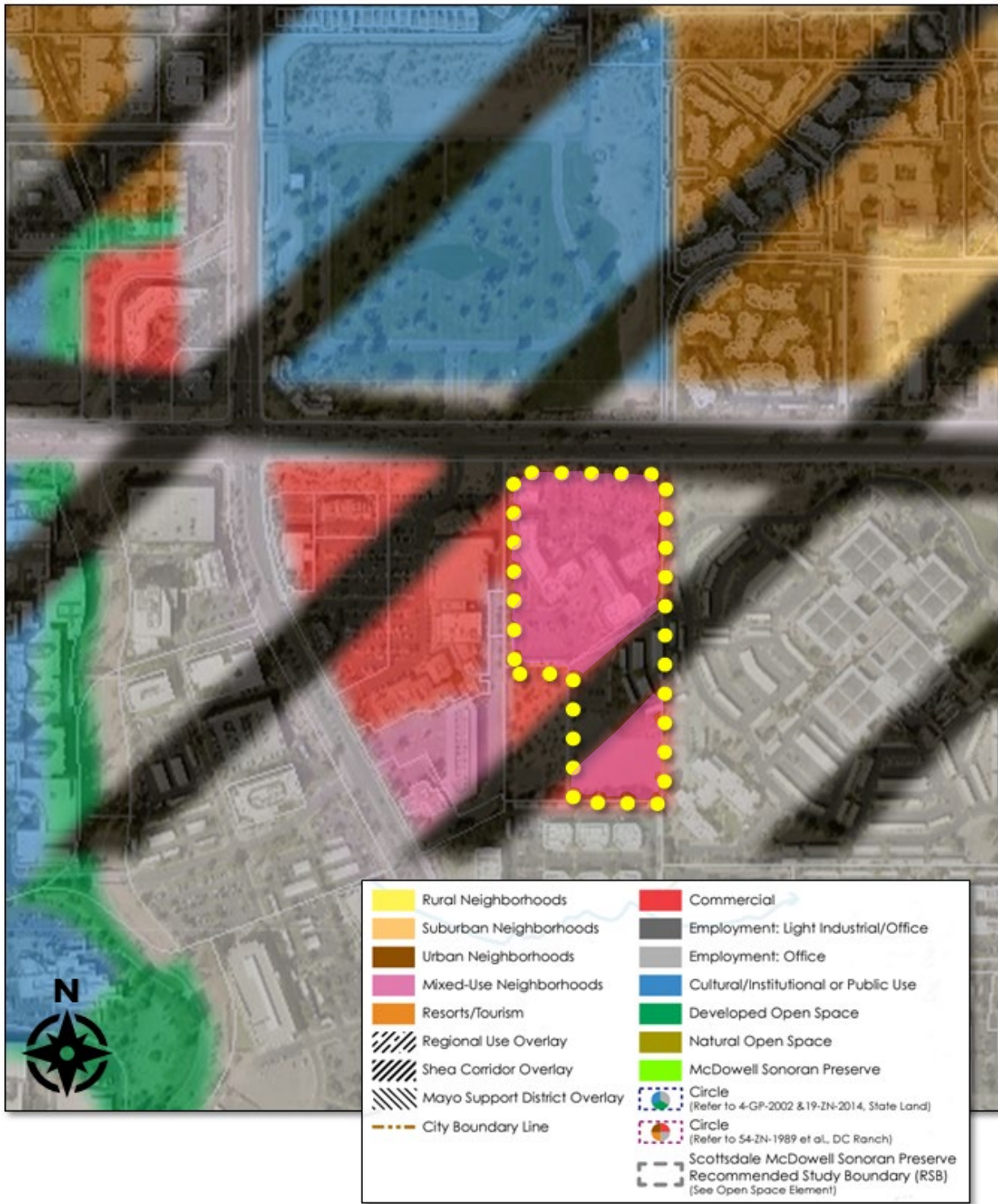
This is a unique and exciting mixed-use project that will not only be a success but will exemplify the vision that the city of Scottsdale, the employers, and the residents had hoped, and hope, to achieve in the area.

Exhibit A: Existing General Plan Land Use Map



9400 East Shea Boulevard
Rezoning & Minor GPA

Exhibit B: Proposed General Plan Land Use Map



9400 East Shea Boulevard
Rezoning & Minor GPA

Exhibit C: Current Zoning Map



9400 East Shea Boulevard
Rezoning & Minor GPA

Exhibit D: Site Plan

(Starts on Following Page)

PROJECT DATA

OVERALL SITE DATA:
 SITE AREA: ±11.00 GROSS / ±10.36 NET ACRES
 ZONING: EXISTING: C-O, C-3 PROPOSED: PUD
 APN NUMBERS: 217-36-001P, 217-36-001M AND 217-36-001N
 MULTI-FAMILY / RETAIL-OFFICE
 PROPOSED USE: N/A
 MAXIMUM DENSITY ALLOWED: N/A
 PROPOSED DENSITY: 219 D.U./10.36 AC = 21.14 DU PER ACRE
 EXISTING RETAIL: 38,971 S.F.
 EXISTING OFFICE: 35,000 S.F.
 BUILDING FOOTPRINT + GARAGE: 85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%
 TOTAL LOT COVERAGE: 85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%

COMMON OPEN SPACE:
 OPEN SPACE REQUIRED: (OFFICE/RETAIL) (322,591 x .10) = 32,259 S.F.
 OPEN SPACE PROVIDED: = 71,022 S.F.
 OPEN SPACE REQUIRED: (MULTI-FAMILY) (156,569 x .10) = 15,657 S.F.
 OPEN SPACE PROVIDED: = 48,582 S.F.
 TOTAL OPEN SPACE REQUIRED: 47,916 S.F.
 TOTAL OPEN SPACE PROVIDED: 119,604 S.F.

TOTAL AREA: (MULTI-FAMILY)
 MAXIMUM BUILDING HEIGHT: 48' / 58' TO MECHANICAL
 PROPOSED BUILDING HEIGHT: 48' (4 STORES) / 58' TO MECHANICAL
 TOTAL GROSS BUILDING AREA: 387,454 S.F.
 TOTAL GROSS LIVABLE AREA (RESIDENTIAL): 191,023 S.F.
 TOTAL GROSS COMMERCIAL AREA (CLUBHOUSE, OFFICE, FITNESS CENTER, LUX, DOG SPA, BIKE STORE MAINTENANCE AND TRASH): 13,784 S.F. = 7.2% OF LIVABLE AREA
 TOTAL GROSS GARAGE AREA: 144,087 S.F.

UNIT MIX:
 STUDIO UNITS: 8 (3.65%)
 ONE BEDROOM UNITS: 148 (67.58%)
 TWO BEDROOM UNITS: 63 (28.77%)
 TOTAL: 219 D.U.

