

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 16, 2021  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**One Scottsdale Planning Unit III, Phase II, Shops B 61-DR-2015#3** | Request for approval of a site plan, building elevations and a landscape plan for a new one-story restaurant and retail development with approximately 10,700 square feet of building area and 1,550 square feet of patio area, on a +/- 1.95-acre site.

## SUMMARY

### Staff Recommendation

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

### Items for Consideration

- Development Review Board Criteria and Scottsdale Sensitive Design Principles
- One Scottsdale Master Environmental Design Concept Plan (MEDCP)
- Development will be phased
- Future commercial pads and site improvements shall return as future DRB applications for review
- Scenic Corridor along N. Scottsdale Road frontage
- No public comments received as of date of this report

## BACKGROUND

**Location:** 20001 N Scottsdale Rd

**Zoning:** Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning

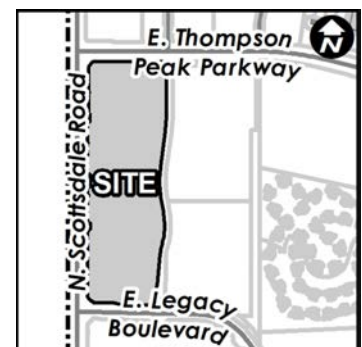
### Adjacent Uses

North: Undeveloped land within the One Scottsdale Planning Unit II, zoned Planned Community District (PCD).

East: Undeveloped land within the One Scottsdale Planning Unit II, zoned PCD.

South: Undeveloped land within the One Scottsdale Planning Unit II, zoned PCD.

West: Vacant, undeveloped land within the City of Phoenix



### Property Owner

RCCCLL Investments, LLC

### Applicant

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

### Architect/Designer

Davis Architects

### Engineer

Erickson & Meeks Engineering LLC

## **DEVELOPMENT PROPOSAL**

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The applicant is requesting approval of the site plan, landscape plans, and building elevations for a new one-story restaurant and retail development with approximately 10,700 square feet of building area and 1,550 square feet of patio, on a +/- 1.95-acre site, which is part of the larger One Scottsdale Planning Unit II 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 the use of overhangs, landscape at pedestrian connections and high-performance glazing that will reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.

## **STAFF RECOMMENDED ACTION**

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Staff recommends that the Development Review Board approve the One Scottsdale Planning Unit III, Phase II, Shops B development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and the Greater Airpark Character Area and Development Review Board Criteria have been met.

## **RESPONSIBLE DEPARTMENTS**

## **STAFF CONTACTS**

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**APPROVED BY**

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Meredith Tessier, Report Author	12/02/2021
	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	12/3/2021
	Date
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Randy Grant, Executive Director Planning, Economic Development, and Tourism Phone: 480-312-2664      Email: rgrant@scottsdaleaz.gov	12/8/2021
	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. Phase II Site Plan
8. Master Conceptual Site Plan
9. Previous DRB approved Master Conceptual Site Plan (61-DR-2015#2)
10. Master Phasing Plan
11. Master Open Space Plan
12. Master Scenic Corridor Plan
13. Circulation Plan
14. Land Use Budget
15. Landscape Plan
16. Building Elevations (black & white)
17. Building Elevations (color)
18. Perspectives
19. Materials and Colors Board
20. Electrical Site Plan
21. Exterior Photometrics Plan
22. Exterior Lighting Cutsheets
23. Zoning Map
24. Community Involvement



Q.S.  
40-45

Google Earth Pro Imagery

City of Phoenix

LOOP  
101

Henkel

Site  
One  
Scottsdale  
Apartments

Arizona State Land

HonorHealth  
Thompson Peak

Grayhawk Village  
Single-Family  
Residential

E. Thompson Peak Pkwy

Venu at  
Grayhawk  
Condominium

Thompson  
Peak Park

E. Legacy Blvd

N. Scottsdale Rd

E. Grayhawks Dr

N. Hayden Rd

N. 76th St



Context Aerial

61-DR-2015#3



Q.S.  
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Google Earth Pro Imagery

Close-up Aerial

61-DR-2015#3



ONE SCOTTSDALE

SHOPS B MASTER PLAN - PLANNING UNIT III

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

AUGUST 14, 2019

**REQUEST**

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

**Previous DRB Approval**

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

**DEVELOPMENT OVERVIEW**

**One Scottsdale**

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



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

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

### One Scottsdale – Planning Unit III

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

### The Project and Surrounding Improvements

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

## **REQUEST**

### Site Plan

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

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



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

### Architecture

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

### Parking

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

### Open Space

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

## **DEVELOPMENT REVIEW BOARD CRITERIA**

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

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

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

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





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

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

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

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

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

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

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

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

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

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



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

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

The Property is not within the Downtown Area.

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

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

**Additional Project Narrative Development Review Board Criteria**



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

### Summary

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

## **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, the zoning case was approved in 2002 in conformance with the City's General Plan. The zoning also pre-dates the applicable Greater Airpark Character Area Plan (GACAP). The GACAP indicates this area as an Airpark Mixed Use-Residential (AMU-R) land use. With the residential project to the east, the proposed employment and support commercial uses implements the desired land uses indicated with the AMU-R goals and polices. The GACAP Conceptual Development Types map designates the Property as a mixture of higher scale (southern portion) and medium scale (northern portion). The proposed building heights and site design are consistent with the designation and the more restrictive height stipulations from the zoning case. The amended development standards are a part of the zoning designation for the Property. The request complies with and implements the MEDCP character and design. The zoning case stipulated an average 100- wide scenic corridor with a 60' wide minimum. This request is consistent with this scenic corridor requirement and will implement a sidewalk and trail as part of the design.*
  - *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 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 One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixtures of traditional and contemporary. The architectural style of the proposed Shops B is contemporary, as will be the future buildings located in Planning Unit III of One Scottsdale. This contemporary style fits contextually with the currently approved architectural character of Planning Unit II of One Scottsdale. 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 building will be*

*contemporary in nature, in keeping with the currently approved architectural character of Planning Unit III of One Scottsdale. Mechanical equipment and their associated screening shall be integral to the building design.*

- *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 contemporary style of Shops B are consistent with the contemporary architectural style of the Henkel office building to the south, and the southern portion of the apartment development to the east.*
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 One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000’s. The site is surrounded by access with Legacy Boulevard to the south, Scottsdale Road to the east, Thompson Peak Parkway to the north and a private road (73<sup>rd</sup> Street) to the east that serves the Property and the existing multi-family project to the east. The multiple access points from Scottsdale Road, Legacy Boulevard and 73<sup>rd</sup> Street provides for a safe and convenient access plan and fulfills the DRB criterion.*
  - *Staff finds that Planning Unit III within One Scottsdale is bounded by E. Thompson Peak Parkway on the north, N. Scottsdale Road to the west, E. Legacy Boulevard on the south and N. 73<sup>rd</sup> Street to the east. Access to the site is provided by the existing driveways along N. Scottsdale Road and N. 73<sup>rd</sup> Street that were established in case 20-ZN-2002.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- *The applicant states that the mechanical equipment is located on the roof of the building and will be fully screened by parapets and the Service Entrance Sections (SES) is located within the building.*
  - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened by the parapet walls.*
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 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.

In 2016, the Development Review Board approved a master site plan, building elevations, landscape plan and phasing plan for a new multi-phase development consisted of approximately 576,000 square feet of office space in four (4) 3-story buildings, along with two (2) multiple level parking structures, and four (4) future commercial building pad sites. Phase one of the previous approved master site plan consisted of one (1) 3-story, 154,500-square-foot office building and the western half of a parking structure, both located at the northeastern portion of the site. Site improvements included vehicular access along N. Scottsdale Road and N. 73rd Street, installation of sidewalks along Thompson Peak Parkway, N. Scottsdale Road and N. 73rd Street and landscaping throughout Phase I including street frontages. In 2020, the Development Review Board approved an amendment to the conceptual master site plan and phasing plan to accommodate a new 130 room hotel (Phase I) and a new multi-phased development consisting of 420,000 square feet of office, 38,300 square feet of retail and multiple level parking structures. This request is for Development Review Board approval for Phase II, which is comprised of a new 10,700 square foot commercial building (Shops B). For more detailed information, the previous approved master site plan is attached to this report.

### **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. Thompson Peak Parkway on the north, E. Legacy Boulevard on the south, and N. 73<sup>rd</sup> Street on the east. Surrounding uses include existing commercial, multi-family residential and vacant land owned by the City of Phoenix.

### **Project Data**

- Existing Use: Vacant, undeveloped land
- Proposed Use: Retail and Restaurant with patio
- Parcel Size: 109, 781 square feet / 2.52 acre (gross)  
84,821 square feet / 1.95 acre (net)
- Commercial Building Area: Retail with Patio: 7,200 square feet /1,050 sq ft. patio  
Restaurant with Patio: 3,500 square feet/500 sq ft. patio
- Total Building Area: 10,700 square feet with 1,550 sq. ft. patio
- Building Height Allowed: 45 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 28 feet 2 inches (inclusive of rooftop appurtenances)
- Parking Required: 64 spaces
- Parking Provided: 73 spaces
- Open Space Required (All Phases): 141,200 square feet / 3.24 acre
- Open Space Provided (All Phases): 267, 160 square feet /6.13 acre

**Stipulations for the  
Development Review Board Application:  
One Scottsdale Planning Unit III, Phase II, Shops B  
Case Number: 61-DR-2015#3**

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 Davis Architects, with a city staff date of 11/01/2021.
  - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by Erickson & Meeks Engineering, LLC, with a city staff date of 11/01/2021.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Laskin & Associates, Inc., with a city staff date of 06/09/2021.
  - d. The case drainage report submitted by CEC 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 Wood/Patel and accepted by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning & DRB cases for the subject site were: 20-ZN-2002, 20-ZN-2002#3, 1-MP-2006, 61-DR-2015#2.

**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.

**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:**

**Ordinance**

- D. Pursuant to 20-ZN-2002, with each Development Review Board application, the developer shall include a revised Land Use Budget indicating the number of dwelling units, hotel rooms and/or gross floor area.

**DRB Stipulations**

4. Future building pads as shown on the Master Development Site Plan shall return to the Development Review Board for separate review and approval.
5. All drive aisles shall have a width of twenty-four (24) feet.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

6. 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.

**EXTRIOR LIGHTING:**

**Ordinance**

- E. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- F. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

7. 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.
8. 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 2.0 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 8.0 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 0.8 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.

**AIRPORT:**

**DRB Stipulations**

9. 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.
10. 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 be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

**STREET INFRASTRUCTURE:**

**DRB Stipulations**

11. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
12. 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:**

**DRB Stipulations**

13. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

14. 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.
15. 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.

