

92 IRONWOOD DEVELOPMENT PLAN PROJECT NARRATIVE

For property located approximately 1/4 mile south of Shea Boulevard on the east side of 92nd Street

Request

Non-Major General Plan Amendment to the 2001 General Plan Land Use Element (Four (4) acres of Commercial to Mixed-Use)

And

Rezoning from Planned Community District with comparable Highway Commercial District (PCD C-3) zoning and Planned Community District with comparable Commercial Office (PCD C-O) zoning district

To

Planned Community District with comparable Planned Unit Development (PCD PUD) with amended development standards and an amendment to an existing Development Plan of an existing Planned Community District with comparable Planned Unit Development (PCD PUD) zoning with amended development standards

Case 231-PA-2021

First Submittal: May 10, 2021

Second Submittal: July 6, 2021

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Request

The request by Jim Riggs of 92 Ironwood LLC ("Owner") of Maricopa County Assessor's Parcel #'s 217-39-535, 217-39-536, 217-39-537 and 217-36-989B and Westwood Financial, owner of Maricopa County Assessor's Parcel #217-36-960L, the Shea & 92nd OPCP LLC parcels to the north ("Westwood") seek to create a development plan for an approximate 8.5 gross acre redevelopment. The development plan includes portions of Owner's property with an existing development plan from a 2013 rezoning case (Case 6-ZN-2013). The following outlines the request:

1. Amend the City of Scottsdale General Plan (non-major) from Commercial to Mixed-use on approximately four (4) gross acres, and
2. Amend the development plan from 6-ZN-2013 for the parcels zoned PCD with comparable PUD zoning for a modification of the site plan, increased density and increase in building height;
3. Rezone Maricopa County Assessor parcel #217-36-989B from PCD with comparable Commercial Office zoning to PCD with comparable PUD zoning, and
4. Rezone a portion of the commercial center to the north, Maricopa County Assessor's office parcel # 217-36-960L, from PCD with comparable C-3 zoning to PCD with comparable PUD zoning and the approval of an overall development plan.

The request is a comprehensive redevelopment plan of some outdated office buildings, utilizing adjacent vacant land to the east and revitalizing the south end of the adjacent shopping center. The proposal is to design an appropriate scaled, luxury residential project to provide much needed support housing to the Cure Corridor land uses including the hospital campus and surround medical offices and facilities. The proposed housing project will not impact any surrounding single family residential neighborhoods and provide the surrounding commercial centers with much needed customers.

Background/History

The properties in question have sorted histories. The vacant parcel to the east has never been developed or been a part of any development plan other than providing for an overflow parking lot that is in disrepair. The existing office buildings in the center of the proposal have not performed and leased at exceptional levels. The two-story office building with the parking and access underneath has not been in use for several years. In 2013, the City approved Case 6-ZN-2013 to redevelop that office building and the attached two-story office building (closest to 92nd Street and no parking/access underneath). The approved development plan included re-using the office building with the parking and access underneath and converting that building to residential units. The medical office building closest to 92nd Street would remain as an office building providing the required mixed-use of the PUD zoning district. Even with the enhanced mixed-use zoning, the PUD's approved development plan was never fully implemented.

The south end of the commercial center are smaller tenant spaces that have seen their share of turnover. By including the south building into the proposed development plan,

the south end of the center can be enhanced and potentially re-orientate to the proposed residential building and create synergy within the overall development plan.

Surrounding Context

The Property is adjacent to the existing commercial center with Sprout's and Chompies being the major users within the center. Across 92nd Street, is the Honor Health – Shea Campus with the approximately 90-foot hospital building, two- and three-story medical office buildings and large parking structures. To the south are one- and two-story medical office buildings. To the east is the vacant commercial office zoned property and other vacant property. A current non-major General Plan amendment and rezoning case for mixed-use is being considered by the City for vacant lands east of the Owners property.

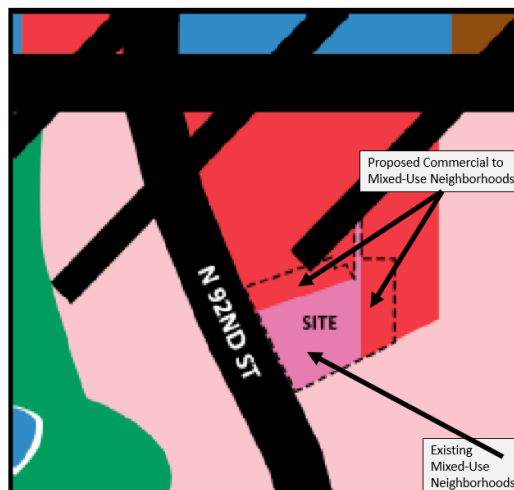
2001 General Plan

As it relates to the General Plan, **the request is for a non-major General Plan amendment to re-designate the Commercial land use on the vacant two (2) acre parcel to Mixed-Use Neighborhoods and re-designate the south end of the commercial center from a Commercial land use designation to the Mixed-Use Neighborhoods designation totaling approximately four (4) gross acres.** The proposed change will be combined with the existing Mixed-Use designation that encompasses the office building parcels.

The requested GPA is a non-major amendment based on the criteria established in the 2001 General Plan, which are:

- 1) Change in Land Use Category.

2001 General Plan Land Use Map



Response: The Property is currently designated as a mixture of Mixed-Use Neighborhoods and Commercial land use designations. The change from Commercial to Mixed-Use Neighborhoods falls within the Group E of the land use matrix on page 62 of the City's General Plan. Since both land uses are within the same group, a major General Plan amendment is not warranted.

- 2) Area of Change Criteria. The Property falls within Planning Area C1, which requires a major General Plan amendment on changes greater than fifteen (15) acres.

Response: The land use designation change to the Property is less than fifteen (15) acres.

