



ONE SCOTTSDALE

SHOPS B MASTER PLAN - PLANNING UNIT III

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

AUGUST 14, 2019

REQUEST

On behalf of RKCCLL Investments LLC (“Property Owner”), DMB Associates, Inc. (“DMB”) is requesting the approval of a commercial retail/restaurant building within Planning Unit III of the One Scottsdale property (“Property”). Planning Unit III is located south of Thompson Peak Parkway, east of Scottsdale Road, west of the existing multi-family project within One Scottsdale and north of Legacy Boulevard. Planning Unit III is a proposed office, commercial, parking structure and hotel master site plan on approximately 22 acres. The master site plan and the hotel portion (Phase 1) of the master site plan is currently submitted for Development Review Board (“DRB”) approval. This request is for DRB approval of the site plan and elevations for a commercial building (Shops B - Phase 2).

Previous DRB Approval

Case # 61-DR-2015 approved a master site plan for four (4) three (3)-story office buildings, five (5) commercial pads and two (2) parking garages. The northern parking structure was two levels down, one at grade and three levels above grade. The southern parking structure was two levels down, 1 at grade and five levels above grade. The previous approval placed the parking garages at the southeast and northeast corner of the property. The request approved the first phase that included four (4) office building and parking garage elevations with the elevations of the commercial pads along Scottsdale Road to be submitted at a further date for DRB review and approval. The site plan configuration is a bit different in this DRB proposal, but essentially the same major uses (office), parking structures and commercial uses with the addition of the hotel. A concurrent submittal (61-DR-2015 #2) for the revised master site plan and hotel portion of the master site plan is in for DRB review and approval.

DEVELOPMENT OVERVIEW

One Scottsdale

One Scottsdale is located at the northeast corner of Scottsdale Road and the Loop 101 freeway. One Scottsdale is planned to be a mixed-use development on the north side of the Loop 101 freeway along Scottsdale Road. At build-out, it is anticipated there will be approximately 1.8 million square feet of commercial, office and retail uses, 400 hotel rooms and up to 1,100 residential units, all of which is in conformance with the zoning and other regulating documents approved by the City in 2002 (“2002



Entitlements”). One Scottsdale is envisioned as a vibrant destination with active daytime and nighttime uses for its residents and others throughout the area.

Part of the 2002 Entitlements are master plans for water, wastewater, drainage, transportation and environmental design. The Project conforms to these master plans. Master Plans and planning unit plans were approved for Planning Unit III back in 2012 for the multi-family project on the eastern half of Planning Unit III. Addendums to the approved Planning Unit III plans will be provided as part of the DRB submittal. A Master Environmental Design Concept Plan (“MEDCP”) was approved by the DRB that includes landscape, hardscape, architectural styles and other design features for One Scottsdale.

One Scottsdale – Planning Unit III

Planning Unit III within One Scottsdale is bounded by Thompson Peak Parkway on the north, Scottsdale Road on the west, Legacy Boulevard on the south and the western boundary of the Grayhawk community on the east. The Land Use Budget (“Budget”) for One Scottsdale allows for a mixture of residential, hotel and commercial/retail/office uses within Planning Unit III. The Budget is specific for Planning Unit III as to the maximum number of residential units (750 maximum), residential densities in certain areas and varying height limitations. The multi-family development to the east (Jefferson on Legacy) has utilized the allowed number of residential dwelling units within Planning Unit III. The Project is located on the western portion of Planning Unit III and includes a mixture of hotel, office, service, commercial, retail and restaurant uses and conforms to all the requirements and development standards set forth in the 2002 Entitlements. Planning Unit III is also limited in building heights as a transition to the Grayhawk community to the north and east.

The Project and Surrounding Improvements

The net site area to be developed for this portion of Planning Unit III is approximately 22 acres. The site is directly west of the Jefferson on Legacy apartment community. To the north is the Discount Tire headquarters and Honor Health hospital. To the west, across Scottsdale Road is the City of Phoenix which is planned for dense and intense mixture of land uses. To the south is the remainder of One Scottsdale within Planning Unit II. The access points to the Property from Scottsdale Road are existing and were approved as part of the 2002 entitlements.

