

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 16, 2023  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**Bella Alba (AKA  
Continental)  
1-DR-2022**

Request for approval of project plans for a new mixed-use development consisting of 281 multi-family residential units, 10,125 square feet of commercial space, and a 463-space parking garage, on a +/- 5-acre site.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Prominent frontage on Scottsdale Road
- Overall Development Plan approved as part of case 14-ZN-2018
- Public comment received (related to land use and infrastructure)
- Development Review Board considered this case on 10/6/2022 and continued the case to a date to be determined with a vote of 5-0 (see Page 2 for summary)

## BACKGROUND

**Location:** 1000 N. Scottsdale Road

**Zoning:** Planned Unit Development (PUD)

### Adjacent Uses

North: Vacant

East: Single-story commercial retail/auto sales, originally constructed in the 1960s and 1970s

South: Municipal boundary with City of Tempe (convenience store w/ gas sales on south side of Continental Drive)

West: Two-story condominiums, originally constructed in the 1970s



### Property Owner

Dolce Vita Development LLC

### Applicant

George Pasquel, Withey Morris, PLC  
602-230-0600

### Architect/Designer

Todd & Associates Inc

### Engineer

Hilgart Wilson

## **DEVELOPMENT PROPOSAL**

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The proposal consists of one four-story building surrounding a central above-grade parking garage. Primary vehicular access is provided from Continental Drive and garage access is provided from an internal drive aisle along the west property line. Four primary pedestrian connections to perimeter streets are provided, three on Scottsdale Road and one on Continental Drive, and secondary pedestrian connections from ground floor units and commercial to perimeter streets are also proposed. As required by the zoning case (14-ZN-2018), a separate sidewalk along the north property line connecting the adjacent alley at the northwest corner of the site to Scottsdale Road is also provided. This connection will include pedestrian scale lighting and an opening in the wall at the alley location.

### **Development Review Board Criteria**

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

### **Sustainability**

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates design elements that align with the City's goal of sustainability, including shade elements over windows and balconies and desert appropriate landscaping.

### **10/6/2022 Development Review Board Hearing**

Development Review Board considered this case on 10/6/2022 and voted to continue the request to a date to be determined with a vote of 5-0 to give the applicant an opportunity to enhance the building design. During discussion, the Board expressed concern about the lack of material and color variation on the west and east facades of the building. This is a long building (+/- 650 feet in length north to south). Though some recessing and breaks in the façade were/are provided, the Board felt the overall design lacked visual interest, given the length of the building. The applicant was asked to revise the design to include more variation of materials, colors and finishes, and to provide additional planer differentiation to enhance visual interest.

## **STAFF RECOMMENDED ACTION**

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Staff recommends that the Development Review Board approve the Bella Alba development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Southern Scottsdale Character Area Plan and Development Review Board Criteria have been met.

<b>RESPONSIBLE DEPARTMENTS</b>	<b>STAFF CONTACTS</b>
Planning and Development Services Current Planning Services	Greg Bloemberg Project Coordination Liaison 480-312-4306   gbloemberg@ScottsdaleAZ.gov

## APPROVED BY

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Greg Bloemberg, Report Author

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1/23/2023

Date



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Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

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2/8/2023

Date

## ATTACHMENTS

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1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Refuse Plan
10. Open Space Plan
11. Landscape Plan
12. Building Elevations (original)
13. Building Elevations (updated)
14. Massing Diagrams (updated)
15. Materials and Colors Board (original)
16. Materials and Colors Board (updated)
17. Lighting Site Plan
18. Exterior Photometric Analysis
19. Exterior Lighting Cutsheets
20. Community Involvement



Q.S.  
12-44

Google Earth Pro Imagery

Context Aerial

1-DR-2022



Q.S.  
12-44

Google Earth Pro Imagery

E. Continental Dr

City of Tempe

Scottsdale Tire & Wheel

Lightning Lube

Certified Luxury Auto

E. Roosevelt St



Close-up Aerial

1-DR-2022

# Bella Alba

Development Review Narrative  
1000 N Scottsdale Road, Scottsdale  
Case No. 929-PA-2017



*Prepared for:*  
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- 1. Introduction**
- 2. Development Plan**
- 3. General Plan Conformance**
- 4. Southern Scottsdale Character Area Conformance**
- 5. Development Review Board Criteria**
- 6. Scottsdale Sensitive Design Principles Conformance**
- 7. Conclusion**

# 1. Introduction

## Background & Recent Approvals

The Property, located at the northwest corner of Scottsdale Road and Continental, was previously zoned Highway Commercial (C-3) and historically housed automotive dealerships and associated uses. With the relocation of most dealerships, including this site, to freeway adjacent locations, the site became desolate and was appropriately positioned for a redevelopment opportunity with a less intense use given the surrounding character. The Scottsdale City Council recognized this, and on December 7, 2020, unanimously approved a rezoning (Case 14-ZN-2018) for a Planned Unit Development (PUD) with Amended Development Standards to allow for a new, mixed-use project consisting of 281 residential units and roughly 10,000 square feet of commercial space.

## Purpose and Request

This application requests the required Development Review (DR) approvals to make this exciting project a reality. The project represents an important redevelopment at the south edge of Scottsdale that will bring new residences and commercial space to the area in an effort to strengthen the areas employment and economic base. The project will also serve as an inspiration for further redevelopment along this transitional area of Scottsdale Road.

## Location/Current Use

The property consists of roughly 210,000 square feet (4.4-acres) located at 1000 North Scottsdale Road, (APN No. 129-13-002L), situated along the west side of Scottsdale Road, north of Continental Drive near the City of Scottsdale's southern edge. South of Continental Drive is the City of Tempe.

## Relationship to Surrounding Properties

Most of the buildings and uses surrounding the location were developed years ago and have seen minimal or minor alterations.

- **To the North:** Located directly to the north is a large, unoccupied lot with General Commercial (C-4) zoning. This is a very intense zoning designation and the site was formerly an auto dealership.
- **To the East:** Scottsdale Road abuts the east edge of the property. Across Scottsdale Road is an assortment of small, free-standing commercial buildings under Highway Commercial (C-3) zoning. Uses include is a massage parlor, an auto dealership, an auto repair facility and a check cashing establishment.



- **To the South:** Continental Drive abuts the south edge of the Property. Across Continental Road is the City of Tempe and commercial uses including a convenience store and gas stations, a laundry mat and an auto dealership.
- **To the West:** To the west of the site is Multifamily (R-5) zoning and a two-story multifamily residential development. This existing development drive aisle and parking (including covered parking spaces) abut the Property's west edge.



The Project is Located on the Site of a Former Automotive Dealership and Along a Commercial Corridor

## 2. Development Plan

Located in the southern portion of the Scottsdale Road corridor, *Bella Alba* proposes a Class A, multifamily community consisting of a distinctive 4-story building with roughly 281 residential units and roughly 10,000 square feet of commercial space. The building's interface to the south and the east directly engages the pedestrian experience at the street level. The west edge of the property, which abuts the parking lot and drive aisle of an existing apartment community, was long the location of back-of-house uses for an automotive dealership, including parking, drive aisles, refuse, auto washing stations and other such uses. This new development replaces those less-desirable uses with a simple drive aisle which provides access to the community's interior parking garage. To the north are more commercial zoned properties. However, this project places a new, large landscaped open space at the northwest corner of the site and a new pedestrian pathway connection from the existing alley to Scottsdale Road.

Imbued aesthetically with a warm contemporary feel, the use of a white and light tan color palette, metal railings, canopy projections, light multi-colored brick and white stacked stone add visual interest both up close and from a distance. All of these elements will tie together with the architectural imagery to provide a strong identity for a site situated along one of Scottsdale's most significant thoroughfares. Varied roof lines with metal canopy projections and stucco clad cornices create a dynamic appearance from near and far. Different types of living space openings create variation on the elevations, with covered balcony projections and metal railings. The brick and stacked stone supplement the architectural character and provide material texture to multiple building stories.

The clubhouse / leasing center is located at the southwest corner of the site and creates a dramatic sense of arrival to the project and will be the central hub of activity for the community's residents. Contained within will be the leasing offices, a conference / business center, gourmet kitchen area, lounge area, cyber-cafe, and a state-of-the-art fitness center. Expansive stretches of glass provide views out to the pool deck and flood these spaces with light. Residents will have numerous activity options to engage in such as cooking demonstrations, multiple flat screen movies / program viewings, recreational-type amenities like pool tables, game areas and interactive video game stations, or they can choose to simply relax within the various lounge areas. Outdoor common amenities are located in two distinctive oversized courtyards areas. The courtyards feature a pool, a heated spa, sunbathing decks and ample covered patio areas to enjoy temperate weather out of the sun. An expansive shaded terrace with built-in barbeques is found within the northern courtyard, offering another amenity zone for residents and their guests. A mail and parcel collection lounge are located midway at the first floor of the building on the west side, along with a dog spa that has direct access to the exterior and the landscaped open space. Catering to alternative modes of transportation, bicycle racks and storage are located on-site and within the first floor of the building.

An internal parking garage is centrally located for residents and visitor and hidden from view from the project's exterior. The garage provides the majority of the projects 463 spaces, with a yield of roughly 1.65 stalls per residential unit. Additional, short-term use spaces are situated at the internal drive adjacent to the clubhouse for convenience to prospective residents.

Much thought and care has gone into the site design and architecture to present residents and visitors with a rich and visually fulfilling impression at *Bella Alba*. The landscape theme for plant materials are selected from a palette that embellishes a contemporary type of environment for the project. The trees will be a mix of evergreen and deciduous, native and non-native species. Evergreens are provided to create a sense of place, while deciduous trees will create a variety in color and texture as the seasons change. The open spaces will accommodate pedestrian amenities such as benches, shade trees, aesthetic paving treatments to encourage pedestrian use and connectivity to various facilities on the site. Cabanas will act as outdoor rooms and complement the community's architecture and will be places for socializing, relaxing and contemplation. Further, the proposed landscape design is comprised of low water use flowering trees, shrubs and groundcover. The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation.

Property management will implement a valet trash program, providing front door pick-up for resident convenience. Solid waste will be collected by the valet and disposed of at the trash compactor located at the first floor on the west side of the building. This trash collection point will be discretely hidden from view, while also providing an easy pick-up location for solid waste services.



### 3. Conformance to the General Plan

Designated as a Mixed-Use Neighborhood and Growth Area (the “McDowell Road / Scottsdale Road Growth Area”) on the 2035 General Plan, this mixed-use project is a perfect fit for the General Plan’s Goals and Approaches. Below are a collection of some of those goals and policies with which the project aligns.

#### Character & Design (CD) Element

**CD1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.**

- *New and revitalized development should respond to regional, citywide, and neighborhood contexts in terms of:*
  - *Scottsdale’s southwestern, Sonoran Desert characteristics, such as climate, native plants, topography, and history/culture.*
  - *Scottsdale as a part of a larger metropolitan area with a unique image, character, and identity within the regional setting.*
  - *Relationships and sensitivity to surrounding land forms, land uses, and transportation corridors.*
  - *Compatibility with and sensitive integration into established neighborhood character, including historical preservation policies.*
  - *Contributions to citywide linkages of open space, Growth Areas, and Activity Areas.*
  - *Creation of new or reinvention of the existing character of an area, when necessary.*
  - *Physical scale relating to human experience.*
  - *Visual impacts on and accessibility to public settings, significant natural features, and neighboring properties.*
  - *Impacts on and sensitivity to the natural environment.*
  - *Public buildings and facilities that demonstrate the above principles...*

**Response:** *Bella Alba* proposes materials, colors, textures and detailing indicative of Scottsdale and include a wide range of elements reflecting the vibrancy and character of this Sonoran Desert location while maintaining a neutral tone palette with appropriate accents. Combined with the use of stepped back massing and shade projections, this project is intended to be a high-quality, context appropriate contribution to the neighborhood and the Scottsdale Road streetscape. The project provides a buffer from the intensity of Scottsdale road to the existing, 2-story multi-family development to the west and the single-family homes to the northwest. The street front is to be enhanced with connecting sidewalks and hardscape features, increasing pedestrian connectivity across and through the project. This

project also provides a commercial use at the first floor along nearly the entire southern street frontage and a large portion of the western street frontage. The northern courtyard of the project provides a window into the community, creating visual interest for those on-foot and in cars along Scottsdale Road. The project integrates various appropriately scaled design elements. This is apparent at the pedestrian scale with the first-floor covered entries with unique built-in vertical light fixtures, access gates, differentiated building materials, and planters with building integrated bases. This is also evident from a more distant scale with the appealing, dynamic roofline and color / material changes. Most notably, this latter sense of physical scale is accomplished with the memorable tower element at the street corner.



*Variety of Materials, Colors, Textures and Façade Articulation on Typical Elevation*

The project is appropriately scaled and designed for the surrounding character of the area. The 4-story project is pushed towards Scottsdale Road and provides appropriate buffer and transition to the existing, multi-family community to the west, which is already 2-stories tall. The placement of the drive aisle along the west edge of the property also ensures adequate building to building spacing between the projects and will not negatively impacted the existing community. The closest single-family residential is to the northwest and separated by an alleyway. Nonetheless, the project provides a large, landscaped open space at the northwest corner of the site and steps the building back from this location. Limiting the

mounted height of the building's lighting and foot candle measurements at the property line are also intended to greatly lower the visual impact of these residential uses.

***CD3: Foster quality design that enhances Scottsdale as a unique southwestern desert and tourism community through development review processes.***

- Strengthen Scottsdale's economic and environmental attributes, distinctive character, and attractiveness through collaborative site planning and design.

**Response:** The project provides a distinct and attractive design. The building has been thoughtfully laid out to protect from and maximize the aspects of Arizona's unique climate. Two, naturally shaded courtyards are provided for resident use. These courtyards have the majority of the amenity spaces, located within the building to enhance natural shading and cooling during the hottest part of the day where much of the glazing occurs. The South facing elevation has additional shading at windows with window awnings. All windows and doors are either recessed or have a projection above for a minimum of 50% for windows and 30% for doors, or more in locations where additional shading is appropriate.

## Land Use Element

***LU3: Maintain a balance of land uses that support a high quality of life.***

- Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.
- Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/ housing balance.
- Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.

**Response:** The Property is within a recognized Growth Area and, as such, helps to integrate housing and supportive services on a micro-scale within the project and on a larger macro-scale within the larger surrounding area. This project will be designed to offer more variety of options for those that look to live, work and/or play in the community. The development is within walking/biking distance of nearby commercial centers and recreation areas, thereby creating the opportunity for a more community-centered and urban lifestyle. The project adds diversity by being a mixed-use development and providing a new housing option. The immediate area to the north, south and east is mostly commercial development, with multifamily and single-family uses to the west. This project will fill a void that currently exists at the southern edge of Scottsdale for newer, multi-family housing at a reasonable price, filling a niche between Tempe and the Camelback/Downtown Scottsdale area. The project also helps improve pedestrian interconnectivity through the improvements along the

perimeter of the site, but also by incorporating an east-west pedestrian path along the north edge of the project for use by the adjacent neighborhood to connect to Scottsdale Road.

***LU4: Develop context appropriate land use patterns that support a variety of compatible mobility choices and services.***

- Integrate land uses and transportation systems to allow for a variety of mobility choices.
- Provide opportunities for pedestrian-oriented development, reduced parking demand, and context appropriate mobility choices.
- Locate regional land uses and intensities in Growth and Activity Areas to provide the greatest access to various modes of transportation.

**Response:** The project is an appropriate intensity for the area and within walking distance – or an easy bike ride – to numerous commercial centers and recreation areas. The project provides a live, work play balance at the micro scale (on-site within the development) and the macro scale (a living option located in close proximity to employment and recreation activities). The area is also serviced by mass transit from City buses and located along a recognized Regional Corridor.

***LU5: Promote land use patterns that conserve resources, including land, clean air, water and energy.***

- 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.
- Concentrate greater development intensities in Growth and Activity Areas, thereby reducing development pressures in low-density areas and conserving energy.

**Response:** As mentioned above, the project is located within a General Plan recognized “Growth Area.” The mixed-use project on an infill site represents the antithesis of sprawl. The project is within walking distance – or an easy bike ride – to numerous commercial centers and recreation areas. The area is also serviced by mass transit from City buses. The proposed project will help revitalize an area that contains many empty lots and dated buildings. The new development will be designed to offer more affordable options for those that look to live, work, play and shop in the community. In addition, bringing new residents into an older area of Scottsdale will help re-energize a currently underutilized area, potentially spurring additional investment and redevelopment.

## Economic Vitality Element

***EV3: Sensitively manage land uses to provide and enhance economic development, fiscal health and job growth, while simultaneously protecting the integrity and lifestyle of neighborhoods.***

- Identify and promote opportunities for infill development and ensure that infill development projects sensitively integrate into the environmental and neighborhood setting.

**Response:** The Property represents a prime infill opportunity on a clearly underutilized site. The project will contribute to Scottsdale’s economic health and prosperity not only from the one time redevelopment benefits, but also from the long-term effect of people living and spending money in Scottsdale.

## Housing Element

***HE1: Support diverse, safe, resource-efficient, and high-quality housing options.***

- Maintain Scottsdale’s quality-driven development review standards for new development.
- Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction.
- Ensure community dialogue during zoning and the development review processes to encourage context-appropriate development designs.
- 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.
- Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth.
- Encourage developments to incorporate the highest possible cost- and quality effective level of amenities, sustainable design, durability, and architectural quality.

**Response:** This General Plan goal and associated policies are truly at the heart of this project. The project represents a high-quality, development that provides additional housing options for those who wish to remain or reside in the area. The project is also mixed-use, another state preference for a Growth Area location. The project provides architectural quality and a high level of amenities for residents.



## Conservation, Rehabilitation & Redevelopment Element

### ***CRR1: Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.***

- Support redevelopment that is sensitive to the identity and character of Scottsdale’s maturing neighborhoods.
- Continue strategic and proactive intervention efforts for property redevelopment, rehabilitation, and maintenance on properties beginning to show signs of decline, so as to prevent further progression of blight, distress, underutilization, or deterioration.
- Protect established areas/neighborhoods by promoting context-appropriate infill development; sensitive neighborhood and property assemblage; and innovative adaptive reuse of existing community resources and historic properties. existing developed areas of the community as opportune economic development infill sites.

**Response:** With long-established auto related uses vacating the area, this stretch of Scottsdale Road began to show signs of blight with vacant buildings and less than desirable uses. The project represents a high-quality, infill project that will help re-stabilize the area with more context appropriate uses. In the interim period, the property was showing signs of blight including graffiti, vagrants and other transgressions. The owner received permission from the City to raze the property to help minimize these undesirable elements and also provided site fencing and dust control during for the intervening time while awaiting City approvals of the proposed project. As noted throughout this narrative, the design of the project is sensitive to the existing context and adjacent neighborhoods.

### ***CRR2: Sustain long-term economic well-being through redevelopment, rehabilitation, and conservation.***

- Encourage reinvestment that positively impacts the visual impressions and experiences of residents, businesses, and visitors.
- Promote the presence and capacity of existing infrastructure, such as telecommunications, as an incentive to encourage more infill development.

**Response:** By virtue of the Property location at the southern edge of the City and on the namesake thoroughfare, the Property is in many ways a gateway to Scottsdale from the south. The previous use as an auto dealership and subsequent vacancy did little to enhance this first impression for residents and visitors. The new proposal is a marked improvement and highlights Scottsdale’s continued ability to reinvest and innovate with an attractive, mixed-use project.

## Growth Area Element

***GA1: Direct growth in areas of the city that can support a concentration of development density and intensity, as well as a broad mix of uses.***

- Ensure that such development sensitively responds to neighborhoods, infrastructure, and character within and next to Growth Areas.
- Identify Growth and Activity Area “edges,” and incorporate context-appropriate transitions between these “edges” and adjacent neighborhoods to minimize the impacts of higher-intensity development.