UNIT NAME	UNIT TYPE	GROSS LIVABLE AREA	PATIO/ BALC. AREA	ROOF TOP DECK	# OF UNITS	GROSS AREA
UNIT AS	STUDIO	562 S.F.	54 S.F.		8	4,496 S.F.
UNIT A1	1 BED/1 BA	651 S.F.	68 S.F.		32	20,832 S.F.
UNIT A2	1 BED/1 BA	737 S.F.	39 S.F.	11	15	10,530 S.F.
UNIT A2 ALT	1 BED/1 BA	826 S.F.	196 S.F.	2	2	1,652 S.F.
UNIT A3	1 BED/1 BA	1,121 S.F.	68 S.F.		1	2,242 S.F.
UNIT A4	1 BED/1 BA	1,204 S.F.	224 S.F.	1	16	11,984 S.F.
UNIT A5	1 BED/1 BA	749 S.F.	90 S.F.		24	3,656 S.F.
UNIT A6	1 BED/1 BA	914 S.F.	320 S.F.		4	19,944 S.F.
UNIT A7	1 BED/1 BA	831 S.F.	76 S.F.		4	3,956 S.F.
UNIT B1	2 BED/2 BA	989 S.F.	260 S.F.		6	18,020 S.F.
UNIT B2	2 BED/2 BA	1,060 S.F.	60 S.F.		17	7,038 S.F.
UNIT B3	2 BED/2 BA	1,173 S.F.	370 S.F.		24	27,120 S.F.
UNIT B5	2 BED/2 BA	1,130 S.F.	82 S.F.		1	1,234 S.F.
TOTAL:					36	219 D.U. 191,023 S.F.

TOTAL PARKING: (MULTI-FAMILY)
 REQUIRED: TABLE 9.103 156 x 1.3 = 203
 2 BEDROOMS / STUDIO 63 x 1.7 = 107
 OFFICE / FLEX 1 SPACE PER 325 S.F. 8,014 S.F./325 = 24
 FITNESS CENTER (30%) 1 SPACE PER 325 S.F. 2,401 S.F./325 = 8
 TOTAL REQUIRED: 342 P.S.

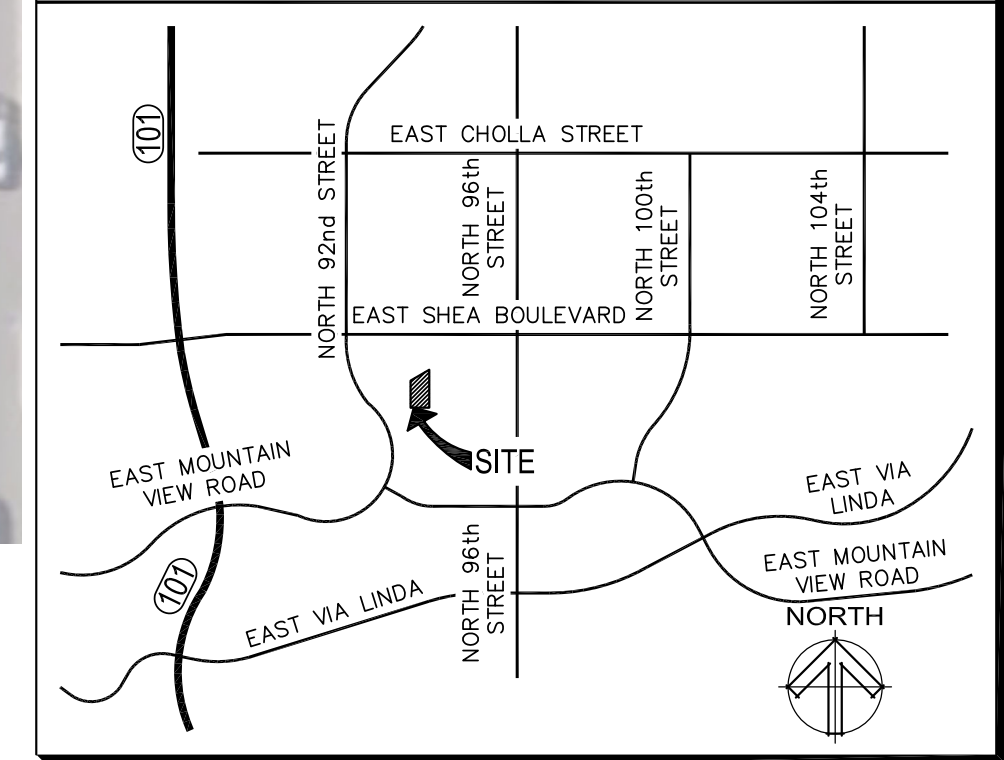
PROVIDED:
 GARAGE PARKING 365 P.S.
 SURFACE PARKING 10 P.S.
 TOTAL PROVIDED: (1.7 SPACES PER UNIT) 375 P.S.

TOTAL PARKING: (OFFICE - RETAIL)
 PROVIDED: 42 P.S.
 SURFACE PARKING 315 P.S.
 TOTAL PROVIDED: 357 P.S.

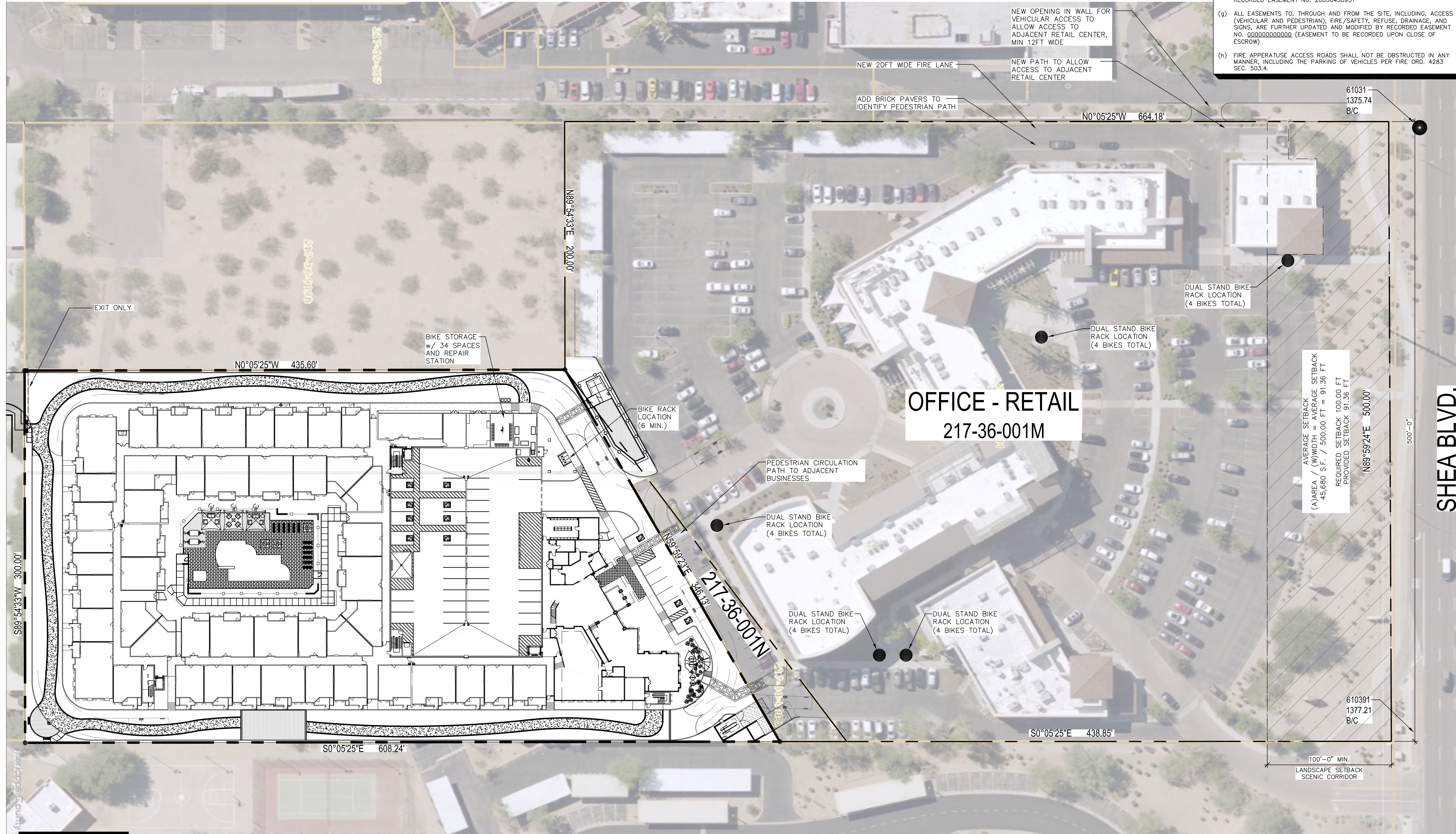
ACCESSIBLE PARKING REQUIRED: 4% x 375 P.S. = 15 P.S.
 ACCESSIBLE PARKING PROVIDED: (3 VAN = 1:6 SPACES) = 15 P.S.