REQUEST

Site Plan

The request is to approve a 10,700sf one-story retail shops building, and associated site and landscape development. A new four-story hotel is currently being reviewed by city staff for a DRB approval, also with the revised master plan (case number 61-DR-2015#2). The hotel will be the initial phase of development, which includes enhancing the Scottsdale Road scenic corridor along PU III. The remainder of the site plan includes major office buildings on the north and south end of the Property, along with three additional retail sites along Scottsdale Road. The overall site plan would create a mixed-use environment of hospitality, office, service, dining and retail uses.

The master plan is configured with three (3) access driveways off Scottsdale Road. Other site access is directed towards an internal roadway that runs north/south along the west side of the adjacent



apartment complex from Legacy Boulevard on the south to Thompson Peak Parkway on the north. With the Scottsdale Road frontage including as scenic corridor and paths and trails, significant landscape setbacks are proposed along Thompson Peak Parkway and Legacy Boulevard.

Architecture

One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. The architectural style of the proposed retail shops building is contemporary. This contemporary style fits contextually with the currently approved architectural character of Planning Unit III of One Scottsdale. The southern portion of the multi-family project utilized the contemporary architectural character also.

Parking

The parking for the retail shops building will consist of surface parking located on the east side of the building, therefore screened from Scottsdale Road by the building itself. Parking for the future phases includes approximately 2,000+ parking spaces in the parking structures for the office buildings.

Open Space

The residential development within Planning Unit III was developed with several parks, open and social spaces for the residents to enjoy. The proposed mixed-use commercial office site will create additional pedestrian connections to and from the site to allow the residents access to the paths around One Scottsdale and other points to the north, south and west.

DEVELOPMENT REVIEW BOARD CRITERIA

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

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

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

2. The architectural character, landscaping and master plan design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;



- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

The design character of the area will be enhanced and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings will be contemporary in nature, in keeping with the currently approved architectural character of Planning Unit III of One Scottsdale.

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

The design of the Master Plan's built environment responds to the desert environment and pedestrian environment through the use of overhangs and enhanced landscape at pedestrian connections. The use of high-performance glazing will help to reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.

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

The Property is neither in the ESL or the Historic Property Overlay.

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

One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000's. The site is surrounded by access with Legacy Boulevard to the south, Scottsdale Road to the east, Thompson Peak Parkway to the north and a private road (73rd Street) to the east that serves the Property and the existing multi-family project to the east. The design of the site plan will enable full access through the site for residents of the multi-family project from 73rd Street to Scottsdale Road. A new left-in driveway will be cut into the median on Thompson Peak Parkway to 73rd Street as part of this project per the zoning stipulations.

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

This portion of One Scottsdale restricts building height per the 2002 Entitlements. The Property has height restrictions of 45' primarily on the north portion with an additional height limitation of not exceeding a 1710' elevation above sea level requirement. The 'not to exceed above sea level requirement' was agreed upon at the time of zoning and is reinforced in a deed restriction on the property with the Grayhawk



community. Future phase buildings along the north side of Planning Unit III will have to take into consideration the height restrictions and their effect on mechanical equipment and the required screening. The proposed building is single story and is not affected by any height restrictions.

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

The Property is not within the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

There is no proposed Cultural Improvement Program or Public Art Program.

Additional Project Narrative Development Review Board Criteria



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

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

Response: The zoning case was approved in 2002 in conformance with the City’s General Plan. The zoning also pre-dates the applicable Greater Airpark Character Area Plan (“GACAP”). The GACAP indicates this area as an Airpark Mixed Use – Residential (AMU-R) land use. With the residential project to the east, the proposed employment and support commercial uses implements the desired land uses indicated with the AMU-R goals and policies. The GACAP Conceptual Development Types map designates the Property as a mixture of higher scale (southern portion) and medium scale (norther portion). The proposed building heights and site design are consistent with this designation and the more restrictive height stipulations from the zoning case. The amended development standards are a part of the zoning designation for the Property. The Request complies with and implements the MEDCP character and design. The zoning case stipulated an average 100’ wide scenic corridor with a 60’ wide minimum. This Request is consistent with this scenic corridor requirement and will implement a sidewalk and trail as part of the design.