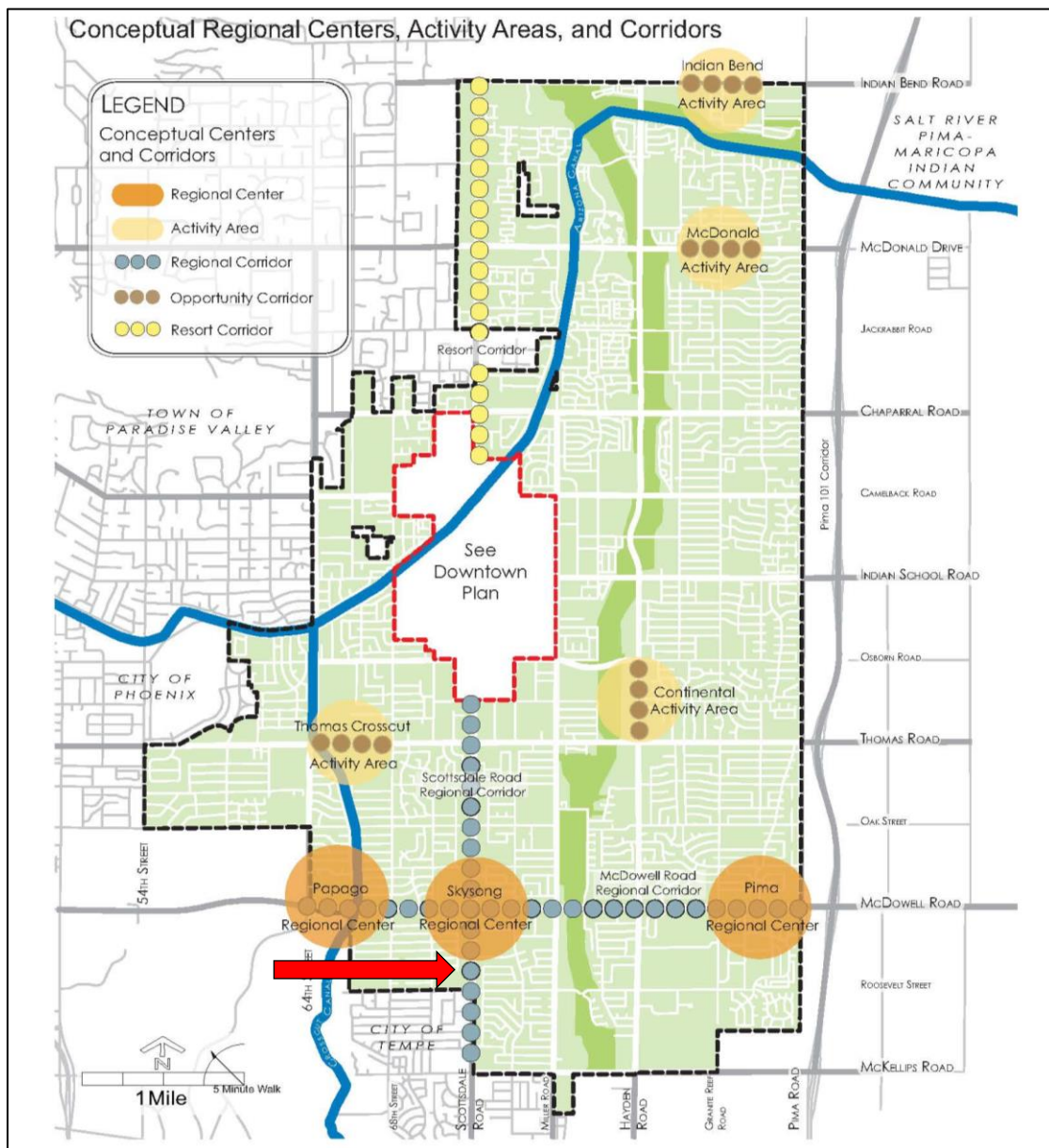
***GA5: Recognize and build on the character and diversity of Scottsdale’s various Growth and Activity Areas.***

- Support land use compatibility with nearby neighborhoods through context appropriate development within Growth and Activity Areas.
- Support compact development patterns which minimize the need for added public facilities in Growth and Activity Areas.
- Promote new development, revitalization, and redevelopment within Growth and Activity Areas that maintains fiscal sustainability, promotes long-term economic development goals, and enhances quality of life

**Response:** The Property is located within the designated McDowell Road / Scottsdale Road Growth Area and is in line with the policies thereof. The development layout is sensitive to the existing neighborhood, but providing large building setbacks to the west and north. The project also represents a redevelopment that will help to grow and maintain the fiscal sustainability of the area and the City as a whole.

## 4. Conformance With Southern Scottsdale Character Area Plan

The Southern Scottsdale Character Plan has a goal *“To maintain the positive attributes of Southern Scottsdale and seize new opportunities for the area,”* and in order to make that happen it recommends *“the public and private sectors should explore innovative development ideas, encourage land use and development flexibility, and provide a coordinated approach to local and regional development and economic revitalization”*. There are many ways in which this proposed mixed-use project aligns with that vision. Below are a cross section of goals and policies with which this project aligns with the goals of the Southern Scottsdale Character Area Plan.



Located within the Southern Scottsdale Character Area Plan along a Regional Corridor

## 1. Land Use, Growth & Activity Areas

### ***Goal LU 1: Promote residential reinvestment and revitalization through regulatory flexibility.***

- **Policy LU 1.2.** Encourage new residential development and revitalization that complements the established urban form.
- **Policy LU 1.3.** Provide flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale.

**Response:** The project exemplifies new residential development and revitalization by taking an underutilized vacant property and turning it into a vibrant new development that is full of activity and new residents helping to stimulate the local economy. The proposed PUD standards will aid in creating the higher density needed to make the project economically feasible and provide the opportunity for the sorely needed mixed-use development in the South Scottsdale area.

### ***Goal LU 2: Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development and redevelopment throughout Southern Scottsdale.***

- **Policy LU 2.1.** Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:
  - Connect Regional Centers;
  - Be bordered exclusively by a mixed-use neighborhood land use designation;
  - Contain vertical and horizontal mixed-use development; and
  - Support greater residential density to complement Regional Center land uses.

**Response:** Located within a designated “Growth Area,” this project is a key starting point to revitalizing South Scottsdale. The site is currently one of the larger vacant parcels along Scottsdale Road and this development will have a large positive impact on the surrounding environment.

### ***Goal LU 3: Promote revitalization, reinvestment, and development along Southern Scottsdale’s Corridors.***

- **Policy LU 3.1.** Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.
- **Policy LU 3.2.** Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.
- **Policy LU 3.3.** Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

- **Policy LU 3.4.** Explore a Planned Unit Development (PUD) District Ordinance amendment to assist in alleviating property parcel size and shallow lot development constraints found along Southern Scottsdale Corridors.
- **Policy LU 3.5.** Pursue increased private sector participation in the provision of public amenities along Corridors when development standard flexibility is requested.
- **Policy LU 3.6.** Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

**Response:** The project accomplishes several of these goals including encouraging reinvestment and new development, creating a mix of housing and encouraging the assemblage of two smaller parcels. It also serves as a prime example of an urban infill project that is incorporating both vertical and horizontal mixed-use development in the South Scottsdale Corridor.

***Goal LU 5: Create Regional Centers and Activity Areas to guide future land use types and intensities throughout Southern Scottsdale.***

- **Policy LU 5.2.1.** The Papago Regional Center (located at Galvin Parkway and McDowell Road and adjacent to Papago Park) should focus on cultural, recreational, hotel, residential, and entertainment land uses.
- **Policy LU 5.2.2.** The SkySong Regional Center (located at the intersection of Scottsdale and McDowell Roads) should focus on dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

**Response:** Located near both Papago and SkySong Regional Centers, this proposed development will focus on residential, employment, higher-density vertical mixed-use residential, commercial, retail and entertainment land uses as per the goals and policies for the area.

***Goal LU 6: Maintain the Los Arcos Redevelopment Area designation along Scottsdale and McDowell Roads as a revitalization and reinvestment tool.***

- **Policy LU 6.1.** Update and implement the Los Arcos Redevelopment Plan recommendations to utilize statutory tools in revitalizing the Corridor areas of Scottsdale and McDowell Roads.

**Response:** Located within the Los Arcos Redevelopment Area, it is the goal of this project to serve as an example for large scale reinvestment in South Scottsdale to encourage diversity and provide increased opportunities for diverse incomes to enjoy the proximity to all that Scottsdale has to offer.

***Goal LU 9: Create new development and connectivity opportunities between Papago Park and Southern Scottsdale.***

- **Policy LU 9.1.** Support more intense land uses adjacent to Papago Park that are tourism and regional destinations including (but not limited to): mixed-use, hotel, specialty attractions, and housing, recreation, retail, and support services.

**Response:** Located directly to the East of Papago Park, this proposed mixed-use development aligns perfectly with Policy LU 9.1.

***Goal LU 10: Adapt land use and regulatory policies and standards to achieve the goals of the Southern Scottsdale Community Area Plan.***

- **Policy LU 10.2.** Encourage the examination, evaluation and relevancy of existing zoning districts in Southern Scottsdale.

**Response:** The size of the two parcels will be better utilized with a higher density residential development than the current C-3 designation. It is apparent from the current and past vacancy of the site that a commercial development does not lend itself to this size parcel. It is not large enough for a significant commercial opportunity and it is too large for a smaller commercial development. Through careful examination the design and development team has determined that a mixed-use residential project would be the highest and best use of the property.

## **2. Character and Design**

***Goal CD 2: The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.***

- **Policy CD 2.1.** Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.
- **Policy CD 2.3.** Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.
- **Policy CD 2.4.** New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.
- **Policy CD 2.5.** Encourage both dedicated and publicly accessible open spaces within private developments to function as extensions of indoor spaces into outdoor areas.

**Response:** The project has pedestrian and bicycle friendly site design and encourages social contact and interaction within the community. Exterior and interior walkways connect these

features, with inviting access for the public to the commercial areas and secured access to the amenity areas for residents. Parking is strategically located in an embedded, hidden from public view parking garage. Diversity of design is accomplished with residential components located above and adjacent to commercial ones. A mix of private spaces is created by balconies, and private first floor patios with gated exterior access which are oriented to create interest, views of the amenity areas, and access to the public areas of the project. The public oriented uses at the first floor are defined by use of storefront windows at the façades that front Scottsdale and Continental Roads, and with covered clearly recognizable access points.

***Goal CD 3: Promote high quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers and activity areas.***

- **Policy CD 3.1.** Encourage design standards for Corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.
- **Policy CD 3.3.** Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.
- **Policy CD 3.4.** Building design should be sensitive to the evolving context of an area over time.

**Response:** The existing structure on this site is outdated and unused, and the parking lot is unlit and unkempt. This project promotes revitalization and transformation by creating a design that is consistent with the evolution of high-quality Scottsdale design.

- By following the City's most up-to-date design guidelines, the development will enhance and strengthen the design character of the area, which is currently very eclectic and often non-complimentary to one another.
- The siting and orientation of the buildings recognizes and features established major vistas of the Sonoran Desert and mountains.
- The project has a pedestrian and bicycle friendly site design and encourages social contact and interaction within the community.
- The shaded and landscaped pedestrian access along the street frontage shows consideration for the pedestrian and invites access connections to adjacent developments.
- The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows.
- The plants and trees in the landscape plan are a mixture of native and non-native plant species and indigenous to the arid region. They have been selected for their low water use and tolerance to drought conditions.

***Goal CD 4: Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.***

- **Policy CD 4.1.** Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.
- **Policy CD 4.2.** Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.
- **Policy CD 4.3.** Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

**Response:** The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows. The intent is to create a mass that defines the street, while still providing recess, repetition and interest. A variety of colors and textures will be used to create visual interest and variety. The plants and trees in the landscape plan are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions.

***Goal CD 5: Maintain, protect and enhance the character, quality and connectivity of the public realm and open space areas.***

- **Policy CD 5.4.** Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

**Response:** A vast improvement to the public realm will occur with this project. Previously, the site placed parking and for-sale vehicles along the adjacent rights-of-way – a sure impediment to an enjoyable pedestrian experience. By pushing the buildings towards the public realm, providing interesting architecture and blending the public/private open space area between the building and the street, the pedestrian experience is substantially improved. Additionally, a new pedestrian pathway is provided along the north edge of the site connecting the existing alley and residential neighborhood to Scottsdale Road.

Shade trees are provided along the street frontage as well as within the courtyard area. This is especially visible at the northern courtyard which connects directly to the Scottsdale Road public right-of-way. Parking is within a garage and therefore already shaded.

***Goal CD 6: Promote, plan and implement design strategies that are sustainable.***

- **Policy CD 6.1.** Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.



- **Policy CD 6.2.** Encourage building design, orientation, and layout that reduce energy consumption.
- **Policy CD 6.3.** Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.
- **Policy CD 6.4.** Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.

**Response:** The design of the project is very compact in nature and creates new housing opportunities that will reduce travel distances, encourage walking, biking and stimulate public transit by providing residents the option to live closer to where they work. The entire site is designed and oriented to be as sustainable as possible and create passive shading and cooling opportunities. The compactness of the project’s footprint also lends itself to lower energy consumption, when compared by suburban garden apartment communities.

**Goal CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.**

- **Policy CD 7.1.** Encourage architectural and design transitions between new development and existing development.

**Response:** The vast majority of the site abuts commercial uses, major roadways or the parking and drive aisle of a multifamily project. A very small segment at the northwest corner of the property is adjacent to a single-family home, and even this area is separated by an alleyway, an on-site landscaped area and the loop road that encircles the development. A stepback is also introduced with the building massing at this corner. All new onsite structures are separated from adjacent uses by the onsite circulation drive.

### 3. Public Services and Facilities

**Goal PSF 3: Plan and provide for southern Scottsdale’s existing and future infrastructure needs.**

- **Policy CD 2.1.** Encourage both the private and public sectors to underground existing and new 69kV and lower voltage power lines throughout Southern Scottsdale, where feasible.

**Response:** The project will look to underground existing utility lines that may serve the site. This appears to occur near the northwest corner of the site.

## 5. Development Review Board Criteria

Per Ordinance Section 1.904, in consideration of a application, the Development Review Board shall be guided by the following criteria:

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

**Response:** The project adheres to the established Character Area Plan and General Plan designations as outlined above. The project also adheres to the applicable guidelines and design standards.

2. ***The Board The architectural character, landscaping and site 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;***
  - 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.***

**Response:** The project provides a desirable relationship between structure and open space and the surrounding neighborhood. As previously noted, the buildings are pushed away from the neighborhood and towards the Scottsdale Road and Continental frontage. Two, large open space areas are provided within the building layout along with open space along the street frontage. The design avoids monotonous repetition and provides variety at both wall surfaces and along the roof line. The project is not within the ESL overlay or in a historic 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.***

**Response:** The project reduces curb cuts along Scottsdale Road down to one (1) and relocates the curb cut along Continental to a safer distance away from the intersection. All told, the project vastly improves pedestrian safety while still maintaining adequate vehicular circulation.

4. ***If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.***

**Response:** Mechanical equipment and appurtenances are screened and / or integral to the building design. See Elevations.

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. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

**Response:** The project is not located 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. Reflect the design

**Response:** The Cultural Improvement Program and Public Art Program are not applicable.

## 5. Scottsdale Sensitive Design Principles Conformance

The Character and Design Element of the General Plan states that “*Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.*” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

**Response:** The project will greatly enhance the design character of the area. The property is currently a vacant lot and was previously an auto dealership with associated vehicle lots and repair facilities.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

**Response:** The urban location does not have protected natural features or established vistas.

3. ***Development should be sensitive to existing topography and landscaping.***

**Response:** As an already developed, urban location, the current topography of the property is flat. Minimal landscaping exists and the proposed project landscaping will be a great improvement.

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

**Response:** As an already developed, urban location, no natural habitats exist to preserve or restore.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

**Response:** The project provides vast improvements to the public realm along Scottsdale Road and along Continental Drive. New landscaping, sidewalks and numerous pedestrian connections to and from the public realm convey an inviting and quality project. A new pedestrian connection along the north property line is also proposed to enable adjacent residents a direct connection through the subject site to the pedestrian realm along Scottsdale Road.



*Southwest Corner of the Building Entering the Lobby / Leasing Office*

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

**Response:** The project encourages alternative modes of transportation by several means. At the most basic level, but perhaps most impactful, the mixed-use nature of the project and the choice to redevelop an infill site, reduces reliance on vehicular travel. Furthermore, the project provides bike racks and internal bike storage for residents.

**7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

**Response:** As discussed throughout this document, the improvements along the project street-frontages will vastly improve the pedestrian experience. This includes landscaping, hardscape and pedestrian connection, but also the act of placing the building closer to the public realm for a more urban feel. Additionally, the project provides a new pedestrian connection through the property, along the north property line for the adjacent neighborhood.

**8. *Buildings should be designed with logical hierarchy of masses.***

**Response:** The project is designed with a clear top-middle-bottom hierarch of masses with varied articulation for additional interest.

**9. *The design of the built environment should respond to the desert environment.***

**Response:** The project design responds to the desert environment. The entire site is designed and oriented to be as sustainable as possible and create passive shading and cooling opportunities. The compactness of the project's footprint also lends itself to lower energy consumption, when compared by suburban garden apartment communities. The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows.

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

**Response:** The developer will be working with the General Contractor for the most efficient sustainable building practices and products including energy efficient systems and construction methodologies. Units will be furnished with Energy Star certified appliances or equivalent.

**11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscaping and preserving native plants.***

**Response:** The proposed landscape design is comprised of low water use flowering trees, shrubs and groundcover. These plants and trees are indigenous to the arid region and

have been selected for their low water use and tolerance to drought conditions. The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation. As a previously developed, automotive site, the property is void of native plants for preserving.

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

**Response:** The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation.

**13. The extent and quality of lighting should be integrally designed as part of the built environment.**

**Response:** A defining feature of the project will be its integrated streetscape lighting. These vertical built-in corner light fixtures are located at nearly every commercial use entry stoop along Scottsdale Road and Continental Drive. Along with the brick clad landscape pot pedestals and storefront glass, these features provide a welcoming pedestrian scale to the architecture. Moreover, the repetitious pattern of these vertical lighting strips contributes a memorable signature presence for the community to drivers passing by.

**14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

**Response:** Project identification will be contextually appropriate and processed under a separate approval and permit process.

