DEVELOPMENT REVIEW BOARD

REPORT



Meeting Date: June 16, 2022

General Plan Element: Character and Design

General Plan Goal: Foster quality design that enhances Scottsdale as a unique

southwestern desert community.

ACTION

Portico aka Belgravia One Scottsdale PUII 30-DR-2021#2 Request for approval of the site plan, landscape plan, and building elevations for eight (8) new, 5-story multi-family residential buildings with 112 units in 97,000 square feet of building area, on a +/- 5.4-acre site.

SUMMARY

Staff Recommendation

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

Key Issues

Proposed location of the entry gate and associated KNOX key switch

Items for Consideration

- Conformance with Development Review Board Criteria staff confirms
- Integration of Sensitive Design Principles staff confirms
- One Scottsdale Master Environmental Design Concept Plan (MEDCP)
- Open space and pedestrian pathway along the eastern property line
- No community input received as of the date of this report

BACKGROUND

Location: 19701 N. Scottsdale Road

Zoning: Planned Community (P-C), with Planned Regional Center

(PRC) comparable zoning

Adjacent Uses

North: Mixed residential/commercial (Streetlights Development)

East: Vacant, undeveloped land owned by the Arizona State Land

Department

South: Vacant, undeveloped land within One Scottsdale Planning Unit I

West: Vacant, undeveloped land with the City of Phoenix

Property Owner

Michael F. Burke, One Scottsdale Investors

480-367-7000

Applicant

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

Architect/Designer

Demetrios Straviranos, KTGY

312-549-4900

Engineer

Darin Moore, Wood Patel 602-335-8500



DEVELOPMENT PROPOSAL

The applicant is requesting approval of the site plan, landscape plan, and building elevations for eight (8) new, 5-story multi-family residential buildings, consisting of 112 units in a total of 97,000 square feet, on a +/- 5.4-acre site, which is part of the larger One Scottsdale Planning Unit II development.

According to DS&PM Chapter 2, the requirements for KNOX key switch and entry gate location for a development containing over fifty (50) units requires that they both be located a minimum of seventy-five (75) feet from the back of the street curb. The current proposed location of the KNOX switch is approximately 26' from the back of curb and the proposed gate location is approximately 54' from the back of curb. The applicant states that the proposed locations of both the KNOX switch and entry gate are at a sufficient distance to meet the vehicular capacity required for this specific development.

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 several design elements that align with the City's goal of sustainability including deep roof overhangs that provide shade for top floor windows while lower floor windows and openings are protected and shaded by arcades and colonnades.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the One Scottsdale PU II by Portico Residential development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Chris Zimmer Planner
	480-312-2347 czimmer@ScottsdaleAZ.gov

APPROVED BY

6/6/2022

Christopher Zimmer, Report Author Date

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager

Date

Development Review Board Liaison

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ATTACHMENTS

- 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. Site Plan
- 8. Open Space Plan
- 9. Landscape Plan
- 10. Refuse Plans
- 11. Building Elevations & Material/Color Schedule
- 12. Perspectives
- 13. Exterior Photometrics Plan
- 14. Exterior Lighting Cutsheets
- 15. Zoning Map
- 16. Neighborhood Outreach Report

June 08, 2022

Date



Context Aerial 30-DR-2021#2





PORTICO ONE SCOTTSDALE

ONE SCOTTSDALE - PLANNING UNIT II

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

JANUARY 17, 2022 REVISED: APRIL 13, 2022

REQUEST

On behalf of BG One Scottsdale LLC ("BG") and DMB Associates, Inc. ("DMB"), the following is a request for the approval of an ownership residential community within Planning Unit II, which is south of Legacy Boulevard within One Scottsdale ("Property"). The proposal, approximately 5.4 acres, requests Development Review Board ("DRB") approval for the building elevations and site plan for the residential project ("Project").

DEVELOPMENT OVERVIEW

One Scottsdale

One Scottsdale is located at the northeast corner of Scottsdale Road and the Loop 101 freeway. One Scottsdale is planned to be a mixed-use development on the north side of the Loop 101 freeway along Scottsdale Road. At build-out, it is anticipated there will be approximately 2,866,145 million square feet of commercial, office and retail uses, 400 hotel rooms and up to 2,000 residential units, all of which is in conformance with the zoning and other regulating documents approved by the City in 2002 ("2002 Entitlements") and an update to the rezoning in 2016 ("2016 Entitlements"). One Scottsdale is envisioned as a vibrant destination with active daytime and nighttime uses for its residents and others throughout the area.

Part of the 2002 & 2016 Entitlements are master plans for water, wastewater, drainage, transportation, and environmental design. The Project conforms to these master plans. A Master Environmental Design Concept Plan ("MEDCP") was approved by the DRB that includes landscape, hardscape, architectural styles, and other design features for One Scottsdale.

One Scottsdale - Planning Unit II

Planning Unit II within, One Scottsdale, is bounded by Legacy Boulevard on the north, Scottsdale Road on the west, Loop 101 on the south, and the western boundary of Arizona State Land Department ("ASLD") land on the east. The Land Use Budget ("Budget") for One Scottsdale allows for a mixture of residential, hotel and commercial/retail/office uses within Planning Unit II. The Budget is specific for Planning Unit II as to the maximum number of residential units, residential densities in certain areas, varying height



limitations and a requirement for ownership residential units. The Project is located on the eastern portion of Planning Unit II, just south the Streetlights residential project (Case # 30-DR-2021) and conforms to all the requirements and development standards set forth in the 2002 & 2016 Entitlements.

The Project and Surrounding Improvements

The site is directly west of vacant ASLD property. Further to the east, the Cavasson master planned project is under development. To the north, the Streetlights apartment project is in the City's DRB review and approval process. To the west, within Planning Unit II, is developable property and a current excavated hole, once planned for underground parking. Further west across Scottsdale Road is the City of Phoenix which is planned for dense and intense mixture of land uses. To the south is the remainder of One Scottsdale within Planning Unit II and the existing Dial/Henkel office building. The access points to the Property from Scottsdale Road and Legacy Boulevard were approved as part of the 2002 entitlements.

REQUEST

Site Plan

The request is to approve building elevations and a site plan for a 5.4 +/- acre parcel. The parcel includes a thirty (30) foot wide drainage and open space corridor easement along the east side of Planning Unit II. To the west side of the parcel will be a newly dedicated private street tract in conformance with the street standards from Schedule F of the 2002 Entitlements. There will be one central access point to the residential project from the west side of the site with a proposed gated entry. Vehicles (emergency, solid waste, residents, and visitors alike) will be able to utilize an internal street system to access the proposed nine (9) residential buildings. Just past the gated entry is an indoor and outdoor amenity area for the future residents.

The two (2) largest buildings are long the west side of the site with the remainder of the seven (7) smaller buildings placed in two (2) rows facing primarily east/west on the site. The property shares east/west pedestrian easements along the north and south sides of the property for 360 degree pedestrian activity around the project.

While providing the owner-exclusivity of a gated community typical in the luxury condominium market, by utilizing a view fence at the perimeter of the project, the new neighborhood will also offer greater visual transparency and connectivity to the planned residential enclave along the east side of Planning Unit II.

Internal sidewalks are also provided for residents and guests. Parking for the residential units are within the buildings on the ground floor. Guest parking is at grade in key locations throughout the site. Additional guest parking is provided along the private street tract along the west side of the project, outside the project gates.

Parking – Request for Development Review Board approval of alternative sized spaces

The project intends to utilize ground floor enclosed parking garages for the residential units. Zoning Ordinance Section 9.106.B. requires parking configurations to be in conformance with Figure 9.106.A & B. to allow parking stalls adjacent to column or obstructions to have a 3-foot-wide minimum access aisle



adjacent to these spaces. Since this is a private security door entrance only garage, there is no need to widen the buildings to allow for these three (3) foot aisles as the locations are just for homeowners who know and understand the size and parking space configurations of the spaces they are purchasing. Section 9.106 c. states that where special circumstances exist, such as, but not limited to, a lot size, the Development Review Board may approve parking space sizes different from the requirements of the sections of 9.106.A.1. and Table 9.106.A.; but may not approve aisle sizes different from the requirements of Table 9.106.A. The spaces are identified with an asterisk on sheet A 2.0, A 2.2 and A 2.5 of the submittal.

We are respectfully requesting the DRB to approve the parking plans included within the DRB submittal as designed. We feel the following 'special circumstances' warrant this minor parking space design approval:

- The project is for-sale condominiums with assigned parking for each owner. Residents will select the parking spaces at the time of contract and will be completely familiar with the parking environment and maneuvering required to access "end spaces" or "spaces adjacent to walls or obstructions" which is not the case in a public garage;
- 2. Almost all condominiums in the project will be assigned two parking spaces. None of the spaces requesting approval (9.106.A.1.c) will be assigned to condominiums only receiving one space. The spaces requesting approval will always be grouped with an adjacent standard space to ensure additional ease of parking for the resident;
- 3. Spaces located at the end of row will not be subject to "passing traffic" or other interior circulation as may be the case in a public parking garage;
- 4. Column locations have been moved from the first DRB submittal to eliminate all conditions of end spaces also being adjacent to a column;
- 5. Throughout the seven (7) A through G buildings, the parking aisle is 24' 8", wider than the 24' required by code, which will aid in parking maneuverability;
- 6. To be in compliance with Figure 9.106.A & B would reduce sidewalk widths, impact circulation and maneuverability, and reduce site greenspace;
- 7. Interior spaces are not for "public" use or guest parking;
- 8. All interior columns are located within the allowable 3ft distance from each end of the parking stall dimension.
- 9. All guest and visitor parking will meet all City parking requirements.

Architecture

The parcel is located within an area of One Scottsdale that allows for buildings up to ninety (90) feet in height. Because certain thresholds have not been met allowing for the use of the extra building height, the proposed buildings are designed at a maximum height of sixty (60) feet.

Architecturally, the character of the development is Contemporary as defined by the MEDCP, however the site planning principles used to design the project fall under the Classic Urban characterization. This helps to creates a less suburban and far more walkable urban neighborhood experience.

Rather than providing a large, single monolithic building mass, the project is envisioned as a series of seven smaller buildings, plus two additional more moderately-sized buildings, all oriented in an East-West direction. This siting provides enhanced opportunities for light transmission within a greater majority of the units, and better sightlines for views towards the scenic McDowell Mountains.



The Contemporary design language is expressed through a series of well-proportioned, rectilinear "frame" elements that appear to visually float above their respective buildings' bases. Iconic portico features located at the main entrance to the development, as well as all building entryways, serve to unify the entire development while functionally providing shading and protection from the elements. These porticos are the source of inspiration for the development's name.

Sun shading is an important design element that has been integrated into the composition of the building's facade. Shading is provided on the buildings in one of two ways. One, through the use of horizonal solar baffles between the "frames" to shade the vertical surfaces of the building. Two, by the use of deep balconies, adjacent to living spaces, that provide protected outdoor living areas and valuable shade for the building.