BICYCLE PARKING: SEC.9.103
 (1) SPACES PER 10 VEHICLE REQ'D (342 x 0.1 = 34.2)
 TOTAL PROVIDED 34 SPACES

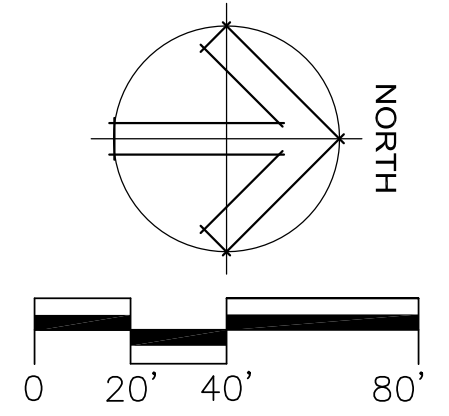
VICINITY MAP



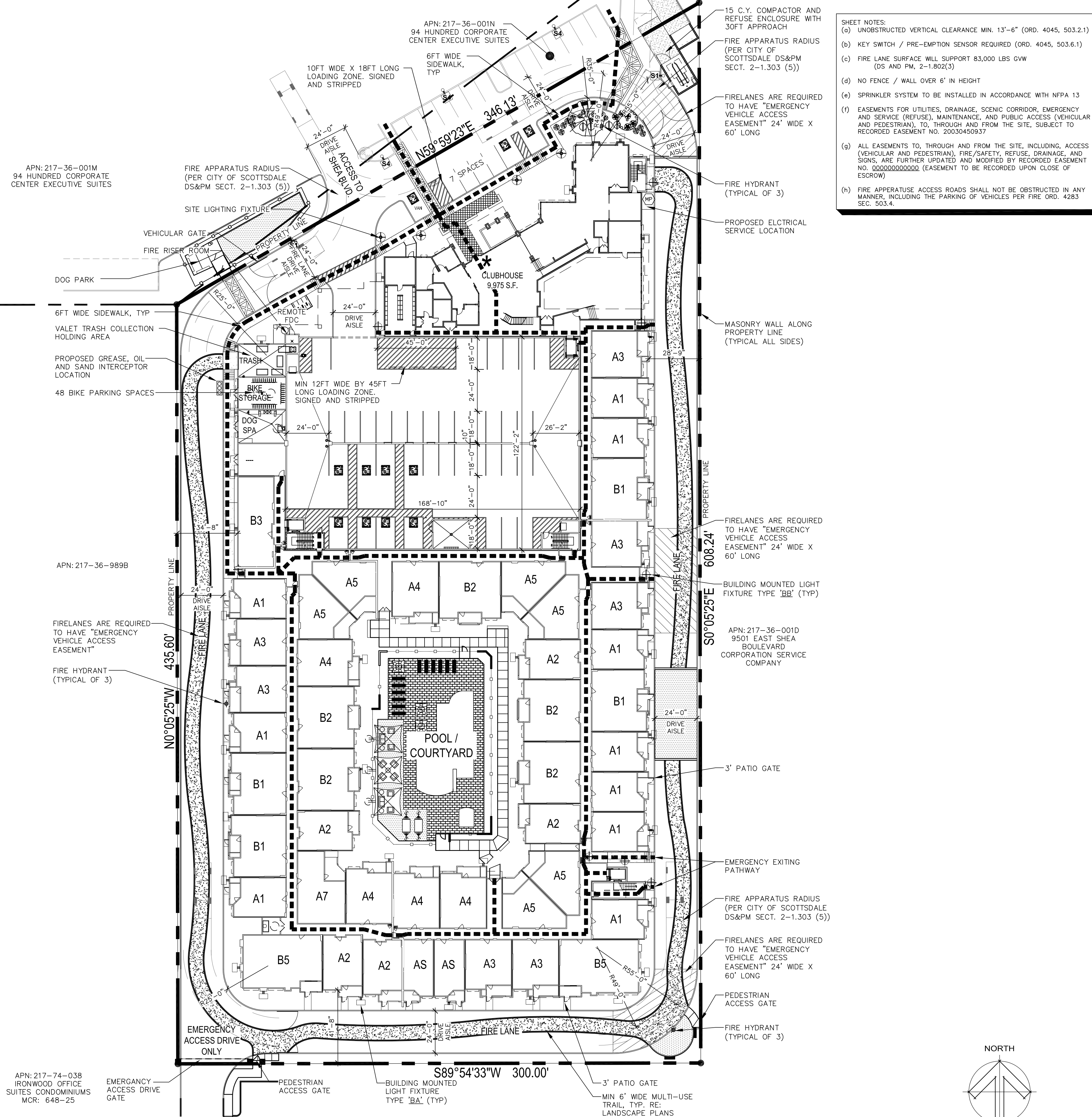
- SHEET NOTES:**
- (a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" (ORD. 4045, 503.2.1)
 - (b) KEY SWITCH / PRE-EMPTION SENSOR REQUIRED (ORD. 4045, 503.6.1)
 - (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GWV (DS AND FM, 2-1.802(3))
 - (d) NO FENCE / WALL OVER 6' IN HEIGHT
 - (e) SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 13
 - (f) EASEMENTS FOR UTILITIES, DRAINAGE, SCENIC CORRIDOR, EMERGENCY AND SERVICE (REFUSE), MAINTENANCE, AND PUBLIC ACCESS (VEHICULAR AND PEDESTRIAN), TO, THROUGH AND FROM THE SITE, SUBJECT TO RECORDED EASEMENT NO. 20030450937
 - (g) ALL EASEMENTS TO, THROUGH AND FROM THE SITE, INCLUDING, ACCESS (VEHICULAR AND PEDESTRIAN), FIRE SAFETY, REFUSE, DRAINAGE, AND SIGNS, ARE FURTHER UPDATED AND MODIFIED BY RECORDED EASEMENT NO. 000000000000 (EASEMENT TO BE RECORDED UPON CLOSE OF ESCROW)
 - (h) FIRE APPERATUSE ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES PER FIRE ORD. 4283 SEC. 503.4.