- 3) Character Area Criteria: The Property is located within the Shea Area Plan. The Shea Area Plan was adopted by the City in June of 1993 and contains policies and guidelines for development/redevelopment along the Shea Boulevard corridor from Hayden Road on the west and the City's eastern boundary with Fountain Hills on the east.

Response: See below for detailed analysis of the proposal's consistency with the Shea Area Plan.

- 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: Based on the water and wastewater studies provided with the application, the proposed redevelopment of the site will not impact the existing infrastructure systems.

Six Guiding Principles

The follow principles from the CityShape 2020 Comprehensive Report are relevant to the proposed request.

- Preserve Meaningful Open Space
- Enhance Neighborhoods
- Seek Sustainability
- Support Economic Vitality
- Value Scottsdale's Unique Lifestyle & Character
- Advance Transportation

Response: The request meets each of the guiding principles set forth by the City. With regards to preserving meaningful open space, the Property currently has minimal open space. The proposed residential site plan demonstrates several open courtyards for the future residents, a courtyard along 92nd Street and future open space adjacent to the existing commercial center. By providing a new residential development type to this evolving mixed-use area, the proposal enhances all of the non-residential land uses with new customers, employees, and residential living alternatives not present in this area. By placing a significant number of residential uses on this property, a sustainable growth pattern is enhanced by providing a true mixed-use work, play and live environment. The new residents will work, shop, dine and entertain in the area and therefore support the economic vitality of the area. The proposed architectural design and placement of the building, mostly off the main roadway, will create an iconic residential building set within a thriving mixed-use area. The future residents will benefit from the Property's proximity to the north end of the green belt and use of the City's greenbelt path and trail system. These site attributes create a project that values Scottsdale's unique lifestyle and character. Finally, placing density along major circulation corridors of Shea Boulevard and the Loop 101 is advancing transportation for the City. The proposal will benefit from these heavily

traveled corridors and transit routes while not impacting any single-family residential neighborhood traffic.

Character and Design Element

The following are the applicable goals and approaches from the Character and Design Element of the City's General Plan.

Goals and Approaches 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Response: The proposal is an appropriate land use for this mixed-use core area lacking nearby residential density to take advantage of the employment, retail, restaurant, and service uses, including the nearby City path and trail system. The request will include activating the south end of the adjacent commercial center, remove an antiquated office use and develop vacant land in this mixed-use core.

Goals and Approaches 2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

Response: This area of the City is a highly developed area just east of the City's only freeway corridor and along the Shea Boulevard corridor. The proposal is placed within an already intense and active area. The inclusion of a dense residential project will compliment and support this important health care corridor of the City.

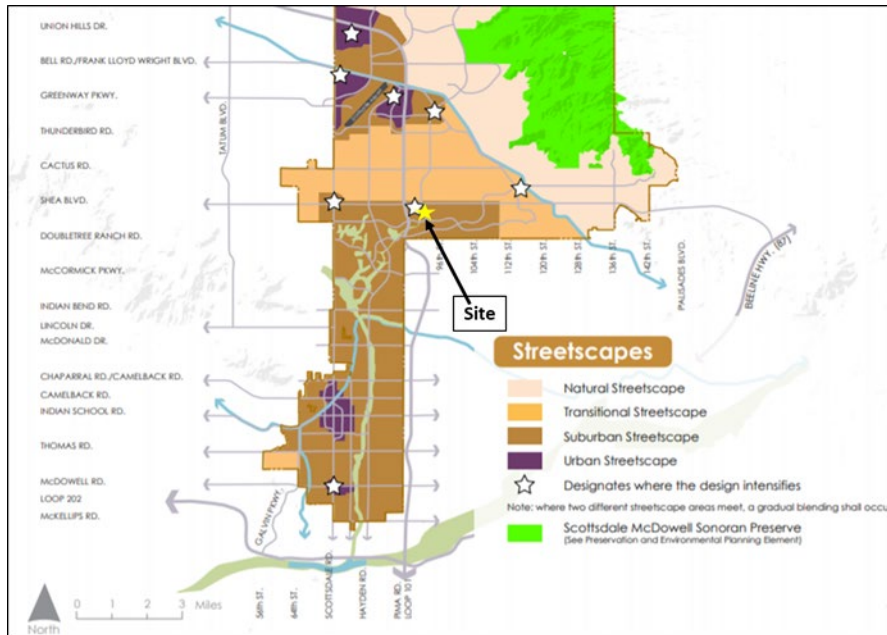
Goals and Approaches 4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Response: The site is located adjacent to a 'star' on the General Plan's Streetscapes Map (see below). The star designation indicates where design intensifies. The Property is just off of the major corridors of the City. The 92nd Street frontage is minimal as the project will develop deep into the Property off the narrow roadway frontage. The applicant has retained a renowned local architect who will propose a streetscape and building character and design that will fit into the context of the area.

Goals and Approaches 6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

Response: The initial site plan for the proposal has several large courtyards to break up the massing of the building along the 92nd Street frontage and along the eastern end of the site. The final site plan will incorporate landscaping that will enhance the future residents living environment and break up the massing of the residential building. As with most McCormick Ranch projects, over time, the landscaping matures and creates an overall landscape design theme. The project will draw from the landscaping palette within McCormick Ranch and the hospital campus as the project enters the final design phase.

Streetscapes Map



Land Use Element – Goals & Approaches

Regional Context 1.

- Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.
- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
- Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.

Response: The goal of the rezoning case and non-major amendment to the General Plan is to redevelop property and provide a core of residents that in turn will support the non-residential activities of this and other Scottsdale areas with future employees, customers, and recreationalists. The constant rethinking and redevelopment of established mixed-use areas will allow Scottsdale to evolve over the course of time. The proposal is in line with this goal and approach.