Materials are used to emphasize the overall building concept of open rectilinear frames punctuated with deep balconies and openings over a solid monochromatic base. The base is clad in masonry and metal panel that serves as a transition to the desert landscape. The four upper residential floors above are clad in a highly energy efficient exterior insulation finish system, accented with simulated wood, metal panel, and high-performance glazing systems.

Tasteful lighting at the base of each building is used to create a walkable pedestrian experience between buildings.

Open Space

The proposed residential project will provide internal residential amenities and open space. The project is bounded on the South and East sides with approximately thirty (30) foot wide landscape, pedestrian, and open space buffers and on the north side by an open dedicated fire-lane, constructed and maintained by the adjacent property to the north. These open spaces and pedestrian areas will connect to and from the site to allow the residents access to the paths and trails around One Scottsdale and other points off-site.

DEVELOPMENT REVIEW BOARD CRITERIA

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

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - **Response:** One Scottsdale has an approved zoning case and development agreement which sets forth the zoning entitlements for the Property. Master plan requirements and amended development standards provide for a cohesive yet flexible construct for development on the Property. The Project is within the character approved for One Scottsdale through its approved MEDCP and zoning entitlements.
- 2. The architectural character, landscaping and master plan design of the proposed development shall:



- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.
- b. Avoid excessive variety and monotonous repetition.
- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.

Response: The design character of the area will be enhanced and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings will be contemporary in nature.

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

The design of the Master Plan's built environment responds to the desert environment and pedestrian environment through the use of large, recessed balconies, thoughtfully designed sunshades, and enhanced landscaping at pedestrian connections. The use of high performance glazing will help to reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.

- Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - d. 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 Property is neither in the ESL or the Historic Property Overlay.

4. 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: One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 & 2016 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000's. The site is surrounded by access with Legacy Boulevard to the north, Scottsdale Road to the west, the Loop 101 Freeway frontage road and interchange on the south and private tracts for private streets to serve the Property. The design of the site plan will enable full access through the site for residents of the multi-family project from the private street tract. This private street will connect to Legacy Boulevard on the north down to the existing Henkel Way on the south and the freeway frontage road.

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



Response: This portion of One Scottsdale restricts building height per the 2002 & 2016 Entitlements. This parcel falls within an area of One Scottsdale that allows for ninety (90) feet in height. However, per the 2016 Entitlements, certain development thresholds need to occur before any building can utilize building heights greater than sixty (60) feet in this area of Planning Unit II. All mechanical equipment, appurtenances and utilities and their associated screening will be integral to the building design, but may be above the sixty-foot (60') building height limit.

- 6. 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.

Response: The Property is not within the Downtown Area.

- 7. 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.

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



Additional Project Narrative Development Review Board Criteria

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

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

Response: The zoning case was approved in 2002 in conformance with the City's General Plan. The zoning also pre-dates the applicable Greater Airpark Character Area Plan ("GACAP"). The GACAP indicates this area as an Airpark Mixed Use – Residential (AMU-R) land use. With the residential, employment and support commercial uses approved for One Scottsdale, the project implements the desired land uses indicated with the AMU-R goals and policies. The GACAP Conceptual Development Types map designates the Property as a mixture of higher scale (southern portion) and medium scale (norther portion). The proposed building heights and site design are consistent with this designation and the more restrictive height stipulations from the zoning case. The amended development standards are a part of the zoning designation for the Property. The Project complies with and implements the MEDCP character and design. The zoning case stipulated an average 100' wide scenic corridor with a 60' wide minimum. This parcel does not impact the scenic corridor requirements of the 2002 & 2016 Entitlements.

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

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

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

Response: The Project creates an additional residential project to the evolving mixed-use project. With proposed hotel, commercial and office uses beginning to develop north of Legacy Boulevard within One Scottsdale's Planning Unit III, the proposed residential development will increase the mixture of uses while implementing 360 degree architecture to respond to its adjacent residential neighbor and the views to the east to the McDowell Mountains. A generous scenic corridor, east side open space corridors and gradual stepping of the site from north to south will ensure the development plans fit into the existing surrounding and developed context of the area.



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

Response: The site plan is designed with access from a private street tract along the west side of the parcel. This access will be a private street standard consistent with the street sections from the 2002 Entitlements. This will initially allow vehicles, bicycles, and pedestrians convenient access to the public streets adjacent to One Scottsdale. The future scenic corridor will provide for a sidewalk and trail. The master pedestrian plan demonstrates the many paths within the site and connections off the Property. The design and function of the private street adjacent to the site provides for convenient vehicle and pedestrian access from other One Scottsdale uses. The multiple access points from Scottsdale Road, Legacy Boulevard, Thompson Peak Parkway, and the Loop 101 frontage road provides for safe and convenient access plan and fulfills this DRB criterion.

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

Response: One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. The architectural style of the proposed residential project is contemporary. The adjacent Streetlights residential project is more traditional in design. Architectural contrast and variety is the goal of the overall evolution of buildings within One Scottsdale. A Contemporary design language fits contextually with the currently approved architectural character in Planning Unit II with the Dial/Henkel building on the south end of Planning Unit II.

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

Response: Mechanical equipment and their associated screening will be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls or landscape elements, or if located on the roof thru the use of architectural screening compatible with the architecture of the building. Rooftop mechanical equipment will be visually screened by raised façade parapets incorporated into the overall design concept without impeding air flow to such equipment.

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

Response: Pedestrian areas and building entrances will be heavily shaded thru the use of landscape features and/or architectural building elements. The scale of the residential buildings with the existing residential development directly to the north of the site. All sides of the buildings will have consistent architectural detail and character for "four-sided-architecture". Changes in the use or location of exterior building materials, colors, and/or textures will occur in a logical and well thought out fashion.



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

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

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

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

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

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

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

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

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

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

SCOTTSDALE SENSITIVE DESIGN PRINCPLES

- 1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - o Building design should be sensitive to the evolving context of an area over time.

Response: Architecturally, the Project will express a carefully considered contemporary design language sympathetic to the existing office building located at the NE corner of Scottsdale Rd and the 101 while maintaining a softer residential-focused design. Utilizing the highest quality of energy efficient materials, facades will implement a diversity of architectural textures and detailing. The contemporary ethic will offer a timeless addition to the overall vision of One Scottsdale by striking a balance between the office and residential components.

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



- Scenic views of the Sonoran Desert and mountains
- Archaeological and historical resources

Response: The Project is envisioned as a series of 9 total buildings, oriented in an East-West direction. This siting provides enhanced opportunities for light transmission within a greater majority of the units, and better sightlines for views towards the scenic McDowell Mountains.

- 3. Development should be sensitive to existing topography and landscaping.
 - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: Prior to the start of the Project, the site had been master planned for drainage and utility infrastructure. As a result, the site does not currently match exact historical grades for the site. However, existing site topography still generally conforms to historical drainage routes and elevations. The existing site topography is highest on the north edge of the property boundary at an approximate elevation of 1631, and drops from the north to the south, to an elevation of approximately 1618. The south third of the parcel includes a drop in grade sloped at approximately 4:1. The Project will be designed to align with north to south grade change, with revisions to mitigate steep grade drops within the site. Building Finish Floor elevations will be stepped in coordination with the grade changes. Retaining walls are proposed to be installed along the north and south sides of the Project in order to match existing grades at the property boundaries.

Response: The existing site was previously 100% graded. The terrain will be matched to those existing conditions. Where feasible and not encumbered by utilities, fire access, drainage, or adjacent influences the site will attempt to incorporate natural shapes.

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

Response: The native trees and cacti will be salvaged for reuse on the site. The eastern edge of the site will be blended with the exiting native landscape character incorporating complimentary Sonoran Desert plant material. The landscape on the west, north and south edges will be low water use and compatible with other One Scottsdale parcels in this portion of the development and as characterized in the EDMP.

- 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
 - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

Response: The streetscape utilizes a combination of colored concrete, decorative paving, fixed seating, pots, low voltage lighting and well-coordinated above and below grade utilities. The alignment and pedestrian connections are linked to the development to the north for continuity of circulation. Street trees are placed to provide shade and comfort and scale for pedestrians, cars, while also providing architectural scale.



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: In addition to vehicular traffic, access throughout the site will also be provided for walking and cycling. Bicycle use will be facilitated by providing the residents with indoor bike storage. Access to a perimeter walking and riding path is provided directly from the site for use by the residents.

- 7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: Sun shading and overall Project identity are addressed through the use of iconic "portico" features located at the main entrance to the development as well as all building entryways. All pedestrian routes on the site will receive both tree and scaled architectural shade for pedestrian use. Street trees are anticipated as an integral shade element. Additionally, each amenity intends to incorporate a combination of trees, architectural shade, and umbrellas to promote outdoor use. The residents will be connected to the eastern One Scottsdale development walk via a pedestrian gate located at the midpoint of the eastern property along with two pedestrian access points at the main western entry.

- 8. Buildings should be designed with a logical hierarchy of masses:
 - To control the visual impact of a building's height and size
 - To highlight important building volumes and features, such as the building entry.

Response: Rather than providing a large, single monotonous building mass, the Project is envisioned as a series of seven smaller buildings, plus two additional more moderately-sized buildings, all oriented in an East-West direction. This siting provides enhanced opportunities for light transmission within a greater majority of the units, and better sightlines for views towards the scenic McDowell Mountains. The porticos are employed to step the scale of the building down at the entries while providing shade.

- 9. The design of the built environment should respond to the desert environment:
 - Interior spaces should be extended into the outdoors both physically and visually when appropriate
 - o Materials with colors and coarse textures associated with this region should be utilized.
 - A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
 - Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The promotion of indoor/outdoor activity will be a key feature of the project with each unit providing a generously sized, covered exterior terrace to extend the living experience to



encompass both the indoors and outdoors. Varying colors, material accents, and textures will be applied to create a dynamic blend with the natural environment. Sunshade structures will be incorporated into the overall design and shall be featured as major design elements

- 10. Developments should strive to incorporate sustainable and healthy building practices and products.
 - o Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: Materials at the parking/lobby base shall consist of masonry and architectural metal panel with the exterior wall assemblies of the four residential floors above having wall assemblies constructed with a high overall U-value and clad in an energy efficient exterior "outsulation" system with high-performance glazing.

- 11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
 - The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
 - The landscaping should complement the built environment while relating to the various uses.

Response: The landscape will utilize a variety of tree and shrub sizes including salvaged materials consistent with the C.O.S. guidelines. Plant material will be selected to compliment the urban character of the western edges while blending with the north, south and eastern conditions. Plant material will be arranged to enhance the architecture and pedestrian environments in density variety and location. The landscape design will respond to the architecture and uses including streets, amenities, and pool environments.

- 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
 - Water, as a landscape element, should be used judiciously
 - Water features should be placed in locations with high pedestrian activity.

Response: The landscape will be watered with a drip irrigation system that will be zoned by trees, shrub, and exposures.