94 HUNDRED SHEA - THE VILLAGE
94 HUNDRED SHEA LLLP



OVERALL SITE PLAN A1.3.1
 SCALE: 1" = 40'-0"
 08-26-22



- SHEET NOTES:**
- (a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" (ORD. 4045, 503.2.1)
 - (b) KEY SWITCH / PRE-EMPTION SENSOR REQUIRED (ORD. 4045, 503.6.1)
 - (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GWV (DS AND FM, 2-1.802(3))
 - (d) NO FENCE / WALL OVER 6' IN HEIGHT
 - (e) SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 13
 - (f) EASEMENTS FOR UTILITIES, DRAINAGE, SCENIC CORRIDOR, EMERGENCY AND SERVICE (REFUSE, MAINTENANCE, AND PUBLIC ACCESS (VEHICULAR AND PEDESTRIAN), TO, THROUGH AND FROM THE SITE, SUBJECT TO RECORDED EASEMENT NO. 20030450937
 - (g) ALL EASEMENTS TO, THROUGH AND FROM THE SITE, INCLUDING, ACCESS (VEHICULAR AND PEDESTRIAN), FIRE SAFETY, REFUSE, DRAINAGE, AND SIGNS, ARE FURTHER UPDATED AND MODIFIED BY RECORDED EASEMENT NO. 000000000000 (EASEMENT TO BE RECORDED UPON CLOSE OF ESCROW)
 - (h) FIRE APPARATUS ACCESS PARKING SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES PER FIRE ORD. 4283 SEC. 503.4.

PROJECT DATA

OVERALL SITE DATA:

SITE AREA: ±11.00 GROSS / ±10.36 NET ACRES
 ZONING: EXISTING: C-O, C-3 PROPOSED: PUD 217-36-001P, MULTI-FAMILY / RETAIL-OFFICE

APN NUMBERS: 217-36-001M AND 217-36-001N

PROPOSED USE: MULTI-FAMILY / RETAIL-OFFICE

MAXIMUM DENSITY: N/A
 PROPOSED DENSITY: 219 D.U./10.36 AC = 21.14 DU PER ACRE
 EXISTING RETAIL: 38,971 S.F.
 EXISTING OFFICE: 35,000 S.F.
 BUILDING FOOTPRINT + GARAGE: 85,187 S.F.
 TOTAL LOT COVERAGE: 85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%

COMMON OPEN SPACE:

OPEN SPACE REQUIRED: (OFFICE/RETAIL) (322,591 x .10) = 32,259 S.F.
 OPEN SPACE PROVIDED: = 71,022 S.F.
 OPEN SPACE REQUIRED: (MULTI-FAMILY) (156,569 x .10) = 15,657 S.F.
 OPEN SPACE PROVIDED: = 48,582 S.F.
 TOTAL OPEN SPACE REQUIRED: 47,916 S.F.
 TOTAL OPEN SPACE PROVIDED: 119,604 S.F.

TOTAL AREA: (MULTI-FAMILY)

MAXIMUM BUILDING HEIGHT: 48' / 58' TO MECHANICAL
 PROPOSED BUILDING HEIGHT: 48' (4 STORIES) / 58' TO MECHANICAL
 TOTAL GROSS BUILDING AREA: 387,454 S.F.
 TOTAL GROSS LIVABLE AREA (RESIDENTIAL): 191,023 S.F.
 TOTAL GROSS COMMERCIAL AREA (CLUBHOUSE, OFFICE, FITNESS CENTER, LUX, DOG SPA, BIKE STORE MAINTENANCE AND TRASH): 13,784 S.F. = 7.2% OF LIVABLE AREA
 TOTAL GROSS GARAGE AREA: 144,087 S.F.

UNIT MIX:

STUDIO UNITS: 8 (3.65%)
 ONE BEDROOM UNITS: 148 (67.58%)
 TWO BEDROOM UNITS: 63 (28.77%)
 TOTAL: 219 D.U.

UNIT NAME	UNIT TYPE	GROSS LIVABLE AREA	PATIO/ BALC. AREA	ROOF DECK	# OF UNITS	GROSS AREA
UNIT AS	STUDIO	562 S.F.	54 S.F.		8	4,496 S.F.
UNIT A1	1 BED/1 BA	651 S.F.	68 S.F.		32	20,832 S.F.
UNIT A2	1 BED/1 BA	702 S.F.	80 S.F.		15	10,530 S.F.
UNIT A2 ALT	1 BED/1 BA	1,121 S.F.	68 S.F.		2	2,242 S.F.
UNIT A3	1 BED/1 BA	1,204 S.F.	224 S.F.		1	1,204 S.F.
UNIT A3	1 BED/1 BA	749 S.F.	90 S.F.		16	11,984 S.F.
UNIT A4	1 BED/1 BA	914 S.F.	320 S.F.		4	3,656 S.F.
UNIT A4	1 BED/1 BA	831 S.F.	76 S.F.		24	19,944 S.F.
UNIT A5	1 BED/1 BA	989 S.F.	260 S.F.		4	3,956 S.F.
UNIT A5	1 BED/1 BA	755 S.F.	114 S.F.		24	18,120 S.F.
UNIT A6	1 BED/1 BA	765 S.F.	69 S.F.		6	4,590 S.F.
UNIT A7	1 BED/1 BA	839 S.F.	290 S.F.		3	2,517 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	60 S.F.		17	18,020 S.F.
UNIT B2	2 BED/2 BA	1,173 S.F.	370 S.F.		6	7,038 S.F.
UNIT B2	2 BED/2 BA	1,130 S.F.	82 S.F.		24	27,120 S.F.
UNIT B3	2 BED/2 BA	1,234 S.F.	377 S.F.		1	1,234 S.F.
UNIT B3	2 BED/2 BA	1,099 S.F.	68 S.F.		3	3,297 S.F.
UNIT B5	2 BED/2 BA	1,204 S.F.	326 S.F.		1	1,204 S.F.
UNIT B5	2 BED/2 BA	1,377 S.F.	76 S.F.		8	11,016 S.F.
UNIT B5	2 BED/2 BA	1,460 S.F.	280 S.F.		3	4,380 S.F.
TOTAL:					36	219 D.U. 191,023 S.F.
Avg. S.F.						672 S.F.