**EASEMENTS DEDICATIONS:**

**Ordinance**

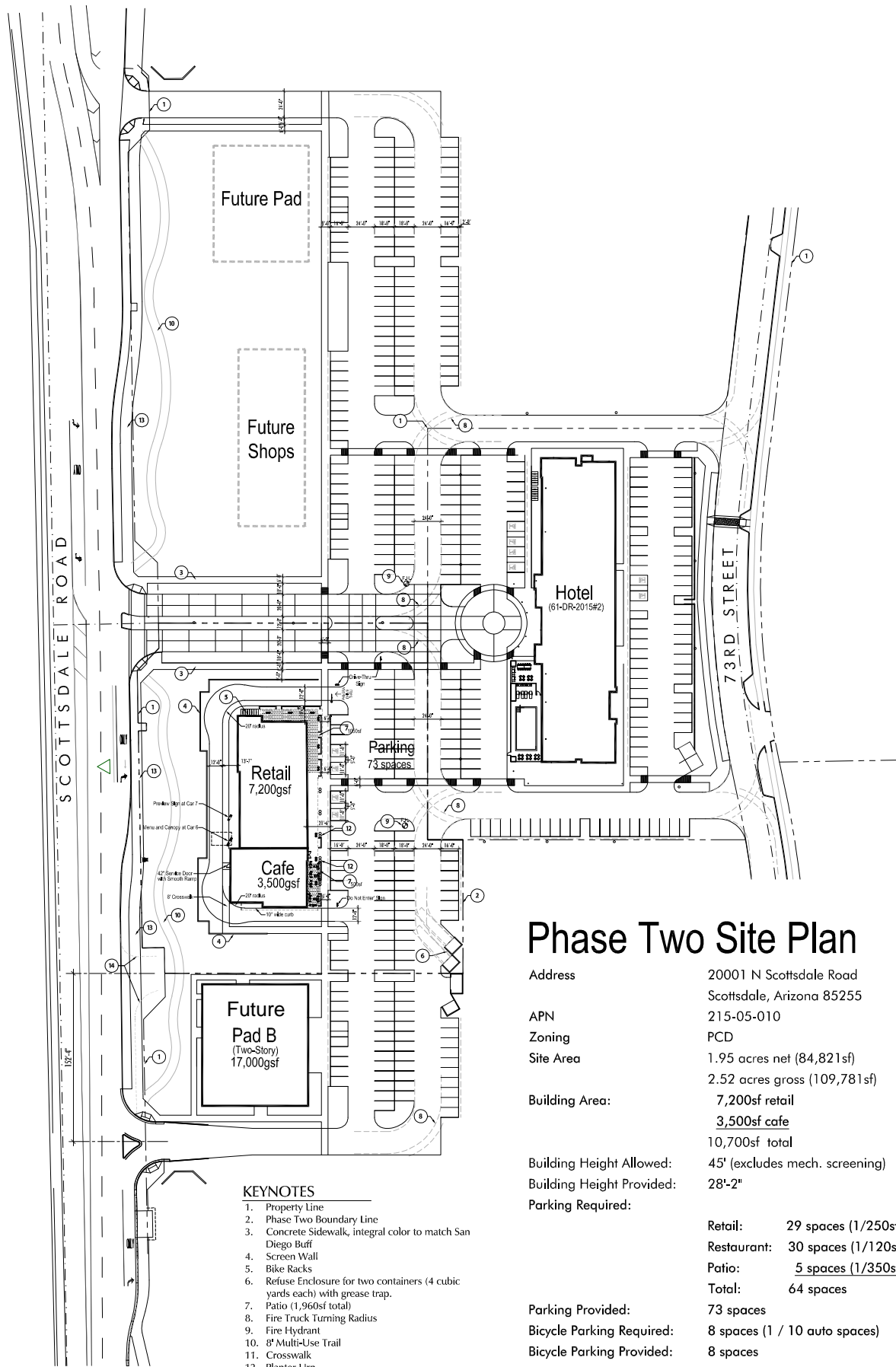
- H. Pursuant to 20-ZN-2002, the scenic corridor width along N. Scottsdale Road shall be a minimum of sixty (60) feet wide, and an average of one hundred (100) feet wide, as measured from the back of curb.

**DRB Stipulations**

16. Prior to the issuance of any building permit for the development project, the property owner shall release and rededicate the Scenic Corridor easement along N. Scottsdale Road. The easement shall be a minimum of sixty (60) feet wide, and an average of one hundred (100) feet wide, measured from the edge of right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in natural condition.

**ADDITIONAL ITEMS:**

17. All signs require separate review and approval.



# Phase Two Site Plan

Address 20001 N Scottsdale Road  
Scottsdale, Arizona 85255

APN 215-05-010

Zoning PCD

Site Area 1.95 acres net (84,821sf)  
2.52 acres gross (109,781sf)

Building Area: 7,200sf retail  
3,500sf cafe  
10,700sf total

Building Height Allowed: 45' (excludes mech. screening)

Building Height Provided: 28'-2"

Parking Required:

Retail:	29 spaces (1/250sf)
Restaurant:	30 spaces (1/120sf)
Patio:	5 spaces (1/350sf)
<b>Total:</b>	<b>64 spaces</b>

Parking Provided: 73 spaces  
Bicycle Parking Required: 8 spaces (1 / 10 auto spaces)  
Bicycle Parking Provided: 8 spaces

(Note: All utility cabinets, valves, backflow preventors, etc will be painted 'Western Reserve' paint color.)

### KEYNOTES

1. Property Line
2. Phase Two Boundary Line
3. Concrete Sidewalk, integral color to match San Diego Buff
4. Screen Wall
5. Bike Racks
6. Refuse Enclosure for two containers (4 cubic yards each) with grease trap.
7. Patio (1,960sf total)
8. Fire Truck Turning Radius
9. Fire Hydrant
10. 8' Multi-Use Trail
11. Crosswalk
12. Planter Urn
13. 10' Concrete Sidewalk detached 8' from back of curb
14. Existing curb cut and decel lane to be removed and replaced with new curb and gutter.



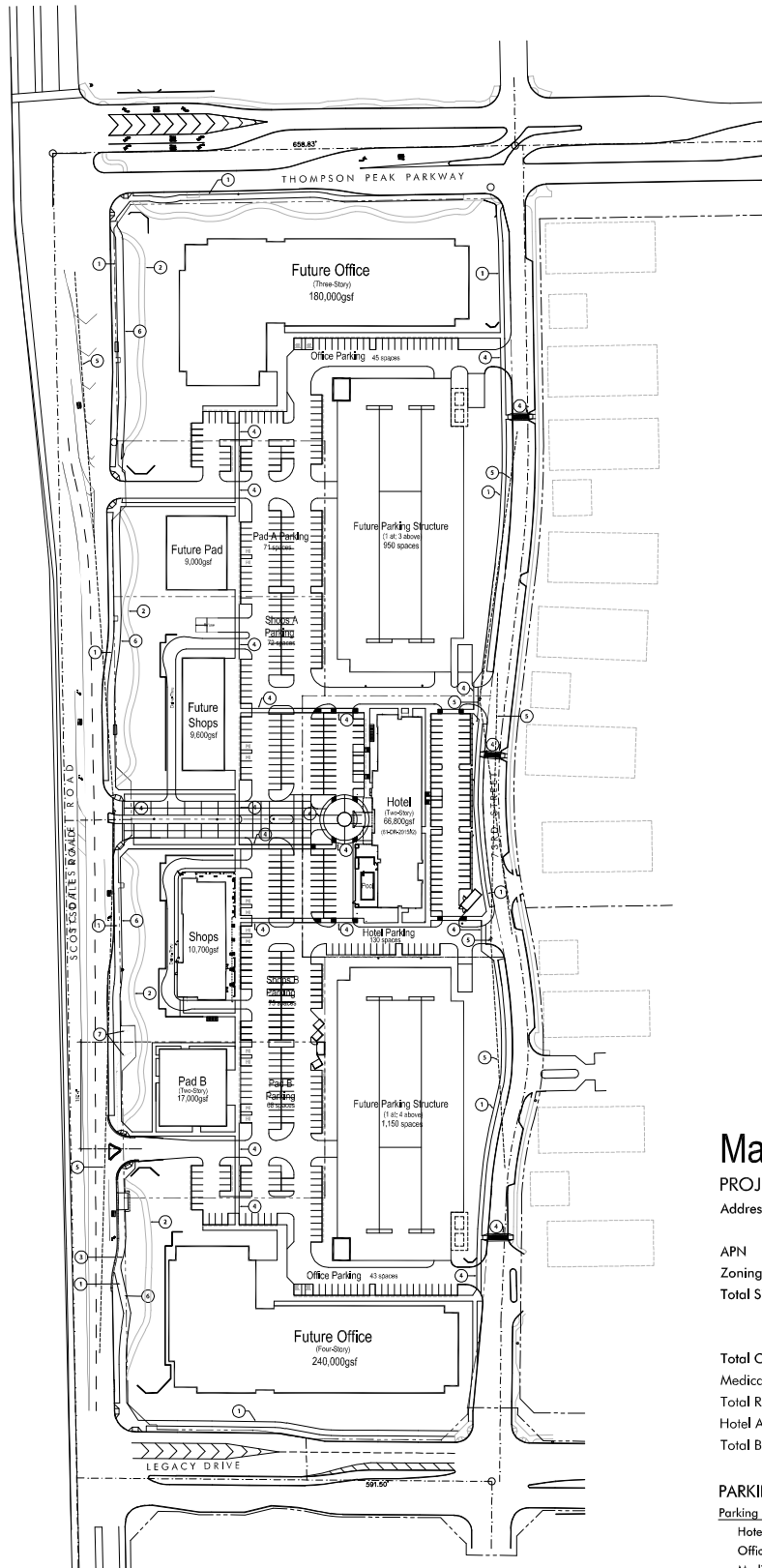
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ATTACHMENT #7



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# Master Development Plan

## PROJECT DATA

Address 20001 N Scottsdale Road  
 Scottsdale, Arizona 85255  
 215-05-010  
 APN  
 Zoning PCD  
 Total Site Area 21.61 acres net  
 27.87 acres gross

Total Office Area: 420,000sf  
 Medical Office Area: 17,000sf  
 Total Retail Area: 29,300sf  
 Hotel Area: 66,800sf (130 rooms)  
 Total Building Area: 533,100sf

## PARKING DATA:

**Parking Required:**  
 Hotel: 163 spaces (1.25/room)  
 Office: 1,400 spaces (1/300sf)  
 Medical Office: 68 spaces (1/250sf)  
 Retail: 118 spaces (1/250sf)  
 Total: 1,749 spaces  
 Accessible Parking Required: 105 spaces (4% of provided parking)  
 Accessible Parking Provided: 105 Spaces  
 Bicycle Parking Required: 175 spaces (1 / 10 auto spaces)  
 Bicycle Parking Provided: 175 spaces

## Parking Provided:

Hotel: 130 spaces (thru parking reduction)  
 Office: 2,188 spaces  
 Retail: 286 spaces  
 Total: 2,604 spaces

## KEYNOTES

- Concrete Sidewalk, integral color to match San Diego Buff
- 8' Multi-Use Trail
- New bus shelter location and easement to be provided with future phase
- Pedestrian path, change in paving material and color
- Site Visibility Triangle
- 10' Concrete Sidewalk detached 8' from back of curb
- Existing curb cut and decel lane to be removed and replaced with new curb and gutter.