- 13. The extent and quality of lighting should be integrally designed as part of the built environment.
 - A balance should occur between the ambient light levels and designated focal lighting needs.
 - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: Tasteful lighting at the base of each building is used to create a walkable pedestrian experience between buildings.



- 14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.
 - Signage should be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility.

Response: Iconic portico features located at the main entrance to the development, as well as all building entryways will serve to provide integrated signage and branding opportunities throughout the entire project.

SUMMARY

The request is to approve a five (5) story (four stories of residential over one story parking) residential project within One Scottsdale's Planning Unit II. This proposal, along with the proposed apartment project directly to the north, will provide for a continuous residential enclave within One Scottsdale along its eastern border. This project will take advantage of the view corridors to the mountains to the east while having minimal visual impact from Scottsdale Road or other nearby public roads. The proposed development conforms to the 2002 & 2016 Entitlements. The proposed 112 ownership residential units will assist in meeting one of the stipulations from the 2016 Entitlements regarding percentage of residential units being for-sale units. When fully developed, the proposed 5.4-acre site will provide for another type of high quality residential lifestyle for One Scottsdale and this area of the City. We respectfully request the DRB's approval of the Request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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 per the existing zoning and entitlements, the proposed development fulfills the goals of the previously approved zoning and planned uses for the land. The proposed development is in compliance with the Scottsdale General Plan, which designated this Property as Mixed-Use Neighborhoods, with Regional Use District Overlay. The development is also in compliance with the Greater Airport Character Area Plan which supports medium-to higher scale development. The proposed development is in compliance with the applicable stipulations from Zoning Case #20-ZN-2002#3 which stipulates the Project to building height limitations. The proposed development is in compliance with these height requirements.
 - Staff finds that the General Plan land use designation for this site is Mixed-Use Neighborhoods. The property is planned to have a mix of office and commercial uses. The site is also located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, and hotel uses. The proposed development conforms to the One Scottsdale PU II Development Plan, General Plan and Character Areas Plan for a mixed-use medium to high scale project.
- 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 design of the five-story architecture was inspired by Classic Urban and the architectural style is con-trad, a mixture of contemporary and traditional styles, to encourage diversity of design within the One Scottsdale development.
 - Staff finds that the Scottsdale Sensitive Design Principles encourage design that "responds to
 the desert environment" using "colors and coarse textures associated with the region" and "a
 variety of textures and natural materials" that "provide visual interest and richness".
 Additional architectural design criteria and guidelines are outlined in case 1-MP-2006 which
 established a Master Environmental Design Concept Plan (MEDCP) for the entire One
 Scottsdale project. The MEDCP outlines architectural design concepts, landscape, circulation,
 drainage, hardscaping, walls, lighting, and signage concepts. The proposed Con-trad style
 would be consistent with the One Scottsdale MEDCP.

- 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 architectural feature located near the midpoint of the west elevation occurs at the ingress and egress point for the multi-family parking garage concealed behind the building façade. The boundary to the east of the Property borders protected land and allows the Sonoran Desert to be reflected in the selection of native plants.
 - Staff finds that Planning Unit II within One Scottsdale is bounded by E. Legacy Boulevard to the north, N. Scottsdale Road to the west and the Loop 101 Frontage Road to the south. Access to the site is provided by the existing driveways along N. Scottsdale Road, Loop 101 frontage Road and E. Legacy Boulevard. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. The development provides both surface and garage parking for the tenants. Pedestrian circulation is provided along the perimeter of the site comprised of pathways within the open space easement along the southern and eastern portions of the site.
- 4. 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.
- 5. 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

Zoning History

This site is zoned Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning. This zoning was established with case 20-ZN-2002. The One Scottsdale P-C zoning and land use budget allows a mix of commercial, service, office, hotel, and residential uses.

Community Involvement

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. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The property is located on the east side of N. Scottsdale Road between E. Legacy Boulevard on the north, and Loop 101 Frontage Road on the south. Surrounding uses include existing commercial, and vacant land owned by the City of Phoenix.

Project Data

Existing Use: Vacant, undeveloped commercial land

Proposed Use: Multi-family Residential

• Parcel Size: 235,039 square feet / 5.39 acre (gross)

137,798 square feet / 3.16 acre (net)

Residential Building Area: 97,241 square feet

Building Height Allowed: 60 feet (exclusive of rooftop appurtenances)
 Building Height Proposed: 60 feet (exclusive of rooftop appurtenances)

Parking Required: 203 spacesParking Provided: 244 spaces

Open Space Required: 209, 088 square feet / 4.8-acres (Planning Unit II)
 Open Space Provided: 268, 329 square feet /6.16-acre (Planning Unit II)

Number of Dwelling Units Allowed: 1,250 units (Planning Unit II)
 Number of Dwelling Units Proposed: 112 units (Planning Unit II)

Stipulations for the

Development Review Board Application:

Portico aka Belgravia One Scottsdale PUII

Case Number: 30-DR-2021#2

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

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 constructed to be consistent with the building elevations prepared by KTGY, with a city staff date of 4/26/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Wood Patel, with a city staff date of 4/26/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by KTYG, with a city staff date of 4/26/2022.
 - d. The case drainage report submitted by Wood Patel sealed 2/23/22 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The master drainage report by Wood Patel sealed 7/19/07 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - f. The water and sewer basis of design report submitted by Wood Patel and approved as noted by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable cases for the subject site were: 20-ZN-2002, 20-ZN-2002#3 & 1-MP-2006.

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:

Ordinance

C. Building height for the property shall conform to the building height as shown on the Allowable Building Height graphic set forth in Schedule E of case 20-ZN-2002#3.

DRB Stipulations

- 2. Any proposed mural(s) or art pieces shall be subject separate design review and approval.
- 3. 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 or 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.
- 4. 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

- 5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct a gated entrance in conformance with Figure 2-1.2 of the DSPM such, specifically, call box to be located seventy-five (75) feet from the adjacent street curb line with site modifications as needed to comply.
- 6. Refuse and recycling services shall be provided to project development as stated within site plan solid waste, a1.4, and site plan recycle, a1.4b, with a staff approval date of 05/23/2022; identified concrete slab shall be a level and unenhanced surface. There shall be no modifications to refuse or recycling services or infrastructure may be made without site modifications required to meet DS&PM refuse requirements.
- 7. Street tracts adjacent to parcel shall be created, per city requirements, prior to project permit issuance.

OPEN SPACE:

Ordinance

- D. Pursuant to 20-ZN-2002#3, a minimum of twenty (20) percent of the net P.R.C. site of Planning Unit II shall be provided as open space. The open space master plan shall be updated and provided to the Development Review Board with the first development application for Planning Unit II.
- E. Pursuant to 20-ZN-2002#3, prior to any final plan approval for developments within 350 feet of the eastern property line in Planning Unit II, the owner shall dedicate the following:
 - a. North-South Easement:
 - Dedicate of a 30-foot-wide open space easement including landscaping over the existing 30-foot-wide drainage easement along the east property line of Planning Unit II, running north-south to connect E. Legacy Boulevard (Center Drive) with the Loop 101 frontage road.

ii. Dedicate a public access easement over a minimum six-foot-wide concrete path within the above-mentioned 30- foot-wide open space and drainage easements running northsouth to connect E. Legacy Boulevard (Center Drive) sidewalk with the Loop 101 frontage road sidewalk.

b. East-West Easement:

- iii. Dedicate two (2) 30-foot-wide open space easements with landscaping or alternative vehicular and pedestrian public access easements running east-west connecting the east property line of Planning Unit II with the easternmost internal north-south street of Planning Unit II, one a minimum of 300 feet south of Legacy Boulevard (Center Drive) and one a minimum of 600 feet north of the Loop 101 frontage road or in locations as otherwise approved by City staff.
- iv. Dedicate a public access easement over a minimum six-foot-wide concrete path within each of the above mentioned 30-foot open space easements running east-west to connect with the minimum six-foot wide concrete path located within the abovementioned 30-foot north-south drainage and open space easement.

DRB Stipulations

- 8. On the first phase of the final plat and prior to permit issuance, the developer shall dedicate the North-South and East-West open space and public access easements as stipulated in zoning case 20-ZN-2002#3 and within the project limits.
- 9. At time of final plans, the applicant shall construct an 8-foot-wide concrete path within the North-South, 30-foot-wide open space and drainage easement.

LANDSCAPE DESIGN:

Ordinance

F. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

- 10. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 11. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner's association.
- 12. Landscaping and any revegetation shall be consistent with the One Scottsdale Master Environmental Design Concept Plan (1-MP-2006).

EXTRIOR LIGHTING:

Ordinance

- G. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 13. Exterior lighting design shall be consistent with the One Scottsdale Master Environmental Design Concept Plan (1-MP-2006).
- 14. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 15. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 16. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall bin in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET DEDICATIONS:

DRB Stipulation

17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate, or have caused to be dedicated, the street tract dedication, adjacent to parcel and connecting to Scottsdale Road, to a property owner's association in conformance with the One Scottsdale Unit II Preliminary Plat under city case number 8-PP-2021.

STREET INFRASTRUCTURE:

Ordinance

 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.

DRB Stipulations

18. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.

19. 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 Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

Ordinance

J. 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, or shall have caused same, all infrastructure improvements associated with the One Scottsdale Unit II Preliminary Plat under city case number 8-PP-2021.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 20. 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.
- 21. Demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the property owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 22. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
- 23. The preliminary grading and drainage plan shows a number of smaller storm drain connections and outfalls from the site into the proposed private street storm drain located west of the site and into the storm drain and public drainage easement located east of the site. These storm drain outfalls should be substantially combined on site and the number of storm drain connections and outfalls be minimized.
- 24. Landscaping affecting the existing trunk storm drains located along the eastern edge of the site shall exclude trees and major cacti within 7 feet of the edge of the storm drains.