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

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

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

Response: The Request creates a large employment center directly adjacent to residential development within One Scottsdale and the surrounding Grayhawk community. The future office development is benefitting from Scottsdale Road exposure but implements 360 degree architecture to respond to its adjacent residential neighbor and the views to the east to the McDowell Mountains. View corridors into the site from Scottsdale Road and from the east will enable adjacent uses convenient and easy access by vehicle, bicycle, and pedestrians. A generous



scenic corridor and gradual stepping of the site from north to south will ensure the development plans fit into the existing surrounding and developed context of the area.

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

Response: The site plan is designed with several access points on all sides of the project. Although there is no direct access to Thompson Peak Parkway, 73rd Street on the eastern side of the Property provides for access from Thompson Peak Parkway to the Project. A left-in median cut will be designed as part of the Request per the 2002 Entitlements. The scenic corridor will provide for a sidewalk and trail. The master pedestrian plan demonstrates the many paths within the site and connections off the Property. The design and function of 73rd Street to the east provides for convenient vehicle and pedestrian access from other One Scottsdale uses. The multiple access points from Scottsdale Road, Legacy Boulevard and 73rd Street provides for safe and convenient access plan and fulfills this DRB criterion.

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

Response: One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. The architectural style of the proposed Shops B building is contemporary, as will be the future buildings located in Planning Unit III of One Scottsdale. This contemporary style fits contextually with the currently approved architectural character of Planning Unit III of One Scottsdale.

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

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

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

Response: Within Planning Unit III of One Scottsdale, overall building massing and architectural features will express and celebrate the natural horizontal features of this portion of the Sonoran Desert. Exterior building materials, colors, and textures will echo the desert environment also. Pedestrian areas and building entrances will be heavily shaded thru the use of landscape features and/or architectural building elements. The scale of the buildings within Planning Unit II will be in keeping with the existing residential development directly to the east of the site. All sides of the buildings will have consistent architectural detail and character for "four-sided-architecture". Changes in the use or location of exterior building materials, paint colors, and/or textures will occur in a logical and well thought out fashion.



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

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

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

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

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

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

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

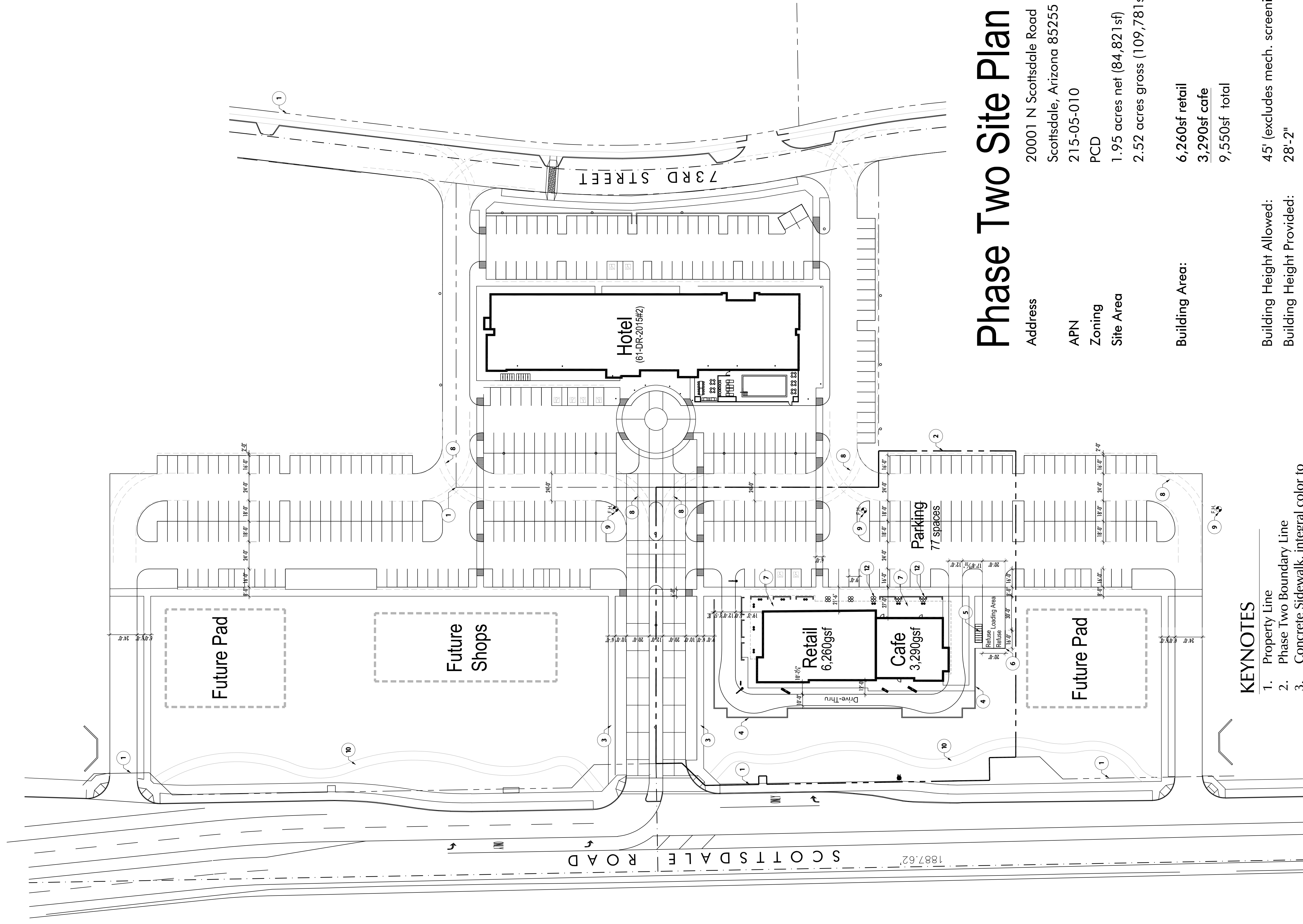
Response: The Property is not located within the downtown district.