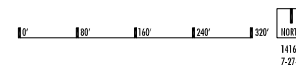


ONE SCOTTSDALE

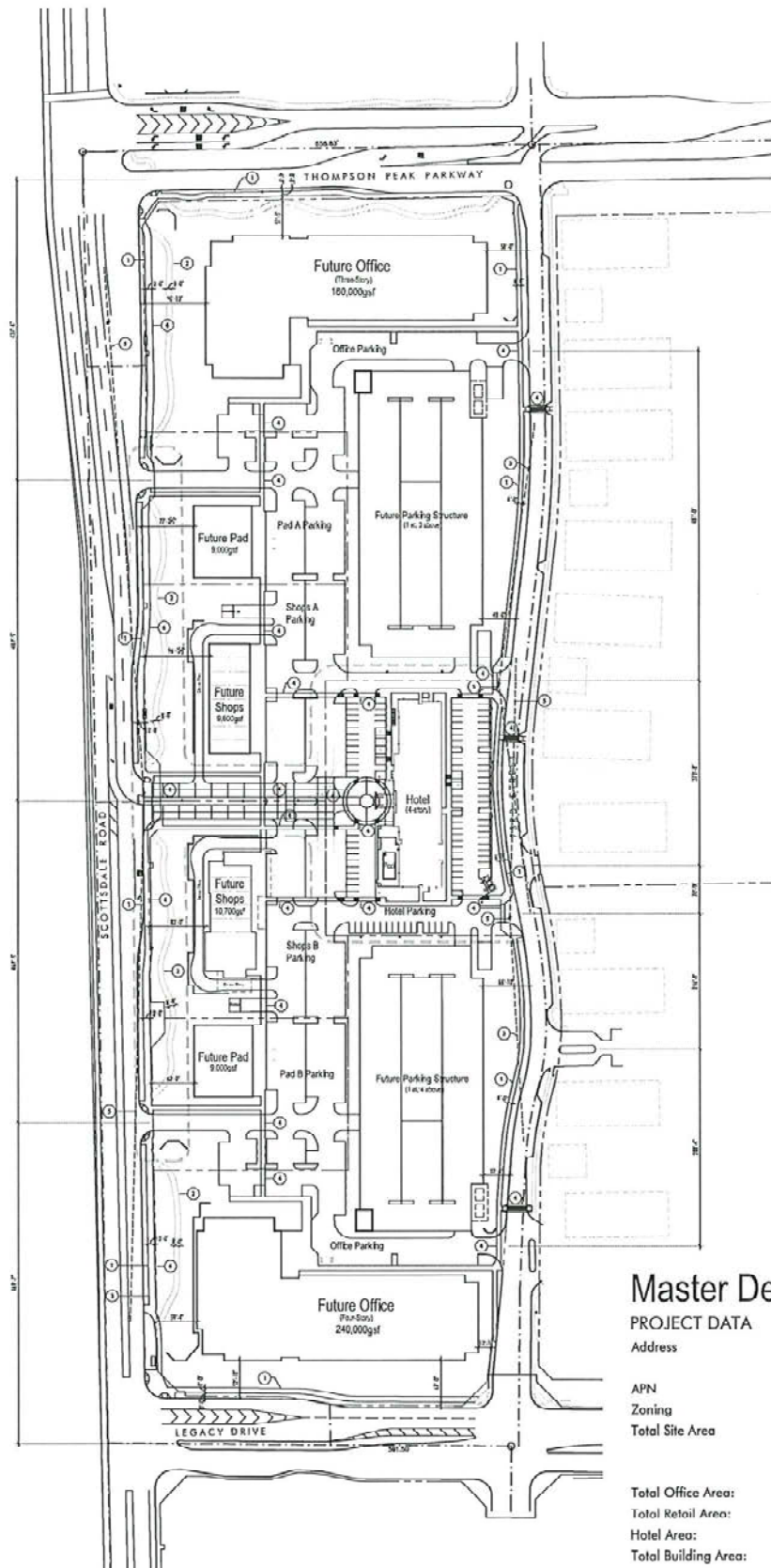
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ATTACHMENT #8

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**KEYNOTES**

1. Concrete Sidewalk, Integral color to match San Diego Buff
2. 8' Multi-Use Trail
3. New bus shelter location and easement to be provided with future phase
4. Pedestrian path, change in paving material and color
5. Site Visibility Triangle
6. 10' detached concrete sidewalk

**Master Development Plan**

**PROJECT DATA**

Address 20001 N Scottsdale Road  
 Scottsdale, Arizona 85255  
 APN 215-05-010  
 Zoning PCD  
 Total Site Area 21.61 acres net  
 27.87 acres gross

Total Office Area: 420,000sf  
 Total Retail Area: 38,300sf  
 Hotel Area: 66,800sf (130 rooms)  
 Total Building Area: 147,100sf

Total Parking Required: 1,716 spaces  
 Total Parking Provided: 2,606 spaces (thru parking reduction)  
 Accessible parking Required: 105 spaces (4% of provided parking)  
 Accessible Parking Provided: 105 Spaces  
 Bicycle Parking Required: 172 spaces (1 / 10 auto spaces)  
 Bicycle Parking Provided: 172 spaces

Phase One Boundary: - - - - -



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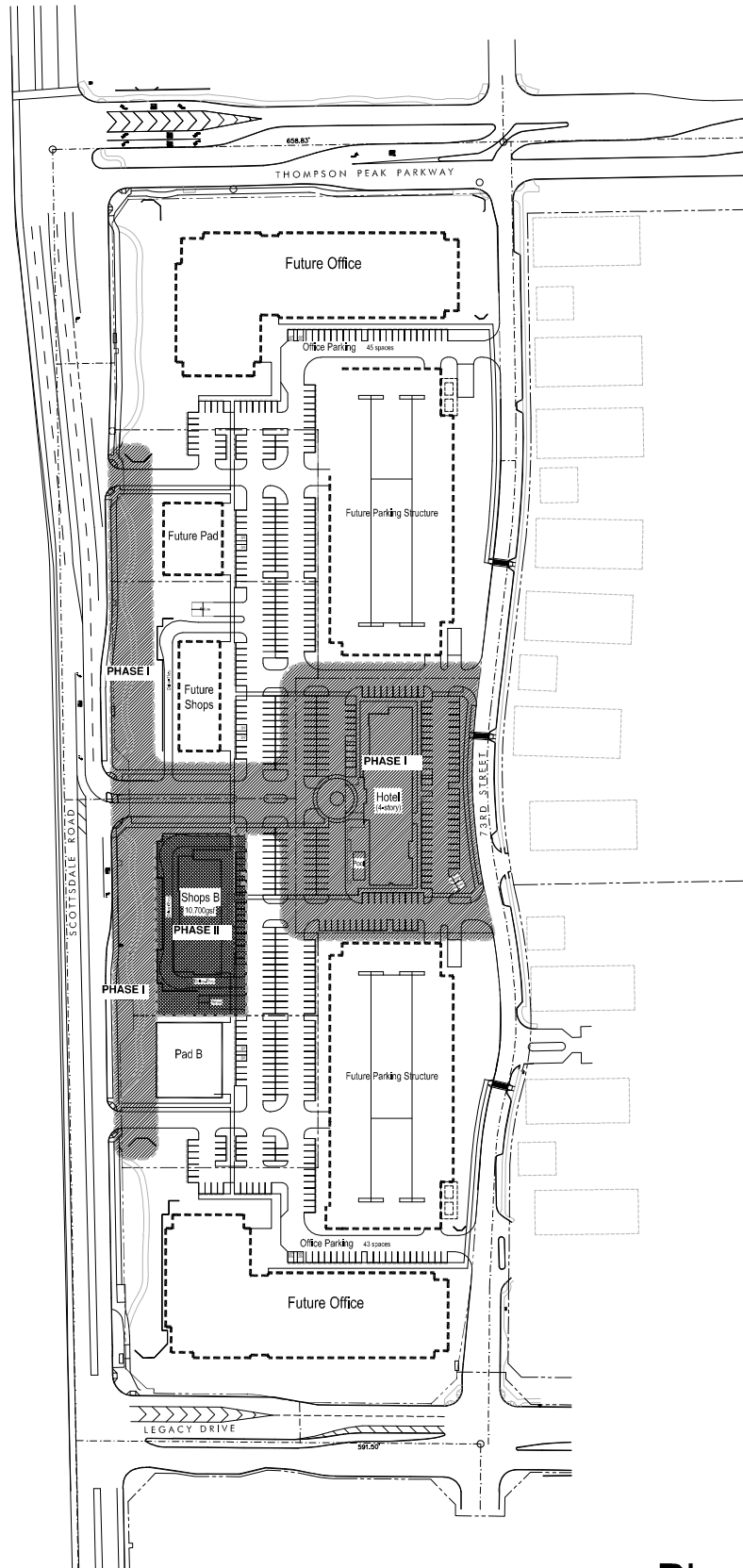
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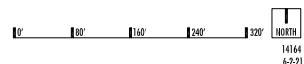


# Phasing Plan

Phase I 

Phase II 

Future Phase 

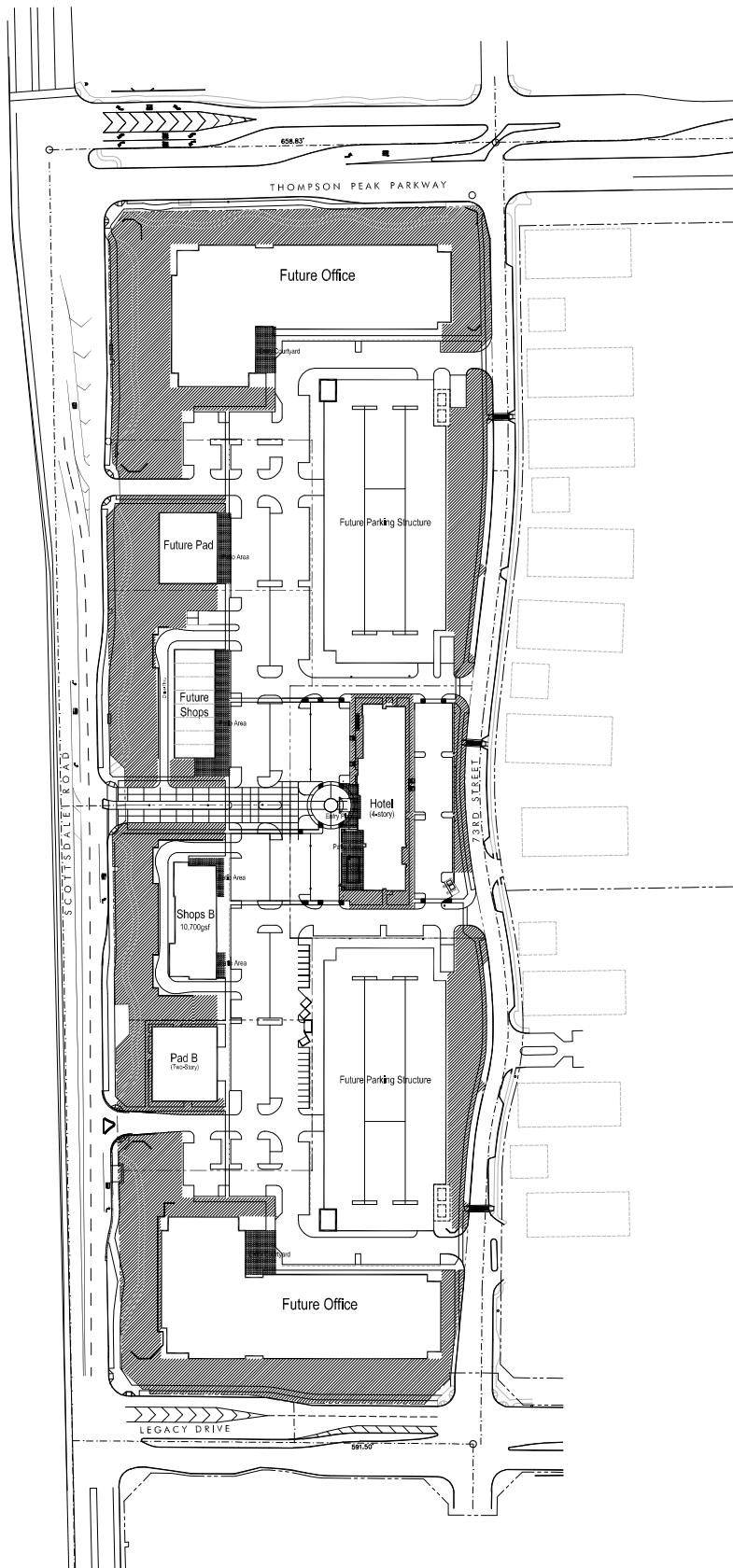


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**ATTACHMENT #10**

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## Master Development Worksheet

Total Site Area	21.61 acres net (27.87 acres gross)
Open Space Required:	141,200sf (15% net site)
Open Space Provided:	267,160sf
Courtyard Areas / Plazas:	20,800sf