EASEMENTS DEDICATIONS:

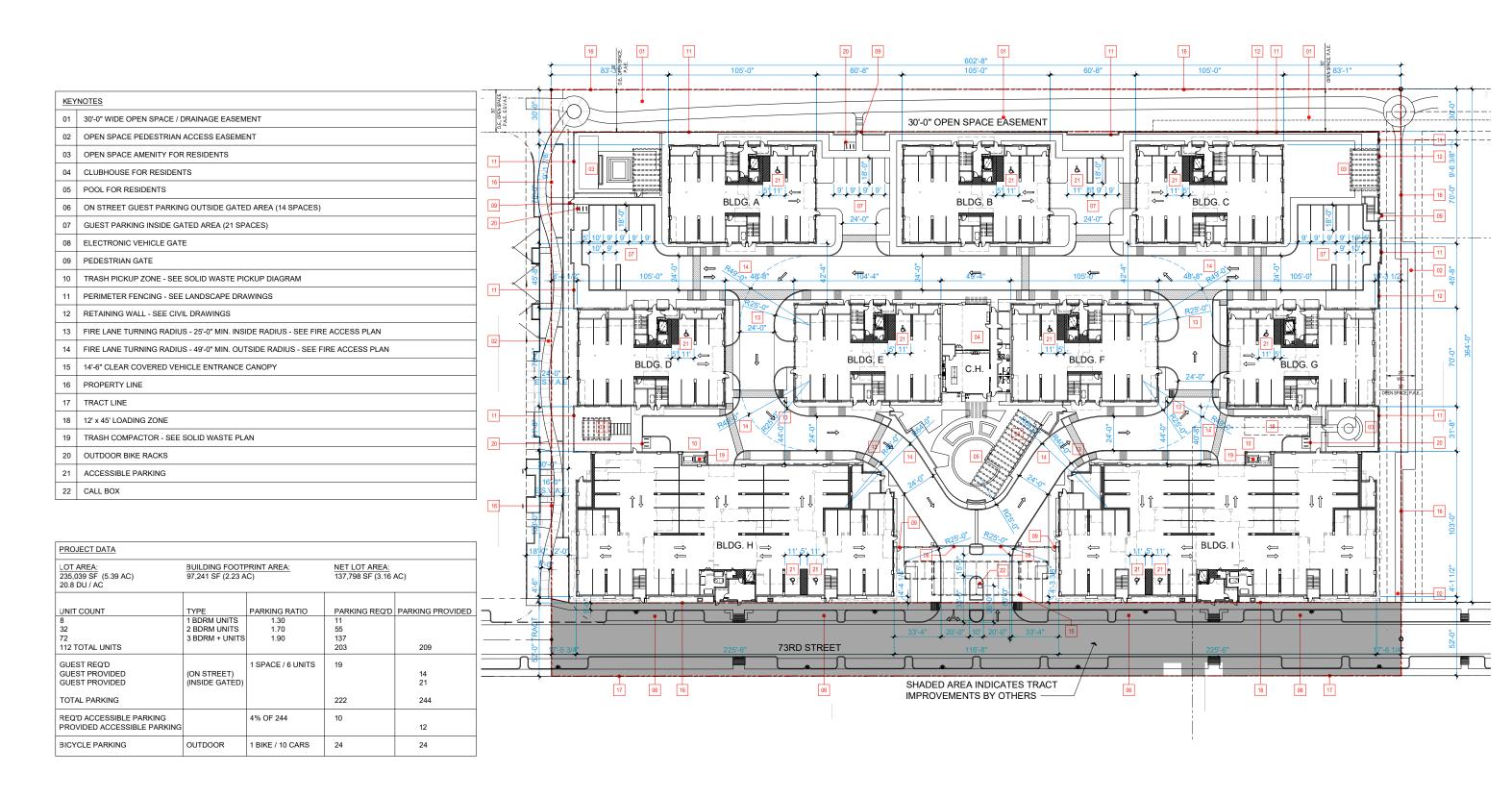
DRB Stipulations

- 25. 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 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.
 - c. A minimum twenty (20) foot wide Water and Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

26. At time of final plans, the applicant shall provide a updated Land Use Budget indicating the number of dwelling units, hotel rooms and/or gross floor area.





217 N Jefferson Street,

Suite #400

Chicago, IL 60661

888.456.5849

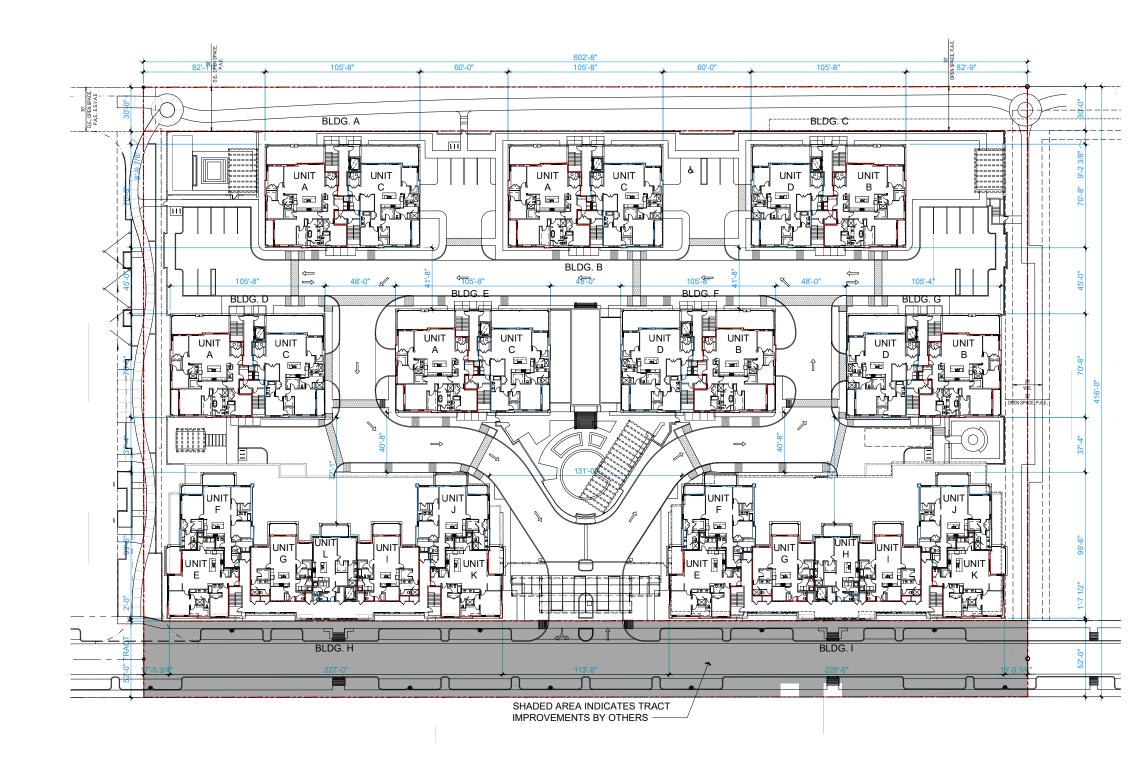
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THE PORTICO - ONE SCOTTSDALE NORTH SCOTTSDALE, AZ # 2021-0128

DRB SUBMITTAL 2 APRIL 08, 2022



SITE PLAN - GROUND FLOOR





Suite #400

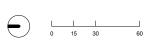
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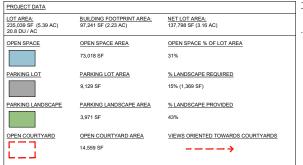
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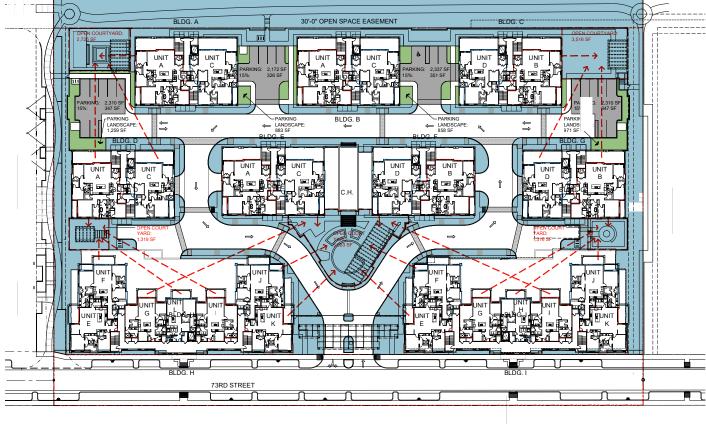






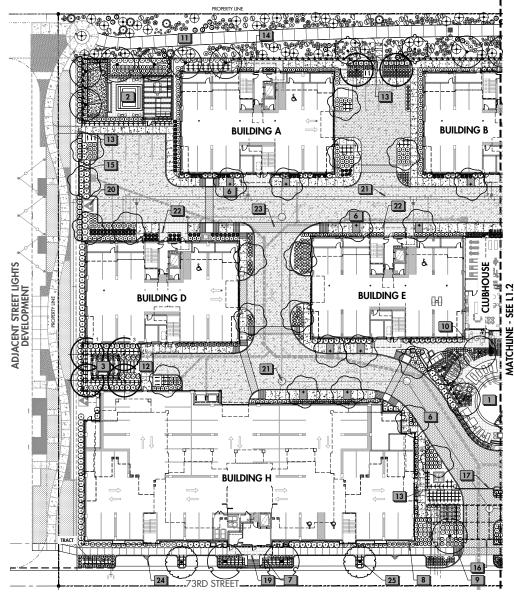


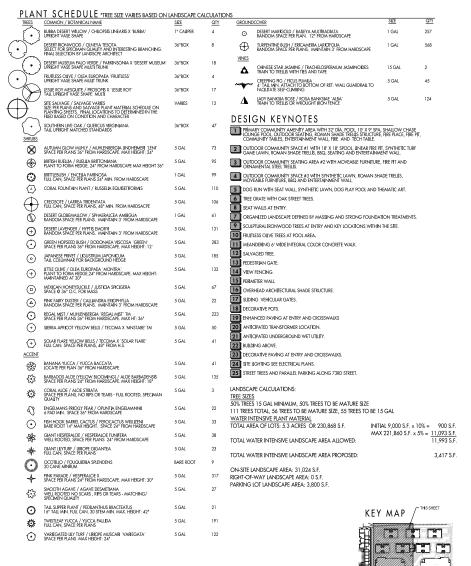
















NORTH SCOTTSDALE, AZ # 2021-0128



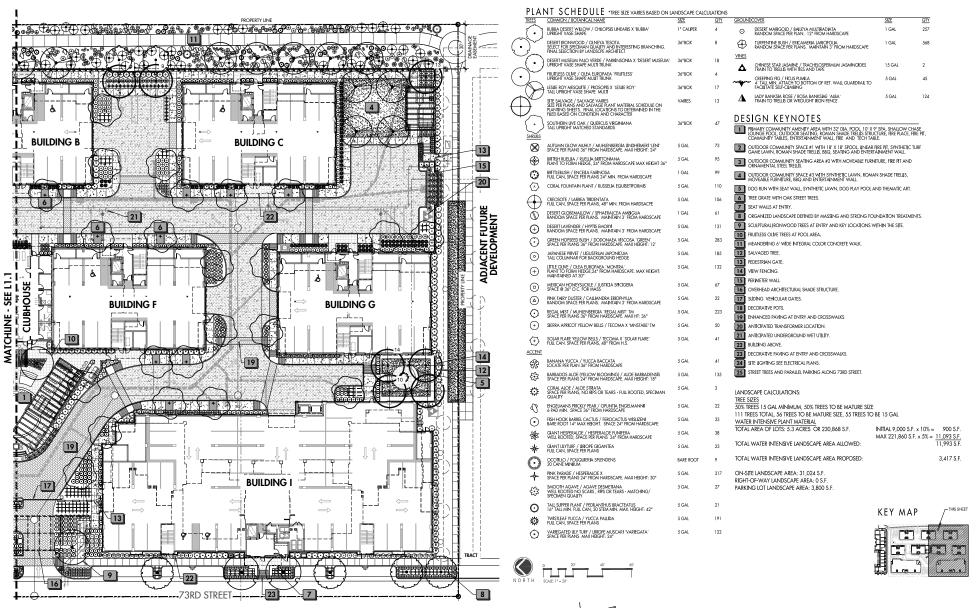


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PORTICO - ONE SCOTTSDALE

NORTH SCOTTSDALE, AZ # 2021-0128





NOTE:

- REFUSE GENERATED IN BUILDINGS A-G WILL BE TRANSPORTED TO TWO SEPARATE COMPACTOR LOCATIONS (WITH A VERT-I-PACK OR SIMILAR COMPACTOR) FIVE NIGHTS PER WEEK BY A VALET SERVICE. THE COMPACTORS ARE LOCATED IN NEWLY ADDED TRASH ROOMS ON THE EXTERIOR OF BUILDINGS H & I. EACH ROOM WILL CONTAIN A SEPARATE COMPACTOR FOR TRASH AND A FREE-STANDING RECYCLING CONTAINER. SEPARATELY, WITHIN EACH OF BUILDINGS H & I, THREE TRASH CONTAINERS AND ONE RECYCLING CONTAINER WILL COLLECT TRASH/RECYCLING VIA TRASH CHUTE AND VALET SERVICE, RESPECTIVELY. TRASH PICK-UP AREAS HAVE BEEN INCLUDED THAT DO NOT BLOCK THE ENTRANCE TO ANY PARKING GARAGE OR INTERRUPT INTERNAL VEHICULAR CIRCULATION, AT EACH PICK-UP LOCATION, A MAXIMUM OF 4 CONTAINERS WILL BE PICKED-UP (ONE COMPACTED CONTAINER. UP TO THREE UNCOMPACTED CONTAINERS). TRASH PICK-UP IS ANTICIPATED TO OCCUR ONCE OR (AT MOST) TWICE PER WEEK BASED ON INDUSTRY STANDARD ESTIMATES FOR TRASH GENERATION.
- PROPERTY MANAGER OR HIS/HER DESIGNEE SHALL PLACE THE REFUSE BINS IN THE DESIGNATED LOCATIONS ON THE REFUSE PLAN ON THE DESIGNATED REFUSE PICK UP DAY
- THE BINS SHALL BE PLACED A MINIMUM OF FOUR (4) FEET APART FOR EASE OF BIN MOVEMENT. SEE PLAN FOR BIN PLACEMENT AND MINIMUM WIDTH DELINEATION.
- THE PROPERTY MANAGER OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR ASSISTING THE REFUSE COLLECTION VEHICLE DRIVER BY PLACING THE REFUSE BINS IN FRONT OF THE TRUCK FOR PICK-UP FOR ALL BINS.
- THE REFUSE COLLECTION AREAS DESIGNATED ON THE REFUSE PLAN SHALL BE CONCRETE.

RECYCLING:

RECYCLING NOT REQUIRED FOUR 3 CU YD CONTAINERS = TOTAL PROVIDED =

12 CU YDS 12 CU YDS

KEYNOTES

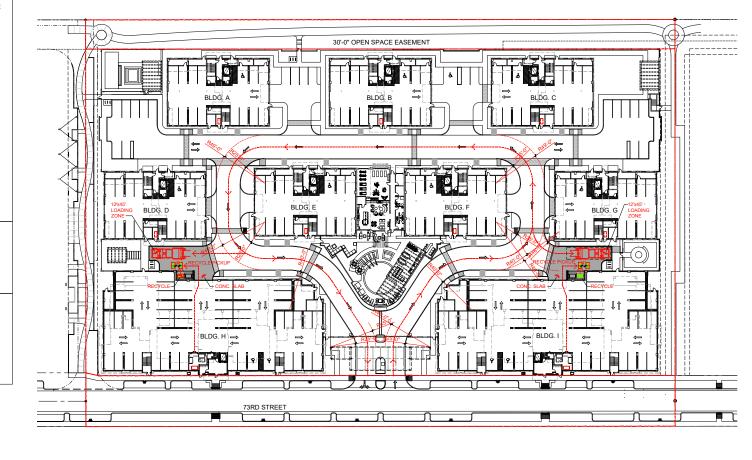
RECYCLE PICKUP ROUTE

Architecture + Planning 217 N Jefferson Street,



ROLLING RECYCLE DUMPSTER (3 YD)

RECYCLE PLAN APPROVED By: Eliana Hayes 05/23/2022 STIPULATED PLAN







NOTE:

- REFUSE GENERATED IN BUILDINGS A-G WILL BE TRANSPORTED TO TWO SEPARATE COMPACTOR LOCATIONS (WITH A VERT-I-PACK OR SIMILAR COMPACTOR) FIVE NIGHTS PER WEEK BY A VALET SERVICE. THE COMPACTORS ARE LOCATED IN NEWLY ADDED TRASH ROOMS ON THE EXTERIOR OF BUILDINGS H & I. EACH ROOM WILL CONTAIN A SEPARATE COMPACTOR FOR TRASH AND A FREE-STANDING RECYCLING CONTAINER. SEPARATELY, WITHIN EACH OF BUILDINGS H & I, THREE TRASH CONTAINERS AND ONE RECYCLING CONTAINER WILL COLLECT TRASH/RECYCLING VIA TRASH CHUTE AND VALET SERVICE, RESPECTIVELY. TRASH PICK-UP AREAS HAVE BEEN INCLUDED THAT DO NOT BLOCK THE ENTRANCE TO ANY PARKING GARAGE OR INTERRUPT INTERNAL VEHICULAR CIRCULATION. AT EACH PICK-UP LOCATION, A MAXIMUM OF 4 CONTAINERS WILL BE PICKED-UP (ONE COMPACTED CONTAINER, UP TO THREE UNCOMPACTED CONTAINERS). TRASH PICK-UP IS ANTICIPATED TO OCCUR ONCE OR (AT MOST) TWICE PER WEEK BASED ON INDUSTRY STANDARD ESTIMATES FOR TRASH
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- THE REFUSE COLLECTION AREAS DESIGNATED ON THE REFUSE PLAN SHALL BE CONCRETE.

REFUSE PLAN APPROVED By: Eliana Hayes 05/23/2022 STIPULATED PLAN

KEYNOTES



TRASH PICKUP ROUTE



ROLLING TRASH DUMPSTER (3 YD)

TRASH COMPACTOR (VERT-I-PACK OR SIM.)

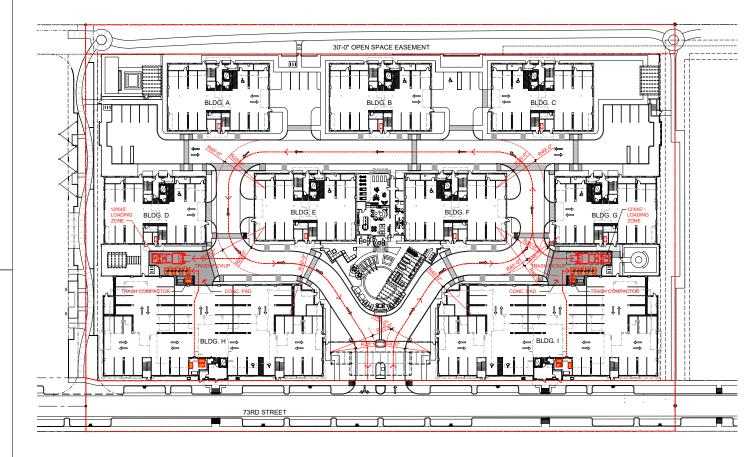


Suite #400

PER CITY OF SCOTTSDALE: 2 ENCLOSURES FOR EVERY 30 UNITS, WITH RECYCLING: 30/112 CONDOMINIUM UNITS = 3.7 TRASH ENCLOSURES REQUIRED 3.7 ENCLOSURES X 8 CU YDS. PER ENCLOSURE = 29.6 CU. YDS. REQUIRED REFUSE PROVIDED (VERTICAL COMPACTORS):

TWO VERTICAL COMPACTORS WITH A 3:1 COMPACTION RATE ON 3 CU YD CONTAINERS = 18 CU YDS SIX ADDITIONAL 3 CU YD CONTAINERS = 18 CU YRDS

TOTAL PROVIDED: 36 CU YDS TOTAL REQUIRED: 29.6 CU YDS





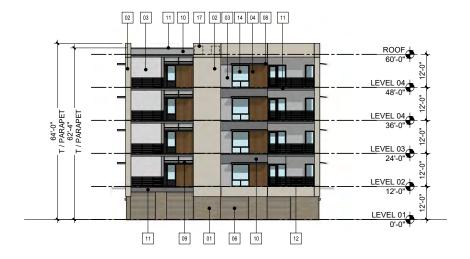
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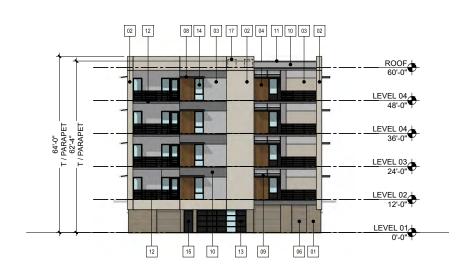




BLDG A - C - EAST ELEVATION (C-MIRRORED) SCALE: 1/16"=1-0" 1

BLDG A - NORTH ELEVATION, BLDG C - SOUTH ELEVATION (C - MIRRORED) | SCALE: 1/16" x1-1/2 2





ACCENT COLOR 2 RESYSTA WALL CLADDING - WALNUT CENTRIA CONCEPT SERIES - PROFILE 660 -SAGE BROWN PRE-FINISHED METAL PANEL CANOPY -SW 7076 CYBERSPACE, LRV: 6 PRE-FINISHED METAL LOUVERED SUNSHADE -SW 7076 CYBERSPACE, LRV: 6 PRE-FINISHED METAL PERFORATED SUNSHADE - SW 7674 PEPPERCORN, LRV: 10, PATTERN T.B.D. REYNOBOND COMPOSITE METAL PANEL - CHARCOAL, LRV: 8 PRE-FINISHED METAL CLADDING / COPING -SW 7076 CYBERSPACE, LRV: 6 GRECO G400S HORIZONTAL CABLE RAILING CLOPAY 4308 MODERN FLUSH STL-PRE-FINISHED STL. / TEMPERED GLASS O.H. DOOR - BLACK WESTERN WINDOWS - SERIES 670 WINDOWS, SERIES 600 SLIDING DOORS, SERIES 900 HINGED DOORS - BLACK PAINTED INSULATED METAL DOORS / FRAMES - SW 6258 TRICORN BLACK, LRV: 3 KUZCO - SUNSET LIGHT FIXTURE - BLACK ROOF MOUNTED EQUIPMENT BEYOND OVERHEAD DOOR MODEL 600 - PRE-FINISHED - SW 2808 ROOKWOOD DARK BROWN, LRV: 8 *DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.