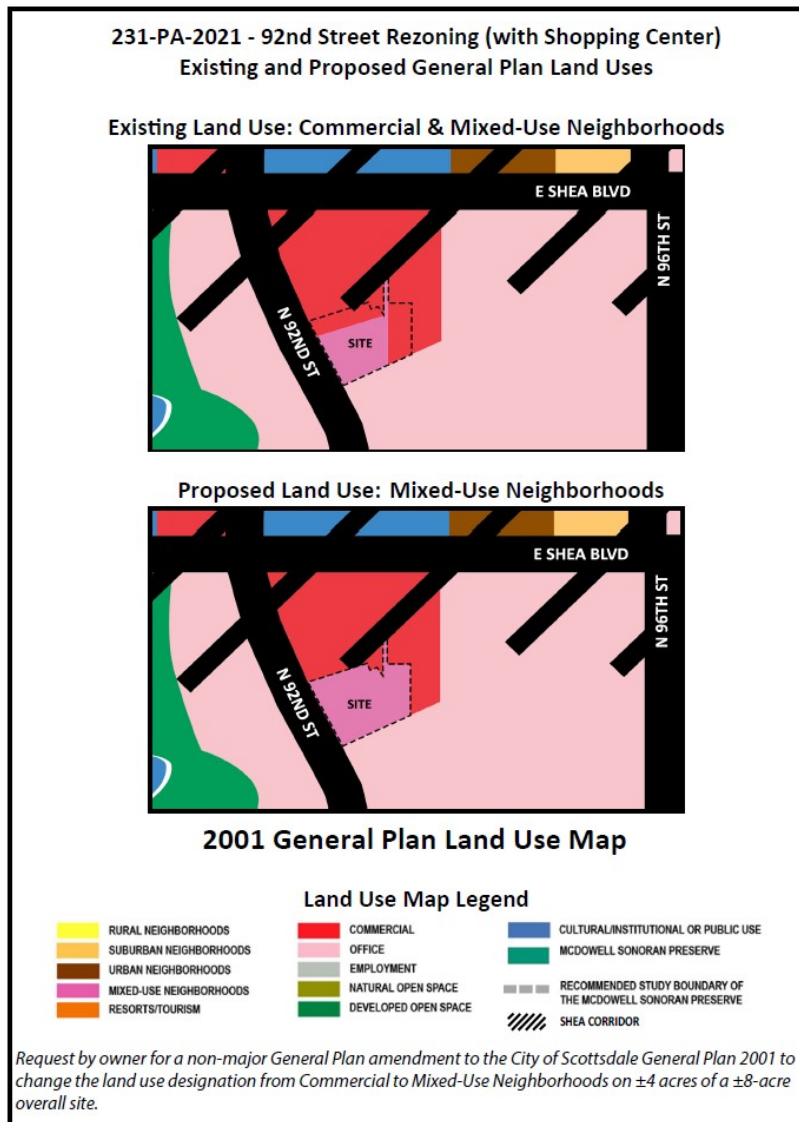
Regional Context 2.

- Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.
- Work with adjacent jurisdictions to understand the dynamics of the emerging and redeveloping areas on the borders of Scottsdale.

- Support the location of regional land uses, such as major employment centers along regional mobility networks.
- Relate regional transportation corridors to regional land use intensities.

Response: The Property provides for a revitalization of several under-performing office/employment properties with a vibrant, 24-hour land use that strengthens the adjacent and surrounding mixed-use area. The hospital campus is considered a regional land use. Providing residential living alternatives to the employees of the health care campus and to the surrounding medical office facilities will strengthen the overall core area.

2001 General Plan Land Use Map Comparison



Citywide Land Use Policies 3.

- Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.
- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.

Response: The main goal of the proposed redevelopment of the Property is to provide a dense, mixed-use project that supports the adjacent non-residential uses in this evolving activity area. The above citywide policies speak to transitioning so as not to impact surrounding neighborhoods. This project is in an ideal location for height and density afforded by the mixed-use zoning district. The buildings setbacks from the adjacent non-residential properties are all that is needed for this project's transition.

Citywide Land Use Policies 4.

Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.

Response: The overall request is to set forth zoning and land use entitlements consistent with the General Plan's Citywide Land Use Policies. The request provides for a high-quality multi-family residential living environment in a highly active mixed-use area. The surrounding commercial, office and healthcare properties will benefit from the new residents of the project. In turn, the project will provide prospective and existing employees of the surrounding commercial, office, and healthcare properties a new location to reside and provide for a true live, work and play environment. The proposal balances the land uses in the area and supports the community's vision of residential opportunities for everyone.

Citywide Land Use Policies 5.

Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.
- Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: The proposal places a significant residential project within a highly mixed-use area which in turn will lower trips between residential, retail, service and restaurant uses. The prospect of many residents within the project seeking nearby work within this medical, retail and office core will also benefit non-motorized trips within the area. The proposed density is conducive to this area and allows for the residents to utilize multiple modes of transportation including vehicles, transit, bicycles, walking, etc.

Citywide Land Use Policies 6.

- Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.
- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.
- Concentrate future development in "growth areas" and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

Response: The proposed zoning case intends to develop a compatible mix of land uses in an appropriate location. The addition of a residential component into a mixed-use, non-residential environment allows for the potential for a live, work and play relationship between land uses. The proximity of each of the land uses allows for non-vehicular trips between the mixes of land uses. The location to the north end of the City's green belt path system will allow for recreation, healthy lifestyles and a live, work, and play environment. The project will be located in a growth area near the large healthcare campus, several

large employers, several medical offices support uses and the commercial uses to support the residents. The project is a redevelopment of an under-utilized and outdated office design. The project fulfills the 2013 zoning change to mixed-use to create a dynamic project that in turn will benefit the area and the environment.

Local Land Use Relationships 7.

- Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Old Town and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.
- Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.

Response: The Property is located along a major, primarily non-residential corridor (92nd Street). The vacant portion of the property and the redevelopment of the developed portion of the Property will not have any impacts to the neighboring properties. The surrounding built environment include the taller hospital buildings and garages, office buildings and commercial centers. The proposed building provides for open space courtyards around the perimeter of the property and integrates with the commercial center to the north.

Local Land Use Relationships 8.

- Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.
- Promote public land uses, such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.
- Develop and reinforce links (i.e., trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.
- Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

Response: The proposed redevelopment of the Property will allow for residents to have direct access to the City's northern leg of the green belt path system just west of the property as it traverses the hospital campus. The placement of a residential project of this size will reinforce the links between the core of mixed uses in the immediate area. The proposed design of the project and its interaction with the surrounding uses will add another positive component to the areas character and design.

Local Land Use Relationships 9.

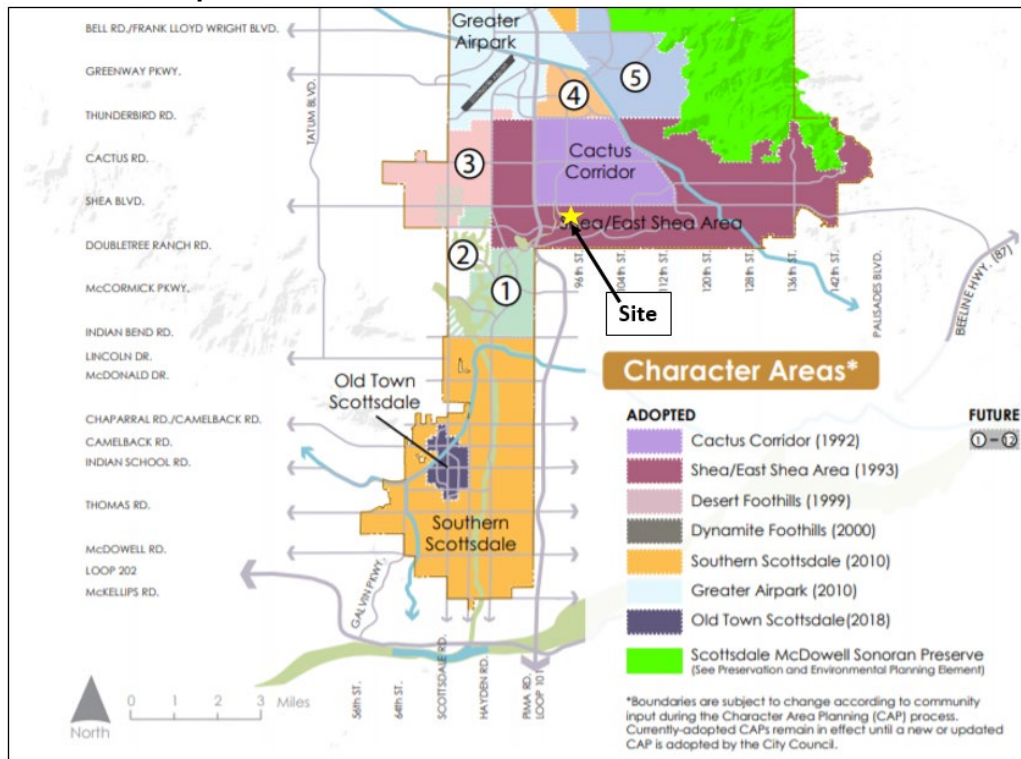
- Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.
- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.
- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.

Response: This Property adds a significant residential component to an area needing users. The residential project will provide shoppers, diners, office users, service users and employees to the surrounding mixture of non-residential uses. The project will invigorate a dilapidated land use and vacant property in an area that is already established and developed. The addition of a residential project will provide for an additional land use to an area needing users.

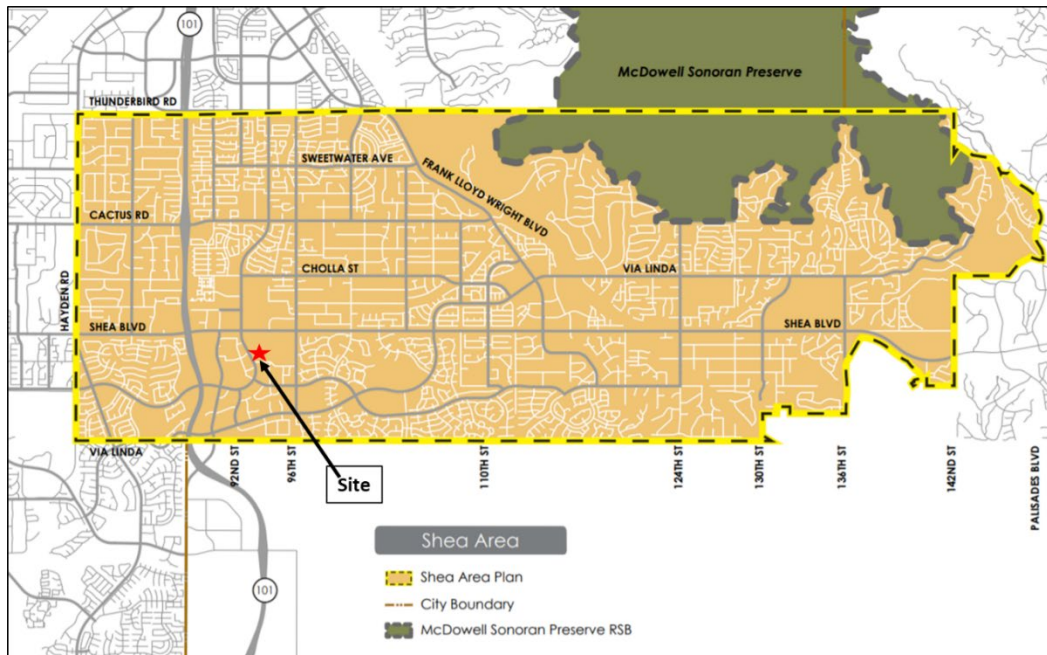
Shea Area Plan

The Property falls within the Shea Area Plan. See plans below:

Character Areas Map



Shea Area Plan Map



The Shea Area Plan contains policies and guidelines that strive to preserve neighborhoods and character in the Shea Boulevard area. The policies and guidelines establish the initial minimum threshold for a project to be considered in the Shea area.