TOTAL PARKING: (MULTI-FAMILY)

REQUIRED: TABLE 9.103
 1 BEDROOM / STUDIO 156 x 1.3 = 203
 2 BEDROOMS 63 x 1.7 = 107
 OFFICE / FLEX: 1 SPACE PER 325 S.F. 8,014 S.F./325 = 24
 FITNESS CENTER (30%) 1 SPACE PER 325 S.F. 2,401 S.F./325 = 8
 TOTAL REQUIRED: 342 P.S.

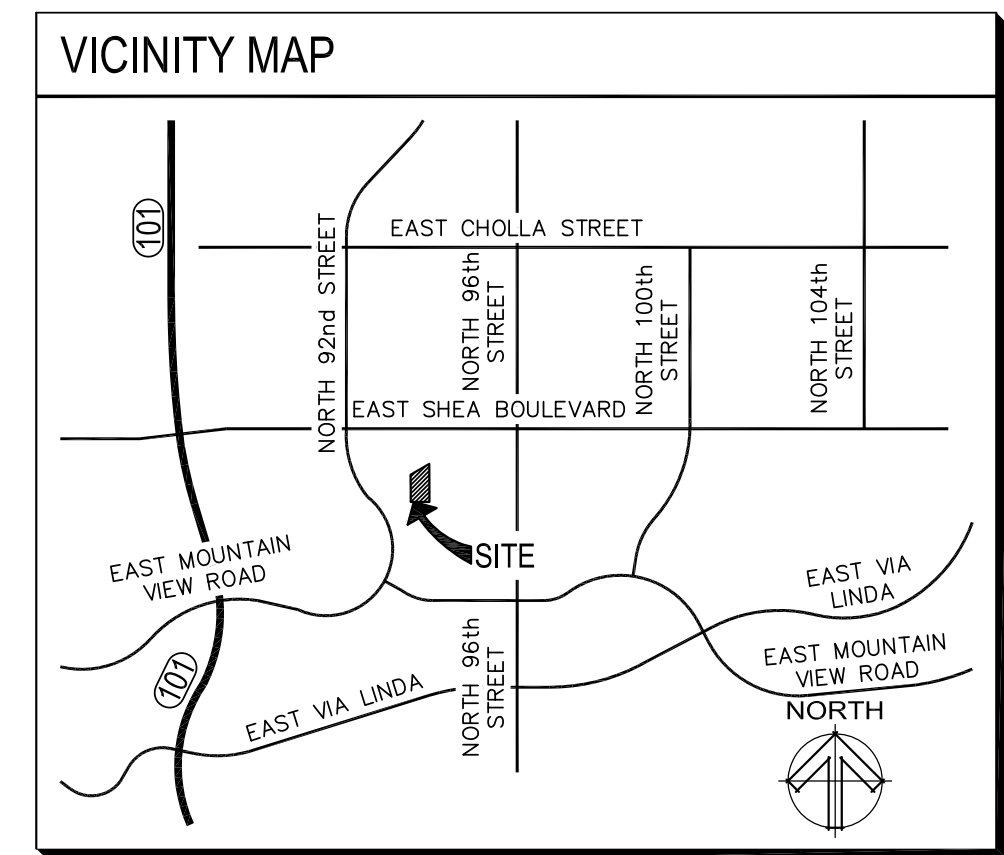
PROVIDED:
 GARAGE PARKING 365 P.S.
 SURFACE PARKING 10 P.S.
 TOTAL PROVIDED: (1.7 SPACES PER UNIT) 375 P.S.

TOTAL PARKING: (OFFICE - RETAIL)

PROVIDED:
 COVERED PARKING 42 P.S.
 SURFACE PARKING 315 P.S.
 TOTAL PROVIDED: 357 P.S.

ACCESSIBLE PARKING REQUIRED: 4% x 375 P.S. = 15 P.S.
 ACCESSIBLE PARKING PROVIDED: (3 VAN = 1:6 SPACES) = 15 P.S.