EXTERIOR MATERIAL SCHEDULE

DESCRIPTION

STO SIGNATURE STONE 10 - LIMESTONE FINISH

STO SIGNATURE STONE 10 - LIMESTONE FINISH

QUIK BRIK MASONRY - DESERT

RESYSTA WALL CLADDING - SIAM

- MOONDUST, LRV: 36

- STO 16284, LRV: 56

MARK

01

IMAGE

BLDG. A

BLDG. B

BLDG. C

BLDG. C

BLDG. G

BLDG. G

BLDG. G

BLDG A - C - WEST ELEVATION (C-MIRRORED) | SCALE: 1/16°=1-0° 3

BLDG A - SOUTH ELEVATION, BLDG C - NORTH ELEVATION (C - MIRRORED) SCALE: 1/16**1-0 4

4

KEY PLAN | SCALE: N.T.S.

ktgy

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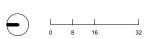
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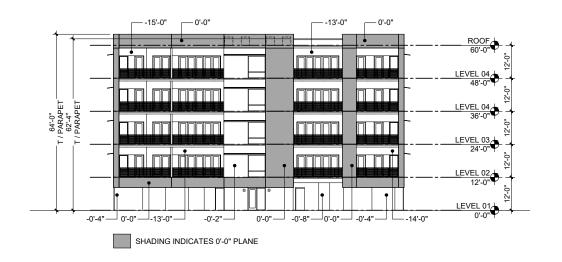
THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128

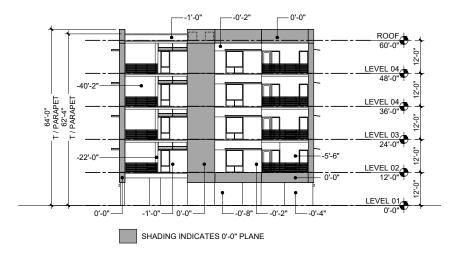
DRB SUBMITTAL 2
APRIL 08, 2022



ELEVATIONS - BUILDINGS A - C
COLOR SCHEME 1

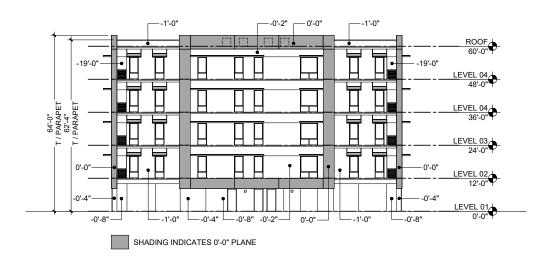
A3.0

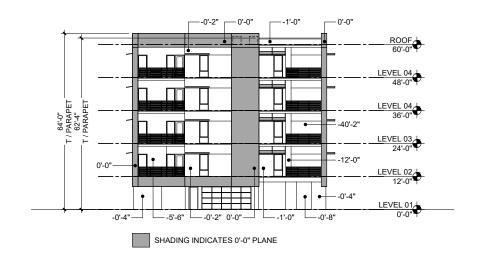


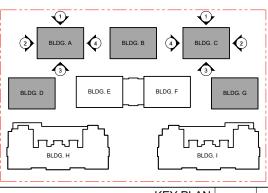


BLDG A,B,D - EAST ELEVATION : BLDG C,G (MIRRORED) SCALE: 1/16**1-0 1

BLDG A,B,D - NORTH ELEV. : BLDG C,G - SOUTH ELEV (MIRRORED) SCALE 1/16*11/0" 2







BLDG A,B,D - WEST ELEVATION : BLDG C,G (MIRRORED) SCALE: 1/16**1-07 3

BLDG A,B,D - SOUTH ELEV. : BLDG C,G - NORTH ELEV (MIRRORED) SCALE: 1/16**1-0* 4

KEY PLAN | SCALE: N.T.S.

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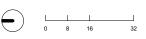
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THE PORTICO - ONE SCOTTSDALE NORTH SCOTTSDALE, AZ # 2021-0128





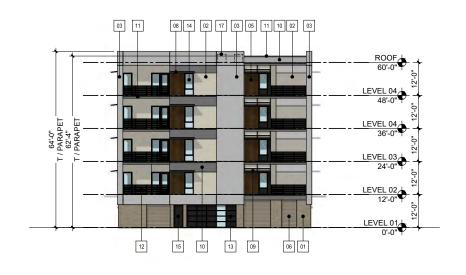




BLDG B - D - G - EAST ELEVATION (G-MIRRORED) | SCALE: 1/16**1-0" | 1

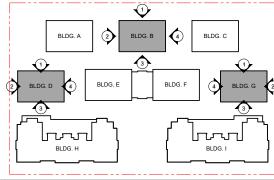
BLDG B - D - NORTH ELEVATION, BLDG G - SOUTH ELEVATION (G - MIRRORED) SCALE: 1/16/24/10 2





EXTERIOR MATERIAL SCHEDULE IMAGE MARK DESCRIPTION 01 QUIK BRIK MASONRY - DESERT STO SIGNATURE STONE 10 - LIMESTONE FINISH - MOONDUST, LRV: 36 STO SIGNATURE STONE 10 - LIMESTONE FINISH - STO 16284, LRV: 56 ACCENT COLOR 1 RESYSTA WALL CLADDING - SIAM ACCENT COLOR 2 RESYSTA WALL CLADDING - WALNUT CENTRIA CONCEPT SERIES - PROFILE 660 06 -SAGE BROWN PRE-FINISHED METAL PANEL CANOPY 07 -SW 7076 CYBERSPACE, LRV: 6 PRE-FINISHED METAL LOUVERED SUNSHADE -SW 7076 CYBERSPACE, LRV: 6 PRE-FINISHED METAL PERFORATED SUNSHADE SW 7674 PEPPERCORN, LRV: 10, PATTERN T.B.D. REYNOBOND COMPOSITE METAL PANEL - CHARCOAL, LRV: 8 10 PRE-FINISHED METAL CLADDING / COPING -SW 7076 CYBERSPACE, LRV: 6 GRECO G400S HORIZONTAL CABLE RAILING 12 CLOPAY 4308 MODERN FLUSH STL-PRE-FINISHED STL. / TEMPERED GLASS O.H. DOOR - BLACK WESTERN WINDOWS - SERIES 670 WINDOWS, SERIES 600 SLIDING DOORS, SERIES 900 HINGED DOORS - BLACK PAINTED INSULATED METAL DOORS / FRAMES - SW 6258 TRICORN BLACK, LRV: 3 KUZCO - SUNSET LIGHT FIXTURE - BLACK 17 ROOF MOUNTED EQUIPMENT BEYOND OVERHEAD DOOR MODEL 600 - PRE-FINISHED ALUM. COILING O.H. DOOR - SW 2808 ROOKWOOD DARK BROWN, LRV: 8 *DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR

BUILDING PERMIT



BLDG B - D - G - WEST ELEVATION (G-MIRRORED) | SCALE: 1/16"#1-0" 3

BLDG B - D - SOUTH ELEVATION, BLDG G - NORTH ELEVATION (G-MIRRORED) SOLE LINGUISTO 4

KEY PLAN SCALE: N.T.S.

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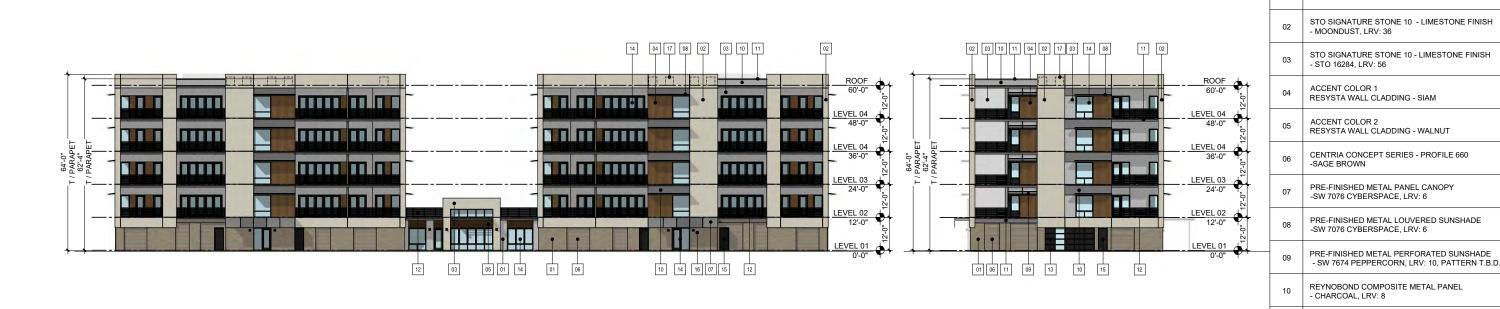
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DRB SUBMITTAL 2 APRIL 08, 2022



ELEVATIONS - BUILDINGS B, D & G COLOR SCHEME 2



BLDG E - NORTH ELEVATION | SCALE: 1/16"=1'-0" 2 CLOPAY 4308 MODERN FLUSH STL-PRE-FINISHED STL. / TEMPERED GLASS O.H. DOOR - BLACK WESTERN WINDOWS - SERIES 670 WINDOWS, SERIES 600 SLIDING DOORS, SERIES 900 HINGED DOORS - BLACK PAINTED INSULATED METAL DOORS / FRAMES - SW 6258 TRICORN BLACK, LRV: 3 KUZCO - SUNSET LIGHT FIXTURE - BLACK 17 ROOF MOUNTED EQUIPMENT BEYOND OVERHEAD DOOR MODEL 600 - PRE-FINISHED - SW 2808 ROOKWOOD DARK BROWN, LRV: 8 *DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION

OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR

PRE-FINISHED METAL CLADDING / COPING -SW 7076 CYBERSPACE, LRV: 6

GRECO G400S HORIZONTAL CABLE RAILING

EXTERIOR MATERIAL SCHEDULE

DESCRIPTION

QUIK BRIK MASONRY - DESERT

MARK

01

IMAGE

11 10 02 03 10 08 17 04 14 03 09 11 10 02 02 11 08 14 03 17 02 04 11 10 03 02 ROOF 60'-0" LEVEL 04 48'-0" LEVEL 04 LEVEL 03 LEVEL 03 LEVEL 02 LEVEL 02 LEVEL 01 12 01 16 15 07 12 01 14 05 03 12 10

BLDG. D 2 BLDG. E BLDG. F 4 BLDG. G

BLDG. B

BLDG E - F - WEST ELEVATION | SCALE: 1/16*=1'-0 3

BLDG E - F - EAST ELEVATION | SCALE: 1/16*=1:0 1

BLDG F - SOUTH ELEVATION | SCALE: 1/16°=1'-0 4

/16*=1'-0' 4

BUILDING PERMIT.

BLDG. A

KEY PLAN SCALE: N.T.S.