ONE SCOTTSDALE

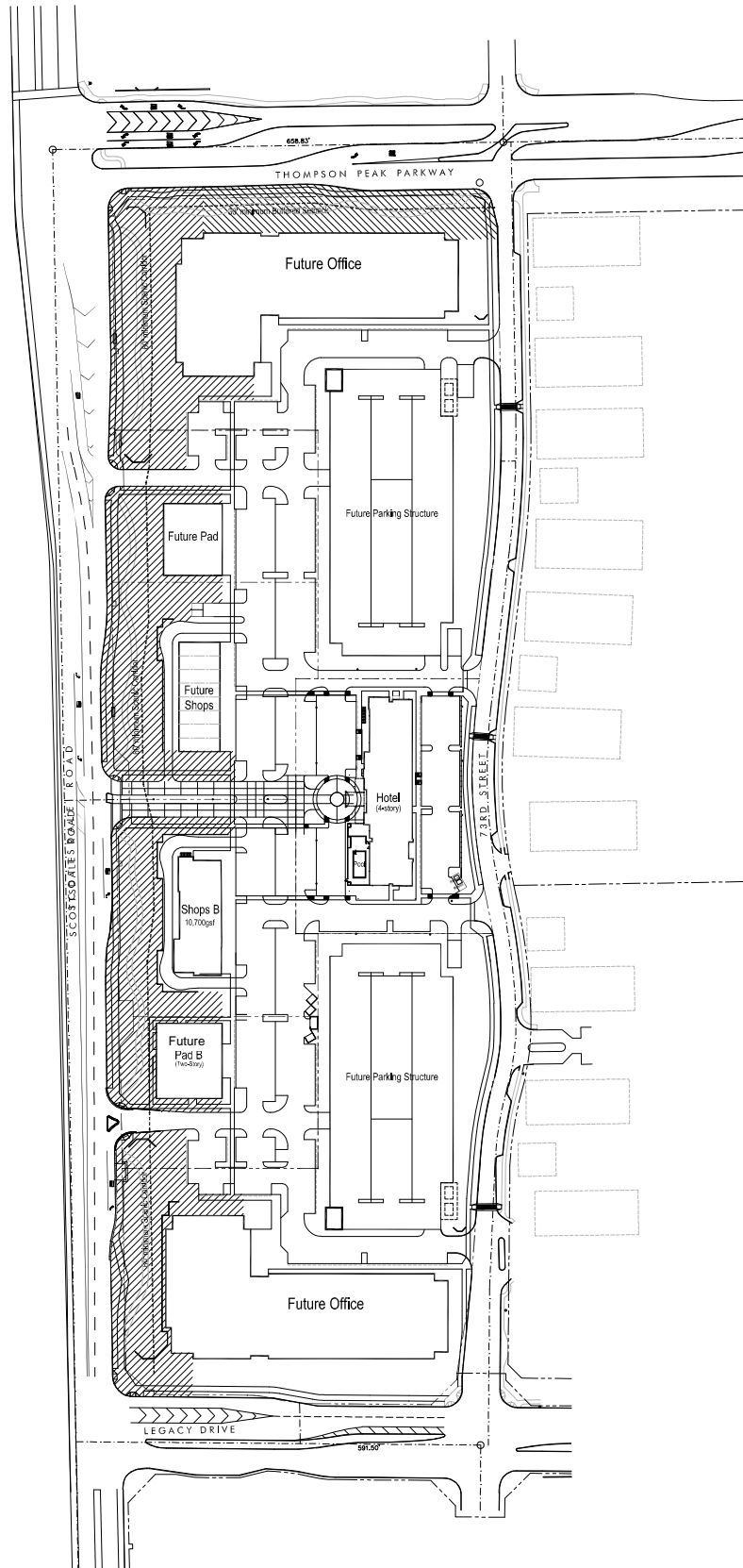
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**ATTACHMENT #11**




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### Scenic Corridor / Buffered Setback Worksheet

Scottsdale Road Scenic Corridor Required: 176,600sf (1,766' x 100')

Scottsdale Road Scenic Corridor Provided: 177,040sf 

Thompson Peak Buffered Setback Required: 18,400sf (460' x 40')

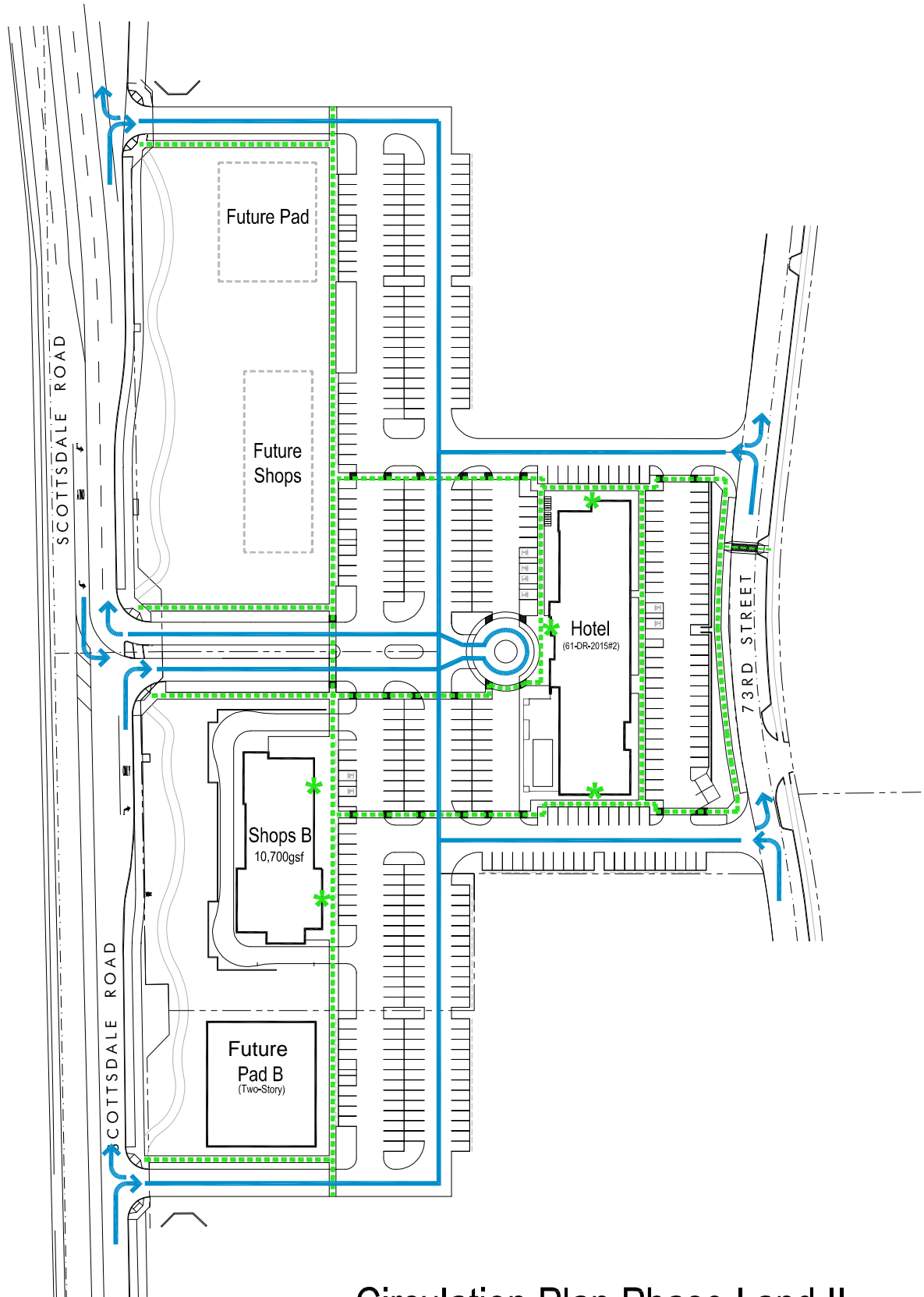
Thompson Peak Buffered Setback Provided: 28,600sf 



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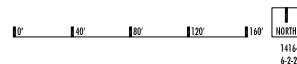
**ATTACHMENT #12**





## Circulation Plan Phase I and II

- Vehicular Circulation →
- Pedestrian Circulation - - - - -
- Pedestrian Building Entry \*



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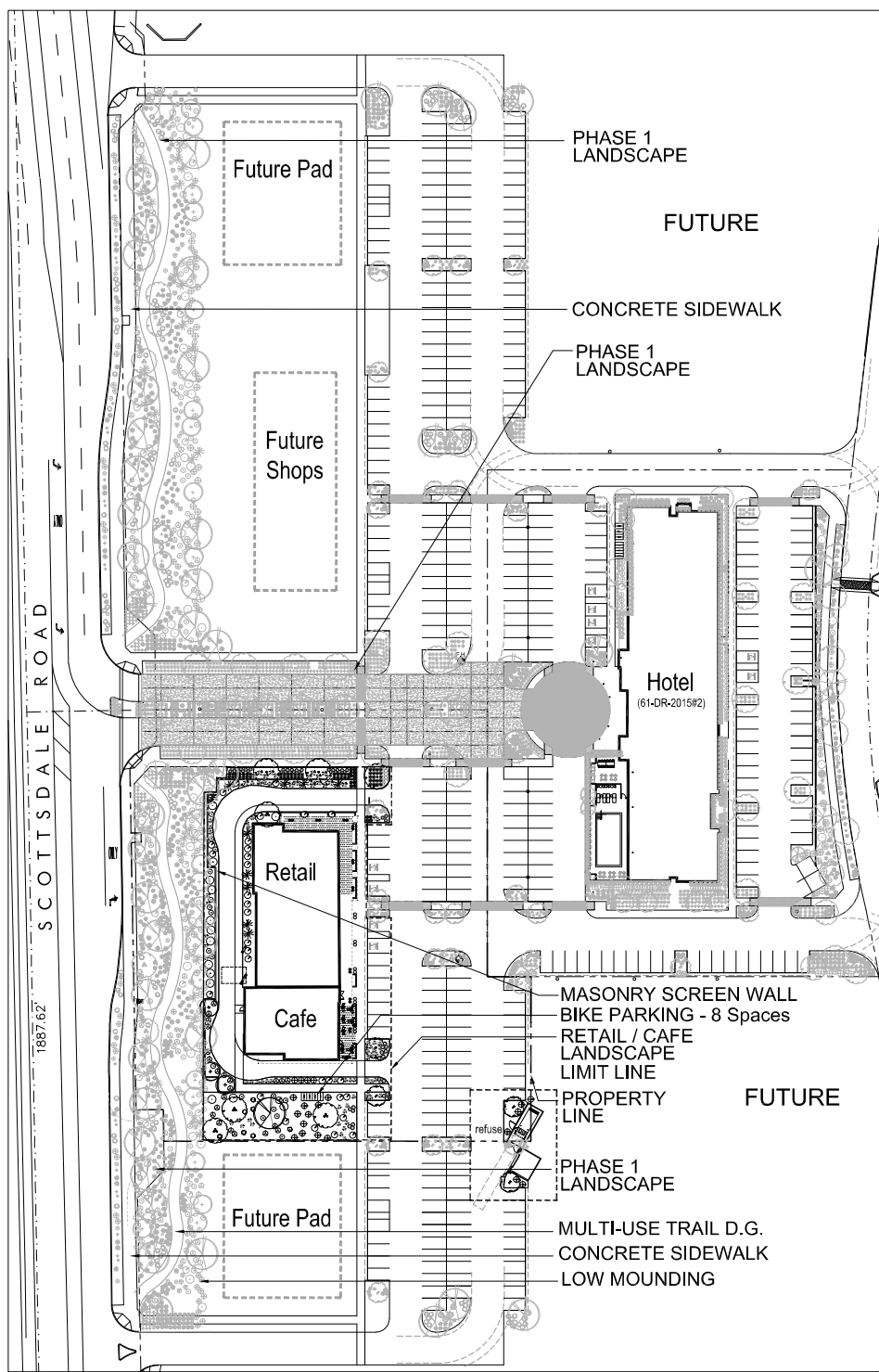
**Stacked 40s  
Land Use Budget Tracker**

rev. 13-May-21

	RESIDENTIAL (DU)			COMMERCIAL/RETAIL/OFFICE (SF)			HOTEL (Rooms)		
	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III
<b>TOTAL ALLOWED</b> <i>(per Schedule C - Land Use Budget)</i>	NA	2,466		NA	2,866,145		NA		400

