

# PLANNING COMMISSION REPORT



Meeting Date: April 28, 2021  
General Plan Element: *Land Use*  
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

## **ACTION**

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### **Greystar Independent Living Rezoning and Abandonment 16-ZN-2020 & 7-AB-2020**

#### **Request to consider the following:**

1. A recommendation to City Council regarding a request by owner for approval of a Zoning District Map Amendment from Single-family Residential (R1-35) to Commercial Office (C-O) zoning on a +/-4.5-acre site located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.
2. A recommendation to City Council regarding a request by owner for approval to abandon GLO easements located along the north, west, and south boundary of a property located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.

#### **Goal/Purpose of Request**

The applicant's request is to allow for the development of a minimal residential healthcare facility.

#### **Key Items for Consideration**

- Conformance with the General Plan
- Conformance with the Transportation Master Plan
- Airport Advisory Commission heard this case on April 7, 2020 and recommended approval with a 7-0 vote
- 155 units proposed, 200 permitted with rezoning
- Site plan includes 50' frontage landscape buffer with new trail and sidewalk
- Access not impacted by this proposed abandonment
- Abandonment removes excess roadway easements
- Received one email in opposition, two phone calls of general interest, and numerous letters of support

## OWNER

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SFI Raintree Scottsdale LLC

## APPLICANT CONTACT

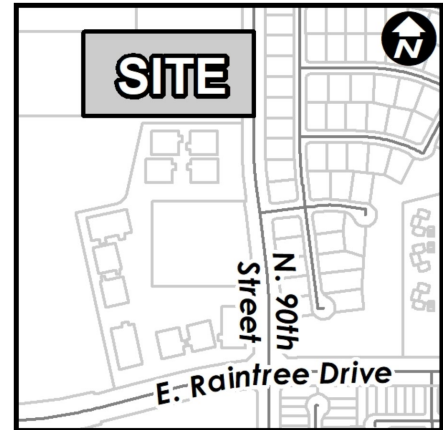
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Michele Hammond  
(480) 385-2753

## LOCATION

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Approximately 1,000 feet northwest of East Raintree Drive and North 90<sup>th</sup> Street  
(217-15-033)



## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Mixed Use Neighborhoods. This category includes areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed use structures.

### Character Area Plan

The site is part of the Greater Airpark Character Area Plan and designated as AMU, Airpark Mixed Use. Appropriate uses in the AMU area include a combination of business, office, employment, retail, institutional, and hotel uses. Developments in AMU areas should be pedestrian-oriented and have access to multiple modes of transportation. AMU areas are generally located where transitions are needed between employment and residential.

### Zoning

The site is zoned Single-family Residential, R1-35, and has been since annexation into the City of Scottsdale in 1963 under Ordinance No. 168. The R1-35 zoning district is intended to promote and preserve residential development. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with required recreational, religious, and educational facilities.

The proposed zoning district is Commercial Office, C-O. This district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to commercial areas. In addition, some specified uses are permitted with use limitations which promote their compatibility with office and residential uses.

### Context

The subject property is located northwest of the East Raintree Drive and North 90<sup>th</sup> Street intersection and has been undeveloped since annexation. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- North Existing Office Building, zoned Industrial Park, I-1
- South Existing Office Condominium Complex, zoned Industrial Park, I-1
- East Existing Desert Rose Subdivision, zoned Single-family Residential, R1-7
- West Future Storage Facility (under construction), zoned Industrial Park, I-1

### **Subject GLOs**

The subject 33-foot General Land Office Patent Easements (GLO) located along the northern western, and southern boundaries of the subject site were dedicated in March of 1954 through patent serial number 1143422. The subject GLO roadway easements were reserved on the original patent deed to assure legal access. Currently the GLO easements are unimproved.

### **General Land Office Patent Easements (general information)**

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.
- Most GLO lots were patented with 33-foot (or sometimes 50-foot) roadway and public utility easements typically “as near as practicable to the exterior boundaries” of the GLO lot.
- The City has viewed these patent roadway and utility easements as assured access for these lots, at least until a local circulation plan is established.
- As GLO lots come in for development (i.e., lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per city circulation plans. The City’s transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements may be requested to be abandoned if it is in excess of the current requirements of the City’s circulation plans (including trails) or City roadway standards, and not required to ensure access to any other lot.
- On 1981, City Ordinance 1386 was adopted delegating the authority for the release of GLO easements to the Engineering Services Director.
- On March 2, 1999, the City Council repealed Ordinance 1386 and adopted Ordinance 3219 which requires the abandonment of the GLO patent roadway easements to go through the same public hearing process currently used for all rights-of-way, alleys, and roadway easements. The City Attorney’s office has concluded that this process for consideration of GLO roadway abandonment satisfies legal requirements.
- On August 12, 2005, Arizona Revised Statute section 9-500.24 became effective. This provision gives the local municipality the right to abandon GLO patent easements, and concurs with the City’s position on abandonment of GLO patent easements.

### **Related Policies, References:**

Scottsdale General Plan 2001, as amended  
Greater Airpark Character Area Plan  
Zoning Ordinance  
2008 Scottsdale Transportation Master Plan

## APPLICANTS PROPOSAL

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### Development Information

The development proposal includes a zoning district map amendment to allow for a new 48-foot-tall, 4-story, residential healthcare facility with 155 units. The proposed building, which is centrally located on site, includes a large courtyard, shared dining, and healthcare services. There is one main entrance from North 90<sup>th</sup> Street and fire truck and refuse access wraps around the building. Site design includes gated covered parking intended for residents as well as ungated parking for guests and a dog park. Site enhancements include a 50-foot frontage landscape buffer, new 8-foot-wide public trail, and new 8-foot-wide public sidewalk along North 90<sup>th</sup> Street. This project also includes an abandonment application to remove three GLO easements on site that are not needed and deemed as excess roadway.