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

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

Summary

The request is to approve the second phase of Planning Unit III. The proposed Shops B building is just south and west of the proposed hotel building proposed in the master site plan. The elevations for the office buildings, parking structures and the remaining three retail buildings on the master site plan will return for DRB approval for the elevations, building colors and materials, if the site plans are consistent with this master site plan request. The proposed development conforms to the City's General Plan and Character Area Plan for a mixed-use medium to high scale project. When fully developed, the proposed 22-acre site will provide for major employers and support commercial and restaurant users in compliance with the 2002 Entitlements. We respectfully request the DRB's approval of the Request.



Phase Two Site Plan

Address: 2001 N Scottsdale Road
 Scottsdale, Arizona 85255
 APN: 215-05-010
 Zoning: PCD
 Site Area: 1.95 acres net (84,821sf)
 2.52 acres gross (109,781sf)

Building Area:
 6,260sf retail
 3,290sf cafe
 9,550sf total

Building Height Allowed: 45' (excludes mech. screening)
 Building Height Provided: 28'-2"

Parking Required: 53 spaces (1/250sf retail; 1/120sf restaurant)
 Parking Provided: 77 spaces

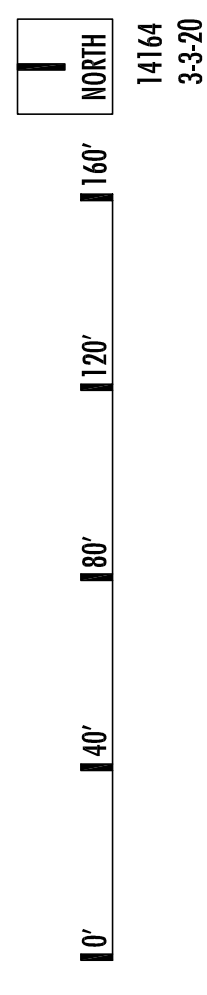
Bicycle Parking Required: 8 spaces (1 / 10 auto spaces)
 Bicycle Parking Provided: 8 spaces