ASSIGNED PARCEL DESCRIPTION	APN	RESIDENTIAL (DU)			COMMERCIAL/RETAIL/OFFICE (SF)			HOTEL (Rooms)		
		PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III
Henkel Corporation	215-05-005					475,000				
One North Scottsdale	215-05-008			750						
Avion on Legacy	215-05-009									
Hilton	215-05-010C									130
Shops B	215-05-010B						10,700			
<b>TOTAL ASSIGNED BY PU</b>			0	750		475,000	10,700		0	130
<b>TOTAL ASSIGNED BY USE</b>			750			485,700			130	

<b>REMAINING TO ASSIGN</b>			1,716			2,380,445			270	
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**LANDSCAPE LEGEND**  
Quantities shown for this Phase Only

TREES		Size	Qty
Type			
	Parkinsonia hybrid Desert Museum - MULTI	24" Box	2
	Quercus virginiana Heritage Live Oak	36" Box	
	Oneya tesota Ironwood MULTI	48" Box	
	Caesalpinia mexicana Mexican Bird of Paradise MULTI	36" Box	
	Salvage Tree from Site 4" Min. Caliper	60" Box min.	1
	Chilopsis linearis "Seedless" Seedless Desert Willow	24" Box	2
	Fouquieria splendens Ocotillo	10 Cane / 8' Tall	11
	Carnegie gigantea Saguaro	6' Spear no holes / scars	
	Prosopis hybrid MULTI AZT Mesquite "Thornless"	24" Box	4
	Caesalpinia mexicana Mexican Bird of Paradise MULTI	24" Box / 1.0" Cal	3
SHRUB / ACCENT - 5 GALLON			Qty
	Encelia farinosa Brittle Bush		14
	Larrea tridentata Creosote		
	Yucca baccata Banana Yucca		
	Dodonaea viscosa Green Hopseed Bush		31
	Caesalpinia pulcherrima Red Bird of Paradise		21
	Tecomaria stans "Orange Jubilee" Orange Jubilee		
	Senna nemophila Desert Cassia		
	Bougainvillea "Torch Glow" Torch Glow Bougainvillea		17
	Leucophyllum frutescens "compacta" Compact Texas Sage		
	Dasylipton longissimum Toothless Desert Spoon		34
	Hesperaloe parviflora "Yellow" Yellow Yucca		48
	Muhlenbergia rigida Nashville Deer Grass		10
	Lantana montevidensis "Dallas Red" Dallas Red Lantana		29
	Agave americana "Variegata" Variegated Century Plant		
	Asclepias subulata Desert Milkweed		
	Dasylipton wheeleri Desert Spoon		22
	Calliandra eriophylla Pink Fairy Duster		15
	Lantana montevidensis "New Gold" New Gold Lantana		
	Calliandra californica Red Baja Fairy Duster		

GROUND COVERS - 5 GALLON		Qty
	Eremophila glabra "Mingenew Gold" Out Back Sunrise Emu	51
	Convolvulus sp Ground Morning Glory	
	Dalea frutescens "Sierra Negra" tm Black Dalea	7
	Decomposed Granite 1/2" Screened Madison Gold - 2" Depth	
	Granite Rip Rap 3"-6" Express Gold - 3" Depth	
	Steel Planters ( see Detail )	
	Decomposed Granite 1" Select Express Rose - 2" Depth AS NOTED ON PLANS	

**\*** TO BE PLANTED A MINIMUM OF FOUR FEET FROM EDGE OF WALKWAYS AND / OR PEDESTRIAN AREAS, MEASURED TO THE EDGE OF MATURE PLANTS

**WATER EASEMENT PLANTING NOTE:**  
WATER LINE EASEMENT NO TREES PLANTED IN EASEMENT.

**Site Plan**

**Address** Scottsdale, Arizona 85255  
20001 N Scottsdale Road

**APN** 215-05-010

**Zoning** PCD

**Site Area** 1.95 acres net (84,821sf)  
2.52 acres gross (109,781sf)

**Building Area:** 10,700 sf total

**Parking Required:** 58 spaces (1/250sf retail; 1/120sf restaurant)

**Parking Provided:** 75 spaces

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

**Bicycle Parking Provided:** 8 spaces

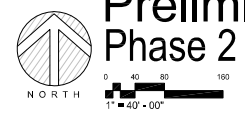
**Landscape Area**  
Phase 2 Only

**LANDSCAPE AREA - On Site**  
9,615 sf total

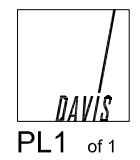
**LANDSCAPE AREA - Off Site**  
0 sf this phase

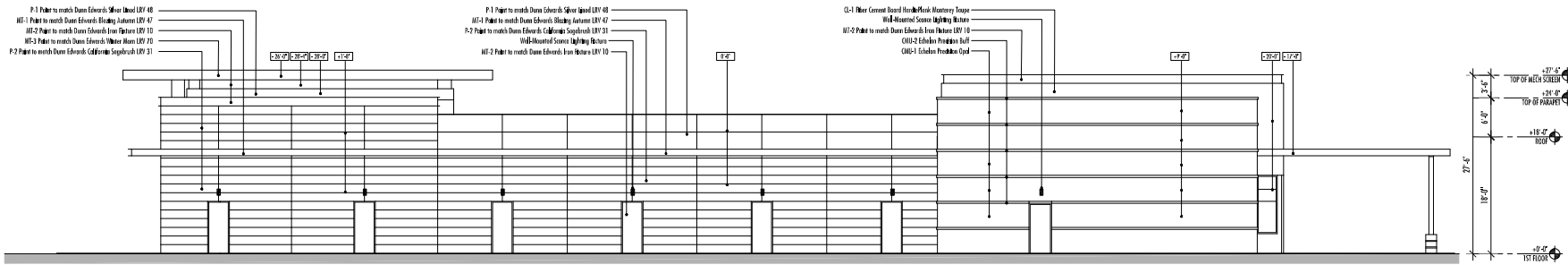
**LANDSCAPE AREA - Parking**  
1,411 sf total

**LANDSCAPE AREA - Total**  
11,015 sf this phase

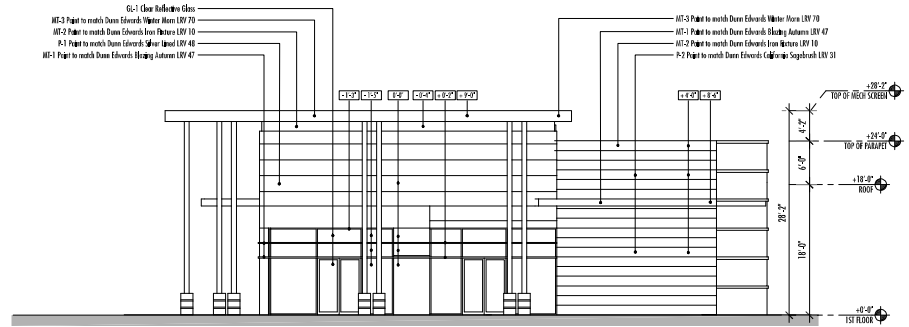


**Preliminary**  
**Phase 2 Landscape Plan**

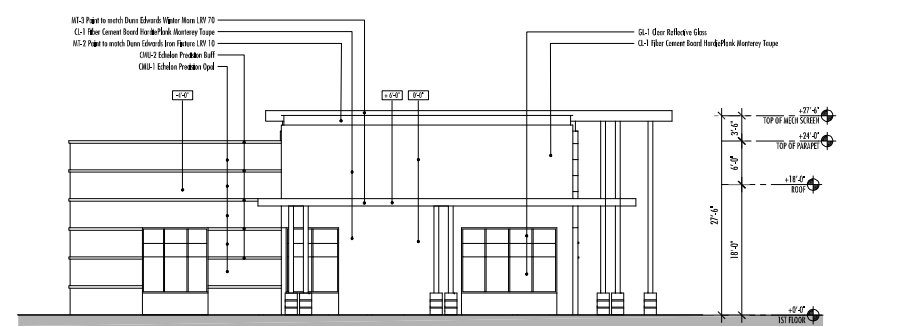




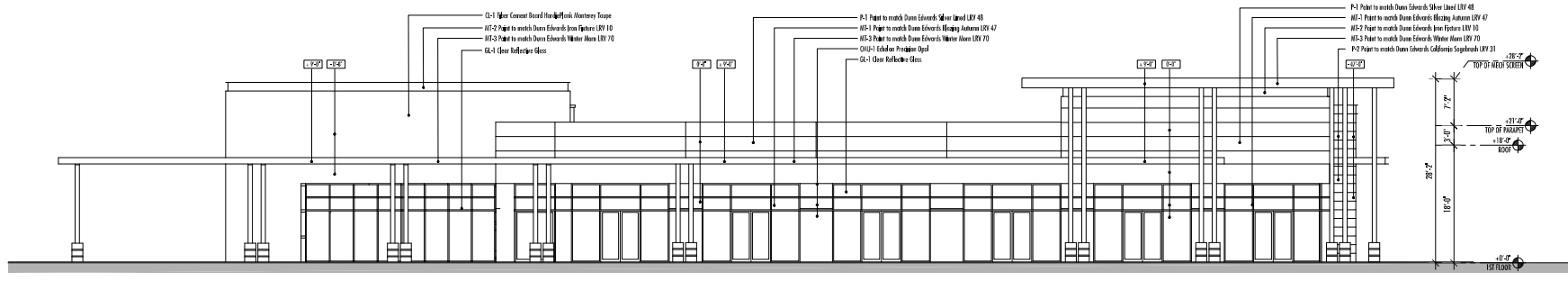
West Elevation



North Elevation



South Elevation



East Elevation

Phase II Elevations

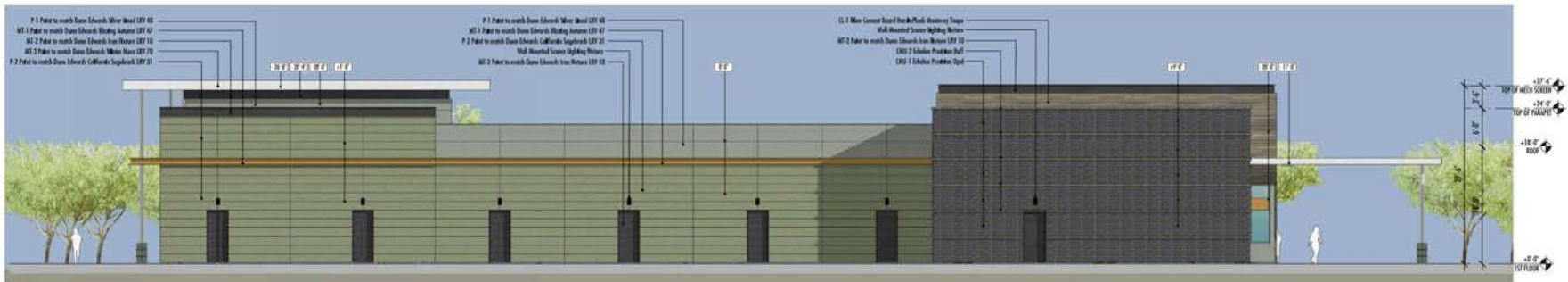
- MATERIAL LEGEND**
- CMU-1 CMU - Eshelon Precast - Opal
  - CMU-2 CMU - Eshelon Precast - Buff
  - GL-1 Clear Reflective Glass - 1"
  - GL-2 Clear Reflective Glass - 1"
  - MT-1 Vitracore VUE1-40
  - MT-2 Metal Panel - Painted to match P-4 Dunn Edwards DE6384
  - MT-3 Iron Picture
  - MT-4 Metal - Painted to match P-6 Dunn Edwards DET617 Winter Moss
  - P-1 Metal - Painted to match Dunn Edwards DE6383 Silver Lined
  - P-2 EP-S - Painted to match Dunn Edwards DET613 California Sagebrush
  - CL-1 Fiber Cement Board - HardiePlank - Monterey Taupe