## **7. Conclusion**

Bella Alba demonstrates how an underutilized site can be developed to benefit the revitalization of a community by providing well-designed, environmentally sensitive mixed-use project. As demonstrated in the narrative and exhibits, the project is in conformance with the City of Scottsdale’s General Plan and the Southern Scottsdale Character Area Plan. It is the goal of the entire design and development team to create a product that can serve as an example of how to create contextually appropriate, modern desert architecture on an underutilized site,



## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

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.
  - *The applicant states that this project promotes revitalization and transformation by creating a design that is consistent with the evolution of high-quality Scottsdale design as follows:*
    - *By following the City's most up-to-date design guidelines, the development will enhance and strengthen the design character of the area, which is currently very eclectic and often non-complimentary to one another.*
    - *The siting and orientation of the building recognizes, and features established major vistas of the Sonoran Desert and mountains.*
    - *The project has a pedestrian and bicycle friendly site design and encourages social contact and interaction with the community.*
    - *The design of the project is very compact in nature and creates new housing opportunities that will reduce travel distances, encourage walking and biking, and stimulate public transit by providing residents the option to live closer to where they work. The compactness of the footprint also lends itself to lower energy consumption, when compared to suburban garden apartment communities.*
  - *Staff finds the project design to be generally consistent with many of the City's design guidelines and policies. The project features ground-level pedestrian connectivity from both the commercial floor area and some of the units directly to the perimeter streets, thus engaging the project with the public pedestrian realm. Additionally, a pedestrian connection is being provided along the north property line that will serve as a mid-block connection from the adjacent single-family residential neighborhood to Scottsdale Road, thus providing connectivity between developments. The proposed building design conceals the parking garage from off-site view by wrapping the residential units around it, improving the overall aesthetic from the streets. Planer differentiation and placement of materials and finishes provide visual interest and establish a hierarchy; with heavier materials utilized at the base of the building. Balconies are structurally integrated into the building design, rather than appearing "tacked on" to the exterior façade, enhancing the overall appearance.*
2. The architectural character, landscaping and site 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;
  - 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 applicant states that the project provides a desirable relationship between structure and open space and the surrounding neighborhood. The building is pushed forward, away from*

*adjacent residential to the west. Two large open space areas are provided within the building layout along with open space along the street frontages. The design avoids monotonous repetition and provides variety at both wall surfaces and along the roof line. Additionally, design responds to several goals and policies in addition to those listed in criterion No. 1 above:*

- *The shaded and landscaped pedestrian access along the street frontages shows consideration for the pedestrian and invites access connections adjacent to the development.*
  - *Design responds to the desert environment, with interior spaces that extend into the outdoor areas, materials with colors and textures associated with the region and features such as shade structures, roof overhangs, projections and recessed windows.*
  - *Plants and trees are a mixture of native and non-native plant species that are indigenous to the arid region. All have been selected for their low water use and tolerance to drought conditions.*
- *Staff finds that the building is sited appropriately for the area, setback from the west property line approximately 30 feet to provide a buffer for the adjacent lower scale residential; which in turn brings the building closer to the street where height and massing are more appropriate. Building design responds favorably to the Sensitive Design Principles by utilizing colors and finishes representative of the surrounding Sonoran Desert context. Additionally, shade elements are provided over windows and balconies are structurally integrated into the building design and recessed to mitigate solar heat gain and provide shade and shadow. The pedestrian connection at the north edge of the property is a positive community amenity that provides residents of the adjacent single-family residential neighborhood direct access to Scottsdale Road, and in turn the business along that frontage.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
- *The applicant states that the project reduces curb cuts along Scottsdale Road from two to one and relocates the curb cut along Continental to a safer distance from the intersection. All told, the project vastly improves pedestrian safety while still maintaining adequate vehicular circulation.*
  - *Staff finds site design promotes safety and convenience by providing on-site loading/unloading for residents at the west drive aisle, and structured parking for residents, guests and patrons of the commercial floor area. Pedestrian connectivity to and from the project is strong, with connections from the residential units, common areas and the commercial floor area to the perimeter streets. The pedestrian connection at the north edge of the property is a positive community amenity that provides residents of the adjacent single-family residential neighborhood direct access to Scottsdale Road, and in turn the business along that frontage.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- *All rooftop mechanical equipment is sufficiently screened from off-site view by screening that is integrated into the building design.*
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.
- *This criterion is not applicable.*
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 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.
- *This criterion is not applicable.*

## DEVELOPMENT INFORMATION

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### Zoning History

This site was annexed into the City in 1956 (Ord. #34). Shortly thereafter, the City adopted C-3 zoning for the site. In 2020, the site was rezoned to Planned Urban Unit (PUD) zoning to allow for the proposed redevelopment (14-ZN-2018). PUD zoning is needed to accommodate the proposed development intensity and mix of uses.

### Community Involvement

As part of the zoning process, property owners within 750 feet of the site, as well as those citizens on the Interested Parties List for zoning applications, were notified of the applicant's proposal and the site was posted with the required signage. In response to COVID restrictions recommending against large gatherings, the applicant held a virtual Open House on 6/17/2020. Per the applicant's report, two members of the public participated. There was general discussion about the number of units, type of retail and project schedule. Both participants appeared to express support. The applicant has also received a few phone calls from citizens with general questions, all of whom also expressed support. With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. Staff has received one written comment related to land use and infrastructure.

### Context

Located at the northwest corner of North Scottsdale Road and East Continental Drive, the site is situated in a mature area of Scottsdale that includes a variety of building designs and intensity. Abutting the entire west property line of the site is a large two-story condominium project, constructed in the 1970s. The condo building façades along the street frontage are unique in that they consist primarily of stacked stone, with stucco serving as more of an accent, painted various shades of brown; and barrel tile roof elements over balconies. The rest of the complex consists of primarily stucco facades. The remaining parcels in the area are occupied primarily by single-story commercial buildings of varying design, some of which date back to the 1960s. An auto dealership to the north was recently demolished to make way for a future development (yet to be determined). Note that East Continental Drive at this location is under the jurisdiction of the City of Tempe. All of the parcels on the south side of the street are zoned for commercial development, up to three stories in height (City of Tempe Zoning Ordinance). Refer to context graphics attached to this report.

### Project Data

- Existing Use: Vacant
- Proposed Use: Mixed-Use
- Parcel Size: 253,083 square feet / 5.81 acres (gross)  
192,270 square feet / 4.43 acres (net)
- Residential Building Area: 451,148 square feet
- Commercial Building Area: 10,125 square feet
- Total Building Area: 461,723 square feet
- Floor Area Ratio Allowed: 0.8 (153,816 square feet; non-residential only)
- Floor Area Ratio Provided: 0.05 (10,125 square feet)
- Building Height Allowed: 48 feet + 10 feet for rooftop appurtenances (58 feet total)
- Building Height Proposed: 48 feet + 6 feet for rooftop appurtenances (54 feet)

- Parking Required: 441 spaces (residential and commercial)
- Parking Provided: 463 spaces
- Open Space Required: 18,187 square feet
- Open Space Provided: 49,123 square feet
- Number of Dwelling Units Allowed: 281 units (14-ZN-2018)
- Number of Dwelling Units Proposed: 281 units
- Density Allowed: 48.6 du/ac (14-ZN-2018)
- Density Proposed: 48.6 du/ac

**Stipulations for the  
Development Review Board Application:  
Bella Alba (AKA Continental)  
Case Number: 1-DR-2022**

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

**Text in bold print and strikethrough represents revisions by staff after 10/6/2022 Development Review Board**

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be consistent with the building elevations submitted by Todd & Associates, with a city staff date of ~~8/8/2022~~ **1/25/2023**.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Todd & Associates, with a city staff date of 8/8/2022.
  - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan submitted by Todd & Associates, with a city staff date of 8/8/2022.
  - d. The case drainage report submitted by Hilgart Wilson and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Hilgart Wilson, LLC and approved with notes by the Water Resources Department.
  - f. The Refuse Plan approved by the Engineering and Solid Waste Departments, with a city staff date of 8/29/2022

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the subject site was: 14-ZN-2018.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**SITE DESIGN:**

**DRB Stipulations**

4. All utility cabinets, backflow preventers, light poles and other miscellaneous utility elements along the Scottsdale Road frontage shall be painted 8716N "Western Reserve".
5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project the property owner shall submit plans and receive approval to construct all refuse facilities in conformance with the City of Scottsdale staff approved Refuse Plan, sheets A1.1 and A1.2, as prepared by Todd + Associates.
7. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct on-site civil infrastructure in accordance with staff approved site plan.

**LANDSCAPE DESIGN:**

**Ordinance**

- C. A minimum of 50% of the provided trees for the project shall be mature, as defined in Article III of the Zoning Ordinance.

**DRB Stipulations**

8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
9. Landscape pots and/or raised landscape planters, if provided, shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.
10. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

**EXTRIOR LIGHTING:**

**Ordinance**

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.

**DRB Stipulations**

- 11. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
- 12. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
  - e. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREET INFRASTRUCTURE:**

**Ordinance**

- E. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- F. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct improvements per and in accordance with city Ordinance 4432

**DRB Stipulations**

- 13. Prior to the issuance of any building permit for the development project, the property owner shall coordinate the location of city Ordinance 4432 required transit shelter with the city's Transit Manager, and submit and obtain approval of civil construction documents to construct accordingly, to include modifications to site design as necessary to accommodate this required improvement.
- 14. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain City of Tempe approval of civil construction documents to construct city Ordinance 4432 required improvements, and any other improvements required by them, within City of Tempe's jurisdiction.
- 15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

**WATER AND WASTEWATER:**

**Ordinance**

- G. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- H. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct improvements per and in accordance with city Ordinance 4432.



**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

16. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

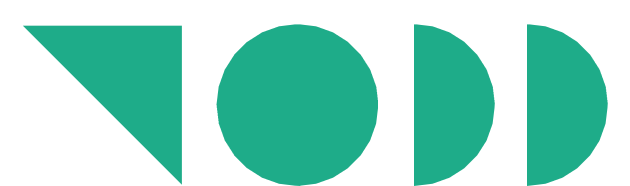
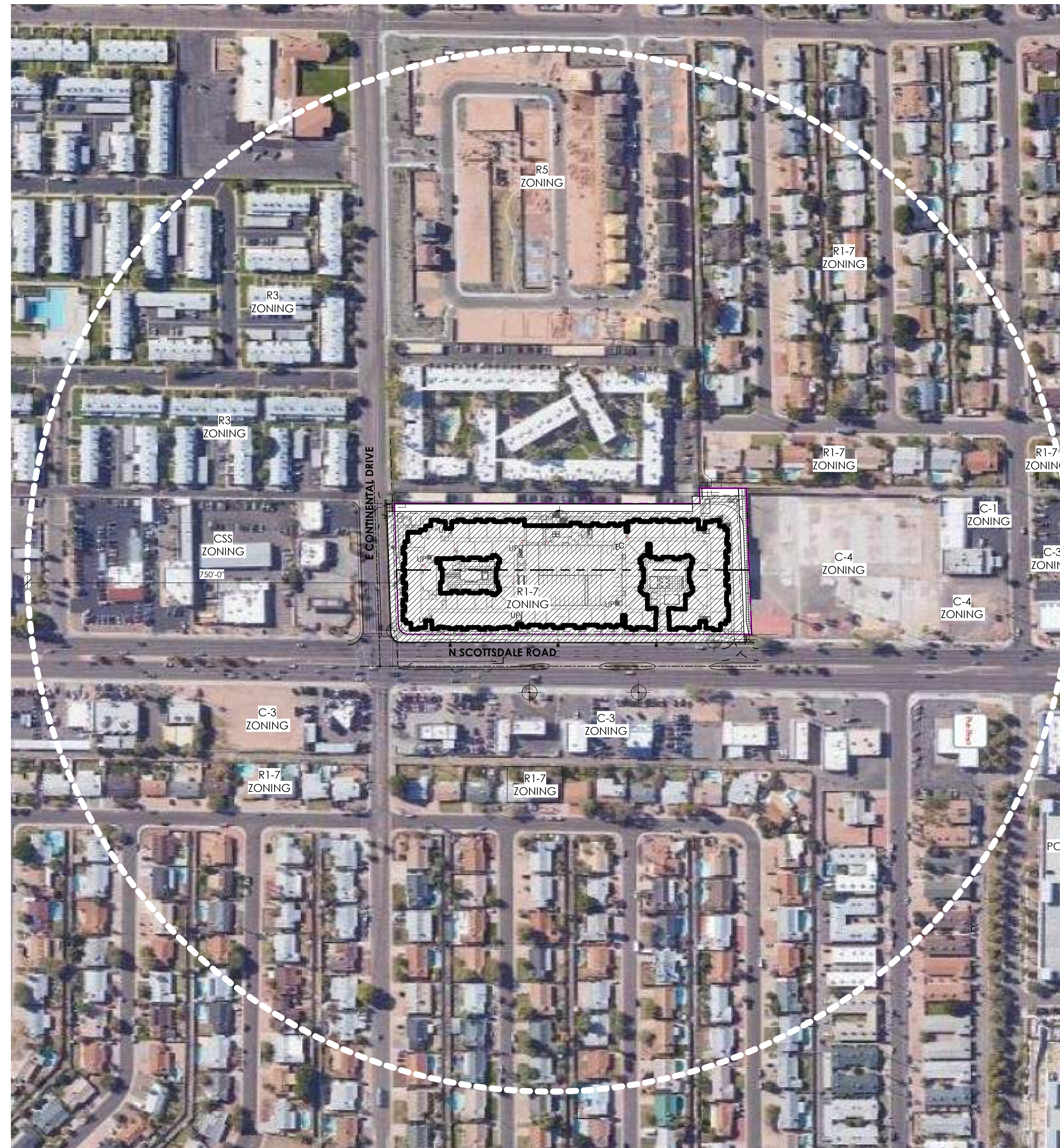
17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:

- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
- b. A Public Transit Facility and Access Easement to contain any portion of the transit facility improvements that are to be constructed in accordance with the infrastructure requirements below that are located outside of right-of-way.
- c. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
- d. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside of public right-of-way.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

18. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.



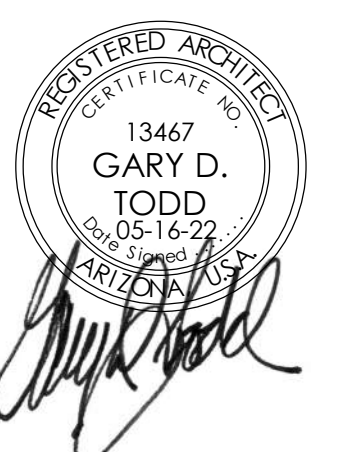
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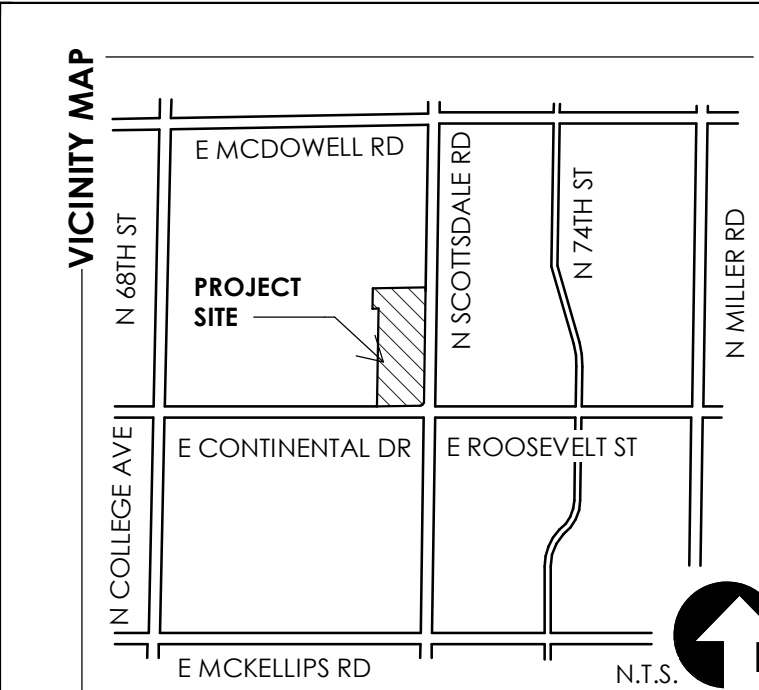


**BELLA ALBA**  
1000 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA  
DRB 2ND SUBMITTAL  
05-16-22  
ATTACHMENT #7

CONTEXT AERIAL



**1.6**



**COLLECTION REQUIREMENTS:**  
 0.5 CUBIC YARDS OF WASTE PER UNIT = .5 X 281 = 140.5 CUBIC YARDS  
 MINI MAC COMPACTOR COMPACTION RATIO = 4:1 = 36 CUBIC YARDS  
 TOTAL CUBIC YARDS OF WASTE GENERATED PER WEEK = 36 CUBIC YARDS  
 36 CUBIC YARDS / 9 - FOUR CUBIC YARD CONTAINERS = 2 COLLECTIONS PER WEEK

**COLLECTION NOTES:**  
 ON COLLECTION DAY, THE TRUCK WILL PULL UP NEXT TO THE REFUSE ROOM ROLL-UP DOOR. CONTAINERS WILL BE WHEELED OUT TO TRUCK WHERE THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A TWO PERSON TEAM. ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANEUVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. **ON-SITE STAFF, NOT SOLID WASTE OPERATOR, WILL BE RESPONSIBLE FOR MANEUVERING REFUSE CONTAINERS FROM BUILDING REFUSE ROOM TO TRUCK, AT TIME OF OPERATING SERVICE OF SITE, AND BACK.** MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS IN THE REFUSE ROOM AND CLOSE THE ROLL-UP DOOR.

**EMERGENCY COMMUNICATION GENERAL NOTES:**

- ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASE UPON THE EXISTING COVERAGE LEVEL OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION OF THE EXTERIOR OF THE BUILDING.
- A CONSTRUCTION PERMIT FOR THE INSTALLATION OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND RELATED EQUIPMENT REQUIRED AS SPECIFIED IN SECTION 105.7.6 CONTACT FIRE PREVENTION FOR ADDITIONAL INFORMATION.
- PROVIDE SIGNAGE ON BUILDING DOORS LEADING INTO FIRE ALARM CONTROL PANEL, FIRE RISER ROOMS, ELECTRICAL ROOMS, ROOF ACCESS, ETC.

**GENERAL NOTES:**

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITE AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONAL SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICES MANUAL.
- THE TEMPORARY SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF PLANNING AND SERVICE INSPECTION SERVICE DIVISION.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMIT AND APPROVAL.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLORS AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLORS AND ARCHITECTURAL FINISH OF THE BUILDING WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED)
- ALL EQUIPMENT, UTILITIES OR OTHER APPURTENANCE ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE MOUNTED LIGHTS SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREA SHALL BE ALLOWED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS).
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION PROTECTION PROGRAM ON THE PLANS:
- NO BUILDING, GRADING OR CONSTRUCTION ACTIVITY SHALL ENCR OACH INTO AREA DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
- ALL NAOS AND AREA OUTSIDE THE LOC SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY DURING THE CONSTRUCTION BY THE FOLLOW METHODS:
- A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
- THREE (3) FOOT TALL STEEL REPAIR OR CITY OF SCOTTSDALE INSPECTION SERVICE APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
- ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
- THE STAKING, ROPING AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL REMOVE STAKING, ROPING AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.
- EXISTING OVERHEAD WIRE FACILITIES ALONG PROJECT BOUNDARY WILL BE BURIED.
- WE ACKNOWLEDGE THE REQUIREMENT OF SECTION 1-3.600 OF THE DSPM REGARDING SOIL NAILS FOR THE PARKING GARAGE (IF APPLICABLE)

**GROSS BUILDING FLOOR AREA IBC**

BUILDING NO.	Level	Area
BUILDING 1A	LEVEL 1 (1228.5)	29,712 SF
	LEVEL 2	29,347 SF
	LEVEL 3	29,581 SF
	LEVEL 4	24,648 SF
BUILDING 1B	LEVEL 1 (1228.5)	29,948 SF
	LEVEL 2	29,871 SF
	LEVEL 3	29,875 SF
	LEVEL 4	28,690 SF
BUILDING 1C	LEVEL 1 (1228.5)	32,968 SF
	LEVEL 2	32,280 SF
	LEVEL 3	32,280 SF
	LEVEL 4	30,424 SF
BUILDING 2	LEVEL 1 (1228.5)	25,985 SF
	LEVEL 2	25,372 SF
	LEVEL 3	25,372 SF
	LEVEL 4	25,372 SF

**GROSS UNIT AREA**

UNIT #	AREA	# Beds	# Baths	# of Units	% OF TOTAL SF
UNIT A1	661 SF	1	1	2	1%
UNIT A2	725 SF	1	1	51	18%
UNIT A2 ALT 1	723 SF	1	1	4	1%
UNIT A3	795 SF	1	1	4	1%
UNIT A3 ALT 1	998 SF	1	1	6	2%
UNIT A4	851 SF	1	1	49	17%
UNIT A5	771 SF	1	1	47	17%
UNIT A5 ALT 1	763 SF	1	1	4	1%
UNIT A5 ALT 2	771 SF	1	1	8	3%
UNIT A6	754 SF	1	1	4	1%
UNIT A7	897 SF	1	1	2	1%
UNIT A8	774 SF	1	1	2	1%
UNIT A9	768 SF	1	1	0%	0%
UNIT B1	1,053 SF	2	2	14	5%
UNIT B1 ALT 1	1,053 SF	2	2	3	1%
UNIT B1 ALT 2	1,056 SF	2	2	3	1%
UNIT B2	1,152 SF	2	2	43	15%
UNIT B2 ALT 1	1,144 SF	2	2	4	1%
UNIT B3	1,127 SF	2	2	4	1%
UNIT B4	1,058 SF	2	2	1	0%
UNIT B5	1,250 SF	2	2	8	3%
UNIT B5 ALT 1	1,279 SF	2	2	3	1%
UNIT B6	997 SF	2	2	1	0%
UNIT C1	1,519 SF	3	2	10	4%
UNIT C1 ALT 1	1,514 SF	3	2	4	1%
TOTAL	24,454 SF	282	100%	261,487 SF	

\*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREEZEWAYS, PATIO/BALCONY STORAGE ROOMS & PATIOS/BALCONY AREA.