KEYNOTES

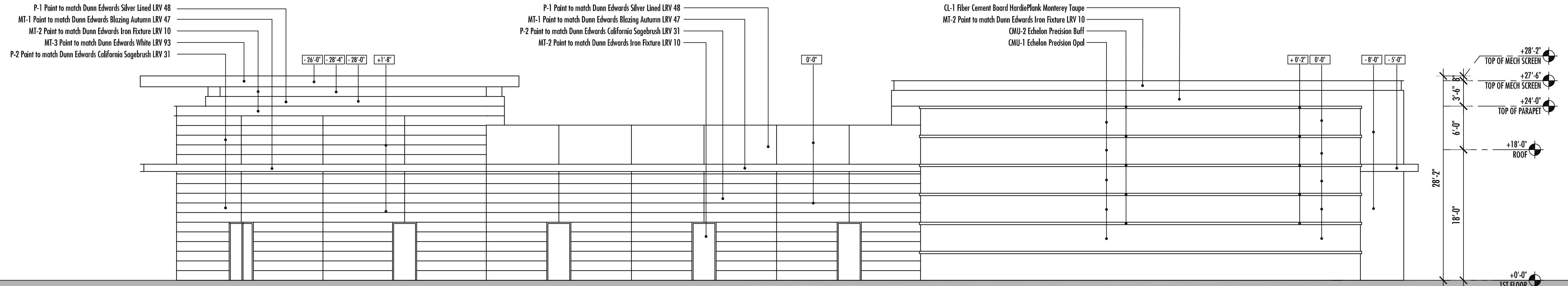
1. Property Line
2. Phase Two Boundary Line
3. Concrete Sidewalk, integral color to match San Diego Buff
4. Screen Wall
5. Bike Racks
6. Refuse Compactor
7. Patio
8. Fire Truck Turning Radius
9. Fire Hydrant
10. Multi-use Trail
11. Crosswalk
12. Planter Urn