ONE SCOTTSDALE- Scottsdale, Arizona

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ATTACHMENT #16

14164  
10-11-21



West Elevation



North Elevation



South Elevation



East Elevation

- MATERIAL LEGEND**
- CMU-1 CMU - Echelon Precision - Opal
  - CMU-2 CMU - Echelon Precision - Buff
  - GL-1 Clear Reflective glass - 1"
  - Viracore VUE7-40
  - MT-1 Metal Panel - Painted to match P-3 Dunn Edwards DE5235 Blazing Autumn
  - MT-2 Metal Panel - Painted to match P-4 Dunn Edwards DE5384 Iron Picture
  - MT-3 Metal - Painted to match P-5 Dunn Edwards DE1617 Winter Storm
  - P-1 EFS - Painted to match Dunn Edwards DE6353 Silver Lined
  - P-2 EFS - Painted to match Dunn Edwards DE7513 California Sagebrush
  - CL-1 Fiber Cement Board - Hardi/Plank - Mortuary Teape

Phase II Elevations

14164  
10/11/21

ONE SCOTTSDALE- Scottsdale, Arizona

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View from East

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Aerial View from East

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View from East

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View from Scottsdale Road entry drive

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Aerial from Northeast looking Southwest

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East Elevation



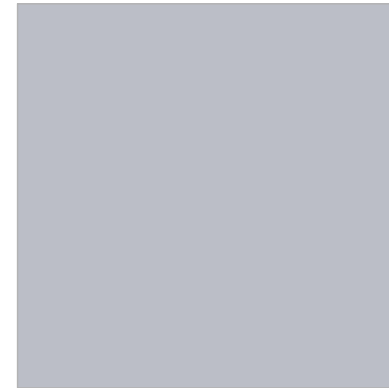
North Elevation



CMU-2 Echelon Precision - Buff



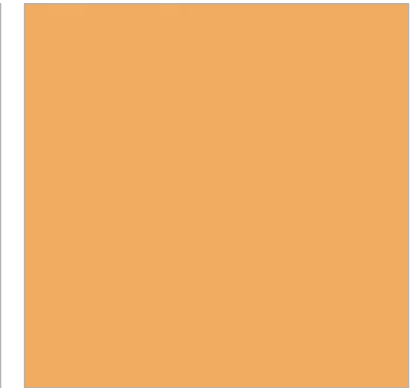
P-1 Dunn Edwards DE6353 Silver Lined



P-2 Dunn Edwards DET513 California Sagebrush



P-3 Dunn Edwards DE5235 Blazing Autumn



**MATERIAL LEGEND**

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

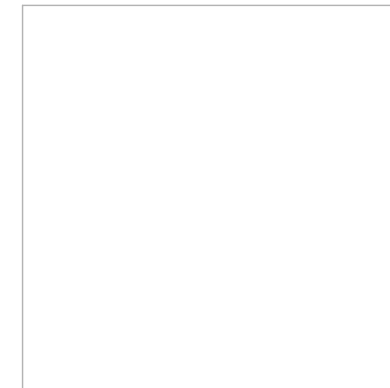
CMU-1 Echelon Precision - Opal



P-4 Dunn Edwards DE6384 Iron Fixture



P-5 Dunn Edwards DEW380 White



**Material Board**



**ONE SCOTTSDALE- Scottsdale, Arizona**

GL-1 Clear Reflective Glass



CL-1 HardiePlank Lap Siding - Monterey Taupe



## MATERIAL LEGEND

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

## Material Board

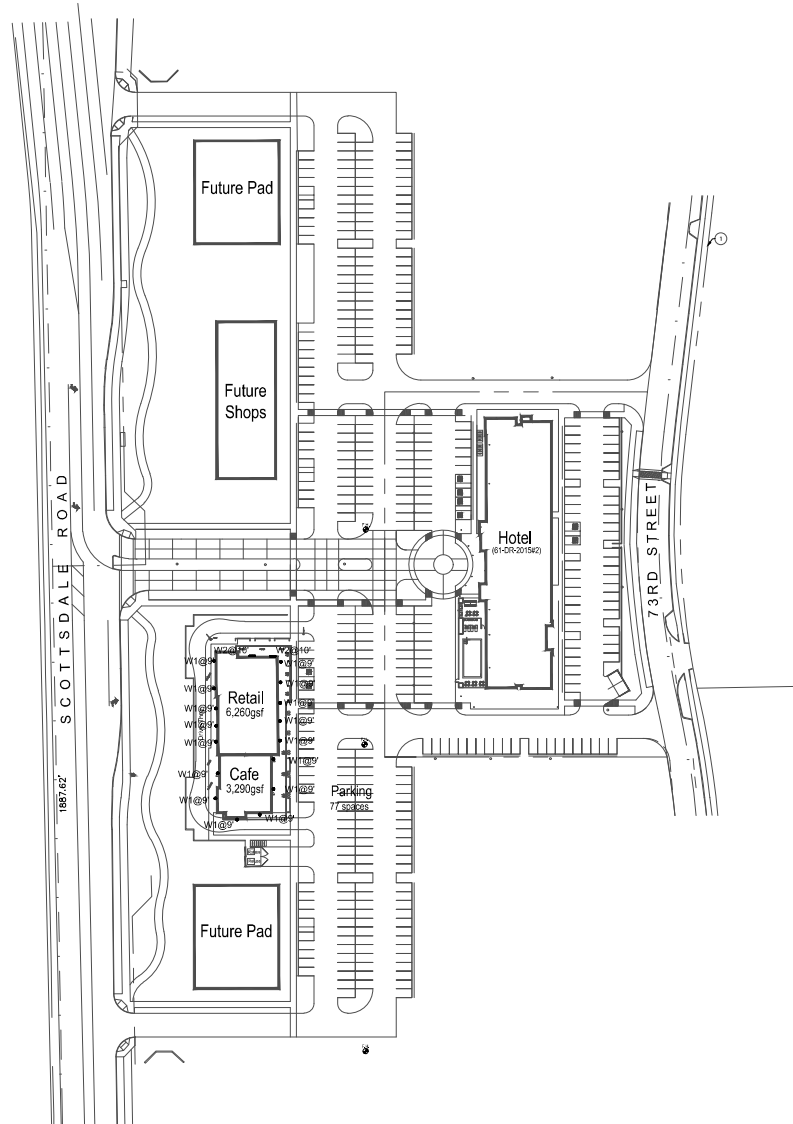


2 of 2

14164

2/3/20

ONE SCOTTSDALE- Scottsdale, Arizona



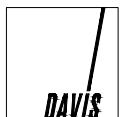
Overall Site Plan - 1" = 60'-0"

ELECTRICAL  
OVERALL SITE PLAN

ONE SCOTTSDALE- Scottsdale, Arizona

**ATTACHMENT #20**

7/15/2019



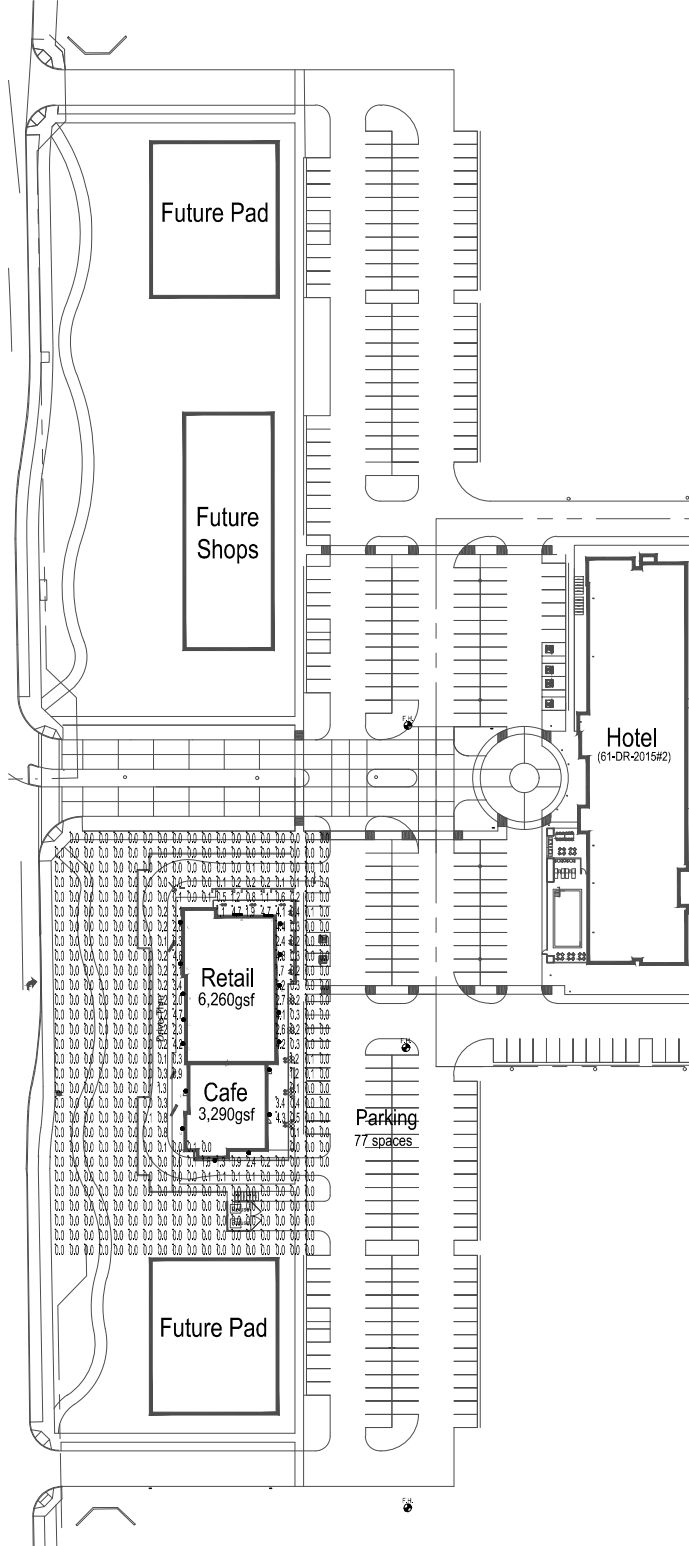
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INITIAL CALCULATIONS

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens	BUG Rating
	2	W2	SINGLE	0.750	A-LIGHT-ALD35T-3'-1S-30-U-RR-W-D-Q	38.8	1660	B1-U0-G1
⊙	16	W1	SINGLE	1.000	DMF-DCC-WM-W-M-6-D-10-G-0-00-0-30-FINISH-0-KX-R	225.6	1046	B2-U0-G0

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
RETAIL SHOP	Illuminance	Fc	0.25	5.2	0.0	N.A.	N.A.	
PROPERTY LINE SPILL LIGHT @ 6' AP	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	
SITE	Illuminance	Fc	0.0	0.0	0.0	N.A.	N.A.	