Shea Area Plan Goals

Main Umbrella Goals, Policies and Guidelines

The following Umbrella goals/policies from the Shea Area Plan apply throughout the study area:

- Compatibility of new development to existing development is sought through monitoring building heights, setbacks, building massing, buffering techniques, project walls (6 feet limitation), and neighborhood review of proposed development.

Response: The proposal is across the street from the Honor Health hospital building, parking garages and medical office complexes. The hospital buildings and parking garages are some of the largest and tallest structures in the area. Other surrounding projects include single, two and three-story office buildings. The mixture of uses and building designs provides for a unique mix of land uses and building design. The proposed multi-family residential structure within the proposed mixed-use development will not impact any surrounding single family residential uses. The nearest single family residential property is approximately 1,800 feet to the east. The Applicant/Owner has hired a renowned local architect to design the new residential structure to address building massing and setbacks while providing for a series of open space breaks in the building for livable and useable courtyards for the residents. Although the proposal is for a taller structure than the

immediate current structures, the context with the hospital campus and no impacts to established single family neighborhoods is proposed in fulfillment of the goal.

- New development should not destabilize an existing neighborhood nor should assemblages of existing neighborhoods be encouraged.

Response: Although this proposal is an assemblage of existing developed and non-developed parcels, the proposal does not assemble property that is a part of an existing neighborhood. The goal states that is desirable to unite undeveloped, individually owned parcels into a common development. The goal of this project is to engage the commercial center to the north with the future residents and further enhancing the commercial centers success. The proposal removes an outdated office use that was already planned as part of the PUD zoning case from 2013. The combination of the existing developed parcels and the vacant eastern parcel will create an ideal infill residential property for the area. Furthermore, the proposed mixed-use project does not impact surrounding single family neighborhood traffic and provides for the potential of many modes of transportation being used with the proposal.

- Environmental protection and site planning that is sensitive to environmental features is encouraged through open space links and preservation, a Scenic Corridor, single story buildings adjacent to the Shea Scenic Corridor, retention of washes in a natural condition, and conformance with the ESLO.

Response: With a majority of the Property being developed, there is minimal environmental impacts from the proposal. The Property is not directly on Shea Boulevard. The proposal seeks to include pedestrian and non-motorized connections to other open space links in the immediate area.

- Provide an efficient road network and promote alternative modes of travel by building Shea Blvd according to anticipated traffic demands and following the Shea Blvd. Transportation/Access Policy (Arterial/Arterial Median Break Policy); maximizing the trail system by providing safe and convenient access to areas north and south of Shea Blvd...

Response: Shea Boulevard is fully developed in this area of the City. The proposal provides for several cross-access points for the commercial center at the direct southeast corner of 92nd Street and Shea Boulevard. Other cross access is being considered so as to ensure minimal impacts to the overall traffic of the Shea Boulevard corridor.

2. Mayo Clinic Support District Goals/Policies apply to the area around the Mayo Clinic:

- o Enhance a support services district with uses that include hotels, restaurants, specialty retail, offices, research and development campus, housing and educational facilities.

Response: Although, not in the Mayo Clinic Support District, the proposal intends to develop a significant amount of non-single family residential units that could potentially provide for nearby residences for Mayo Clinic employees.

3. The Scenic Corridor for Shea Boulevard should be a minimum width of 50' for single family areas, with an average width of 60' and a minimum width of 80' for all other uses, with an average width of 100'.

Response: The adjacent commercial center to this project has a minimum of 100-foot-wide scenic corridor along its Shea Boulevard frontage.

Goal – Provide a variety of residential housing choices.

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.

Response: The proposal includes a new multi-family residential development that will enhance, support, and benefit the adjacent and nearby hospital campus, medical office facilities, commercial centers and City library and recreational elements including the north end of the green belt. The new residential, mixed-use project will not impact established single-family neighborhoods and will provide for an appropriate density with no impacts to the Shea Boulevard scenic corridor. The internal nature of the Property, off Shea Boulevard, will create an appropriate amount of density to support the successful mainly non-residential mixed-use core at the Loop 101 freeway and Shea Boulevard. The placement of this new type of residential development in this location will add to the variety of housing choices supporting this Shea Area Plan goal.

Goal – Allow for new employment opportunities

Intent - Provide opportunities for destination medical or corporate office, and land uses that would support tourism, corporate business, or medical activity. These uses should demonstrate a compatible fit into the unique environment of the Shea Area.

Response: Although the south portion of the commercial shopping center is a part of the mixed-use proposal, the mainly residential building does not provide for new employment opportunities. However, the placement of this number of residential housing units will support and provide for future employees and users of the offices, retail, restaurant, and service uses in the area.

Goal – Provide for a full range of retail services

Intent: Neighborhood retail should be developed in locations currently planned along Via Linda, Frank Lloyd Wright Boulevard, and away from the Shea Corridor. Higher order goods and services should occur in areas planned for this level of retail such as Shea/Pima, as well as other areas outside the Shea Corridor that have been identified by previous planning efforts.

Policy 1 - Neighborhood level retail centers which provide everyday goods and services such as groceries, drug stores, dry cleaning, etc. should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor so that convenient vehicular and pedestrian access can occur and local traffic will not need to use Shea Boulevard. The umbrella goals, policies, and guidelines should be followed.

Response: This proposal includes updating the land use designation on a portion of the commercial center at the southeast corner of Shea Boulevard and 92nd Street. The inclusion of the southern portion of the center is to allow that portion of the center to engage with the planning and future residential use to the south. The proposed residents of the project will benefit from the location of the new residential building to the commercial center and all of the retail, restaurant and service uses. This goal is met by providing for a new land use that will increase the success of the adjacent commercial center.

Economic Vitality Element – Goals and Approaches

EV Goal 2. Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.