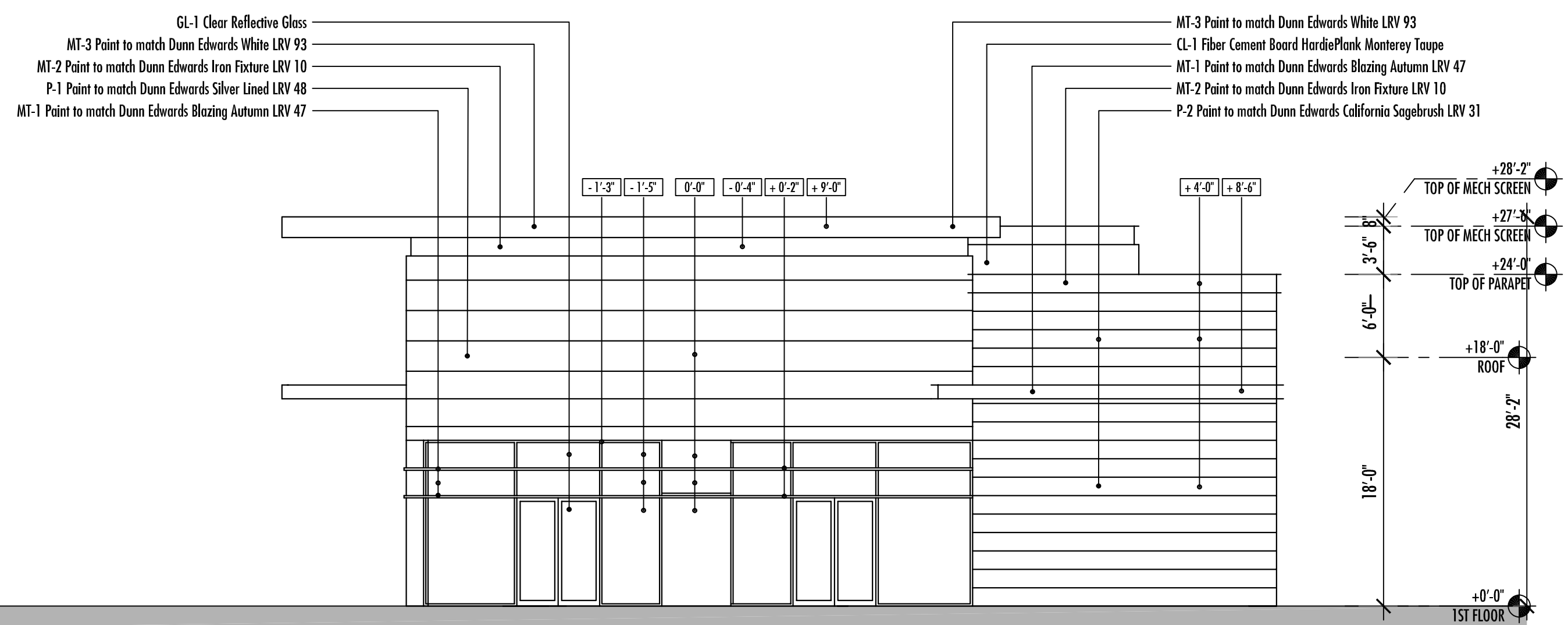
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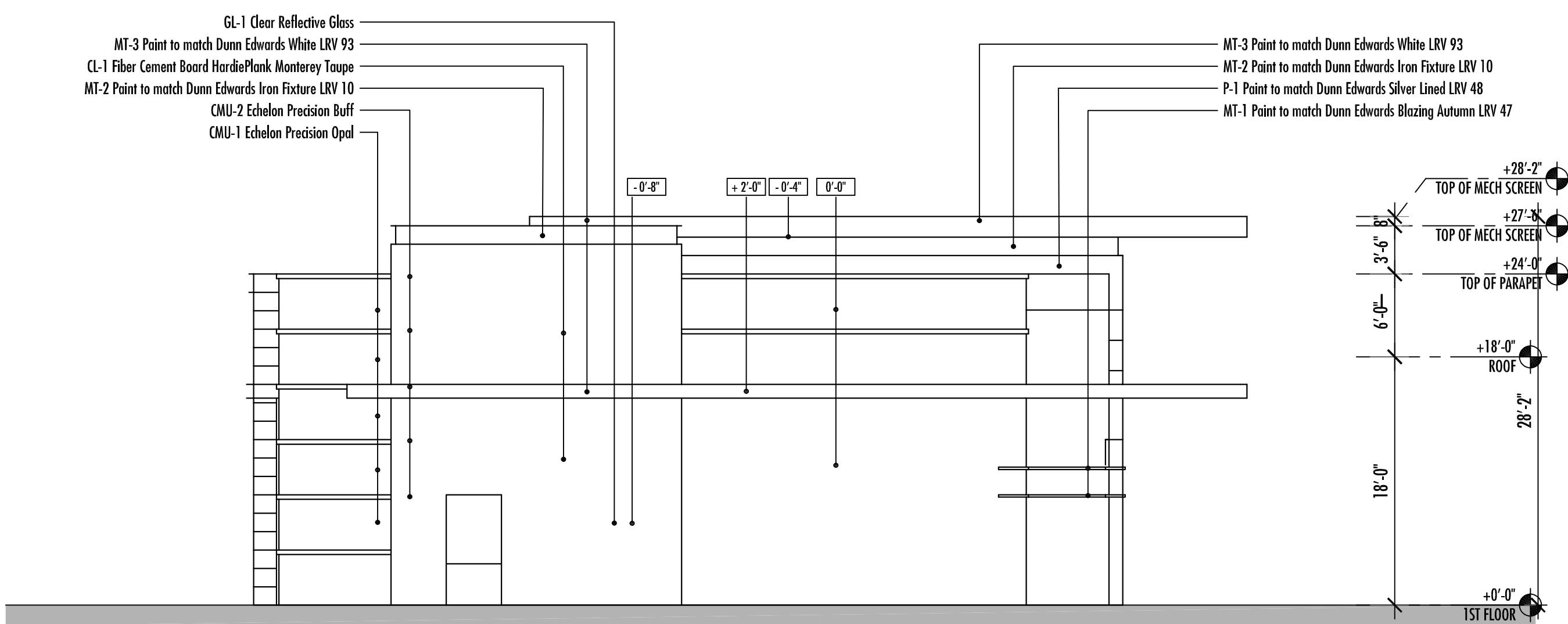