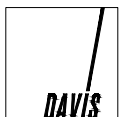
Northwest Corner Retail Plan - 1"= 40'-0"

ELECTRICAL OVERALL SITE PLAN

ONE SCOTTSDALE- Scottsdale, Arizona

ATTACHMENT #21

7/15/2019

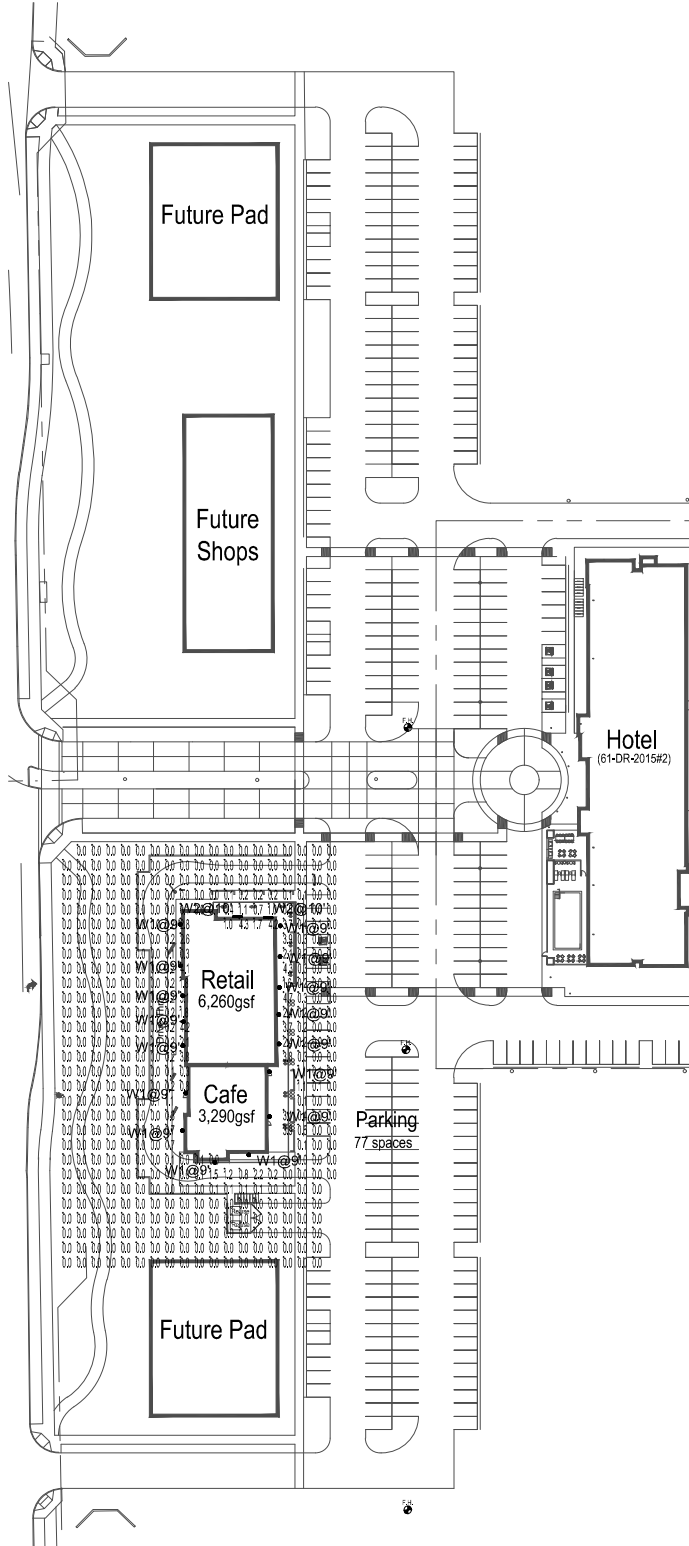


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INITIAL CALCULATIONS

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens	BUG Rating	
	2	W2	SINGLE	0.750	A-LIGHT-ALD35T-3'-1S-30-U-RR-W-D-Q	38.8	1660	B1-U0-G1	
⊙	16	W1	SINGLE	1.000	DMF-DCC-WM-W-N-6-D-10-G-0-00-0-30-FINISH-0-KX-R	225.6	1046	B2-U0-G0	

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
RETAIL SHOP	Illuminance	Fc	0.23	4.7	0.0	N.A.	N.A.	
PROPERTY LINE SPILL LIGHT @ 6' AP	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	
SITE	Illuminance	Fc	0.0	0.0	0.0	N.A.	N.A.	



Northwest Corner Retail Plan - 1"= 40'-0"

ELECTRICAL  
OVERALL SITE PLAN



ONE SCOTTSDALE- Scottsdale, Arizona

7/15/2019

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Project:	Type:
Product Code:	Date:

Spec Sheet V-10.01.20



- Customize your cylinder with over one million configurations
- Powered by DMF's advanced LED downlight technology
- Modular Twist & Lock trims and Plug & Play light engines for easy maintenance and on-site modifications
- Shadowless pendant uplight allows for direct and indirect lighting from a single cylinder
- Die-cast aluminum with no visible hardware for a sleek, symmetrical design

<b>Lumen Output</b> 750 lm (10W), 1000 lm (12W), 1500 lm (20W), 2000 lm (28W), 2500 lm (37W), 3000 lm (40W)	<b>Mount</b> Surface, Cord, Stem, Wall	
<b>Color Quality</b> 90+ CRI, 2-step SDCM	<b>Size</b> Diameter: 4"   Length: Small (4"), Medium (8"), Large (12")	
<b>Color Temperature</b> 	<b>Finish</b> White, Black, Brushed Aluminum, Bronze, Custom Color	
<b>Lighting Type</b> 	<b>Stem/Cord Length</b> 24" or 40" (standard), Up to 96" (custom)	
<b>Specialty Lens Option</b> 	<b>Optics</b> 	<b>Dimming</b> TRIAC/ELV 5%, 0-10V 1%, Lutron Hi-Lume® 1%
<b>Emergency Lighting</b> Optional Remote Inverter or Emergency LED Driver for lighting up to 90 minutes in event of power failure	<b>Trims and Shades</b> Round Beveled Trim, Hyperbolic Trim, Snoot, Decorative Trim, Low-Profile Decorative Trim, Round Shade, Flat Shade	



**Ratings**  
 Wet location available

**Guarantee**  
 50,000 hrs | 5 years



dmflighting.com



PRODUCT BUILDER

<b>CYLINDER</b>	<b>DCC</b>	DCC Cylinder		
<b>MOUNT</b>		<b>C2</b> Cord Mount, 24"	<b>C4</b> Cord Mount, 48"	<b>CC</b> Cord Mount, Custom
		<b>T2</b> Stem Mount, 24"	<b>T4</b> Stem Mount, 48"	<b>TC</b> Stem Mount, Custom <sup>1</sup>
		<b>SM</b> Surface Mount	<b>WM</b> Wall Mount <sup>2</sup>	
<b>MOISTURE RATING</b>		<b>S</b> Standard (Damp Location)	<b>W</b> Wet Location <sup>3</sup>	
<b>LENGTH</b>		<b>S</b> Small (4")	<b>M</b> Medium (8")	<b>L</b> Large (12")
<b>DIAMETER</b>	<b>4</b>	4" Diameter		
<b>LIGHT OPTIONS</b>		<b>D</b> Downlight	<b>A</b> Adjustable <sup>4</sup>	
<b>LUMENS DOWN<sup>5</sup></b>		<b>07</b> 750 lm	<b>10</b> 1000 lm <sup>6</sup>	<b>15</b> 1500 lm <sup>7</sup>
		<b>20</b> 2000 lm <sup>7</sup>	<b>25</b> 2500 lm <sup>7</sup>	<b>30</b> 3000 lm <sup>7</sup>
<b>OPTICS DOWN</b>		<b>G</b> General Ambient (70°+) <sup>8,9</sup>	<b>S</b> Spot (20°)	<b>N</b> Narrow Flood (30°)
		<b>F</b> Flood (40°)	<b>L</b> Linear Spread <sup>9</sup>	
<b>SPECIALTY LENS OPTIONS DOWN</b>		<b>0</b> None	<b>H</b> Hexcell <sup>9,10</sup>	
<b>LUMENS UP<sup>11</sup></b>		<b>00</b> N/A	<b>07</b> 750 lm	<b>10</b> 1000 lm <sup>6</sup>
		<b>15</b> 1500 lm <sup>7</sup>	<b>20</b> 2000 lm <sup>7</sup>	
<b>OPTICS UP<sup>11</sup></b>		<b>0</b> N/A	<b>G</b> General Ambient (70°+) <sup>8,9</sup>	<b>S</b> Spot (20°)
		<b>N</b> Narrow Flood (30°)	<b>F</b> Flood (40°)	
<b>CCT</b>		<b>27</b> 2700K	<b>30</b> 3000K	<b>35</b> 3500K
		<b>40</b> 4000K	<b>3W</b> Warm Dim <sup>12</sup>	
<b>FINISH</b>		<b>W</b> White	<b>B</b> Black	<b>A</b> Brushed Aluminum
		<b>Z</b> Bronze	<b>C</b> Custom Color	
<b>DRIVER</b>		<b>T</b> TRIAC/ELV (5%)	<b>0</b> 0-10V (1%)	<b>C</b> Lutron EcoSystem LDE1 (1%) <sup>13</sup>
		<b>L</b> Lutron 2-Wire LTA2W (1%) <sup>14</sup>		
<b>EMERGENCY LIGHT</b>		<b>00</b> None	<b>E1</b> EM, Remote Test Switch	
<b>TRIM / SHADE DOWN</b>		<b>R</b> Round Beveled Trim	<b>H</b> Hyperbolic Trim	<b>S</b> Snoot
		<b>L</b> Low Profile Decorative Trim	<b>RWC</b> Round Shade: White, Clear <sup>15</sup>	<b>RWW</b> Round Shade: White, Warm <sup>16</sup>
		<b>RBW</b> Round Shade: Black, Warm <sup>17</sup>	<b>RAC</b> Round Shade: Aluminum, Clear <sup>18</sup>	<b>RCC</b> Round Shade: Custom Color <sup>18</sup>
		<b>FWW</b> Flat Shade: White, Warm <sup>18</sup>	<b>FBC</b> Flat Shade: Black, Clear <sup>18</sup>	<b>FBW</b> Flat Shade: Black, Warm <sup>18</sup>
		<b>FCC</b> Flat Shade: Custom Color <sup>18</sup>	<b>FAC</b> Flat Shade: Aluminum, Clear <sup>18</sup>	
<b>TRIM UP<sup>14</sup></b>		<b>[Blank]</b> N/A	<b>R</b> Round Beveled Trim	<b>H</b> Hyperbolic Trim
		<b>S</b> Snoot	<b>D</b> Decorative Trim	<b>L</b> Low Profile Decorative Trim