Response: As stated, the development of a dense residential project located directly adjacent to an existing commercial shopping center will benefit all of the uses within the center. In turn, the commercial center will be able to provide a high level of diverse quality retail, restaurant and service uses within the center.

EV Goal 7. Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

Response: The proposal intends to redevelop and under-utilized office complex adjacent to the commercial center. Both project share access and parking, but the large office building has been vacant for many years. The revitalization effort proposed unlocks the future potential for additional employees, shopper, diners, and new residents seeking the services offered in this area. This in turn sustains the economic well-being of this particular area of the City.

Housing Element – Goals and Approaches

H Goal 2. Seek a variety of housing options that blend with the character of the surrounding community.

Response: The proposal provides a new, market ready residential development to this area. This core area has not seen an update to the housing options as mainly older single and multi-family residential projects have existed in this area. The new housing option is appropriately placed and will be designed so as to that blend with the character of the surrounding community.

H Goal 3. Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

Response: The proposal seeks to develop a housing option for this area of the City that is not currently offered. Many multi-family residential projects are beginning to develop in the City to support the needs of all residents and the workforce. This proposal appropriately places such a housing development where residents can live and work.

H Goal 4. Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Response: The proposal is in an ideal location to provide a true mixed-use project whereby new residents can live, work, and play in the immediate area. The projects type of residential units will provide a core of residents that can shop, dine, work, and seek all of their goods and services in the immediate walkable area. The placement of this type of residential density near the City's green belt path and trail system is another benefit to the proposed project.

Conservation, Rehabilitation and Redevelopment Element – Goals and Approaches

CRR Goal 1. Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.

Response: The proposal seeks to develop a high-quality, context appropriate residential development. By removing outdated, under-utilized office buildings, the proposal does not impact any surrounding buildings with the provision for taller building. The end result will create a thriving mixed-use core adjacent to commercial, office and hospital campus uses.

Growth Areas – Goals and Approaches

GA Goal 1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.

Response: The Property's location within this core mixed-use area of the City fulfills this goal. There is existing infrastructure to serve the Property, there is a variety of multi-modal transportation options for the proposed residents of this project and the area will be able to sustain the continued growth of this mixed-use project.

Community Mobility Element – Goals and Approaches

CM Goal 2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

Response: The proposal seeks to locate a significant residential project directly adjacent to other major non-residential uses and near the City's regional transportation network of the Loop 101 freeway and Shea Boulevard. The project's mix-use component will allow for the new residents to walk or bike to surrounding uses, which in turn will reduce traffic congestion and assist in the area's air quality. Providing for housing alternatives near the large hospital campus and all of the surrounding supporting non-residential uses will enhance the quality of life for the new residents and existing users and employees in the area. The Property's location to the City's green belt path and trail system will reduce the frequency of automobile trips and provide for a healthier way of getting around the area.

Citywide Systems

CM Goal 5. Relieve traffic congestion.

Response: The placement of a dense residential development integrated with the adjacent commercial, office and hospital campus uses will assist in relieving traffic congestion in this area. The existing non-residential use core will benefit from a dense, adjacent residential development. The placement of residential in this location has the potential to allow future employees of this area to live near their workplace and shop locally, thereby relieving traffic congestion to and from this area. In addition, the nearby sidewalks, paths within the green belt system, transit stops, and bike lanes will all be ways to relieve traffic congestion in the area.

CM Goal 8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

Response: The proposed zoning case intends to develop a compatible mix of land uses in an appropriate location. The addition of a residential component into a mixed-use, non-residential environment allows for the potential for a live, work and play relationship

between land uses. The proximity of each of the land uses allows for non-vehicular trips between the mixes of land uses. The location to the north end of the City's green belt path system will allow for recreation, healthy lifestyles and a live, work, and play environment. The project will be located in a growth area near the large healthcare campus, several large employers, several medical offices support uses and the commercial uses to support the residents. The project fulfills the 2013 zoning change to mixed-use to create a dynamic project that in turn will benefit the area and the environment.

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: As described throughout the General plan analysis of this narrative, the proposal meets many of the City's goals and approaches outlined in the many elements of the General Plan. The proposal revitalizes a crucial, yet under-utilized property in an intense, mainly non-residential mixed-use core of office, commercial and medical campus.

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

Response: A portion of the Property is zoned PUD. The goal of the proposed zoning case is to bring into the fold the vacant office zoned parcel to the east and include a portion of the existing commercial shopping center to the north, thereby creating a comprehensive set of land uses, densities and development standards not afforded in the three (3) separate zoning districts.

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 existing retail, restaurants, service uses, offices, medical facilities and hospital will all benefit from the introduction of a significant residential development on vacant and under-utilized land in this core area. The proposal will definitely strengthen the stability and integrity of the non-residential uses and will have minimal to no impacts on any single-family residential neighborhoods.

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

Response: We have met with the City staff and there is adequate infrastructure to serve the proposed development. In addition, the City staff would like us to provide easements for infrastructure to the proposed residential development project submitted to the City located east of the Property. We are working on coordination of access, infrastructure, and timing with all surrounding development.

- 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 proposed development is not located within any areas zoned environmentally sensitive lands ordinance (ESL) nor 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: Yes, 92nd Street and with access to Shea Boulevard.

The PUD allows for amended development standards. With our proposal, we are requesting an amendment to the required "stepback" criteria within the PUD development standards for a small portion of the upper section of the building's 92nd Street frontage. (See 'Stepback Exhibit' included in our submittal for more detail.) The other development standard request is for building height. The required building height in the PUD District is 48 feet. The Property's original PCD zoning district allows for consideration of amending all development standards. As such, since the proposed multi-family residential building has no impacts to any single-family neighborhoods, we are requesting to amend the building height from the allowed 48 within the existing PCD PUD and 52 feet within the PCD C-O zoning districts to 57 feet to the top of the tallest parapet and 63 feet to the top of the mechanical screening around the majority of the building. There is 70-foot-high portion of the building in the middle of the building approximately 200 feet internal to the site from 92nd Street. The location of this tallest portion of the building has no impacts to any pedestrian or vehicular views.