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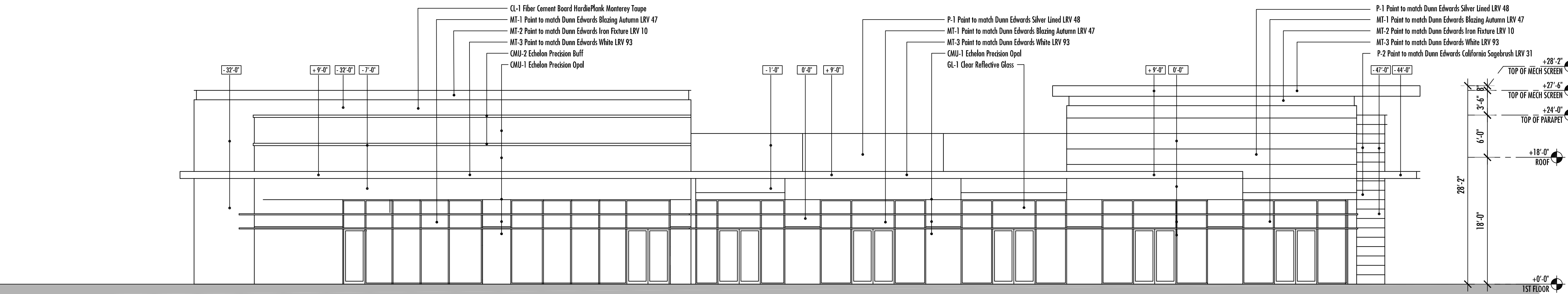
West Elevation