<sup>1</sup> Minimum 3" length  
<sup>2</sup> Only available in Medium or Large size  
<sup>3</sup> Only available with Round Beveled or Decorative Trim; Not available in Adjustable or Cord Mount  
<sup>4</sup> Only available in 750 or 1000 lm  
<sup>5</sup> Sum of Lumens cannot be greater than 1000 lm for Small size, 2000 lm for Medium size, 3000 lm for Large size  
<sup>6</sup> Only available in Downlight with General Ambient optics or Adjustable with Spot, Narrow Flood or Flood optics  
<sup>7</sup> Only available in 0-10V or Lutron driver  
<sup>8</sup> Not available in Adjustable  
<sup>9</sup> Only available in 1500 lm, 2000 lm or Adjustable  
<sup>10</sup> Only available in Spot, Narrow Flood, or Flood optics  
<sup>11</sup> Only applicable to Medium or Large size Cord or Stem mounts, Large size Wall mounts; Otherwise, select None; Not available with EM; Medium only available in TRIAC/ELV; Uplight for Cord and Stem Mount cannot be Adjustable  
<sup>12</sup> Only available in 750 lm Downlight with General Ambient optics or 750 lm Adjustable  
<sup>13</sup> Not available in Wall Mount  
<sup>14</sup> Only applicable to Wall Mount Up and Downlight, Cord and Stem Mount Uplight utilize specialty trim

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 800.441.4422 dmflighting.com

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ONE SCOTTSDALE - Scottsdale, Arizona

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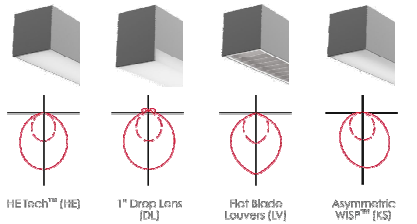


PERFORMANCE

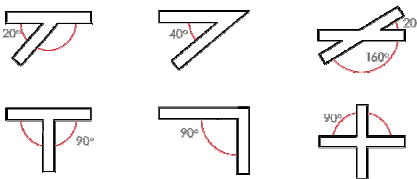
OUTPUT	OPTICS	NOMINAL		
		LUMEN OUTPUT	INPUT WATTS	EFFICACY
LH [1107]	HE Tech™	1114 lm/ft	9.8 W/ft	114 lm/W
	Asymmetric Wisp	972 lm/ft	9.8 W/ft	99 lm/W
LS [Standard]	1" Drop Lens	926 lm/ft	9.8 W/ft	96 lm/W
	Flat Blade Louver*	990 lm/ft	9.8 W/ft	101 lm/W
	HE Tech™	575 lm/ft	4.8 W/ft	119 lm/W
	Asymmetric Wisp	469 lm/ft	4.8 W/ft	98 lm/W
LS [Standard]	1" Drop Lens	478 lm/ft	4.8 W/ft	102 lm/W
	Flat Blade Louver*	511 lm/ft	4.8 W/ft	106 lm/W

Based on a single fixture with 3000K LED beam diameter. For the lighting fixture photometric data of this fixture refer to page 4.

DOWNLIGHT LENS OPTIONS



MULTIPLE INTERSECTIONS AND CORNERS OPTIONS



# ALD3ST

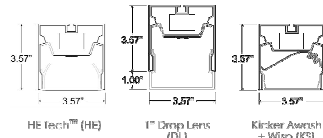
Direct - Suspended - Surface - Wall

ALD3ST combines clean lines with high performance direct distribution, for a functional and aesthetically pleasing slim profile.

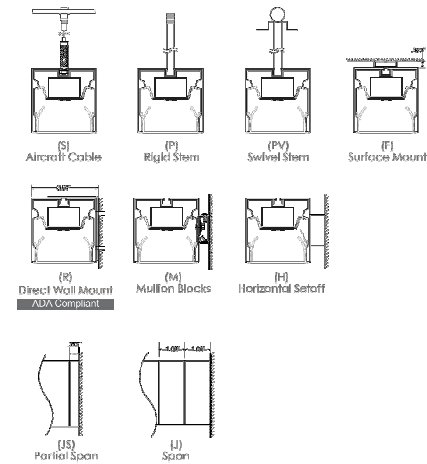
Replacement of ACCOLADE - D3

- Unique patterns with fully lit corners and intersections possible with Design Assist.
- Individual units and continuous runs in exact lengths.
- Adjustable mounting options for ease of installation.
- Custom color options.
- Quickset nominal options.

DIMENSIONS



MOUNTING OPTIONS



PERFORMANCE AT 3500K

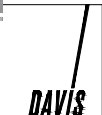
OUTPUT	OPTICS	NOMINAL		
		LUMEN OUTPUT	INPUT WATTS	EFFICACY
LH [1107]	HE Tech™	1114 lm/ft	9.8 W/ft	114 lm/W
	Asymmetric Wisp	972 lm/ft	9.8 W/ft	99 lm/W
	1" Drop Lens	926 lm/ft	9.8 W/ft	96 lm/W
LS [Standard]	Flat Blade Louver*	990 lm/ft	9.8 W/ft	101 lm/W
	HE Tech™	575 lm/ft	4.8 W/ft	119 lm/W
	Asymmetric Wisp	469 lm/ft	4.8 W/ft	98 lm/W
	1" Drop Lens	478 lm/ft	4.8 W/ft	100 lm/W
LS [Standard]	Flat Blade Louver*	511 lm/ft	4.8 W/ft	106 lm/W

Custom linear output available from 20" to 100" of light output. Please contact factory for custom linear output and voltage. For this complete photometric data of this fixture consult the W210 CCI page to page 4. \*Flat Blade Louver calculated using the aluminum sheet.

ALD3ST

ALD3ST SERIES	LENGTH OR PATTERN TYPE	OUTPUT	LED CCT	VOLTAGE	DIRECT OPTICS	MOUNTING	
ALD3ST	- Nominal Length*	LH High output	27 2700K	U 120V-277V	HE HE Tech™	S Aircraft Cable*	
	M Exact Length**	LS Standard output†	30 3000K	3 347V	KS Asymmetric Wisp™	P Rigid Stem**	
	C Custom output†	C Custom output†	35 3500K		DL 1" Drop Lens*	PV Swivel Stem**	
	PL "L" Shape***		40 4000K		LV Flat Blade Louvers**	R Direct Wall Mount	
	PU "U" Shape***		TM Tunable White [27K to 50K]*		M Mullion Blocks***	M Horizontal Soffit Bracket****	
	PR Rectangles / Square***		DW Dim-to-warm**		FWW Polycarbonate Flush Wisp™	F Surface Mount*****	
	CP Custom Pattern****					JS Partial Span	
						J Full Span	

FINISH	DIMMING	EMERGENCY	SENSORS	OPTIONS
T Titanium	D Standard 0-10V dimming*	EC Emergency-circuited*	OC Occupancy Sensor - Ceiling	MBL 2" LED Downlight Module*
W White	D1 Hlumeco Ecosystems 1% Lux†	E Emergency-battery**	PC Photocell / Daylight Sensor - Ceiling	M Multi-Circuit
B Black	D2 ELV 5% dimming**		OF Occupancy Sensor - Fixture	R Right End cap Feed
O Other*	D3 DMX 0.1% dim-to-dark (EcoLED)		PF Photocell / Daylight Sensor - Fixture	L Left End cap Feed
	D4 DALI dim-to-off (EcoLED)		OPC Occupancy / Daylight Sensor - Ceiling	N New York City Code
	NAIR night @AIR (dim-to-off)		OPF Occupancy / Daylight Sensor - Fixture	K Natchatium Application***
	NWIR night @Wired (dim-to-off)			Q Wet Location****
	DO Dimming - Other**			CR1 90+*****
				MR1 MRI





Existing Zoning

61-DR-2015#3



## **One Scottsdale – Planning Unit III**

### **Development Review Board**

### **Neighborhood Notification Report**

**July 30, 2019**

#### **Background**

The following is the proposed Neighborhood Notification Report (“Report”) for the proposed One Scottsdale Development Review Board (“DRB”) request filed with the City of Scottsdale (“City”). One Scottsdale is located at the northeast corner of the Loop 101 and Scottsdale Road (“Property”). The Report will be implemented in conjunction with an application to develop an office, hotel, commercial master site plan and the development of the hotel within the initial phase of the project. The master site plan is on approximately 22 acres and zoned with Planned Community District with comparable Planned Regional Center (“PCD-PRC”) zoning approvals from the 2002 zoning case, 20-ZN-2002 (“2002 Entitlements”). The Property has modestly developed utilizing the 2002 Entitlements with the Dial/Henkel office and research building at the south end of One Scottsdale and the Jefferson on Legacy luxury apartment community in the north end. One Scottsdale has approved zoning for 1.8 million square feet office/commercial/retail, 1,100 residential units and 400 hotel rooms. The building heights allowed range from 36’/45’/60’/90’ based on location within the Property. The Request occurs within Planning Unit (“PU”) III which encompasses all of the property north of Legacy Boulevard, east of Scottsdale Road and south of Thompson Peak Parkway. The proposed office/commercial project encompasses the western portion of PU III (“Property”).

The Report is structured to provide the City with communications with area property owners, interested parties, and other stakeholders with our DRB request. DMB realizes the importance of early and on-going communication with property owners, residents, business owners, homeowner associations and other impacted and interested parties in the area and welcomes the opportunity to communicate with such stakeholders on an on-going basis.

#### **Neighborhood Notification Checklist**

The Neighborhood Notification Checklist requires the following outreach:



Provide a first class letter to property owners and homeowners associations within 750' of the Property. The following information was included in the letter:

- Project request and description
- Location
- Size (acreage of the proposed project)
- Zoning
- Site Plan (superimposed on the aerial to show the location within the One Scottsdale project)
- Applicant and City contact names, email and phone numbers

### **Other Plan Outreach**

We continue to communicate with our surrounding adjacent property owners including the apartment community developer, the Arizona State Land Department, Discount Tire's corporate headquarters, Scottsdale Healthcare (Honor Health), and the Vi at Grayhawk, an assisted living facility. We will reach out to the Grayhawk Community Association to schedule to present to their HOA board.

Attached to this initial Report is list of entities and surrounding property owners within 750 feet of the Property, the letter and graphics sent to property owners within 750 feet of the request.

It is our intention to continue to update this report as communication is received throughout the DRB process.



July 29, 2019

**RE: One Scottsdale Development Review Board Submittal – Hotel & Master Site Plan –  
13-PA-2019**

Property Owner or Homeowners Association Member:

We represent One Scottsdale Holdings, LLC, an Arizona limited liability company and its manager DMB Associates, Inc., an Arizona corporation, and their request to the City of Scottsdale (“City”) for Development Review Board (“DRB”) approval of a master site plan for a hotel and office project with support retail and restaurant uses (“Request”). The Request includes only the hotel building elevations at this time. Future DRB submittals will be required for the office buildings, parking structures and support commercial uses. The Request is located at the northeast corner of Legacy Boulevard and Scottsdale Road within One Scottsdale and will be built immediately west of the recently completed Jefferson on Legacy apartment community. The Request updates the 2015 DRB case approval that approved four (4) three-story office buildings, two parking structures and support retail and restaurant pads within the site. This request adds a hotel to the site plan, provides for two (2) office buildings vs. four (4) and places the parking structures internal to the site. Refer to the aerial attached to this letter for the location and site plan proposed within One Scottsdale. The Request is in conformance with the original 2002 Stacked 40’s zoning case stipulations and height requirements.

As part of the City’s citizen participation process, we are required to notify all property owners and homeowners associations within 750 feet of the DRB application with information on the proposal and the public hearing process.

If you have any questions regarding the Request, please do not hesitate to contact me at 602-452-2729 or at [kajones@tblaw.com](mailto:kajones@tblaw.com). You may also contact the City Planner processing this case, Meredith Tessier at 480-312-4211 or [mtessier@scottsdaleazgov](mailto:mtessier@scottsdaleazgov). Please refer to the case number 13-PA-2019. Thank you for your time regarding this matter.

Sincerely,

Kurt Jones, AICP





# Illustrative Master Plan

61-DR-2015#3

3/24/2020

14164  
7-26-19

DAVIS

0' 80' 160' 240' 320' IN FEET



ONE SCOTTSDALE- Scottsdale, Arizona

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