BLDG. C



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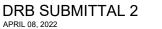
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NORTH SCOTTSDALE, AZ # 2021-0128



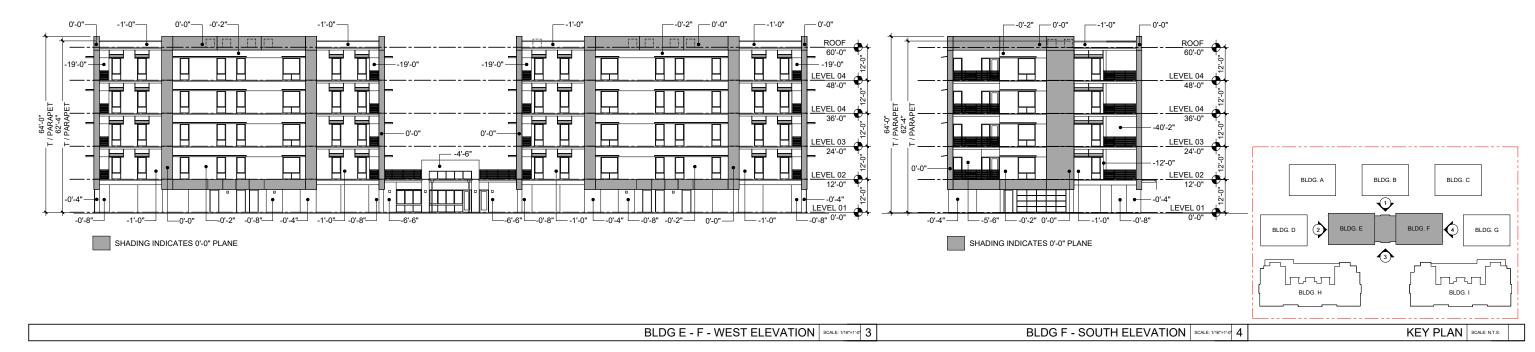


ELEVATIONS - BUILDINGS E & F
COLOR SCHEME 1

A3.2



BLDG E - F - EAST ELEVATION | SCALE: 1/16*=1-0 2





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APRIL 08, 2022



ELEVATIONS - BUILDINGS E & F FACADE DEPTHS

A3.2A





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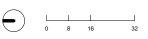
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NORTH SCOTTSDALE, AZ # 2021-0128

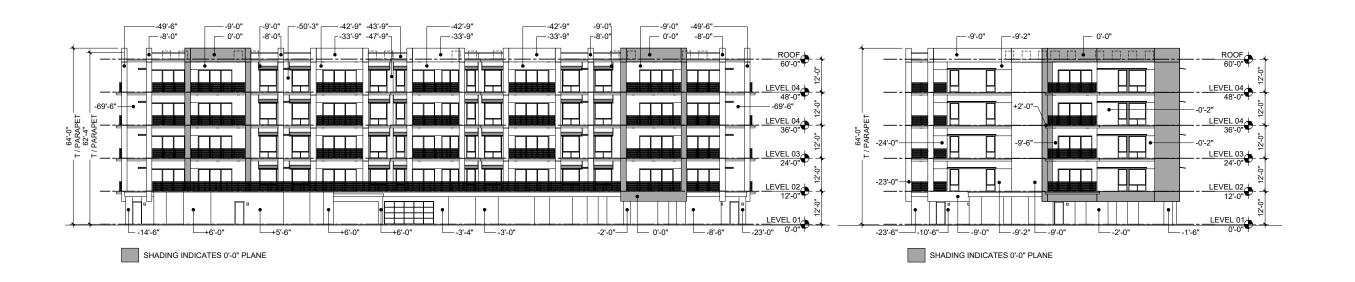




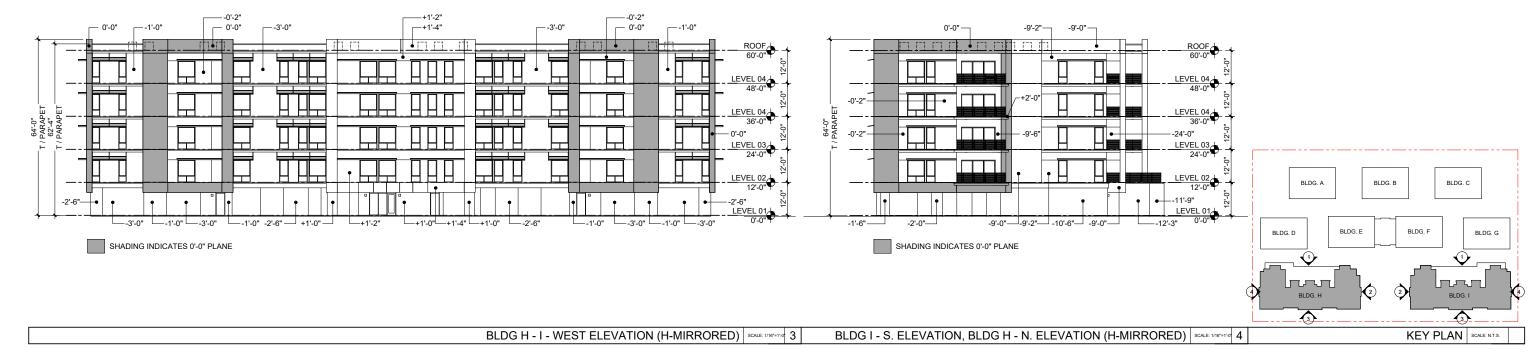
ELEVATIONS - BUILDINGS H & I
COLOR SCHEME 1

A3.3

EXTERIOR MATERIAL SCHEDULE



BLDG H - I - EAST ELEVATION (H-MIRRORED) | SCALE: 1/15/1-1/2 | 1 | BLDG I - N. ELEVATION, BLDG H - S. ELEVATION (H-MIRRORED) | SCALE: 1/15/1-1/2 | 2





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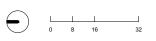
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THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2021-0128





ELEVATIONS - BUILDINGS H & I FACADE DEPTHS

A3.3A



ONE Scottsdale

Design Review Board Submittal 2 (DRB) - April 8th, 2022

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VIEW 1: NW VIEW BUILDING 'I' - BUILDING 'H' SIMILAR

*ARTWORK IMAGES ARE CONCEPTUAL SAMPLES ONLY AND ACTUAL ARTWORK WILL BE CURATED BY THE PROJECT DEVELOPER

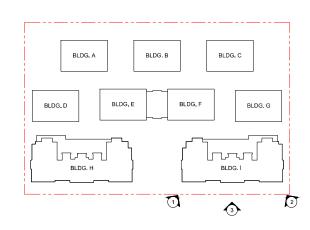


VIEW 2: SW VIEW BUILDING 'I' - BUILDING 'H' SIMILAR

*ARTWORK IMAGES ARE CONCEPTUAL SAMPLES ONLY AND ACTUAL ARTWORK WILL BE CURATED BY THE PROJECT DEVELOPER



VIEW 3: WEST ELEVATION BUILDING 'I' - BUILDING 'H' SIMILAR





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LOOKING FROM CLUBHOUSE TO MAIN POOL AREA