\*UNIT GROSS S.F. = THE UNIT GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIOS, BALCONIES, BREEZEWAYS, POP-OUTS OR PATIO/BALCONY STORAGE ROOMS.

**PARKING STANDARDS:**  
 PARKING STALL: 9'x18'  
 ACCESSIBLE PARKING STALL: 11'-0" x 18'-0"  
 VAN: 9'-0" x 18'-0"  
 TYPICAL SPACE: 9'-0" x 18'-0"  
 AISLE WIDTH: 24'-0"

**PARKING REQUIRED:**  
 1 BEDROOM: 182 D.U. x 1.3 P.S./D.U. = 237 P.S.  
 2 BEDROOM: 85 D.U. x 1.7 P.S./D.U. = 145 P.S.  
 3 BEDROOM: 14 D.U. x 1.9 P.S./D.U. = 27 P.S.  
 TOTAL: 281 D.U. = 409 P.S.  
 (1.46 P.S./D.U.)

**COMMERCIAL (PER TABLE 9.103)**  
 COMMERCIAL AREA 10,125 S.F. / 325 S.F. = 32 P.S.  
**TOTAL REQUIRED COMMERCIAL & RESIDENTIAL = 441 P.S.**

**PARKING PROVIDED:**  
 OPEN ON-GRADE PARKING: 3 P.S.  
 GARAGE PARKING (5 LEVELS ABOVE GRADE 1 LEVEL BELOW): 463 P.S.  
 RESIDENTIAL: 431 P.S.  
 COMMERCIAL (ON 2ND LEVEL GARAGE): 32 P.S.  
 TOTAL: 463 P.S.  
 (INCLUDES 12 ACCESSIBLE P.S.)

ACCESSIBLE PARKING REQUIRED  
 4% OF PARKING = 19 P.S.  
 ACCESSIBLE PARKING PROVIDED: 19 P.S.  
 SURFACE ON-GRADE VAN: 1 P.S.  
 PARKING GARAGE VAN: 18 P.S.

**BIKE PARKING:**  
 PROVIDED: 50 B.P. SPACES

**PROJECT DESCRIPTION:**  
 FOR RENT APARTMENTS WITH A CLUBHOUSE INCLUDING: LEASING CENTER, COMMUNITY CENTER & EXERCISE FACILITY. APARTMENT TYPES INCLUDE: 4-STORY RESIDENTIAL BUILDINGS TO INCLUDE AN ELEVATOR, STUDIO, ONE, TWO, THREE AND FOUR BEDROOM UNITS.

**AMENITIES INCLUDE:** A POOL, COURTYARD AND POOLSIDE BBQS AND PEDESTRIAN PATHWAYS.

**GENERAL ZONING ANALYSIS:**  
 SITE AREA: ..... ±5.81 ACRES (253,083.6 S.F.)  
 GROSS: ..... ±4.43 ACRES (192,970.8 S.F.)  
 NET: ..... (1.46 P.S./D.U.)

**ZONING:**  
 EXISTING: ..... C-3  
 PROPOSED: ..... PUD

**APN #** ..... 129-13-002G, 003D, 003E & 004D

**BUILDING HEIGHT:**  
 PROPOSED: ..... 48 FT (4 STORY)  
 51 FEET (CORNER TOWER)  
 58 FEET (MECH/ELEC/ STAIR TOWER)

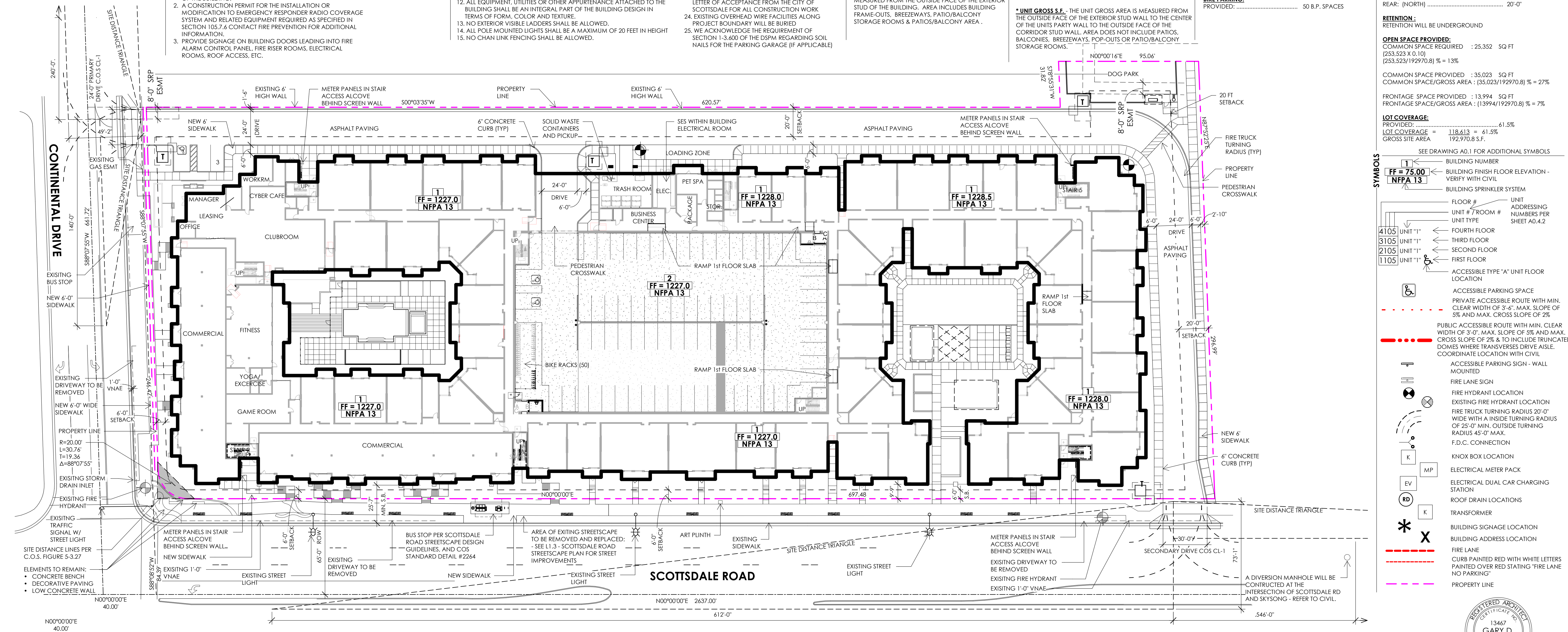
**DENSITY:**  
 PROVIDED: ..... ±49 D.U./GROSS ACRE  
 ±63 D.U./GROSS ACRE

**SETBACKS:**  
 YARD: ..... REQUIRED ..... PROVIDED .....  
 FRONT: (CONTINENTAL DRIVE) ..... 6'-0"  
 SIDES: (SCOTTSDALE RD) ..... 6'-0"  
 SIDE: (WEST) ..... 20'-0"  
 REAR: (NORTH) ..... 20'-0"

**RETENTION:**  
 RETENTION WILL BE UNDERGROUND

**OPEN SPACE PROVIDED:**  
 COMMON SPACE REQUIRED : 25,352 SQ FT (253,523 X 0.10)  
 COMMON SPACE PROVIDED : 35,023 SQ FT (13994/192970.8) % = 13%  
 COMMON SPACE/GROSS AREA : (35,023/192970.8) % = 27%  
 FRONTAGE SPACE PROVIDED : 13,994 SQ FT  
 FRONTAGE SPACE/GROSS AREA : (13994/192970.8) % = 7%

**LOT COVERAGE:**  
 PROVIDED: ..... 61.5%  
 LOT COVERAGE = 118,613 = 61.5%  
 GROSS SITE AREA 192,970.8 S.F.







**LEGEND**

PROJECT ZONING : D.R.B

GROSS LOT AREA : ±5.81 GROSS ACRES

NET LOT AREA : ±4.43 NET ACRES

COMMON SPACE REQUIRED : 25,352 SQ FT  
(253,523/192970.8) % = 13%

COMMON SPACE PROVIDED : 35,023 SQ FT  
COMMON SPACE/GROSS AREA : (35,023/192970.8) % = 27%

FRONTAGE SPACE PROVIDED : 13,994 SQ FT  
FRONTAGE SPACE/GROSS AREA : (13994/192970.8) % = 7%

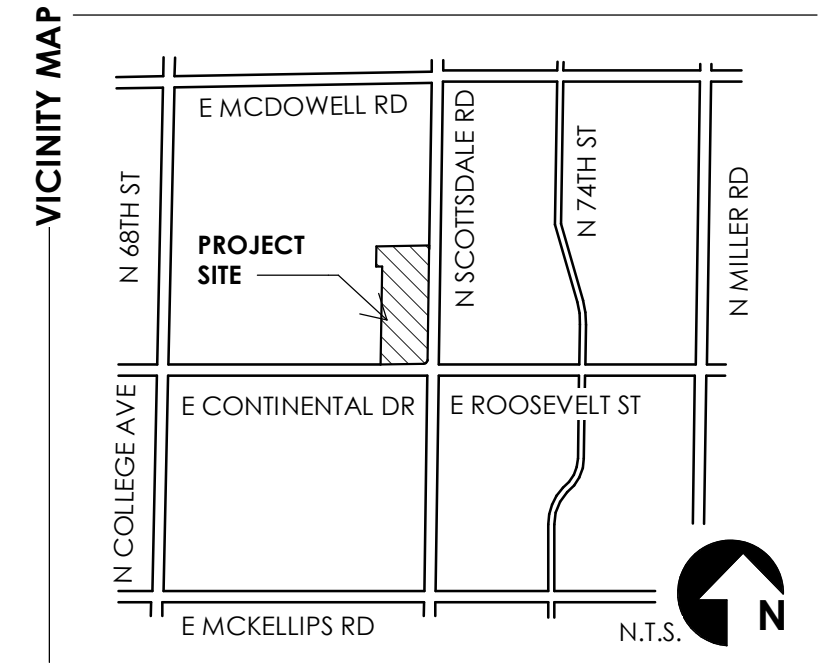
DENOTES COMMON OPEN SPACE ■

DENOTES FRONTAGE OPEN SPACE ■

**FIRE NOTES**

**EMERGENCY COMMUNICATION GENERAL NOTES :**

1. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASE UPON THE EXISTING COVERAGE LEVEL OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING.
2. A CONSTRUCTION PERMIT FOR THE INSTALLATION OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND RELATED EQUIPMENT REQUIRED AS SPECIFIED IN SECTION 105.7.6 CONTACT FIRE PREVENTION FOR ADDITIONAL INFORMATION.
3. PROVIDE SIGNAGE ON BUILDING DOORS LEADING INTO FIRE ALARM CONTROL PANEL, FIRE RISER ROOMS, ELECTRICAL ROOMS, ROOF ACCESS, ETC.

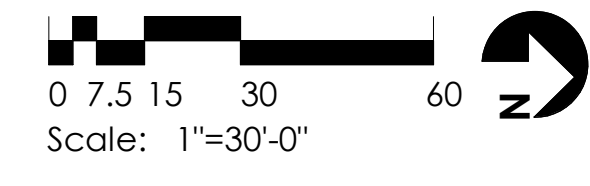


NOT A PART  
COPPER ROCK CONDOMINIUMS  
BOOK 904, PAGE 48, MCR  
7110 E CONTINENTAL DR  
SCOTTSDALE, AZ 85257  
APN 129-13-179

NOT A PART  
1126 N SCOTTSDALE  
RD  
SCOTTSDALE, AZ 85257  
APN 129-13-004C

EXIST. BUILDING  
BLDG  
HEIGHT  
FFE:1228-00-00-00-00-00

1 OPEN SPACE PLAN  
1" = 30'-0"



**TODD+ ASSOCIATES**

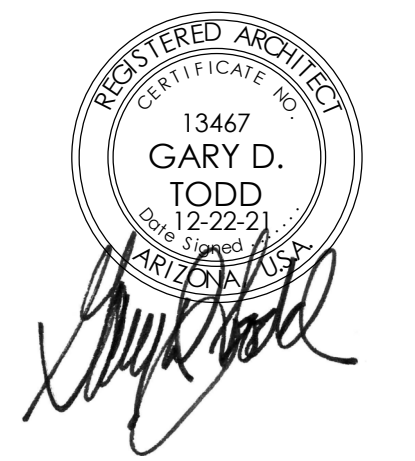
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**BELLA ALBA**  
1000 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA  
DRB SUBMITTAL  
12-21-21  
ATTACHMENT #10

OPEN SPACE PLAN



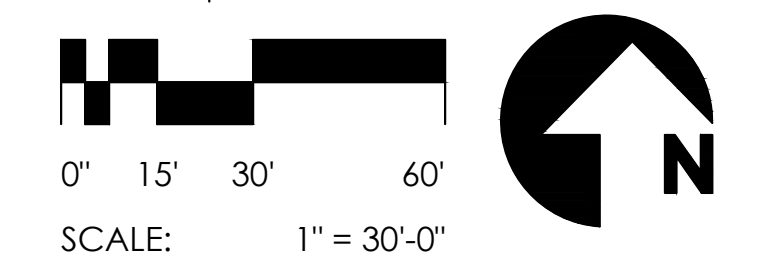
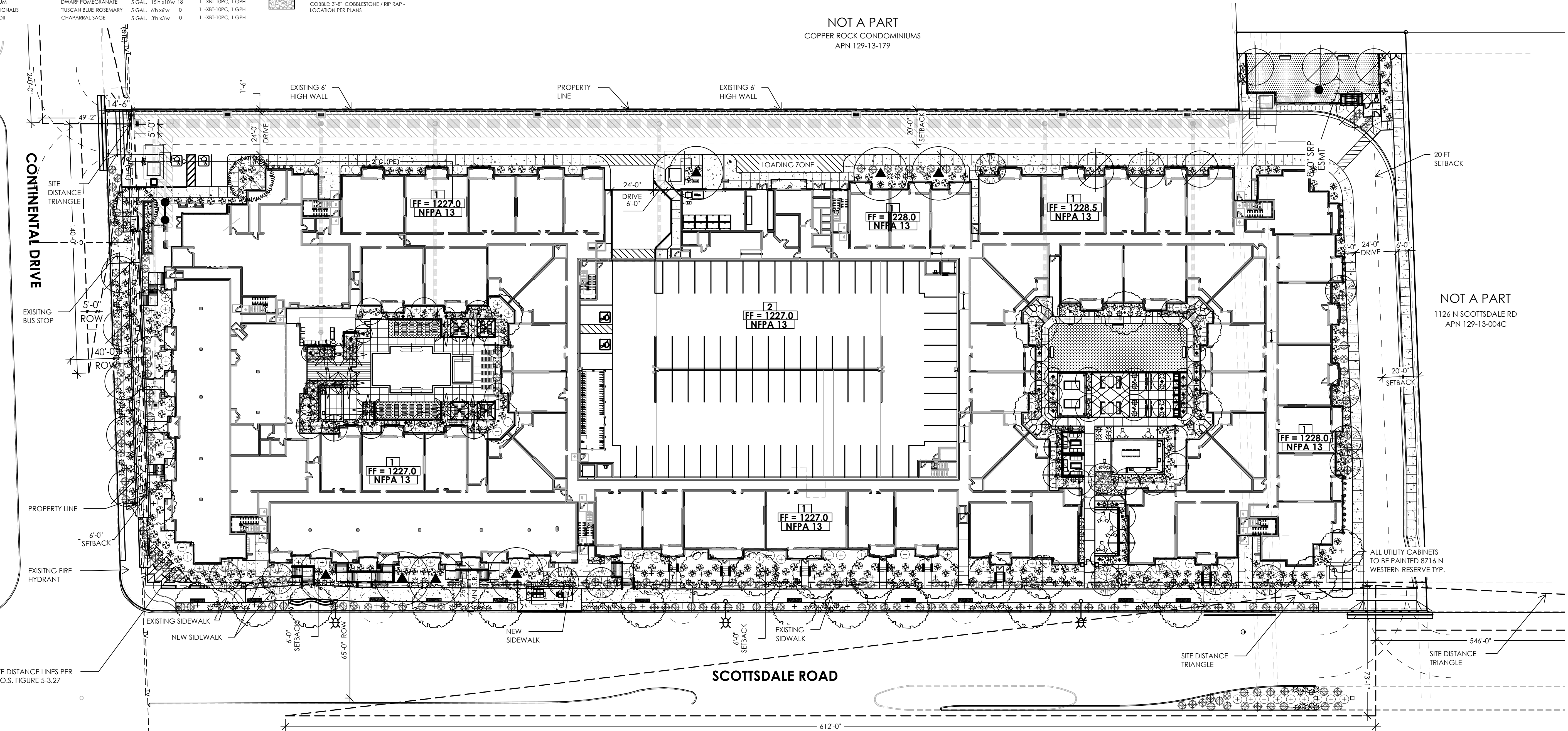
1.3

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	QTY.	EMITTERS
<b>TREES (LARGE)</b>					
	ACACIA ANEURA	MILGA ACACIA	17/24' BOX	6h x 4w	23
	PARKINSONIA HYB. 'SONORAN EMERALD'	SONORAN EMERALD PALO VERDE	17/24' BOX	8h x 4w	17
	PHOENIX DACTYLIFERA	DATE PALM	23' T.	3h x 4w	9
	PROSOPIA THORNLESS GLANDULOSA 'AZT'	THORNLESS HONEY MESQUITE	27/24' BOX	7h x 4w	24
	QUERCUS VIRGINIANA 'CATHEDRAL'	LIVE OAK	27/36' BOX	11h x 6w	15
	QUNEYA TESOTA	IRONWOOD	27/48' BOX	8h x 6w	2
	LIUMIA PARVIFLORA	EVERGREEN LIM	27/36' BOX	8h x 6w	7
	EXISTING TREE			4h x 3w	6
<b>TREES (SMALL)</b>					
	BAUHINIA BLAKEANA	HONG KONG ORCHID 20' x 25'	17/15 GAL.		14
	CASALPINDIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE	17/15 GAL.	4h x 3w	14
	PISTACIA LENTISCIUS	MASTIC TREE	17/24' BOX	6h x 3w	11
<b>SHRUBS</b>					
	BOUGAINVILLEA 'ALEXANDRA'	ALEXANDRA BOUGAINVILLEA	5 GAL.	3h x 6w	0
	CALLISTEMON VIVIDUS	LITTLE JOHN BOTTLE BRUSH	5 GAL.	3h x 6w	94
	DODONAEA VISCOSA	HOPBUSH	15 GAL.	3h x 4w	159
	EREMOPHILA MACULATA	VALENTINE EMU	5 GAL.	3h x 4w	32
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.	4h x 6w	49
	GUARA UNDIHEMERI	PINK GUARA	5 GAL.	6h x 6w	119
	JUSTICIA CALIFORNICA	CHEPAROSA	5 GAL.	3h x 3w	137
	JUSTICIA CANDIDANS	RED JUSTICIA	5 GAL.	4h x 6w	81
	LEUCOPHYLLUM CANDIDUM	SILVER CLOUD SAGE	5 GAL.	3h x 3w	0
	OLEA EUROPEA 'LITTLE OLEA'	DWARF OLIVE	5 GAL.	4h x 3w	8
	PUNICA GRANATUM	DWARF POMEGRANATE	5 GAL.	15h x 10w	18
	ROSMARINUS OFFICINALIS	TUSCAN BLUE ROSEMARY	5 GAL.	3h x 3w	0
	SALVIA CLELANDII	CHAPARRAL SAGE	5 GAL.	3h x 3w	0