BICYCLE PARKING: SEC.9.103
 (1) SPACES PER 10 VEHICLE REQ'D (342 x 0.1 = 34.2)
 TOTAL PROVIDED 34 SPACES



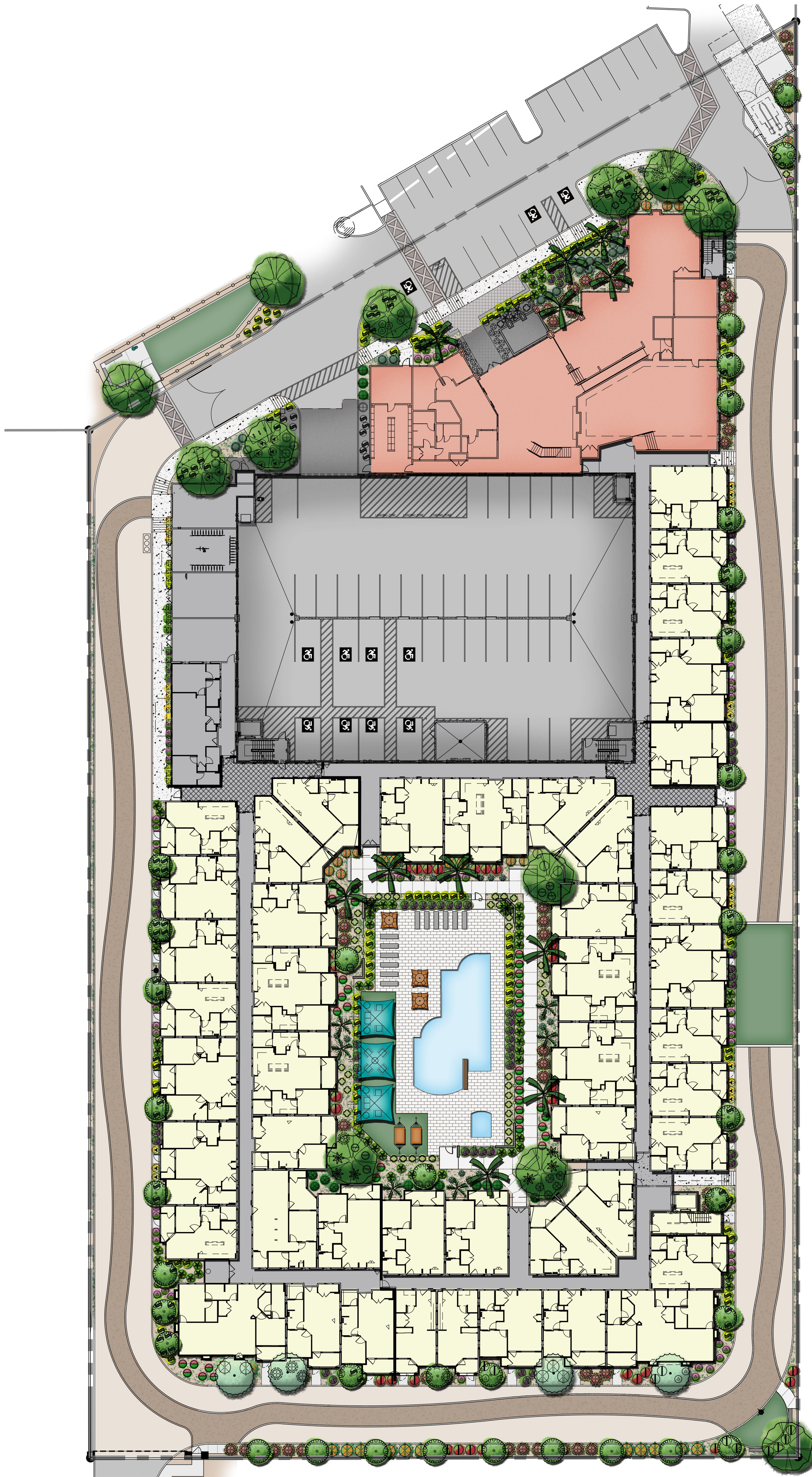
94 HUNDRED SHEA - THE VILLAGE

94 HUNDRED SHEA LLLP

ENLARGED SITE PLAN
 SCALE: 1" = 30'-0"
A1.3
 08-26-22

Exhibit E: Landscape & Amenity Plan

(Starts on Following Page)



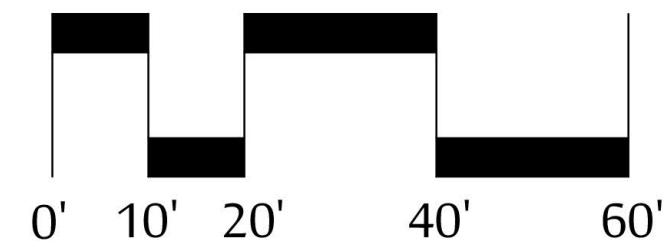
94 HUNDRED SHEA - THE VILLAGE

CONCEPTUAL PLANTING PLAN

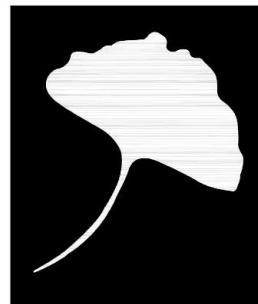
9375 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260

AUGUST 25, 2022

SCALE: 1"=20'-0"



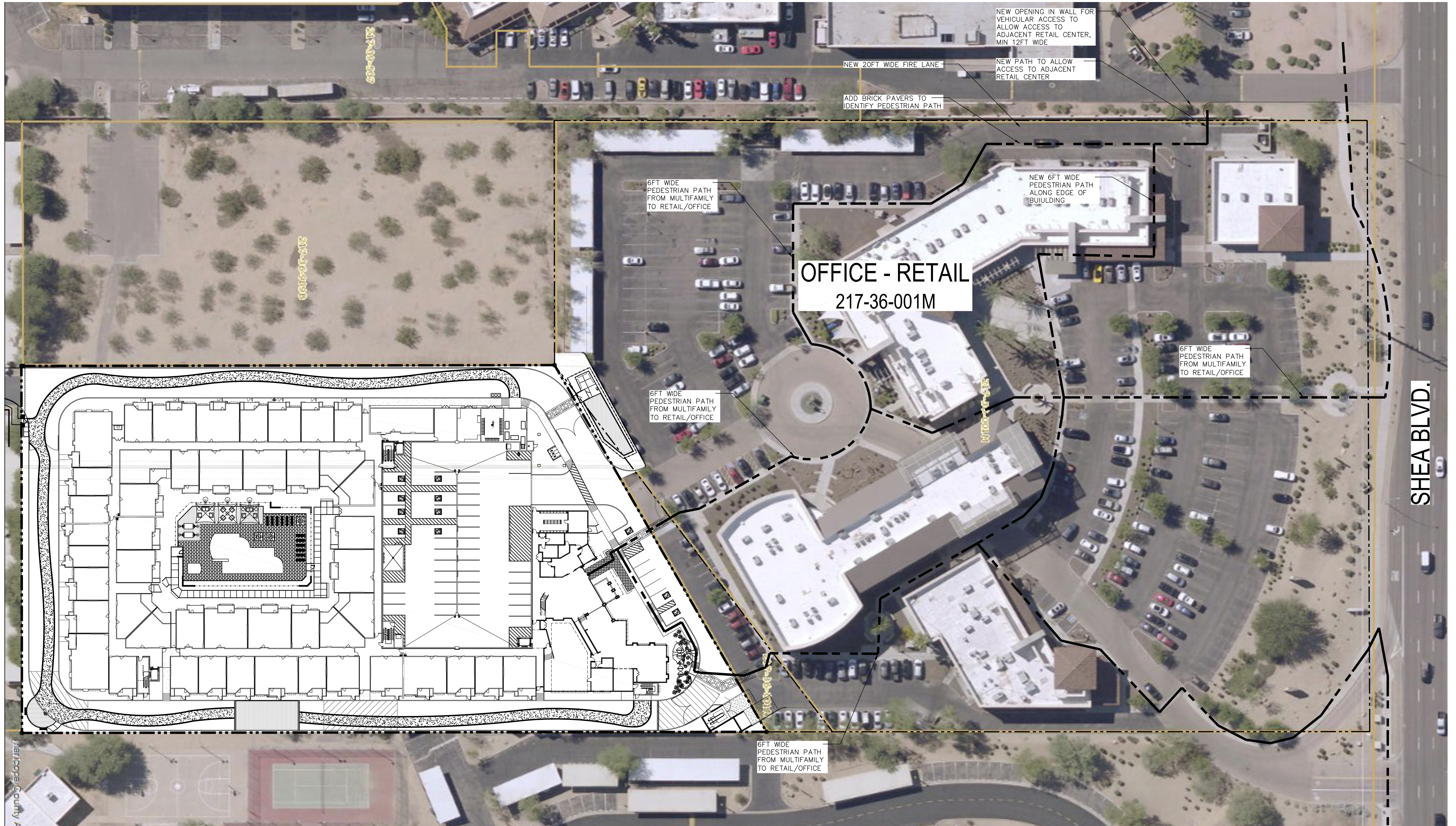
MCGOUGH
ADAMSON



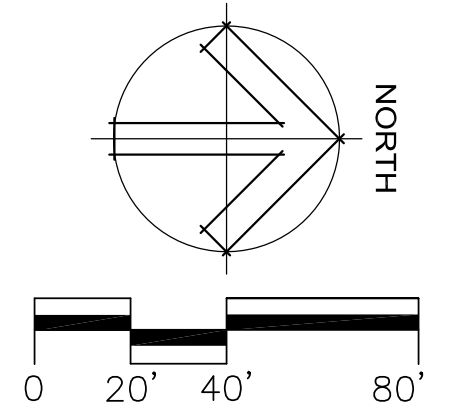
Landscape
Architects
Land
Planning
Irrigation