LOOKING FROM BALCONY TO MAIN POOL AREA



LOOKING TO POOL AMENITY AREA



DRIVE INTO MAIN ENTRY LOOKING INTO POOL AREA



LOOKING FROM BALCONY TO DOG PARK



SECONDARY AMENITY AREA











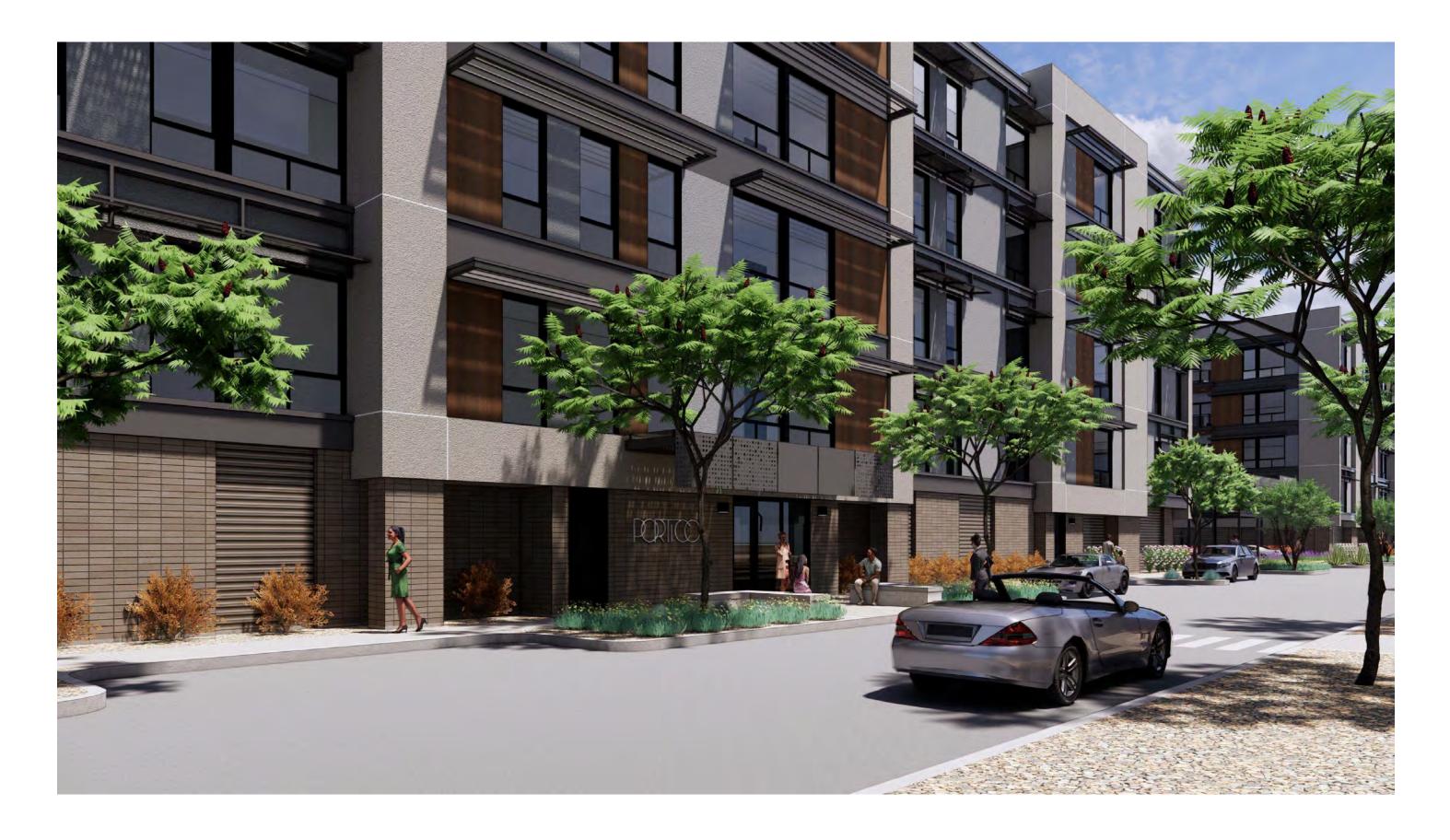






























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	EXTERIOR LIGHTING FIXTURE SCHEDULE													
	MARK MANUFACTURER			MOUNTING						-				
MARK		CATALOG NUMBER	DESCRIPTION	RECESS.	SURF.	WALL	MOUNTING HEIGHT	FINISH	LAMP	CODE	WATTAGE	LUMENS	LIGHT LOSS FACTOR	REMARKS
TSLIT	COOPER - NVUE	ENC-SA1D-740-U-73	ENTRY LIGHT			×	25'-0"	BRONZE	LED	3000K	43.1	4807	0.0	1
"SL2"	COOPER - NVUE	MSA-E02-LED-E1-SL2	POLE LIGHT		POLE		10'-0"	BRONZE	LED	3000K	67.1	18101	0.9	2
.2f3.	WAC	2031-3085	FOUNTAIN LIGHT		X		0.0	STANLESS STEEL	LED	3000K	4.1	170	0.9	
"SL4"	WAC	2021-3085	ACCENT DOWNLIGHT		X		10'-0"	BRONZE	LED	3000k	4.1	170	0.9	
"51.5"	WAC	5011-3082	ACCENT UPLICHT		FLOOD		0.0	BRONZE.	LED	3000K	18.7	895	0.9	
"SU6"	WAC	5031-30	TREE GRATE UPLIGHT	X	-		0.6	BLACK	LED	3000K	14	547	0.9	
"SLF"	BEGA	86977+K3	ENTRY LIGHT		×		11:0"	BRONZE	LED	3000K	4.9	532	0.9	
"SL8"	KUZCO	EW4405-8K	ENTRY LIGHT			×	7-0"	BLACK	LED	3000K	16	696	0.9	
"SL9"	HYDREK	#426836LEDWHT30K	POOL LIGHT	- A			-1.0	BRONZE	LED	3000K	80	9265	0.9	
150101	BEGA	33058eK3	STEP LIGHT	- X			5.00	DRONZE	LED	300006	12.3	1000	0.9	

REMARKS:

1. Provide with 10' tail straight steel pole.

2. Provide with type II distribution with spill light control.

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РНОТО	METE	RIC ST	TATI	STICS	
Description	Avg	Max	Min	Max/Min	Aug/Min
Horizontal Illuminace	1.9	9.9	0	11/2	n/a
Martin of Dietal Time and a	0.0	3.3	0.	46	464





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THE PORTICO - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ #2021-0128

DRB SUBMITTAL 2



SITE PHOTOMETRIC PLAN

E001A

EXTERIOR LIGHTING FIXTURE SCHEDULE														
				MOUNTING										
MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	RECESS.	SURF.	WALL	MOUNTING HEIGHT	FINISH	LAMP	CODE	WATTAGE	LUMENS	LIGHT LOSS FACTOR	1 1 - 2
TSLIT	COOPER - NVUE	ENC-SA1D-740-U-T3	ENTRY LIGHT			×	25'-0"	BRONZE	LED	3000K	43.1	4807	0.0	1
"SL2"	COOPER - NVUE	MSA-E02-LED-E1-SL2	POLE LIGHT		POLE	-	10'-0"	BRONZE	LED	3000K	67.1	18101	0.9	2
.2f3.	WAC	2031-3085	FOUNTAIN LIGHT		- X		0.4"	STANLESS STEEL	LED	3000K	4.1	170	0.9	
"SL4"	WAC	2021-3085	ACCENT DOWNLIGHT		X		10'-0"	BRONZE	LED	3000k	4.1	170	0.9	
"51.5"	WAC	5011-3082	ACCENT UPLICHT		FLOOD		0.6	BRONZE.	LED	3000K	18.7	895	0.9	
"SL#"	WAC	5031-30	TREE GRATE UPLIGHT	X	-		0.6	BLACK	LED	3000K	14	547	0.9	
"SL7"	BEGA	86977+K3	ENTRY LIGHT		X.		11:0"	BRONZE	LED	3000K	4.9	532	0.0	
"SL8"	KUZCO	EW4405-8K	ENTRY LIGHT			×	7-0"	BLACK	LED	3000K	16	896	0.9	
"51,9"	HYDREK	#426836LEDWHT30K	POOL LIGHT				-1.0	BRONZE	LED	3000K	80	9265	0.9	
"SL10"	BEGA	33058+K3	STEP LIGHT	×			5.0	BRONZE	TED	3000K	12.3	1000	0.9	

REMARKS:

1. Provide with 10' fall straight steel pole.

2. Provide with type II distribution with split light control.

984 98 94 95 96 96 96 97 97 97 97 96 96 96 98 99 10 -	بـــ هـ بـــ هـ بـــ هـ بـــ هـ بـــ بـ بـــ بـــ هـ بـــ هـ بـــ هـ بـــ بــــــ بــــــــ	<u>ﻪﻟﻮ ﺗﻠﻪ - ﺩﻟﺎ ﻟﺎﻟﺎ - ﺍﻟﺎ ﺗﺎﻟﺎ - ١٠ ﺗﺎﻟﺎ - ﺩﻟﺎ - ﺩﻟﺎ - ﺩ</u> ﻟﺎ	<u> </u>	2 - 24 - 24 - 24 - 24 - 24 - 24 - 24 -	p.e
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	3.5			9.5	1.9
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31.6 (NP. 12) SL6 (NP. 12)	((re. 2) 'SL1' BLDG		9.8" BLDG. C	514-	16
	I FIGM! SMOTH I				12
β.β	Sus Ser		SR Sub		
ps 0 -27, 27e, 271, 27e,	21. 21. 271. 271.		276. 271. 276. 2711. 279.	\$i	0.7
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		42			18
(ne. 4)	BLDG E	BLDG.	(mr. 4)		21
BLDG. D	C.F.		25	BLDG. G	12
25 (mr. s)			SL8* (TP. 8)		10
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3.6 3.1 3.8 GM		(typ. 16) SL2	21. g CW .270.	"	19
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BLDG. H	2.8	27.10.	BLDG. I		13
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	\$18" \$10" / \$10"		S.8 9 0 0 S.1	5.8	18
SLI0" (YP. 4) SLI1" (YP. 3) 00 00 01 01 02 04 04 03 04 07 07 09 09 02 08 0	85, (ue' 4)	- 10 - 60 - 64 - 64 - 64 - 64 - 65 - 6	"SL5" (MP. 4) "SL10" (M	P. 4) - pa_pa_pa_pa_pa_pa_pa_pa_pa_pa_pa_pa_pa_p	ps
	3RD STREET		75(11" (MP. 3)		

PHOTOMETRIC STATISTICS										
Description	Avg	Max	Min	Max/Min	Aug/Mi					
Horizontal Illuminace	1.9	9.9	0	11/2	n/a					
Vertical Light Trespass	0.9	3.2	0	10/a	0/4					







SITE PHOTOMETRIC PLAN

1"=30'-0"

LIGHTING









TREE UP LIGHTS

TREE GRATE UP LIGHTS



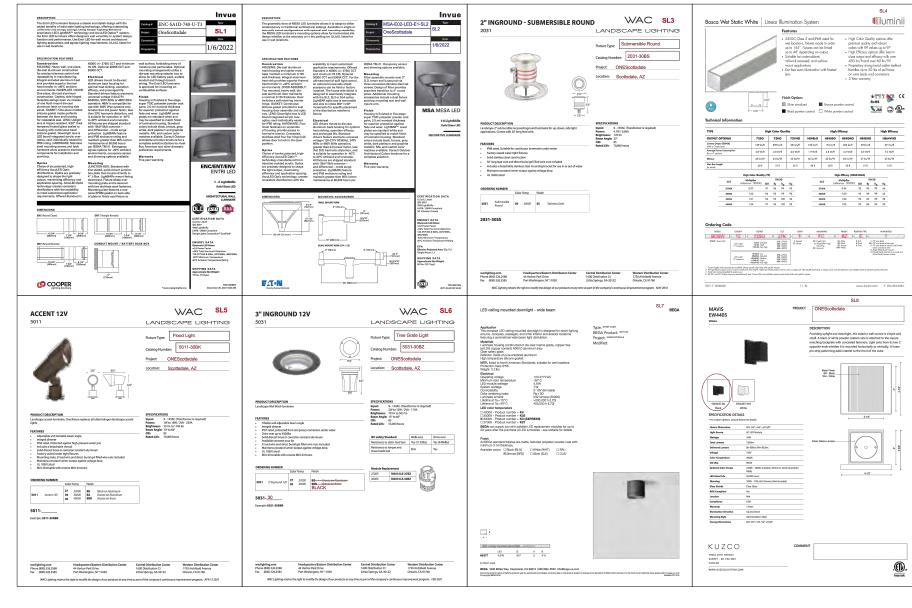


NOTE: ALL LANDSCAPE LIGHTING DIRECTED UPWARD SHALL BE BLACK AND UTILIZE THE EXTENSION VISOR SHELDS TO LIMIT THE VIEW OF THE LAMP SOURCE.













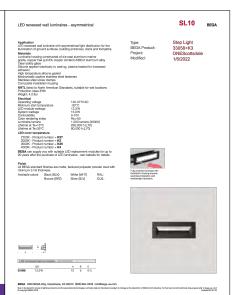


DRB SUBMITTAL 2















DRB SUBMITTAL 2

APRIL 8, 2022





ATTACHMENT #15



Citizen Review Report Summary

Portico

DRB Case # 30-DR-2021 #2

April 6, 2022

As you know, One Scottsdale has done extensive neighborhood outreach for over twenty (20) years since the original 20-ZN-2002 zoning case. The following is a summary of the citizen involvement and outreach for One Scottsdale cases:

- 2002 All required City of Scottsdale ("City") citizen involvement plan and report requirements for zoning cases
- 2005 All required citizen involvement for Development Review Board ("DRB") and master plan cases
- 2006 All required citizen involvement for an amended zoning case case withdrawn
- 2007 All required citizen involvement for several DRB case submittals for Planning Unit ("PU") II for cases that were eventually withdrawn
- 2012 Extensive outreach for TDI (existing apartments on PU III) for the DRB case
- 2015 Extensive outreach for Ryan/Office/Commercial site plan DRB case for west half of PU III
- 2016 Extensive neighborhood outreach and citizen involvement with 2016 amended zoning case for additional building height, addition residential units and additional commercial/retail/office square footage
- 2018 Outreach and plan updates for the master plan and platting of the west side of PU III
- 2021 Streetlights residential DRB case conducted outreach for their DRB case approval

There have also been other minor cases where additional outreach has occurred for the One Scottsdale project. Since there are no immediate neighbors to many of the parcels within PU II and all subsequent DRB and platting cases are to implement land use entitlements since 2002, there is no intention of further outreach for DRB case submittals.