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	QTY.	EMITTERS
	SHIMONDISIA CHINENSIS 'VISTA'	COMACTA JOJOBA	5 GAL.	3h x 5w	83
	TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL.	4h x 5w	8
	TECOMA STANS	YELLOW BELLS	5 GAL.	5h x 5w	171
<b>ACCENTS</b>					
	AGAVE MURPHEI	MURPHEYS AGAVE	5 GAL.	18h x 4w	30
	AGAVE DESMETIANA	SMOOTH AGAVE	3 GAL.	18h x 2w	18
	ALOE VERA	BARBADOS ALOE	5 GAL.	2h x 3w	0
	EUPHORBIA ANTISTYPHILICA	CANDELLA	5 GAL.	3h x 3w	57
	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.	5h x 5w	0
	OPUNTIA 'KELLYS CHOICE'	KELLYS PRICKLY PEAR	5 GAL.	4h x 4w	51
	FACHYRCUS MANGROVIATUS	FRENCH POST CACTUS	5 GAL.	4h x 6w	54
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	3h x 4w	56
	PELIDANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	3h x 3w	234
	YUCCA ELATA	SOAP TREE YUCCA	5 GAL.	3h x 4w	30
	PORTULACARIA AFRA	ELEPHANTS FOOT	5 GAL.	3h x 4w	80
	YUCCA PALMISA	PALE LEAF YUCCA	5 GAL.	3h x 4w	80
	YUCCA RUPICOLA	TWISTED YUCCA	5 GAL.	3h x 4w	80
<b>ACCENTS TOTAL: 1,044</b>					
	DALIA OREGGI	GREGG'S FRABIE CLOVER	5 GAL.	2h x 2w	150
	EREMOPHILA PROSTRATA	OUTBACK SUNRISE EMU	5 GAL.	3h x 4w	381
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	18h x 6w	218
	RUELLIA 'KATIE'	DWARF RUELLIA 'KATIE'	5 GAL.	4h x 4w	94
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	5 GAL.	2h x 4w	378
<b>GROUNDCOVER TOTAL: 2,273</b>					
	FICUS PUMILA	CREeping FIG	5 GAL.	8h x 8w	8
	ROSA BANKSIAE	LADY BANK'S ROSE	5 GAL.	10h x 10w	32
<b>VINES</b>					
<b>GROUND PLANE</b>					
	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'			+/-	0.000 s.f.
	SYNTHETIC TURF			+/-	0.000 s.f.
	TURF - MIDRIM BERMUDA SOG			+/-	0.000 s.f.
	COBBLE: 3"-8" COBBLESTONE / RIP RAP - LOCATION PER PLANS				

- LANDSCAPE CALCS & NOTES**
- ON-SITE LANDSCAPE AREA: 18,365 SF
  - RIGHT OF WAY LANDSCAPE AREA: 5,863 SF
  - PARKING LANDSCAPE AREA: 0 SF
  - TOTAL LANDSCAPE AREA: 24,228 SF

\*NOTE  
ALL UTILITY CABINETS, BACK FLOW PREVENTERS, LIGHT POLES, AND OTHER MISCELLANEOUS UTILITY ELEMENTS ALONG SCOTTSDALE ROAD TO BE PAINTED 8716N WESTERN RESERVE

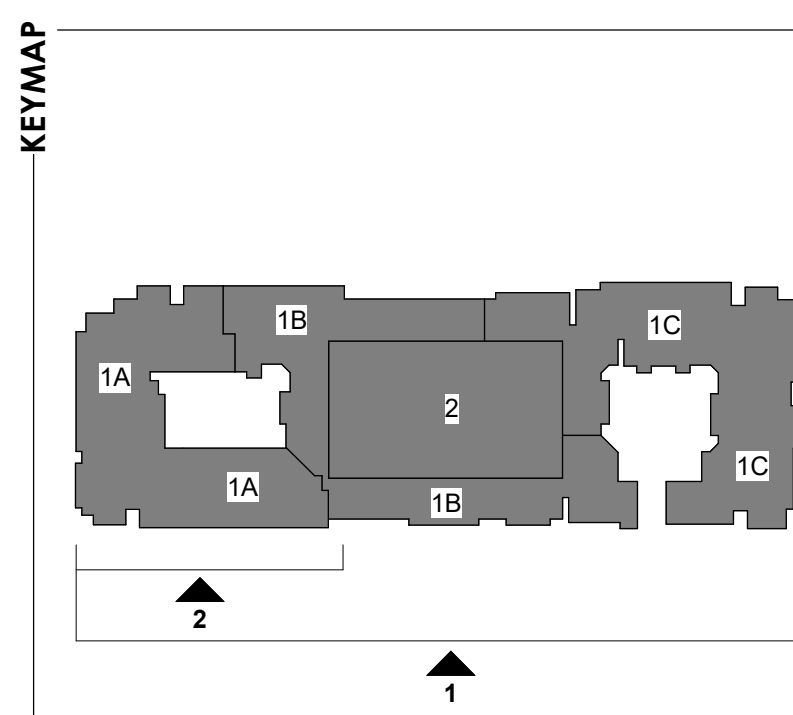


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**BELLA ALBA**  
SCOTTSDALE, ARIZONA  
DRB 3RD SUBMITTAL  
08-01-2022

LANDSCAPE PLAN  
Preliminary Not For Construction

**L1.1**



- KEYNOTES**
- 4.1 EXTERIOR STUCCO SYSTEM
  - 4.2 STUCCO PARAPET CAP
  - 4.3 BRICK VENEER
  - 4.4 STONE VENEER
  - 4.5 FOAM / STUCCO POP-OUT WITH SAND FINISH (4')
  - 4.6 WINDOW
  - 4.7 METAL RAILING
  - 4.8 DOOR PER PLAN
  - 4.9 STUCCO CONTROL JOINT
  - 4.11 3'-6" DEEP METAL CANOPY, PAINTED. SEE DETAIL 3 ON SHEET 4.8.
  - 4.12 ALUMINUM STOREFRONT WINDOW SYSTEM
  - 4.13 FIBER CEMENT SIDING
  - 4.14 GATE. SEE DETAILS
  - 4.19 42" RAILING OVER LOW FRAMED WALL
  - 4.23 DECORATIVE COLUMN
  - 4.64 WINDOW SHADE. SEE DETAIL 4 ON SHEET 4.8
  - 4.65 FRAMED MECHANICAL SCREEN WALL WITH STUCCO FINISH
  - 4.67 2'-0" DEEP METAL CANOPY, PAINTED. SEE DETAIL 3 ON SHEET 4.8.
  - 4.68 LIGHT FIXTURE. SEE ELECTRICAL SHEETS E1-E4
  - 4.69 ELECTRICAL METER PANEL SCREEN WALL. SEE SITE PLAN & FIRST FLOOR PLAN FOR LOCATIONS OF METER PANELS

- GENERAL ELEVATION NOTES**
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
  2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
  3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e) (15), ZONING CODE.
  4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B) (e)13, ZONING CODE.
  5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
  6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.
  7. ALL ROOF DRAINAGE (SYSTEM) IS INTERNAL TO THE BUILDING.
  8. SES IS WITHIN AN INTERNAL ELECTRICAL ROOM.

**EXTERIOR COLOR SCHEME**

EXTERIOR FINISH SCHEDULE		
LOCATION	MFG. / PAINT	COLOR
A	PAINT SHERWIN WILLIAMS DUNN EDWARDS	DE 6247 "GARDEN PEBBLE" LRV 71
B	PAINT DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58
C	PAINT DUNN EDWARDS	DE6313 "ENCHANTED EYE" LRV 21
D	PAINTED METALS & RAILINGS DUNN EDWARDS	DEA187 "BLACK" LRV 3
D1	BALCONY RAIL MCNICHOLS - METAL MESH	SQUARE 2" X 2"
E	METAL SHADE CANOPY MCNICHOLS	PERFORATED METAL - 23% OPEN AREA
D2	FIBER CEMENT LAP SIDING DUNN EDWARDS	DET681 "MODERNE CLASS" LRV 11
F	STONE VENEER CORONADO	OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER SUMMIT	FACE BRICK, 702 TBL CONCORD
H	WINDOW FRAME CLEAR ANODIZED ALUM.	SILVER METALIC



1 EAST OVERALL - COLOR  
3/64" = 1'-0"



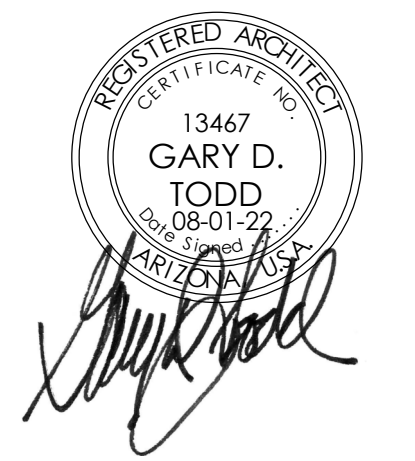
2 EAST A - COLOR  
3/32" = 1'-0"

**TODD+ ASSOCIATES**  
602-952-8280 / TODDASSOC.COM  
21-2031-00



**BELLA ALBA**  
1000 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA  
DRB 3RD SUBMITTAL  
08-01-22  
ATTACHMENT #12

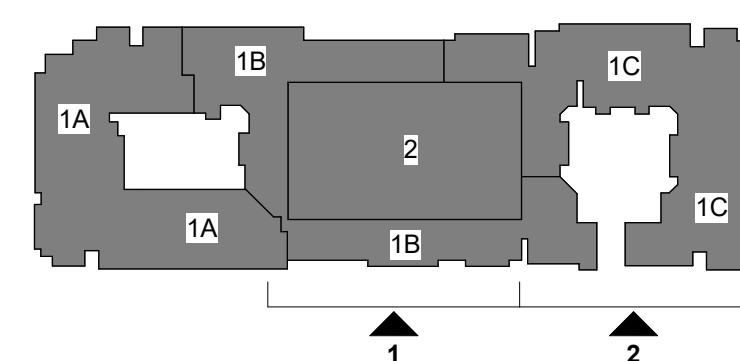
EXTERIOR ELEVATIONS



**4.1C**



KEYMAP



KEYNOTES

- 4.1 EXTERIOR STUCCO SYSTEM
- 4.2 STUCCO PARAPET CAP
- 4.3 BRICK VENEER
- 4.4 STONE VENEER
- 4.5 FOAM / STUCCO POP-UP WITH SAND FINISH (4")
- 4.6 WINDOW
- 4.7 METAL RAILING
- 4.8 DOOR PER PLAN
- 4.9 STUCCO CONTROL JOINT
- 4.11 3'-6" DEEP METAL CANOPY, PAINTED, SEE DETAIL 3 ON SHEET 4.8.
- 4.13 FIBER CEMENT SIDING
- 4.16 GATE, SEE DETAILS
- 4.18 FRAMED PATIO / BALCONY
- 4.19 42" RAILING OVER LOW FRAMED WALL
- 4.65 FRAMED MECHANICAL SCREEN WALL WITH STUCCO FINISH
- 4.67 2'-0" DEEP METAL CANOPY, PAINTED, SEE DETAIL 3 ON SHEET 4.8.
- 4.68 LIGHT FIXTURE, SEE ELECTRICAL SHEETS E1-E4
- 4.69 ELECTRICAL METER PANEL SCREEN WALL, SEE SITE PLAN & FIRST FLOOR PLAN FOR LOCATIONS OF METER PANELS

GENERAL ELEVATION NOTES

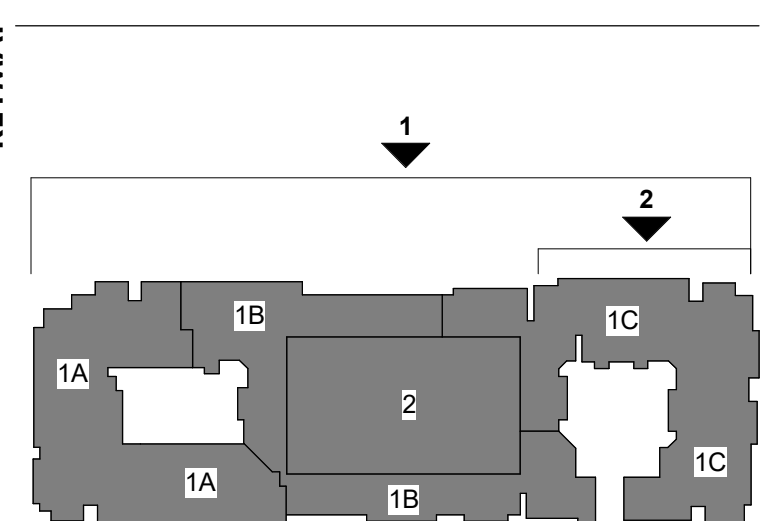
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EXTERIOR COLOR SCHEME

EXTERIOR FINISH SCHEDULE			
	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	DE 6247 "GARDEN PEBBLE" LRV 71
B	PAINT	DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58
C	PAINT	DUNN EDWARDS	DE6313 "ENCHANTED EVE" LRV 21
D	PAINTED METALS & RAILINGS	DUNN EDWARDS	DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS - METAL MESH	SQUARE 2" X 2"
D2	METAL SHADE CANOPY	MCNICHOLS	PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS	DET681 "MODERNE CLASS" LRV 11
F	STONE VENEER	CORONADO	OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT	FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM.	SILVER METALIC



KEYMAP



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B	PAINT	DUNN EDWARDS	DE 6247 "GARDEN PEBBLE" LRV 71
C	PAINT	DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58
D	PAINTED METALS & RAILINGS	DUNN EDWARDS	DE6313 "ENCHANTED EVE" LRV 21
D1	BALCONY RAIL	MCNICHOLS - METAL MESH	SQUARE 2" X 2"
D2	METAL SHADE CANOPY	MCNICHOLS	PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS	DE1681 "MODERNE CLASS" LRV 11
F	STONE VENEER	CORONADO	OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT	FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM.	SILVER METALIC



1 WEST OVERALL - COLOR  
3/64" = 1'-0"

- T.O. ELEVATOR 2 54'-5"
- T.O. ROOF 47'-10"
- T.O. PARAPET 2 46'-10"
- T.O. PARAPET 1 45'-4"
- T.O. PLATE 41'-3"
- BALCONY PARAPET 35'-10 3/8"
- LEVEL 4 32'-2 3/8"
- LEVEL 3 21'-5 3/4"
- LEVEL 2 10'-9 1/8"
- LEVEL 1 (1228.5) 0'-0"
- LEVEL 1 - STEP 1 (1228.0) -0'-6"
- LEVEL 1 - STEP 2 (1227.0) -1'-0"



2 WEST A - COLOR  
3/32" = 1'-0"

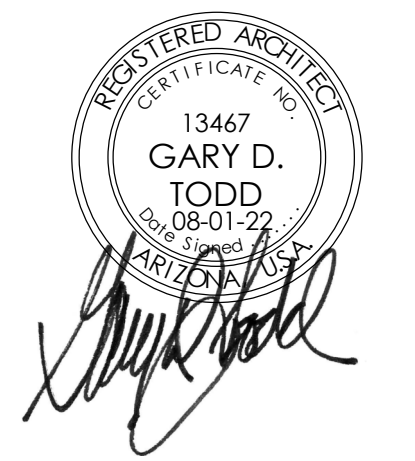
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  - LEVEL 4 32'-2 3/8"
  - LEVEL 3 21'-5 3/4"
  - LEVEL 2 10'-9 1/8"
  - LEVEL 1 (1228.5) 0'-0"
  - (1225.5)
- ELEVATION ESTABLISHED 12 INCHES ABOVE THE AVERAGE ELEVATION AT THE TOP OF THE CURB OF THE STREET

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21-2031-00



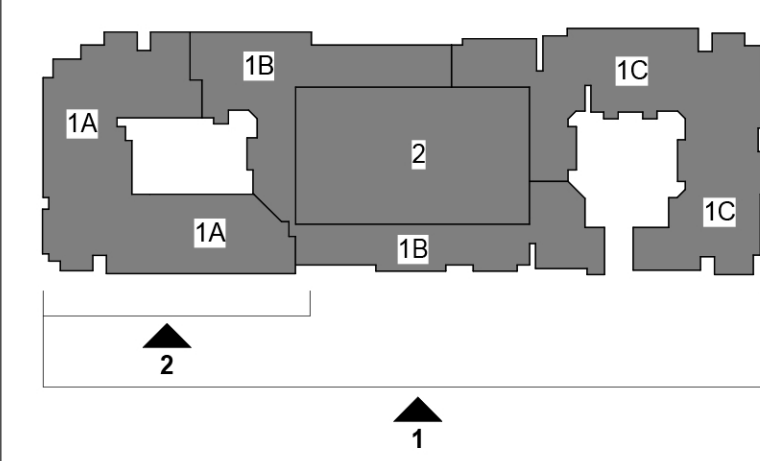
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DRB 3RD SUBMITTAL  
08-01-22

EXTERIOR ELEVATIONS



**4.3C**

KEYMAP



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C1	PAINT	DUNN EDWARDS DE6313 "ENCHANTED EVE" LRV 21
C2	PAINT	DUNN EDWARDS DE6312 "DUSTY DREAM" LRV 33
D	PAINTED METALS & RAILINGS	DUNN EDWARDS DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS - METAL MESH SQUARE 2' X 2'
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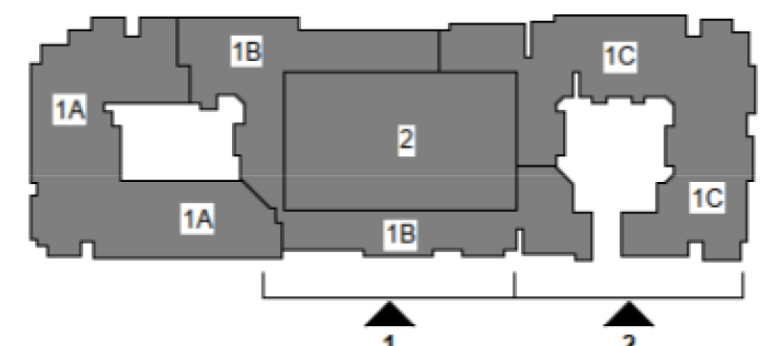


1 EAST OVERALL - COLOR  
3/64" = 1'-0"



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3/32" = 1'-0"