Exhibit F: Circulation & Access

(Starts on Following Page)



94 HUNDRED SHEA - THE VILLAGE
94 HUNDRED SHEA LLLP

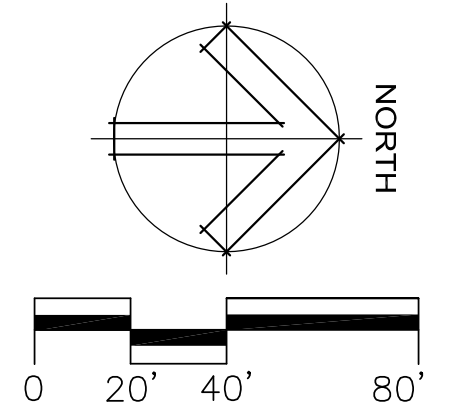


PEDESTRIAN OFF-SITE PLAN **A1.6.1**
 SCALE: 1" = 40'-0" 08-26-22

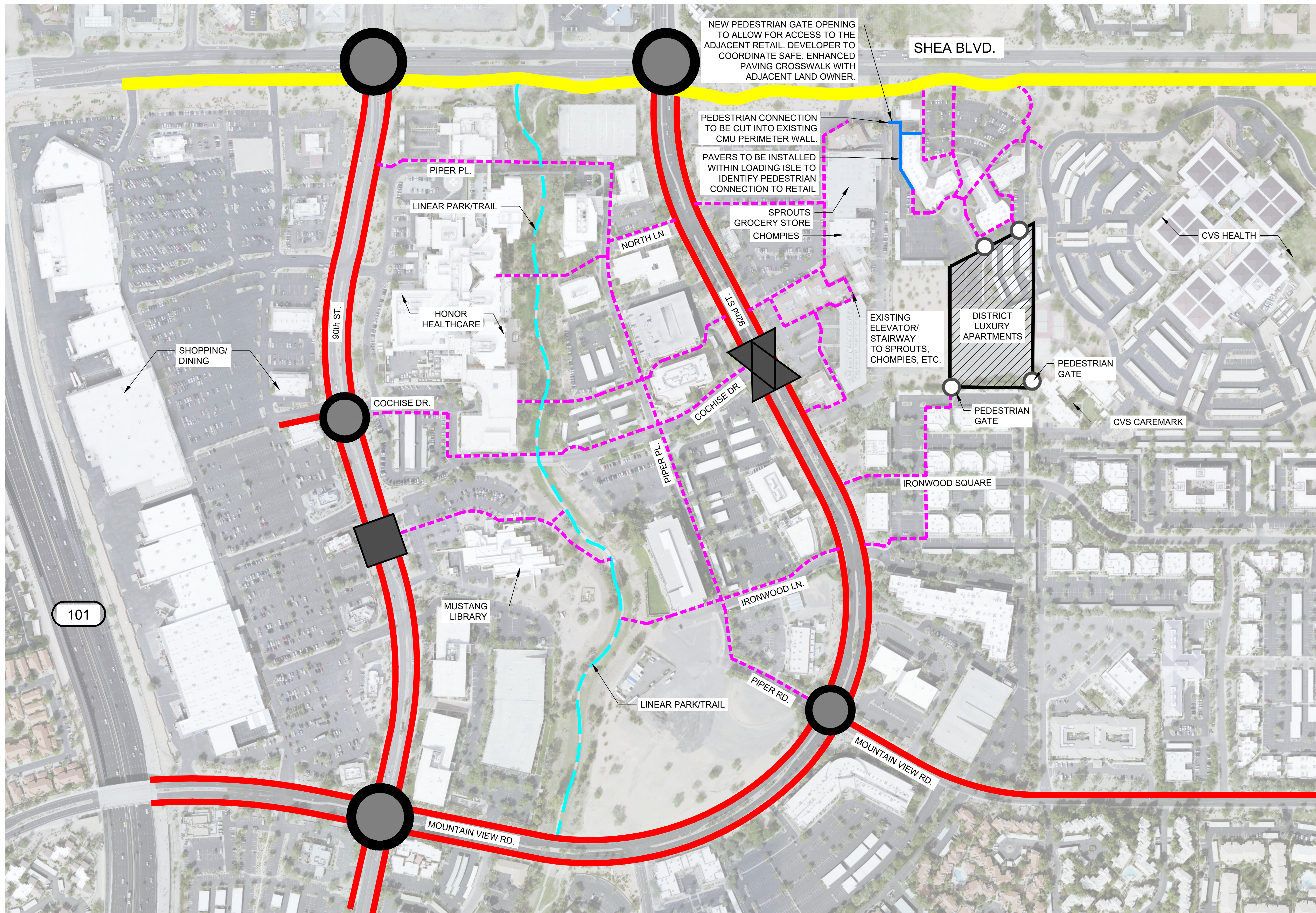


94 HUNDRED SHEA - THE VILLAGE

94 HUNDRED SHEA LLLP



VEHICULAR CIRCULATION **A1.6.2**
 SCALE: 1" = 40'-0"
 08-26-22



LEGEND

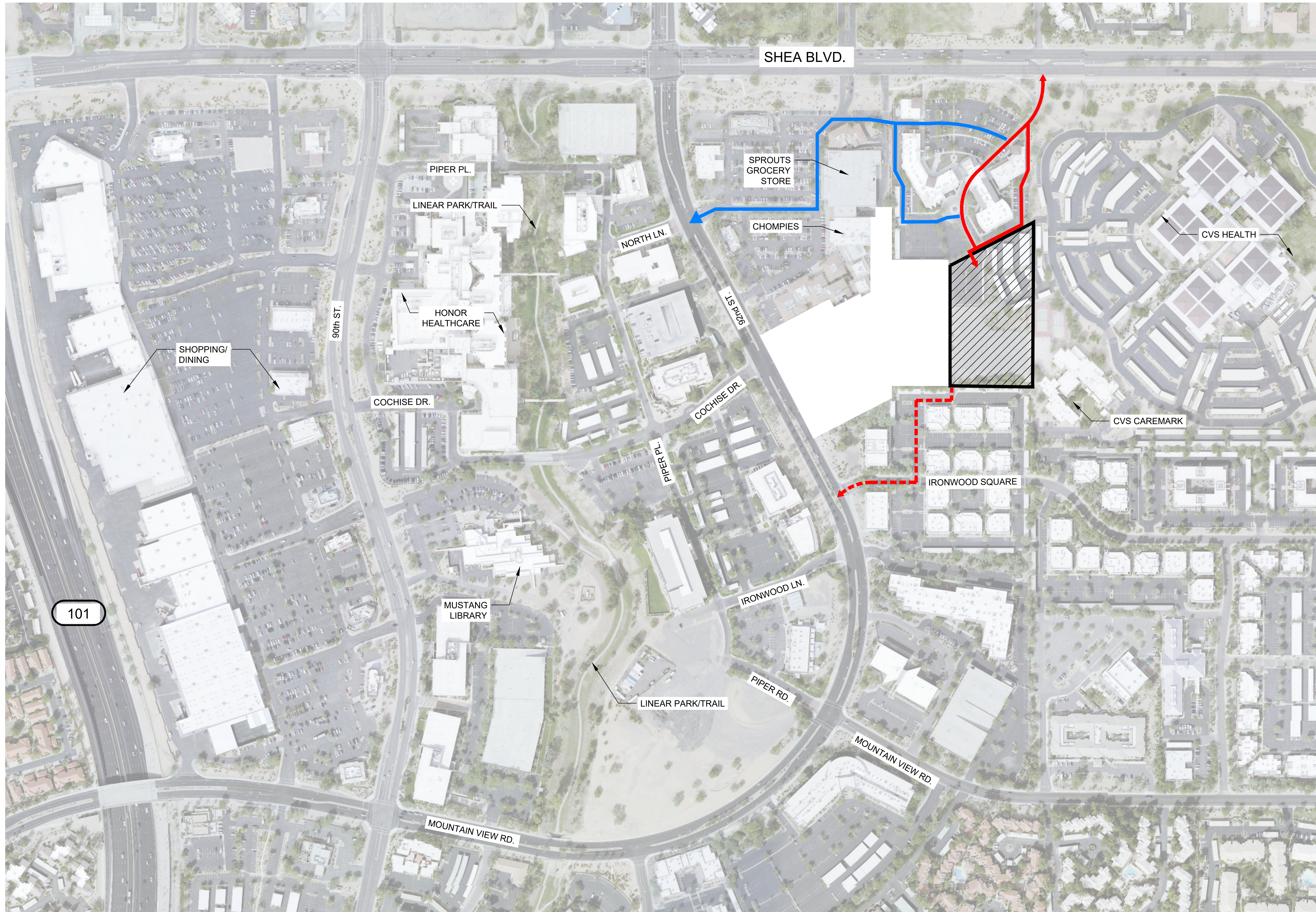
- EXISTING 8' DETACHED SIDEWALK (ALONG SHEA BLVD.)
- EXISTING 5' SIDEWALK (ALONG COLLECTORS)
- EXISTING PEDESTRIAN CONNECTIONS
- EXISTING LINEAR PARK TRAIL
- PROPOSED PEDESTRIAN CONNECTION (INSTALLED BY KAPLAN)
- EXISTING TRAFFIC SIGNAL
- EXISTING PEDESTRIAN CROSSING
- PROPOSED PEDESTRIAN CROSSING
- SITE PEDESTRIAN ACCESS LOCATIONS



94 HUNDRED SHEA - THE VILLAGE

PEDESTRIAN NEIGHBORHOOD CONNECTION EXHIBIT

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260
AUGUST 25, 2022



LEGEND

- VEHICULAR ACCESS TO SHEA BLVD.
- - - EMERGENCY ACCESS TO 92ND ST.
- VEHICULAR ACCESS FROM 9400 SHEA TO SPROUTS SHOPPING CENTER



94 HUNDRED SHEA - THE VILLAGE

VEHICULAR SITE ACCESS PLAN

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260
AUGUST 25, 2022

Exhibit G: Elevations

(Starts on Following Page)



1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

- EXTERIOR ELEVATIONS KEYED NOTES#**
1. EXTERIOR STUCCO SYSTEM
 2. 12" DEEP EYEBROW WITH STUCCO FINISH - SHADING DEVICE
 3. TUBE STEEL CORBEL AT STAIR BULKHEAD - PAINTED
 4. TUBE STEEL RAILING WITH MESH INFILL +42" A.F.F. - PAINTED
 5. 36" HIGH PATIO WALL WITH STUCCO FINISH
 6. STUCCO CONTROL JOINT
 7. EXTERIOR FRENCH DOOR - PAINTED
 8. BRONZE ANODIZED ALUMINUM WINDOW SYSTEM
 9. FLAT ROOF WITH PAINTED METAL FASCIA AT ROOF DECKS