Rezoning Proposal

The 'Purpose' statement of the City's PUD zoning district states:

The purpose of the planned unit development district is to promote the goals of the general plan, area plans, and design guidelines in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern of either horizontal or vertical design. This zoning district recognizes that adherence to a traditional pattern of development standards, i.e. height, setback, lot coverage, space, bulk and use specifications contained elsewhere in this code would preclude the application of the more flexible PUD concept. Commercial, employment, hospitality, multi-family residential, and townhouse residential uses are encouraged to be provided with intensities and

densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with development characteristics as expressed in the city's design standards and policies.

The goal of utilizing the PUD zoning is to create a useable zoning district that implements all of the above purpose statement. The central portion of the proposal is already zoned with the PUD zoning district. The combination of the vacant parcel and the southern end of the adjacent commercial parcel allows the proposal to truly integrate into the surrounding mixture of uses. The proposal will allow for a significant residential building to be integrally placed into one of the City's thriving mixed-use core area. The proposal will create integrated site plans with adjacent properties as to vehicular and pedestrian access while placing future shoppers, diners and employees for the hospital campus, surrounding medical office facilities and commercial uses.

Site Plan

The proposed site plan is oriented towards the 92nd Street frontage utilizing the existing two (2) access points from the street. The northern most driveway will be the main access to the project with cross access between the commercial shopping center to the north. This multiple cross access solution will allow for a traffic light to be placed at this main entrance driveway across from one of the hospital campuses main driveways (E. Cochise Dr.). The placement of the traffic signal will allow for the future residents of this project safe and efficient pedestrian access across 92nd Street to access the hospital campus and the City's green belt path and trail system.

The proposed residential component of the mixed-use site plan is a five-story multi-family residential structure wrapping a main parking structure. Access to the parking structure is off the main access driveway on the north side of the building and off the secondary southern driveway from 92nd Street to the south side of the building/structure. The building is designed so as to screen the entirety of the parking structure. The buildings design creates several large courtyards to break up the massing of the building. The buildings placement on the Property allows for most to the structure to be internal to the site away from the public street frontage. A large courtyard is also placed along the narrowest portion of the proposed building to break up the massing along 92nd Street.

The provision of the large open spaces on the project will allow for future resident social and passive recreation areas onsite. The pool and other amenities will be placed on the central portion of the roof of the structure to take advantage of mountain views. The projects distance to single family neighborhoods will ensure these amenity areas have no impacts to those neighborhoods. The overall project, once developed, will create a dynamic synergy between the residential and non-residential uses.

Economic Impact

By providing a significant residential density into the commercial, office and hospital core area, there is strong potential for future growth of those industries. The future residents will be able to walk and bike to shop and dine at the adjacent and nearby commercial

centers. The future residents will provide for customers to the medical office and other related industries in the area. The future residential building will provide for another residential housing alternative not presently offered in this area for the healthcare campus. The provision of housing alternatives so close to all of these non-residential uses will allow for increased customer traffic and increase the potential for employees to live in close proximity of their workplace. Just as Downtown Scottsdale is thriving with the number of residential project supporting that area of the City, the same interaction and success will occur by providing the mixture of residential and non-residential uses.

Circulation

As described above, the two (2) driveways on 92nd Street will remain. The proposed site plan is oriented towards the 92nd Street frontage utilizing the existing two (2) access points from the street. The northern most driveway will be the main access to the project with cross access between the commercial shopping center to the north. This multiple cross access design will allow for a traffic light to be placed at this main entrance driveway across from one of the hospital campuses main driveways (E. Cochise Dr.). The placement of the traffic signal will allow for the future residents of this project safe and efficient pedestrian access across 92nd Street to access the hospital campus and the City's green belt path and trail system. The chief executive officer of the Honor Health Shea campus is in favor of our project design, density and access solutions at 92nd Street.

The cross access with the commercial center will ensure vehicles will be utilizing cross-access driveways to find the appropriate entrance and exit points to the multiple sites and not create pinch points or non-recommended vehicular movements because of lack of access. This main driveway will also serve as the exit point for most commercial vehicles servicing the rear of the adjacent commercial center at a safe, signalized intersection. The proposed circulation system with the adjacent properties provides for safe and efficient traffic and finalizes the traffic challenges to these properties.

Finally, since our initial submittal, we have an agreement to share cross access with the multi-family residential land use proposal to our east. That project is currently in the City's review and public hearing process. If approved, we intend to provide those future residents and ancillary commercial traffic from the existing commercial center to the north along Shea, access through our site to our proposed main driveway traffic signal on 92nd Street. This cooperative effort from the major projects in the area will ensure vehicular and pedestrian circulation is master planned so as to benefit circulation for the entire area.