KEYMAP



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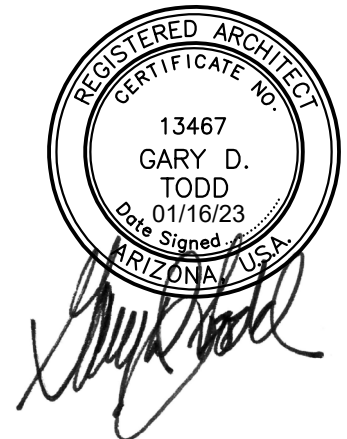
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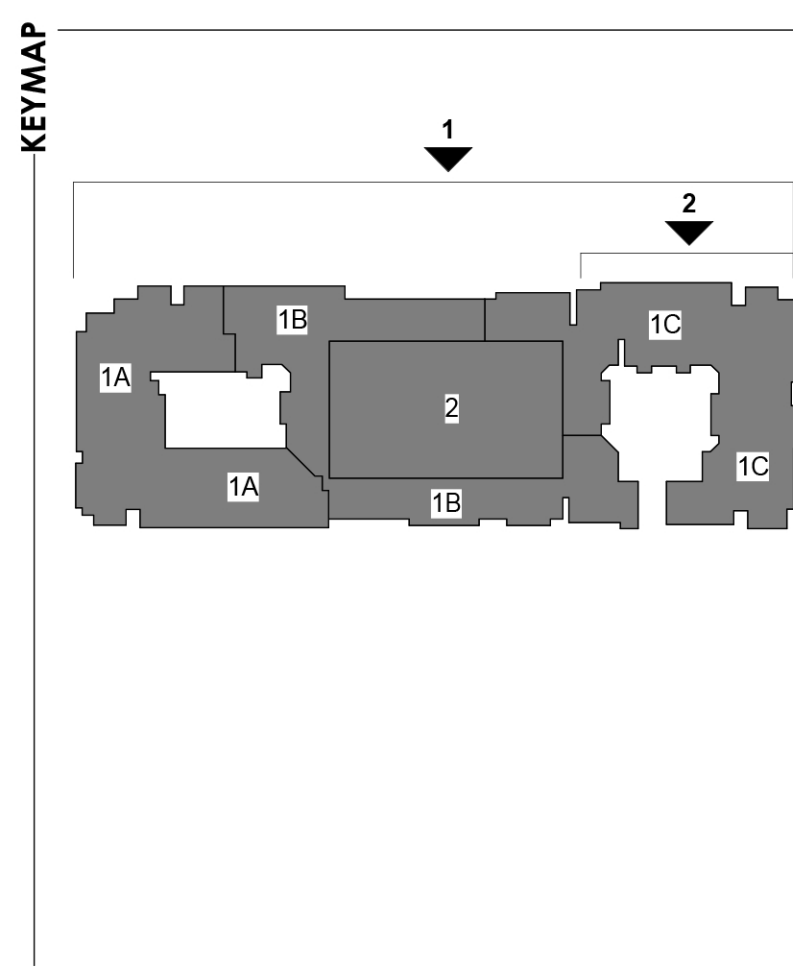
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EXTERIOR FINISH SCHEDULE

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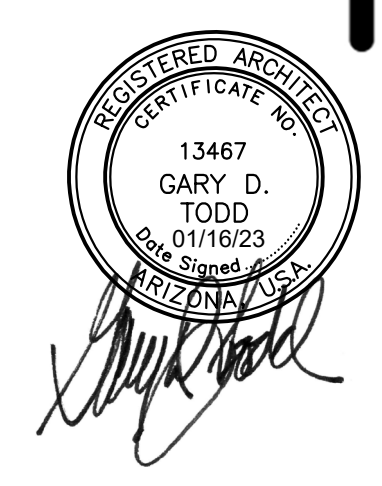


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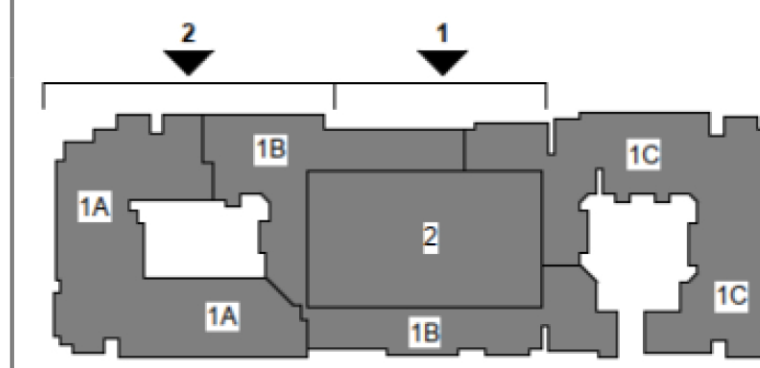
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B	PAINT	DUNN EDWARDS DE6255 "WISHING WELL" LRV 58
C1	PAINT	DUNN EDWARDS DE6313 "ENCHANTED EVE" LRV 21
C2	PAINT	DUNN EDWARDS DE6312 "DUSTY DREAM" LRV 33
D	PAINTED METALS & RAILINGS	DUNN EDWARDS DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS - METAL MESH SQUARE 2' X 2'
D2	METAL SHADE CANOPY	MCNICHOLS PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	WOODTONE "MOUNTAIN CEDAR"
F	STONE VENEER	CORONADO OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM. SILVER METALIC



KEYMAP



KEYNOTES

- 4.1 EXTERIOR STUCCO SYSTEM
- 4.2 STUCCO PARAPET CAP
- 4.3 BRICK VENEER
- 4.4 STONE VENEER
- 4.5 FOAM / STUCCO POP-OUT WITH SAND FINISH (4")
- 4.6 WINDOW
- 4.7 METAL RAILING
- 4.8 DOOR PER PLAN
- 4.9 STUCCO CONTROL JOINT
- 4.11 3'-6" DEEP METAL CANOPY, PAINTED, SEE DETAIL 3 ON SHEET 4.8.
- 4.12 ALUMINUM STOREFRONT WINDOW SYSTEM
- 4.13 FIBER CEMENT SIDING
- 4.17 COIL-OVER DOOR
- 4.18 FRAMED PATIO / BALCONY
- 4.22 RECESSED STUCCO
- 4.67 2'-0" DEEP METAL CANOPY, PAINTED, SEE DETAIL 3 ON SHEET 4.8.
- 4.68 LIGHT FIXTURE, SEE ELECTRICAL SHEETS E1-E4
- 4.69 ELECTRICAL METER PANEL SCREEN WALL, SEE SITE PLAN & FIRST FLOOR PLAN FOR LOCATIONS OF METER PANELS

GENERAL ELEVATION NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e) (15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B) (e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.
7. ALL ROOF DRAINAGE (SYSTEM) IS INTERNAL TO THE BUILDING.
8. SES IS WITHIN AN INTERNAL ELECTRICAL ROOM.

EXTERIOR COLOR SCHEME

EXTERIOR FINISH SCHEDULE			
	LOCATION	MANUFACTURER	COLOR
A	PAINT	DUNN EDWARDS	DE6247 "GARDEN PEBBLE" LRV 71
B	PAINT	DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58
C1	PAINT	DUNN EDWARDS	DE6313 "ENCHANTED EVE" LRV 21
C2	PAINT	DUNN EDWARDS	DE6312 "DUSTY DREAM" LRV 33
D	PAINTED METALS & RAILINGS	DUNN EDWARDS	DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS - METAL MESH	SQUARE 2' X 2'
D2	METAL SHADE CANOPY	MCNICHOLS	PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	WOODTONE	"MOUNTAIN CEDAR"
F	STONE VENEER	CORONADO	OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT	FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM.	SILVER METALIC



1 WEST B - COLOR  
3/32" = 1'-0"



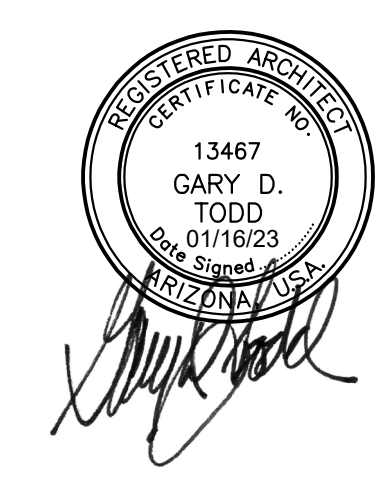
2 WEST C - COLOR  
3/32" = 1'-0"

**TODD+**  
**ASSOCIATES**

602-952-8280 / TODDASSOC.COM  
21-2031-00



**BELLA ALBA**  
1000 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA  
DRB CONTINUANCE  
01-17-2023

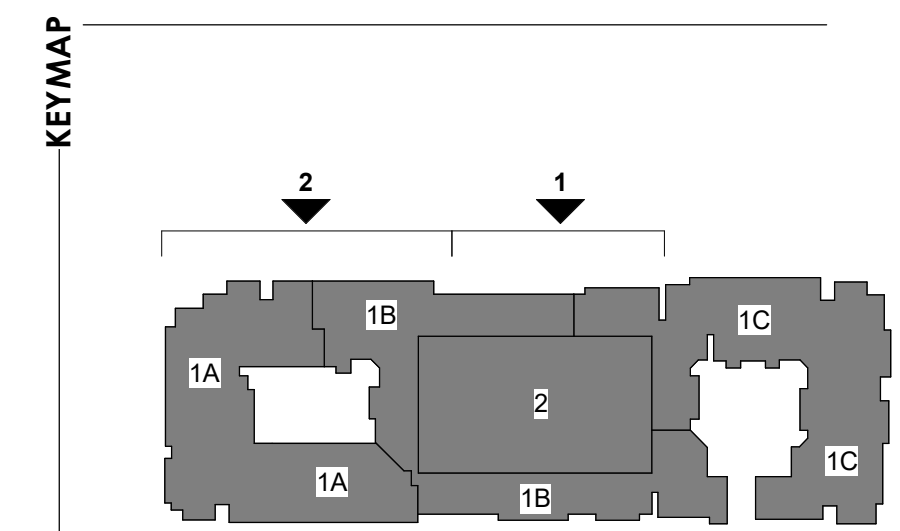


EXTERIOR ELEVATIONS

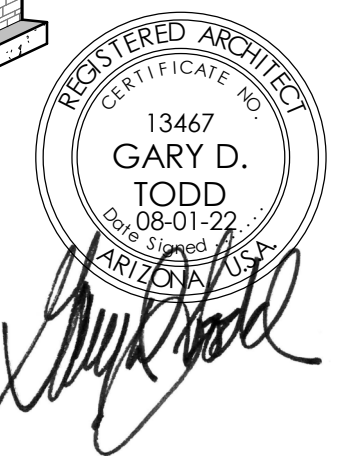
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1 WEST - B



2 WEST - C



4.4D





1 SOUTH



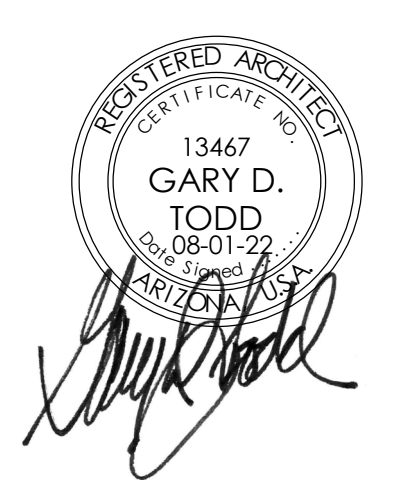
2 NORTH

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21-2031-00



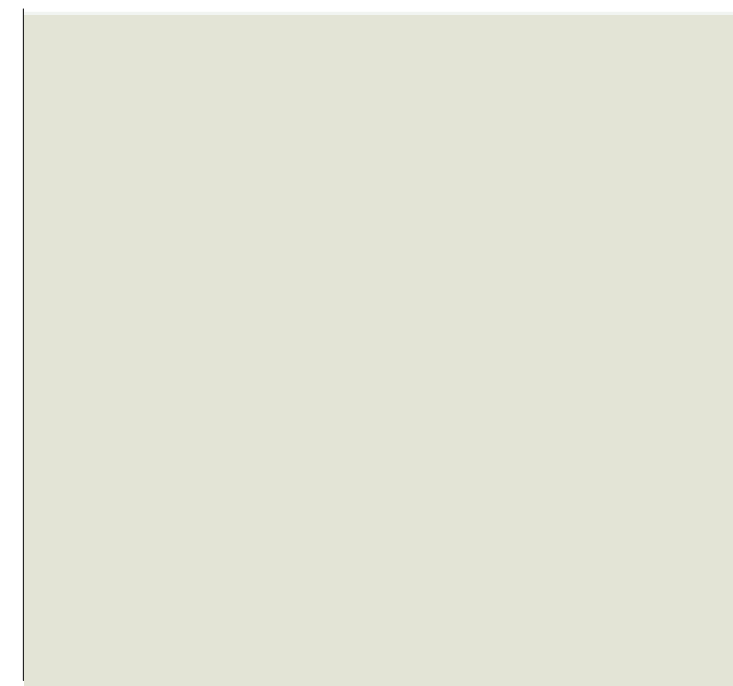
**BELLA ALBA**  
1000 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA  
DRB 3RD SUBMITTAL  
04-04-22

EXTERIOR ELEVATIONS - 3D  
MASSING

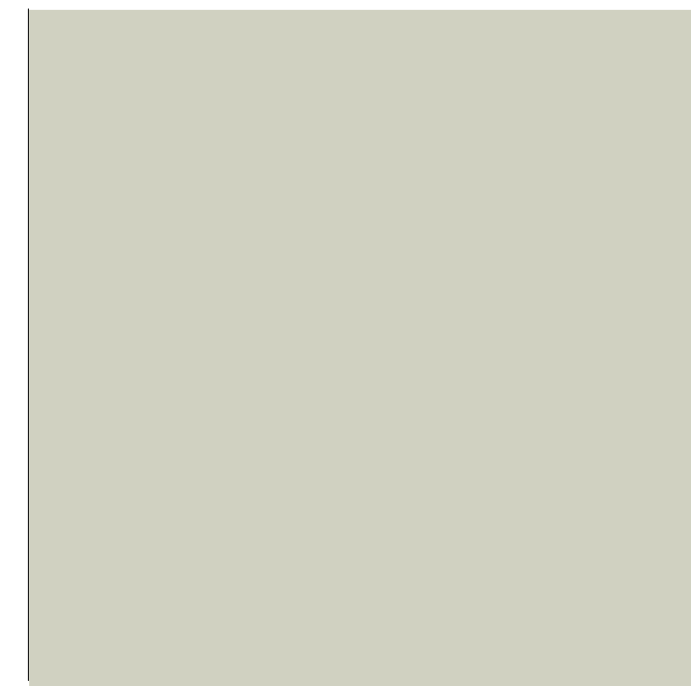


**4.5D**





LOCATION	MFG. / PAINT	COLOR
A	PAINT DUNN EDWARDS	DE 6247 "GARDEN PEBBLE" LRV 71



LOCATION	MFG. / PAINT	COLOR
B	PAINT DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58



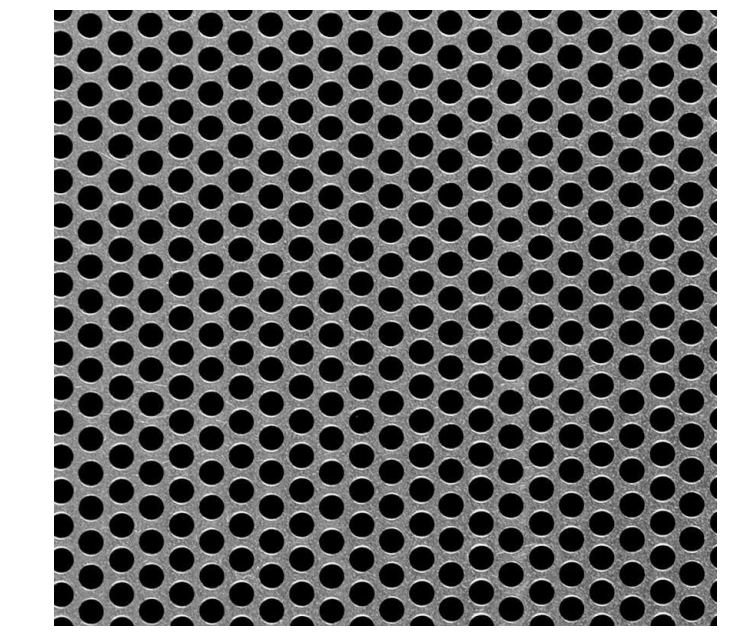
LOCATION	MFG. / PAINT	COLOR
C	PAINT DUNN EDWARDS	DE6313 "ENCHANTED EVE" LRV 21



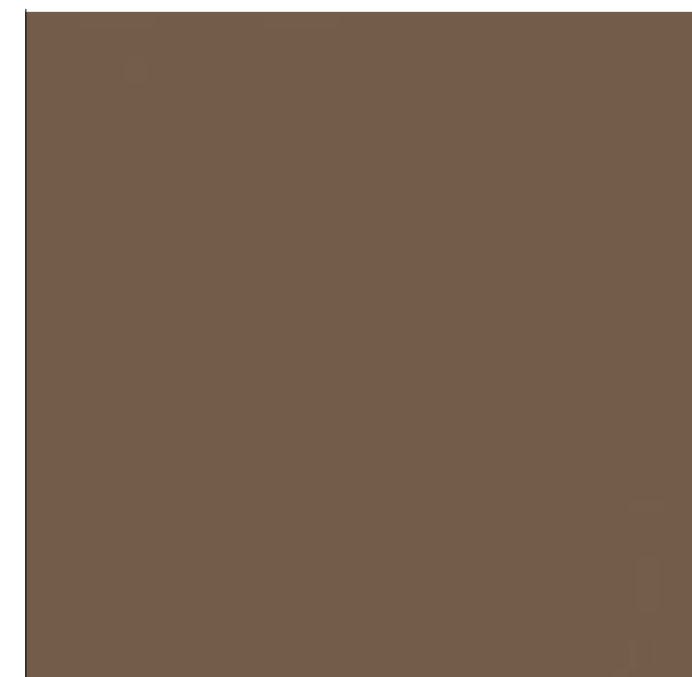
LOCATION	MFG. / PAINT	COLOR
D	PAINTED METALS & RAILINGS DUNN EDWARDS	DEA187 "BLACK" LRV 3



LOCATION	MFG. / PAINT	COLOR
D1	BALCONY RAIL MCNICHOLS - METAL MESH	SQUARE 2" X 2"



LOCATION	MFG. / PAINT	COLOR
D2	METAL SHADE CANOPY MCNICHOLS	PERFORATED METAL - 23% OPEN AREA



LOCATION	MFG. / PAINT	COLOR
E	FIBER CEMENT LAP SIDING DUNN EDWARDS	DET681 "MODERNE CLASS" LRV 11



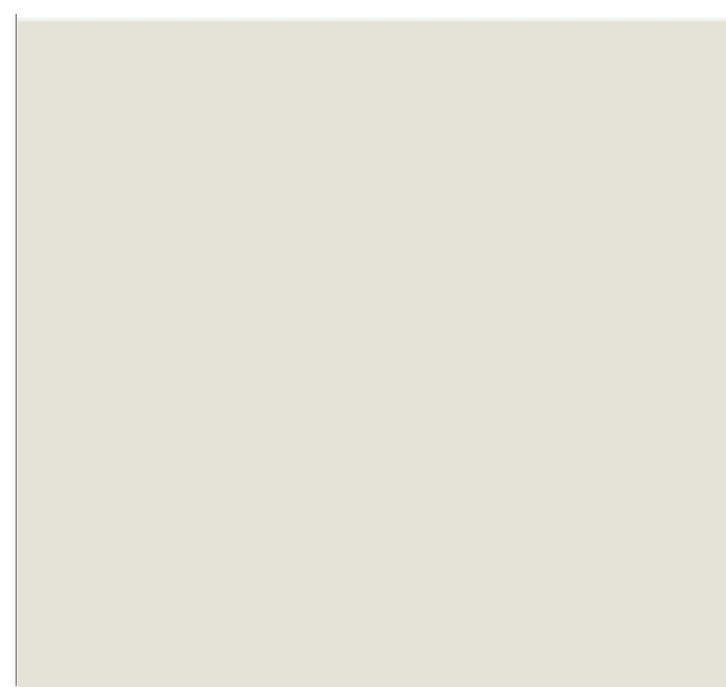
LOCATION	MFG. / PAINT	COLOR
F	STONE VENEER CORONADO	OLD WORLD LEDGE ANTIQUE CREAM