 10. BRONZE ANODIZED ALUMINUM SLIDING GLASS PATIO / BALCONY DOOR
 11. 4" HIGH OPENING FOR PATIO / BALCONY DRAINAGE
 12. GALVANIZED DRIP EDGE - PAINTED TO MATCH ADJACENT COLOR
 13. 6" DEEP FRAMED WALL ELEMENT WITH STUCCO FINISH
 14. FIRE DEPARTMENT ACCESS SIGN, WET STANDPIPE SIGN, KNOX BOX AND KNOX BOX KEY
 15. 4" METAL REGLET - PAINTED
 16. STONE VENEER - SEE COLOR CHART FOR SPECIFICATIONS
 17. METAL PATIO GUARDRAIL SYSTEM, 18" ABOVE PARAPET TO A MINIMUM OF 42" A.F.F.
 18. METAL PATIO RAILING ENCLOSURE, 24" ABOVE ENCLOSURE WALL TO 6" A.F.F.
 19. OVERHEAD ROLL UP DOOR - PAINTED
 20. FIRE DEPARTMENT ACCESS SIGN, KNOX BOX AND KNOX BOX KEY
 21. EXTERIOR STUCCO SYSTEM OVER FRAMED COLUMN BASE
 22. BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM
 23. HOLLOW METAL DOOR AND FRAME - PAINTED
 24. BUILDING SIGNAGE (UNDER SEPARATE SUBMITTAL AND PERMIT)
 25. EXTERIOR LIGHT - SEE ELECTRICAL FOR SPECIFICATIONS
 26. ROOF DECK STAIR ACCESS ENCLOSURE
 27. PARAPET / CORNICE WITH CAP - PAINTED
 28. DECORATIVE TUBE STEEL TRELLIS - PAINTED
 29. 3' METAL PATIO GATE (TYP.) - PAINTED

EXTERIOR COLOR SCHEME

	LIGHT BODY COLOR	GREEK VILLA SHERWIN WILLIAMS - SW7551
	MEDIUM BODY COLOR	WOOL SKEIN SHERWIN WILLIAMS - SW6148
	DARK BODY COLOR	QUIVER TAN SHERWIN WILLIAMS - SW6151
	ACCENT COLOR	THUNDER GRAY SHERWIN WILLIAMS - SW7645
	CORNICE / FRY REGLET / RAILINGS / DOOR / CANOPIES / TRIM COLOR	CELLULOID DUNN EDWARDS - DET619
	WINDOWS / STOREFRONT	BRONZE
	STONE VENEER	SAHARA BEIGE 8" CLASSIC JERUSALEM CORONADO STONE

bilt form
architecture

94 HUNDRED SHEA - THE VILLAGE
94 HUNDRED SHEA LLLP

BUILDING ELEVATIONS
COLOR
SCALE: 1" = 20'-0"

A2.2
08-26-22



bilt form
architecture

94 HUNDRED SHEA - THE VILLAGE

94 HUNDRED SHEA LLLP

PERSPECTIVE

SCALE: N.T.S.

A3.1

08-26-22