Neighborhood Outreach

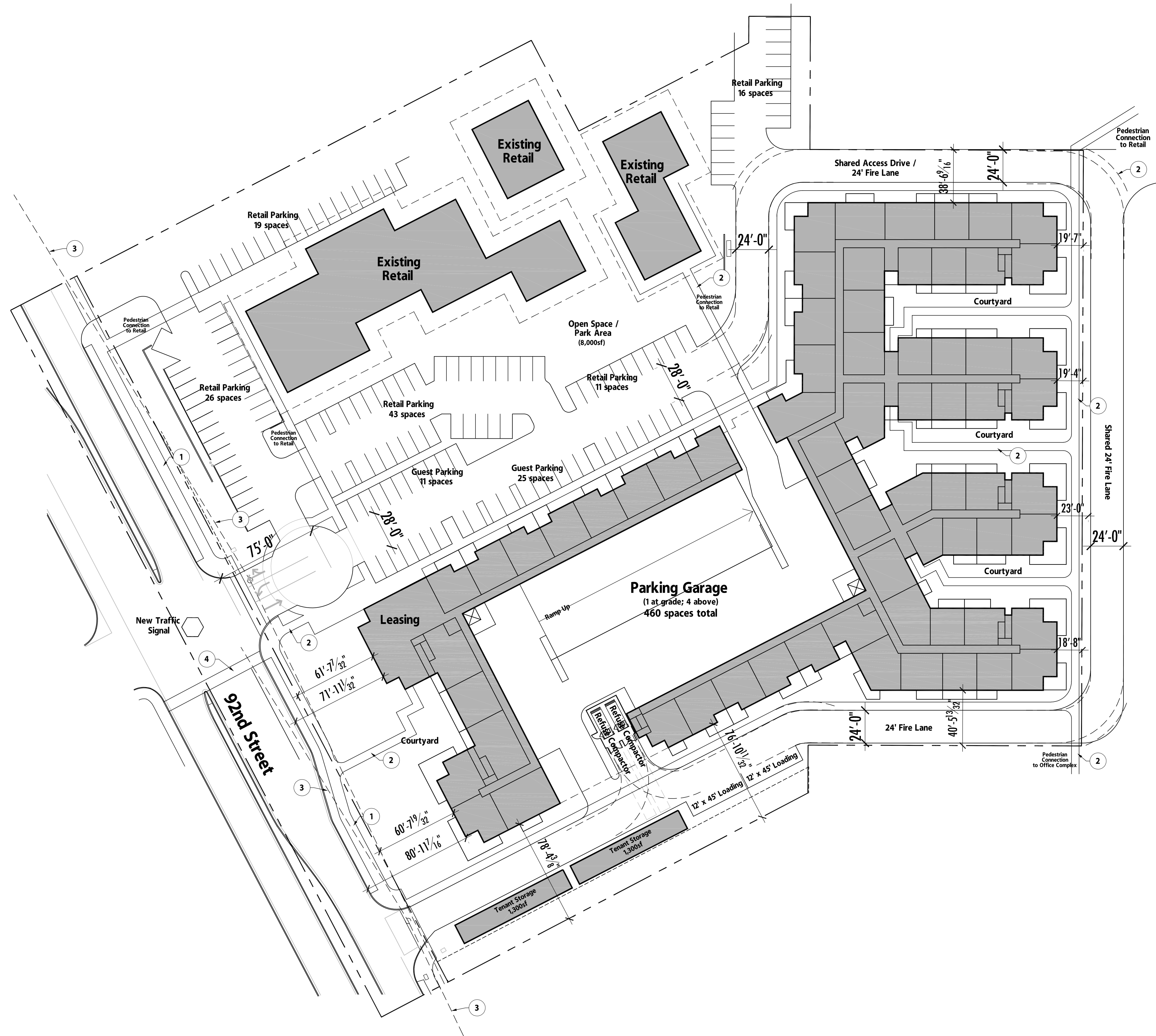
We have submitted a comprehensive citizen participation plan as part of this submittal. We have met with stakeholders on site as we prepared this application. Our open house was held virtually on April 19, 2021. There were only two (2) attendees online and after a thorough presentation from the applicant, there were no questions from the attendees. Since the open house, we have not been contacted by any member of the public. We have worked out an access agreement with the proposed multi-family residential project

proposed for the vacant parcel east of this Property. This coordinated access effort will allow the driveway connection to Ironwood office condo property to the south to be removed and replaced with a fire access easement only. The end result is a coordinated master planning effort as it relates to land use, design and access.

Summary & Conclusion

As discussed throughout this narrative, the proposed mixed-use request will reinvigorate and redevelop an under-utilized office parcel, vacant parcel, and commercial shopping center. The influx of new residents will provide for new users of the surrounding non-residential uses. The mixed-use proposal creates safe and efficient access between the properties. The proposal includes a portion of the commercial center to allow for future re-use and redesign of the southern end of the center. The proposed site plan creates access points in logical locations for adjacent properties and provides access to the safest driveway intersections along Shea Boulevard and especially 92nd Street. The combination of new residential traffic within non-residential traffic will benefit from a signalized intersection at the north driveway and the hospital campuses E. Cochise Drive intersection at 92nd Street. The influx of new residents will then have a safe pedestrian and bicycle route across 92nd Street to the City's green belt path and trail system.

This area of the City is a growing core area with the large hospital campus, several commercial, retail and restaurant concentrations and large employer/office users. The provision of an additional housing alternative with this proposal will be future users of the above-mentioned non-residential uses. The new residential housing alternative will benefit the major employers in the area including the hospital and related facilities and several commercial offices uses throughout this core area. As with the McDowell Road corridor, Downtown Scottsdale, the Airpark and other core areas of Scottsdale, the provision of quality residential and mixed-use projects creates the ideal land use synergy, lessens traffic congestion, and provides for housing alternatives in an evolving economy. Finally, the adding of new residents to an area with significant employment users, service uses, retail uses, and restaurant uses will create an economic benefit to the entire area.



Site Plan

Site Area:	8.37 acres gross (364,529sf) 7.68 acres net (334,330sf)
Residential Area:	370,000gsf (307,000rsf)
Retail Area:	24,375gsf (0.07 FAR)
Total Area:	394,375gsf
Total Units:	325 units (252 1-bdrm; 73 2-bdrm.)
Density:	38.83 units / gross acre
Residential Parking Required:	452 spaces (1.3/1-bdrm; 1.7/2-bdrm.)
Guest Parking Required:	55 spaces (1 space / 6 units)
Retail Parking Required:	98 spaces (1 space / 250sf retail)
Total Parking Required:	605 spaces
Parking Provided:	460 parking garage spaces 151 surface spaces 611 spaces total

KEYNOTES

1. New 8' Detached Concrete Sidewalk
2. 6' wide Sidewalk Connection
3. Visibility Triangle (30" max. landscape height)
4. New Pedestrian Crosswalk with Traffic Signal



92 IRONWOOD- Scottsdale, Arizona

20157-7-7-21