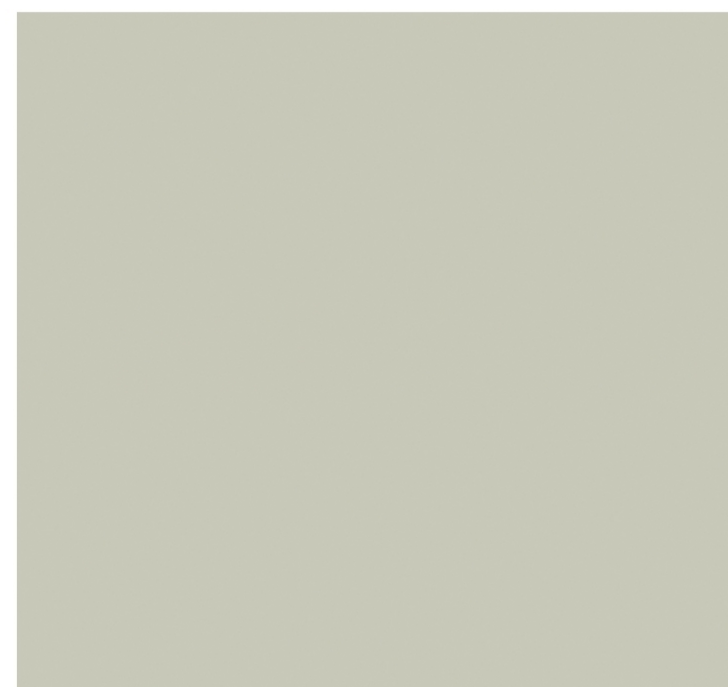
LOCATION	MFG. / PAINT	COLOR
G	THIN BRICK VENEER SUMMIT	FACE BRICK, 702 TBL CONCORDE



LOCATION	MFG. / PAINT	COLOR
H	WINDOW FRAME CLEAR ANODIZED ALUM.	SILVER METALIC



LOCATION	MFG. / PAINT	COLOR
A	PAINT DUNN EDWARDS	DE 6247 "GARDEN PEBBLE" LRV 71



LOCATION	MFG. / PAINT	COLOR
B	PAINT DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58



LOCATION	MFG. / PAINT	COLOR
C1	PAINT DUNN EDWARDS	DE6313 "ENCHANTED EVE" LRV 21



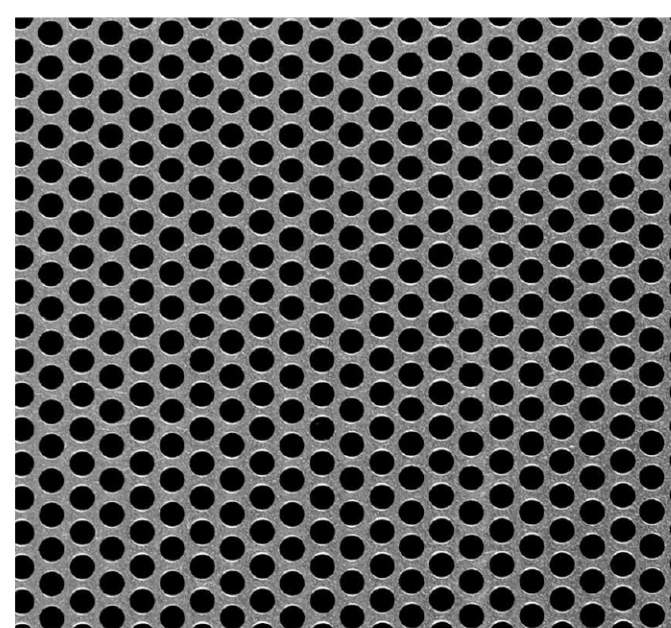
LOCATION	MFG. / PAINT	COLOR
C2	PAINT DUNN EDWARDS	DE6312 "DUSTY DREAM" LRV 33



LOCATION	MFG. / PAINT	COLOR
D	PAINTED METALS & RAILINGS DUNN EDWARDS	DEA187 "BLACK" LRV 3



LOCATION	MFG. / PAINT	COLOR
D1	BALCONY RAIL MCNICHOLS - METAL MESH	"SQUARE 2" X 2"



LOCATION	MFG. / PAINT	COLOR
D2	METAL SHADE CANOPY MCNICHOLS	PERFORATED METAL - 23% OPEN AREA



LOCATION	MFG. / PAINT	COLOR
E	FIBER CEMENT LAP SIDING WOODTONE	"MOUNTAIN CEDAR"



LOCATION	MFG. / PAINT	COLOR
F	STONE VENEER CORONADO	OLD WORLD LEDGE ANTIQUE CREAM



LOCATION	MFG. / PAINT	COLOR
G	THIN BRICK VENEER SUMMIT	FACE BRICK, 702 TBL CONCORDE



LOCATION	MFG. / PAINT	COLOR
H	WINDOW FRAME CLEAR ANODIZED ALUM.	SILVER METALIC



**TODD+  
ASSOCIATES**

602-952-8280 / TODDASSOC.COM

21-2031-00



**BELLA ALBA**  
1000 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA  
DRB CONTINUANCE

01-17-2023

ATTACHMENT #16



MATERIAL BOARD

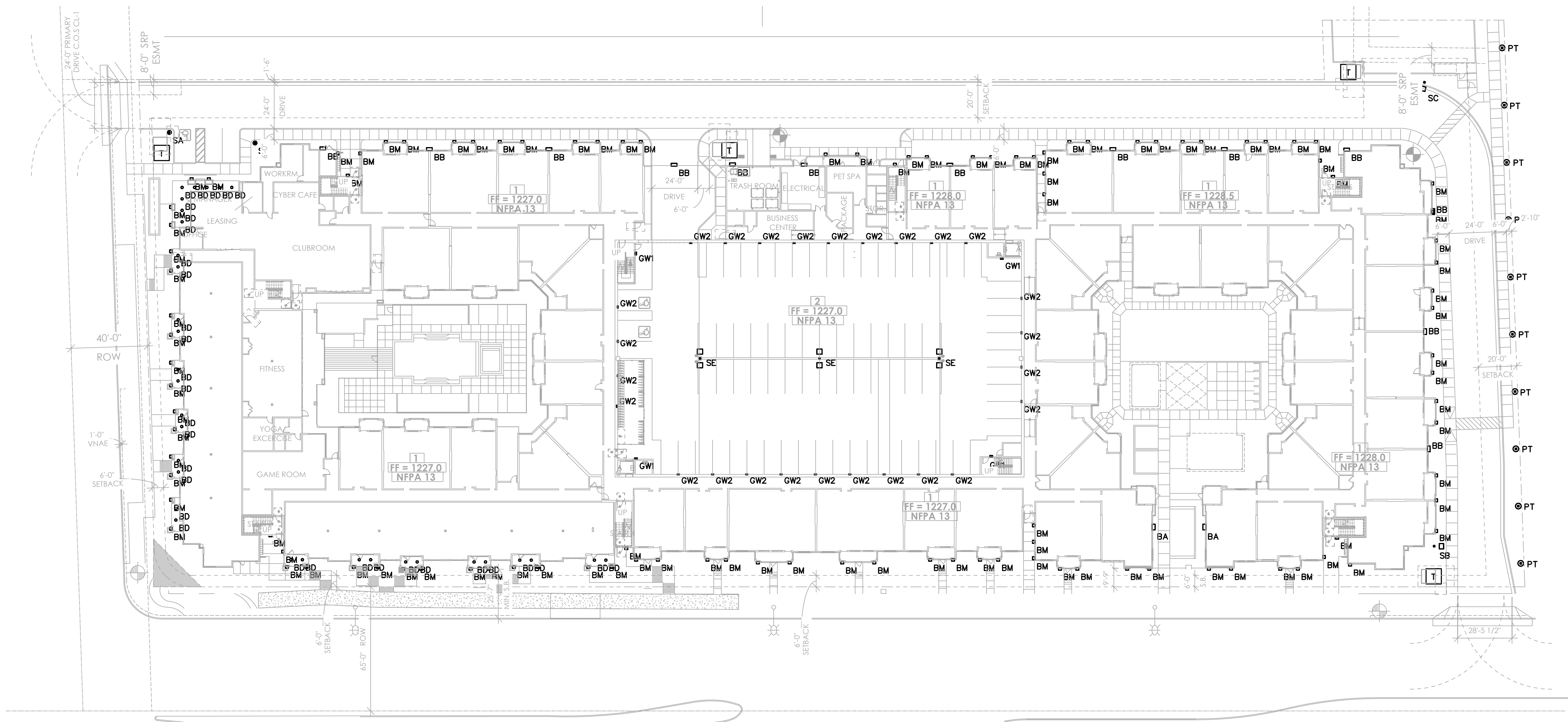
9.1

Symbol	Label	Catalog Number	Description	Lamp
□	SA	LUMUX LIGHTING PL3014/LED/120-277/ D. BRONZE	LED AREA LIGHT, FULLY CUTOFF, TYPE V OPTIC, POLE MOUNT AT +14' T.O.F.	39W LED 3000K
□	SB	HUBBELL LIGHTING - BEACON VPS 36L-65 3K7 3 UNV A DBT F. DARK BRONZE MATTE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, POLE MOUNT AT +15' T.O.F.	65W LED 3000K
□	SC	HUBBELL LIGHTING - BEACON VPS 36L-65 3K7 50M UNV A DBT F. DARK BRONZE MATTE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE V MEDIUM OPTIC, POLE MOUNT AT +15' T.O.F.	65W LED 3000K
□	SD	NOT USED		
□	SE	HUBBELL LIGHTING - BEACON VPS 24L-39 3K7 4W UNV A DBT BC F. DARK BRONZE MATTE FINISH.	LED TWIN AREA LIGHT, FULLY CUTOFF, TYPE 4 WIDE OPTIC WITH BACKSHIELD. POLE MOUNT AT +10' T.O.F.	(2)39W LED 3000K

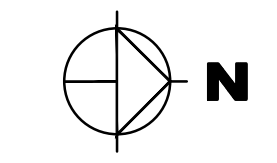
Symbol	Label	Catalog Number	Description	Lamp
□	BA	HUBBELL OUTDOOR LIGHTING LNC3 24L 3K 075 2 1 DBT CS. DARK BRONZE MATTE FINISH.	LED WALL LIGHT, FULLY CUTOFF, TYPE 2 OPTICS, WALL MOUNT AT +12' B.O.F.	60W LED 3000K
□	BB	HUBBELL OUTDOOR LIGHTING LNC3 24L 3K 075 2 1 DBT DARK BRONZE MATTE FINISH.	LED WALL LIGHT, FULLY CUTOFF, TYPE 4 OPTICS, WALL MOUNT AT +12' B.O.F.	60W LED 3000K
○	BD	DMF LIGHTING DRDM N JD DRD2M 07 9 30 GA DRD2T R JD S WH. WHITE FINISH.	LED CEILING LIGHT, SURFACE, MOUNT AT +9' A.F.F.	9.5W LED 3000K
□	BM	SCOTT ARCHITECTURAL LIGHTING S9370-L12 30K PT DB. DARK BRONZE FINISH.	LED WALL LIGHT, FULLY CUTOFF, WALL MOUNT AT +7' B.O.F.	24W LED 3000K

Symbol	Label	Catalog Number	Description	Lamp
□	GW1	HUBBELL OUTDOOR LIGHTING LNC2 9L 3K 070 4 1 DBT CS. DARK BRONZE MATTE FINISH.	LED WALL LIGHT, FULLY CUTOFF, TYPE 4 OPTICS, WALL MOUNT AT +8' B.O.F.	21W LED 3000K
□	GW2	RAB LIGHTING SLIM17FA 15 ADJ. BRONZE FINISH.	LED WALL LIGHT, FULLY CUTOFF, WALL MOUNT AT +4' T.O.F. ALIGN WITH PARKING STRIPE.	15W LED 3000K
⊙	PT	LIGHTWAY INDUSTRIES TR2P-21-LED O1J 2 Z3. WHITE FINISH.	LED POST TOP LIGHT, DIRECT BURIED POLE MOUNT AT +7' T.O.F.	23W LED 3000K

T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO ABOVE FINISHED FLOOR.  
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO ABOVE FINISHED FLOOR.



**ELECTRICAL SITE LIGHTING PLAN**  
1" = 30' - 0"



**NP ENGINEERING INC.**  
4115 N. 15TH AVE  
PHOENIX, AZ 85015  
(602) 265-1559  
PROJECT NO. 2021-258

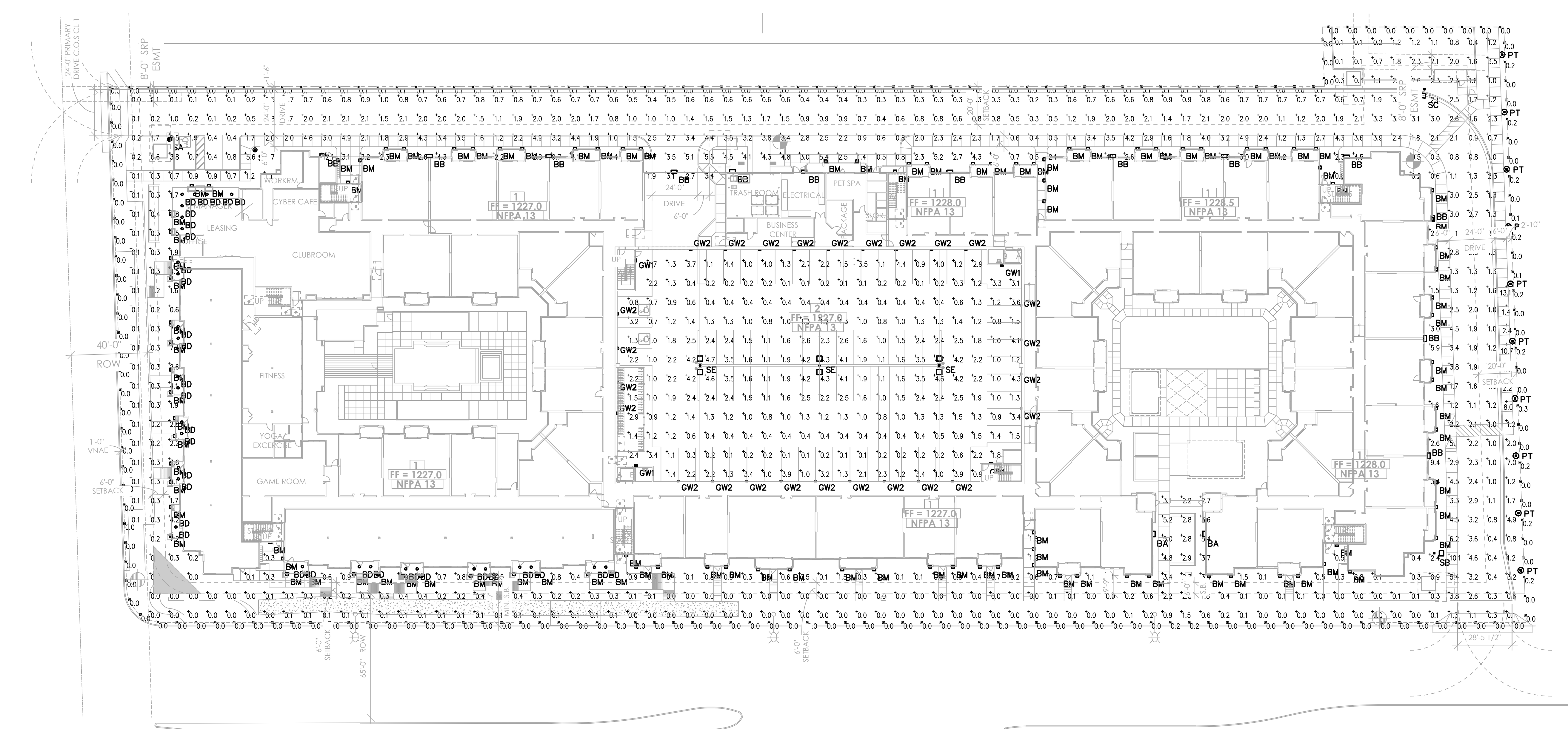
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE CALCS	+	1.5 fc	13.1 fc	0.0 fc	N/A	N/A
SPILL LIGHT AT +6 FT. ABOVE PROPERTY LINE	X	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
ROOF TOP GARAGE CALCS	+	1.6 fc	4.7 fc	0.1 fc	47.0:1	16.0:1

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
SA	SA	2	LUMIX LIGHTING PL5014/LED/120-277/D. BRONZE.	LED AREA LIGHT, FULLY CUTOFF, TYPE V OPTIC. POLE MOUNT AT +14' T.O.F.	39W LED 3000K	Absolute 0.95
SB	SB	1	HUBBELL LIGHTING - BEACON VPS 36L-65 3K7 3 UNV A DBT F. DARK BRONZE MATTE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. POLE MOUNT AT +15' T.O.F.	65W LED 3000K	Absolute 0.95
SC	SC	1	HUBBELL LIGHTING - BEACON VPS 36L-65 3K7 304 UNV A DBT F. DARK BRONZE MATTE FINISH. +15' T.O.F.	LED AREA LIGHT, FULLY CUTOFF, TYPE V MEDIUM OPTIC. POLE MOUNT AT +15' T.O.F.	65W LED 3000K	Absolute 0.95
SD	SD	0	NOT USED			
SE	SE	3	HUBBELL LIGHTING - BEACON VPS 24L-39 3K7 4W UNV A DBT BC F. DARK BRONZE MATTE FINISH. BACKSHIELD. POLE MOUNT AT +10' T.O.F.	LED TWIN AREA LIGHT, FULLY CUTOFF, TYPE 4 WIDE OPTIC WITH BACKSHIELD. POLE MOUNT AT +10' T.O.F.	(2)39W LED 3000K	Absolute 0.95

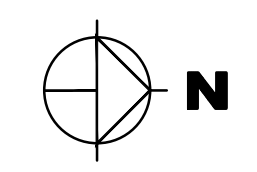
LUMINAIRE SCHEDULE (CONTINUATION)						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
BA	BA	2	HUBBELL OUTDOOR LIGHTING LNC2 24L 3K 075 2 1 DBT CS. DARK BRONZE MATTE FINISH. B.O.F.	LED WALL LIGHT, FULLY CUTOFF, TYPE 2 OPTICS. WALL MOUNT AT +12' B.O.F.	60W LED 3000K	Absolute 0.95
BB	BB	13	HUBBELL OUTDOOR LIGHTING LNC3 24L 3K 075 2 1 DBT CS. DARK BRONZE MATTE FINISH. B.O.F.	LED WALL LIGHT, FULLY CUTOFF, TYPE 4 OPTICS. WALL MOUNT AT +12' B.O.F.	60W LED 3000K	Absolute 0.95
BD	BD	32	DMF LIGHTING DRDM N JD DRDZM 07 9 30 GA DRDZT R JD S WH. WHITE FINISH.	LED CEILING LIGHT, SURFACE MOUNT AT +9' A.F.F.	9.5W LED 3000K	Absolute 0.95
BM	BM	107	SCOTT ARCHITECTURAL LIGHTING S9370-112 30K PT DB. DARK BRONZE FINISH.	LED WALL LIGHT, FULLY CUTOFF, WALL MOUNT AT +7' B.O.F.	24W LED 3000K	Absolute 0.90

LUMINAIRE SCHEDULE (CONTINUATION)						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
GW1	GW1	4	HUBBELL OUTDOOR LIGHTING LNC2 24L 3K 070 4 1 DBT CS. DARK BRONZE MATTE FINISH. B.O.F.	LED WALL LIGHT, FULLY CUTOFF, TYPE 2 OPTICS. WALL MOUNT AT +8' B.O.F.	21W LED 3000K	Absolute 0.95
GW2	GW2	26	RAB LIGHTING SLIM17FA 15 ADJ. BRONZE FINISH.	LED WALL LIGHT, FULLY CUTOFF, WALL MOUNT AT +4' T.O.F. ALIGN WITH PARKING STRIPE.	15W LED 3000K	Absolute 0.95
PT	PT	10	LIGHTWAY INDUSTRIES TRP-21-LED 01J 2 Z3. WHITE FINISH.	LED POST TOP LIGHT. DIRECT BURIED POLE MOUNT AT +7' T.O.F.	23W LED 3000K	Absolute 0.95

T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO ABOVE FINISHED FLOOR.  
 B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO ABOVE FINISHED FLOOR.