North Elevation



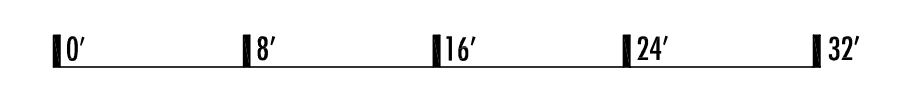
South Elevation



East Elevation

- MATERIAL LEGEND**
- CMU-1 CMU - Echelon Precision - Opal
 - CMU-2 CMU - Echelon Precision - Buff
 - GL-1 Clear Reflective glass - 1"
 - Viracon VUE1-40
 - MT-1 Metal Panel - Painted to match P-3 Dunn Edwards DE5235 Blazing Autumn
 - MT-2 Metal Panel - Painted to match P-4 Dunn Edwards DE6384 Iron Fixture
 - MT-3 Metal - Painted to match P-5 Dunn Edwards DEW380 White
 - EIFS - Painted to match Dunn Edwards DE6353 Silver Lined
 - P-2 EIFS - Painted to match Dunn Edwards DET513 California Sagebrush
 - Fiber Cement Board - HardiePlank - Monterey Taupe

Phase II Elevations

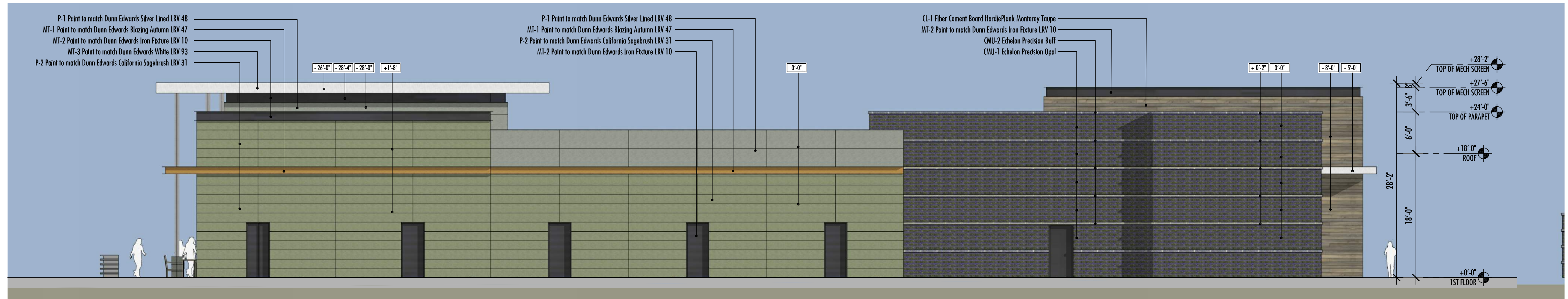


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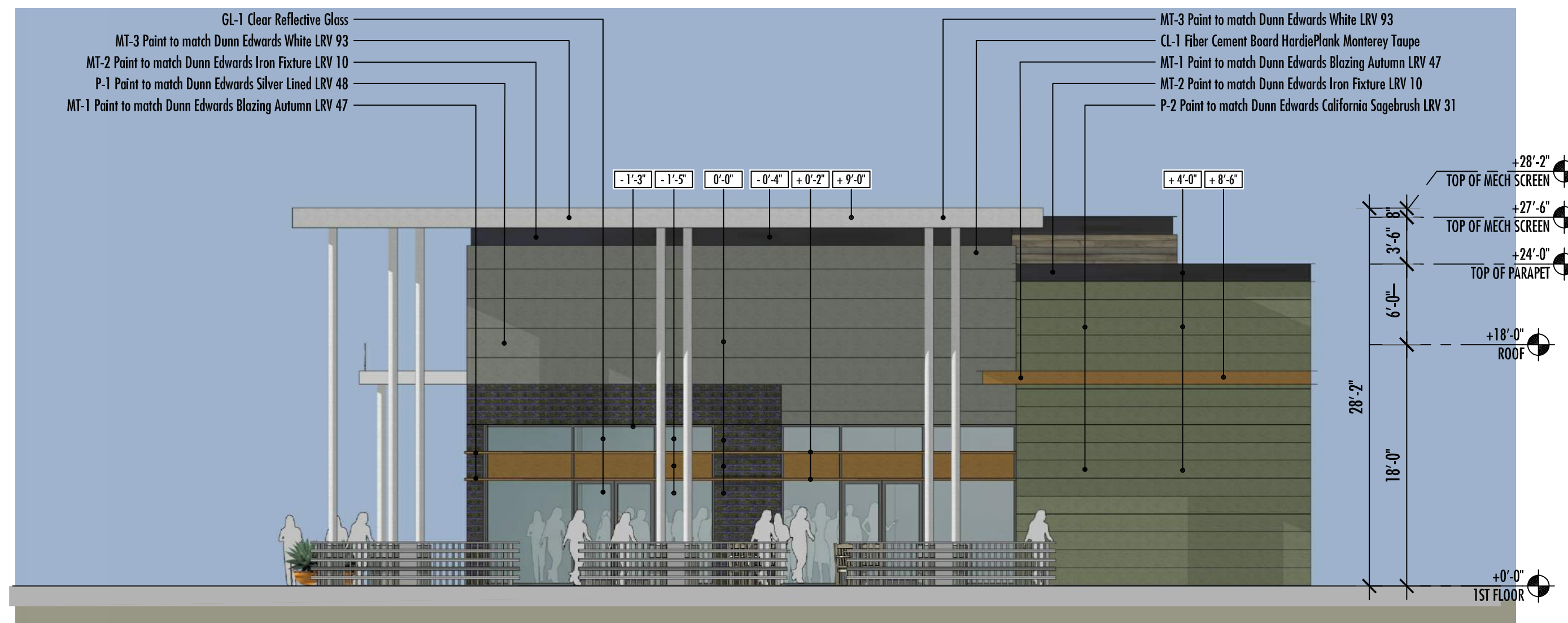


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West Elevation



North Elevation



South Elevation



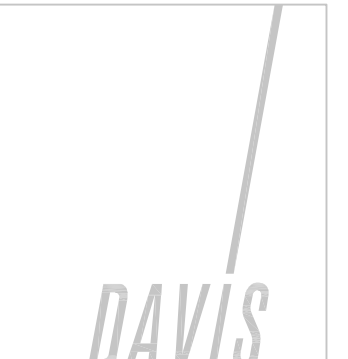
East Elevation

- MATERIAL LEGEND**
- CMU-1 CMU - Echelon Precision - Opal
 - CMU-2 CMU - Echelon Precision - Buff
 - GL-1 Clear Reflective glass - 1"
 - Viracon VUE1-40
 - MT-1 Metal Panel - Painted to match P-3 Dunn Edwards DE5235 Blazing Autumn
 - MT-2 Metal Panel - Painted to match P-4 Dunn Edwards DE6384 Iron Fixture
 - MT-3 Metal - Painted to match P-5 Dunn Edwards DEW380 White
 - EIFS - Painted to match Dunn Edwards DE6353 Silver Lined
 - P-2 EIFS - Painted to match Dunn Edwards DET513 California Sagebrush
 - CL-1 Fiber Cement Board - HardiePlank - Monterey Taupe

Phase II Elevations

0' 18' 16' 24' 32'

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