**ELECTRICAL SITE PHOTOMETRIC PLAN**  
 1" = 30' - 0"



**NP ENGINEERING INC.**  
 4115 N. 15TH AVE.  
 PHOENIX, AZ 85015  
 (602) 265-1559  
 PROJECT NO. 2021-258



**HUBBELL Outdoor Lighting**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_

### LNC3 MEDIUM LED LITEPAK

**TYPE: BA, BB**

**FEATURES**

- Litepak LNC3 is a mid-sized wallpack in the popular Litepak series
- The LNC3 features luminaires with TR optics and four different lumen packages, multiple distributions and CCT for maximum light level and mounting height flexibility
- Capable of replacing up to 250W HID solutions at over 70% energy savings
- Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources
- Typical mounting heights of 8-20'

24L with diffuser  
 24L without diffuser

**RELATED PRODUCTS**

Ø LNC Ø BNC2 Ø LNC4

**CONTROL TECHNOLOGY**

SiteSense™, NX DISTRIBUTED INTELLIGENCE™, wisCAPE™

**SPECIFICATIONS**

**CONSTRUCTION**

- Die-cast aluminum housing protects components and provides an architectural appearance
- Powder paint finish provides durability in outdoor environments
- Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit
- Zero uplight distributions using individual acrylic LED optics provide IES Type II, III and IV distributions
- CS - Frosted acrylic diffuser option for reduced glare
- CSU - Frosted acrylic diffuser for inverted "up" mounting applications (lens required)

**OPTICS**

- Ambient operating temperature -40°C to 40°C
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Available in 4 or 24 LED configuration
- L70 at 60,000 hrs (Projected per IESNA TM-21-11); see table on page 3 for all values

**INSTALLATION**

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box)

**INSTALLATION (CONTINUED)**

- Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Designed for direct (i.e.) box mount or conduit feed on all four sides in single SKU

**ELECTRICAL**

- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers
- Electronic driver
- 10kA surge protection

**CONTROLS**

- Button photocell control for dusk to dawn energy savings
- 7-pin photo-receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- In addition, LITERAK can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7.
- See ordering information or visit [www.hubbellighting.com/sitesync](http://www.hubbellighting.com/sitesync) for more details

**CERTIFICATIONS**

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Listed to UL1598 and CSA22.2/250.0-24 for wet locations
- Listed to UL1598 and CSA22.2/250.0-24 for wet locations
- IES Assembly
- IDA Approved (D000K configurations)
- 5 year limited warranty
- See HUL Standard Warranty for additional information

**WARRANTY**

- 5 year limited warranty
- See HUL Standard Warranty for additional information

**KEY DATA**

Lumen Range	2,991-7,603
Wattage Range	28-83
Efficacy Range (LPW)	84-115
Fixture Projected Life (Hours)	L70@60K
Weights lbs. (kg)	18.0 (8.2)

Page 18 of 18 - 04/23/20  
 © 2023 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Milliken Blvd • Greenville, SC 29607 | Tel: 864.638.1000 | Website: [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com)

**HUBBELL Outdoor Lighting**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_

### LNC3 MEDIUM LED LITEPAK

**TYPE: BA, BB**

**ORDERING GUIDE**

Example: LNC3-24L-3K-035-2-U-DT-PCU

**ORDERING INFORMATION**

Series	# LEDs	CCT/CRI	Drive Current	ES Distribution	Voltage
LNC3 Medium Litepak Wallpack	24L 24 LEDs	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI	035 350mA 045 450mA 075 750mA 105 1050mA	2 Type II 3 Type III 4 Type IV 5 Type V	U 120-277V B 200V* 2 200V* 3 240V* 4 277V* 5 480V* F 347V*

**FINISH**

BLT Black Matte Textured	PCU Universal Button Photocell	Options
BLS Black Gloss Smooth	7PR 7-pin PCU*	1 Frosted acrylic diffuser
DBT Dark Bronze Matte Textured	SCP Programmable occupancy sensor**	2 Frosted acrylic diffuser
DBS Dark Bronze Gloss Smooth	SWP SiteSync Pre-commissioned wireless controls	CSU Inverted by mounting frosted acrylic diffuser (required for up/inverted fixture installations, factory install only see page 3P)
DTT Dark Bronze Textured	SWP SiteSync Pre-commissioned wireless controls	EH Integral battery backup rated for 1000h
LGS Light Grey Gloss Smooth	SWP SiteSync Pre-commissioned wireless controls	EH Integral battery backup with heater rated for -30°C*
PSS Platinum Silver Smooth	SWP SiteSync Pre-commissioned wireless controls	DOR Dual Drive*
WHT White Matte Textured	SWP SiteSync Pre-commissioned wireless controls	
WHS White Gloss Smooth	SWP SiteSync Pre-commissioned wireless controls	
WGT White Green Textured	SWP SiteSync Pre-commissioned wireless controls	

**ACCESSORIES AND SERVICES (ORDERED SEPARATELY)**

Catalog Number	Description
LNC3-CS	Frosted acrylic comfort shielders, reduces glare and improves uniformity with only 20% lumen reduction
SCR-Remote	Remote Control for SCP, F option. Order at least one per project to program and control the occupancy sensor
SWUSB	SiteSync interface software loaded on USB flash drive for use with owner supplied PC. Windows based only. Includes SiteSync license, software and USB radio bridge node*
SWTAB	Windows tablet and SiteSync interface software. Includes tablet with pre-installed software, SiteSync license and USB radio bridge node*
SWRNG	SiteSync USB radio bridge node only. Order if replacement is required or if an extra bridge node is required
SWPRP	SiteSync 7 pin on fixture module On/Off/Dim, Daylight Sensor '00-480VAC'

**Hubbell Control Solutions - Accessories (Sold Separately)**

NX Distributed Intelligence™  
 NXDPH-IRVD-LINK On-fixture Module (P-pin) On/Off/Dim, Daylight Sensor with HUBBELL Radio and Bluetooth® Radio, 00-480VAC  
 wisCAPE™ Lighting Control  
 WIR-AMEL On-fixture Module (P-pin or 7-pin) On/Off/Dim, Daylight Sensor with wisCAPE Radio, 100-480VAC

For additional information related to these accessories please visit [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com). Options provided for use with integrated sensor please see specification sheet ordering information table for details.

Page 18 of 18 - 04/23/20  
 © 2023 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Milliken Blvd • Greenville, SC 29607 | Tel: 864.638.1000 | Website: [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com)

**SLIM17FA15ADJ**

**TYPE: GW2 RAB**

**Technical Specifications (continued)**

**Construction**

Lens: Polycarbonate lens

**Mounting:** Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

**Cut Off:** Adjustable from 0° (full cutoff) to 90°, 7 settings at 15° each.

**Finish:** Formulated for high durability and long-lasting color

**Green Technology:** Mercury and UV free, RoHS-compliant components.

**Other:**

**5 Year Limited Warranty:** The RAB 5-year limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

**Equivalency:** Equivalent to 70W Metal Halide

**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Dimensions**

**Features**

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming standard

**Ordering Matrix**

Family	Wattage	Style
SLIM17FA	15	ADJ

15 = 15W ADJ = Angle Adjustable 30 = 30W

Need help? Tech help line: (888) 722-1000 Email: [sales@rablighting.com](mailto:sales@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 2 of 2

**DRD2 & OneFrame**

**Fixed Downlighting System**

New Construction  
 Deep Junction Box

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
 Product Code: \_\_\_\_\_ Date: \_\_\_\_\_

**TYPE: BD**

**Modular Design** Flexibility during and after installation with interchangeable modules, optics and trims

**Quick Install** Integrated driver and plug-and-play connection require no wiring

**High Performance** Precise lighting control without sacrificing stellar efficiency

**Enhanced Dimming** Smooth, flicker-free dimming down to 1%

**Spec Sheet V - 06.01.21**

**OPTICAL**

Delivered Lumens (Power)  
 750 lm (8.9W), 1000 lm (12.8W), 1250 lm (14.3W)

Color Quality  
 93+ CRI, 2-step SDCM

Color Temperature  
 2700K, 3000K, 3500K, 4000K, Warm Dim (3000-1800K)

Beam Spread  
 Narrow Spot (15°), General (90°+), Spot (25°), Linear (40" x 20"), Flood (40°), Soft Focus, Wide Flood (60°)

Specialty Lens  
 Hexcell Louver

**PHYSICAL**

Application  
 New Construction, Poured Concrete

Aperture  
 4" Octagonal Deep Junction Box

Ceiling Thickness  
 1/2" up to 1 1/4"

Available Trims  
 Round Beveled, Square, Hyperbolic, Pinhole, Beveled Pinhole, Wall Wash, Decorative, Flangeless, Dead Front

Trim Finish  
 White, Black, Silver, Custom

**ELECTRICAL & CONTROLS**

Input Voltage  
 120/277V

1% Dimming  
 TRIAC/ELV, 0-10V, Lutron EcoSystem

**RATINGS**

Housing  
 Code compliant for use in fire-rated assemblies up to a maximum of 2-hours

STC/NC Sound Rated

ASTM E283 Certified Air Tight

IC (Insulation Contact) Rated

Module  
 UL Listed for Wet Location

DMF LIGHTING 1118 E. 2323rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com  
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**dmf**

**DRD2 & OneFrame**

**Fixed Downlighting System**

**TYPE: BD**

**PRODUCT BUILDER**

**ONEFRAME HOUSING**

PRODUCT CODE	APPLICATION	APERTURE	DIMMING	OPTION
DRD2H	New Construction	DC Deep Junction Box JC Deep Junction Box, Concrete Tight†	1000 Integrated TRIAC/ELV or 0-10V 70 0-10V† for EM, 750 lm 100 0-10V† for EM, 1000 lm 100W 0-10V† for EM, 1000 lm, Warm Dim 120 0-10V† for EM, 1250 lm 70 Lutron EcoSystem†, 750 lm 10C Lutron EcoSystem†, 1000 lm 10CW Lutron EcoSystem†, 1000 lm, Warm Dim 12C Lutron EcoSystem†, 1250 lm	EM Emergency Battery†, Integrated Test Switch EMS Emergency Battery†, Remote Test Switch

**DRD2 MODULE**

PRODUCT CODE	LUMENS	CRI	CCT	BEAM SPREAD	SPECIALTY LENS	DIMMING
DRD2M	750 lm	93+ CRI	27 2700K 30 3000K 35 3500K 40 4000K	GA General Ambient (90°+) NS Narrow Spot (15°)* SP Spot (25°) FL Flood (40°) WF Wide Flood (60°) LS Linear Spread (40" x 20") SF Soft Focus	10000 None H Hexcell†	T Integrated TRIAC/ELV O Integrated 0-10V A Alternate for use with EM or Lutron EcoSystem

**ONEFRAME TRIM**

PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH	OPTION
DRD2T	Round S Square†	DC Deep Junction Box	B Beveled H Hyperbolic† P Pinhole† B Beveled Pinhole† W Wall Wash†	WH White BK Black SW Silver Reflector, White Flange CC Custom Color FL Flangeless DF Dead Front EM Emergency	None DOF Decorative: Open, Frosted DOF Decorative: Closed, Frosted DOF Decorative: Closed, Clear, Frosted Sides DOF Decorative: Closed, Clear, Frosted Inside FL Flangeless DF Dead Front EM Emergency

† Flangeless Mud Plate (required for Flangeless Trim)

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**S9370 Series**

**Fixed Downlighting System**

**TYPE: BM**

**ORDER AS A COMPLETE UNIT:**  
 Model No. + Lamp Code + CCT + Finish + Option Code  
 S9370-L10 + 27K + PT + Option

**FINISHES**  
 PT Powder Coated Finishes\*  
 \*(Specify Color Code from the list of Powder Coating Finishes [except interior only metallics])

**OPTIONS**  
 EML Remote 10W Emergency LED Battery Backup (Requires Additional Power Cable)

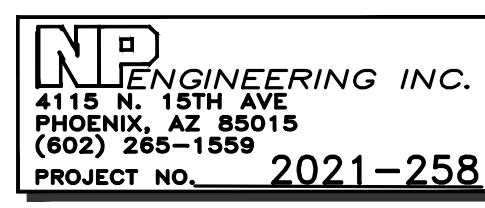
**LIGHT OUTPUT**  
 LUX = 23.6 LPW Delivered Lumens (Example: L12 = 12 x 23.6 = 283.2 Lumens)

**FEATURES**

- Solid Aluminum Material
- Solid Top
- Clear Linear Spread Glass Lens
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

**Try our new Shimmer Metallic Paints. Formulated for Exterior Conditions.**

www.ScottArchLighting.com | Tel: (707) 864-2172 | Fax: (707) 864-2182  
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December 28, 2021

**RE: 1000 N. Scottsdale Road - Forthcoming Development Review Applications - (Pre-Application # 929-PA-2017)**

Dear Property Owners or Interested Citizen:

Our office represents Dolce Vita Development Company, LLC ("Dolce Vita") with respect to the roughly 4.8-acre property at the northwest corner of Scottsdale Road and Continental Drive in Scottsdale (APN # 129-13-002L) as seen on the attached aerial exhibit. In late 2020, the City Council approved a rezoning of this property to allow for the development of a mixed use, multifamily residential and commercial / retail project. The purpose of this letter is simply to inform you that Dolce Vita is now taking the next steps in making this exciting project a reality by filing the required Development Review (DR) application with the City of Scottsdale.

As you may recall, the property was approved for a 4-story building with 281 residential units and over 10,000 square feet of commercial / retail space. The unique design includes two (2) distinct, oversized exterior courtyards. Commercial space is located at the hard corner of Scottsdale and Continental Roads. Residential units wrap the hidden interior parking garage and also front onto Scottsdale Road where a series of pedestrian connections and new hardscape and landscape improvements will vastly improve the pedestrian experience.

A hearing before the Development Review Board (DRB) has not yet been scheduled to review this case. In the future, you should receive notifications from the City regarding the application request and hearing schedule. Please note, the DRB evaluates the architectural design and layout of the project. The proposed uses, building height, density and building envelope have already been established and approved by the City Council. The property is zoned Planned Unit Development (PUD) which already permits the proposed use.

Should you have any additional questions or wish to discuss this project, feel free to contact me at 602.230.0600 or at [George@WitheyMorris.com](mailto:George@WitheyMorris.com). You can also reach the City's Project Coordinator, Greg Bloemberg at 480.312.4306 or at [Gbloemberg@Scottsdaleaz.gov](mailto:Gbloemberg@Scottsdaleaz.gov). Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/planning-development/projects-in-process>.

Again, I would be happy to speak with you regarding this application - 602.230.0600 or [George@WitheyMorris.com](mailto:George@WitheyMorris.com). Thank you for your time and consideration.

Sincerely,  
WITHEY MORRIS P.L.C.

By   
George Pasquel III

Enclosures

**ATTACHMENT #20**

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016



January 14, 2022

**RE: 1000 N. Scottsdale Road - Forthcoming Development Review Applications - (Pre-Application # 929-PA-2017)**

Dear Property Owners or Interested Citizen:

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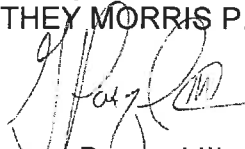
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Sincerely,  
WITHEY MORRIS P.L.C.

By   
George Pasquel III

Enclosures



# Aerial Map

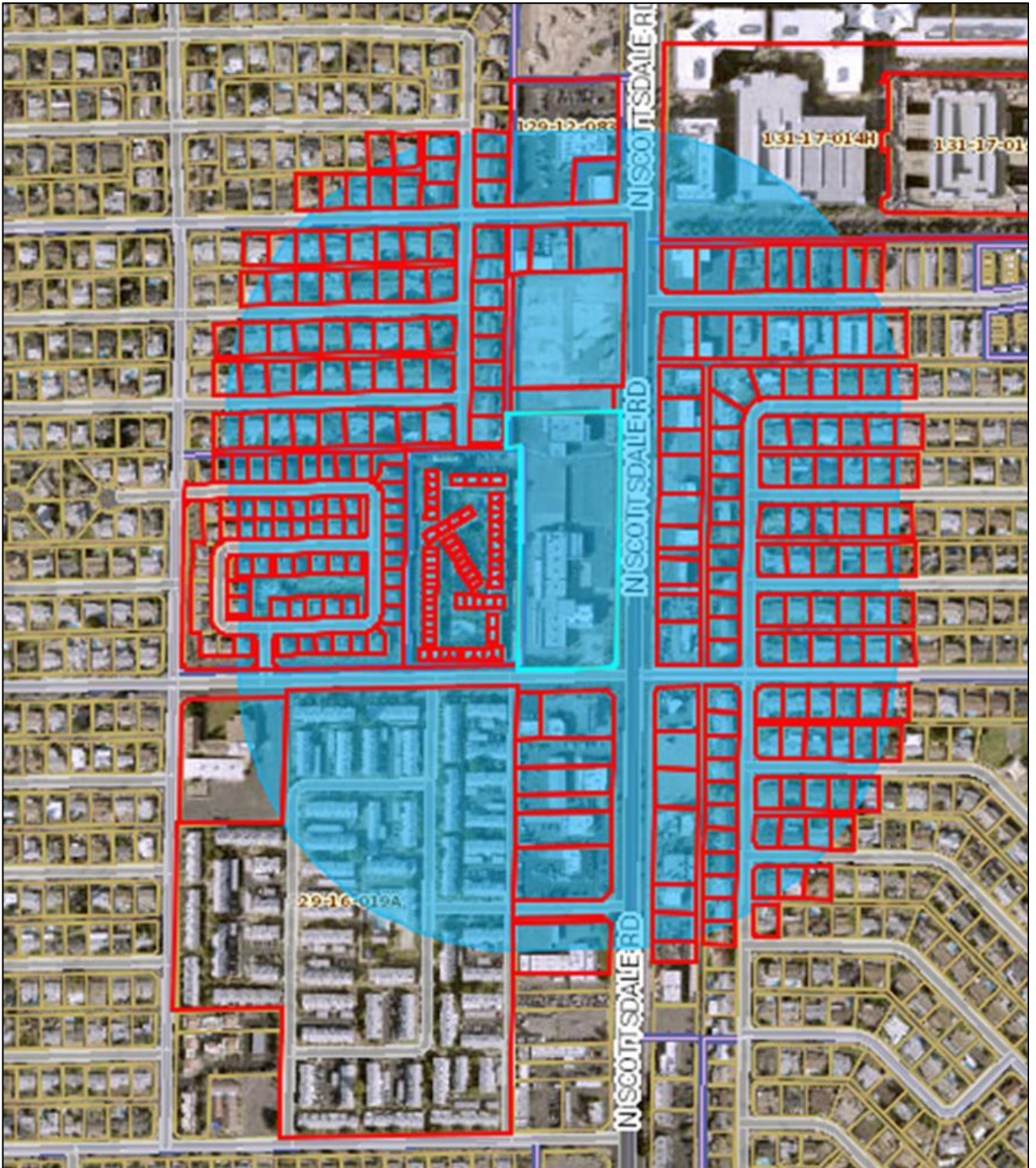


1000 N. Scottsdale Rd





# 800 ft Mailing Aerial



1000 N. Scottsdale Road



## George Pasquel

---

**From:** George Pasquel  
**Sent:** Tuesday, November 9, 2021 3:21 PM  
**To:** planninginfo@scottsdaleaz.gov  
**Cc:** Bloemberg, Greg  
**Subject:** HOA Request - Continental DRB - 1000 N. Scottsdale Road  
**Attachments:** Request for Neighborhood Group - 1000 N. Scottsdale Rd.pdf

See attached request. Thank you

### George A. Pasquel III

Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Suite A-212  
Phoenix, Arizona 85016  
Office: 602-230-0600  
Fax: 602-212-1787

[george@witheymorris.com](mailto:george@witheymorris.com)

[www.witheymorris.com](http://www.witheymorris.com)



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**From:** [NoReply](#)  
**To:** [Projectinput](#)  
**Subject:** No on Bella Alba  
**Date:** Thursday, February 17, 2022 5:59:33 PM

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This area does not need anymore multi-housing units. The city is not improving the infrastructure or widening the streets. We cannot keep sustaining these large units. Build in North Scottsdale if you must, but stop ruining the charm of South Scottsdale. -- sent by Paula Watkins (case# 1-DR-2022)

City of Scottsdale



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