- Existing Use: Vacant
- Proposed Use: Minimal Residential Healthcare Facility
- Parcel Size: 217,800 square feet, 5.0 acres (gross)  
203,211 square feet, 4.67 acres (net)
- Building Area: 161,177 square feet
- Building Height Allowed: 48', exclusive of rooftop appurtenances
- Building Height Proposed: 48', exclusive of rooftop appurtenances
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.79
- Density Allowed: 200 units
- Density Proposed: 155 units
- Parking Required: 194 spaces
- Parking Provided: 201 spaces
- Open Space Required: 48,795 square feet
- Open Space Provided: 61,419 square feet

## IMPACT ANALYSIS

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### Land Use

The proposed zoning designation of Commercial Office, C-O, permits a residential healthcare facility and other commercial office uses that are not permitted in the existing Single-family Residential zoning district. The Commercial Office zoning district is compatible with the General Plan Mixed Use Neighborhoods land use designation.

### Airport Vicinity

The subject property is located within the Airport's AC-1 Influence area and approximately 5,000 feet east of the runway. The subject site is completely outside the 55 DNL noise contours. Commercial

uses and residential healthcare facilities are allowed, but a fair disclosure statement, aviation easement dedication, and FAA height analysis approval are required prior to permit issuance.

### **Transportation**

The Transportation Department reviewed and approved the proposed development and the Traffic Impact & Mitigation Analysis (TIMA). The proposed residential healthcare facility is anticipated to generate 598 daily vehicle trips compared to the existing single-family zoning which is anticipated to generate 66 daily vehicle trips based on 5 dwelling units. The existing roadway network is designed to accommodate such traffic. The residential healthcare use requires 194 parking spaces and the applicant is providing 201 parking spaces on site.

To allow for installation of landscaping, parking stalls, and canopies, the applicant is requesting to abandon the 33-foot-wide GLO roadway easements located along the northern, western, and southern boundaries of the site. Staff is supportive of this request as the GLO roadway easements are no longer needed because the 90-foot-wide fee simple right of way along North 90<sup>th</sup> Street is sufficient for the area. No additional street right-of-way dedications are required. However, there is a planned unpaved trail along North 90<sup>th</sup> Street that will require a public non-motorized access easement dedication for protection as a condition of the abandonment case.

### **Water and Sewer**

The developer is responsible for providing all water and wastewater infrastructure improvements, including any new service lines, connections, fire hydrants, and manholes to serve the development. The preliminary water and sewer reports have been accepted by Water Resources staff.

### **Public Safety**

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along North 90<sup>th</sup> Street. The nearest fire station is located at 14970 North 78<sup>th</sup> Way, approximately one mile west of the site. The subject site is served by Police District 4, Beat 17. No impacts are anticipated.

### **Public Utilities**

The public utilities have been notified of the applicant's abandonment request. Various utility companies have requested reservations of utility specific easements for existing or future connections, so a Public Utility Easement is being reserved under all three GLO easements on site to satisfy the request. Public Utility Easements may be released at a future date if all companies sign off on the release of easement application.

### **Community Involvement**

The applicant and staff have notified all property owners, HOAs, and interested parties within 750 feet of the subject property of the proposed rezoning and abandonment applications. The applicant held a virtual open house meeting on October 6, 2020. In addition, the site has been posted with a hearing sign. Staff has received one email in opposition, two phone calls of general interest on the project and projected construction time, and many letters of support from surrounding businesses. Please see attachment #14.

## OTHER BOARDS & COMMISSIONS

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### **Airport Advisory Commission:**

Staff and the applicant presented the rezoning case before the Airport Advisory Commission on April 7, 2021 and the Commission voted 7-0 to recommend approval to Planning Commission and City Council.

## STAFF RECOMMENDATION

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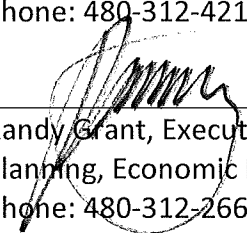
### **Recommended Approach:**

1. Staff recommends that the Planning Commission make a recommendation to City Council for approval, per the attached stipulations, finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan.
  
2. Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the GLO easements located along the north, west, and south boundary finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:
  1. The property owner reserve a Public Utility Easement under the subject GLO easements.
  2. The property owner dedicate 15-foot-wide Public Non-motorized Access Easement along the eastern property line.
  3. The property owner pay an amount to be determined by City Council as compensation to the City.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
<b>Community &amp; Economic Development</b> Current Planning Services	Katie Posler Senior Planner 480-312-2703      Email: <a href="mailto:kposler@scottsdaleaz.gov">kposler@scottsdaleaz.gov</a>
<b>Community &amp; Economic Development</b> Long Range Planning	Adam Yaron Principal Planner 480-312-2761      Email: <a href="mailto:ayaron@scottsdaleaz.gov">ayaron@scottsdaleaz.gov</a>
<b>Community &amp; Economic Development</b> Plan Review	Eliana Hayes Development Engineering Manager 480-312-2757      Email: <a href="mailto:ehayes@scottsdaleaz.gov">ehayes@scottsdaleaz.gov</a>
<b>Public Works</b> Traffic Engineering	Phil Kercher Traffic Engineer and Operations Manager 480-312-7645      Email: <a href="mailto:pkercher@scottsdaleaz.gov">pkercher@scottsdaleaz.gov</a>
<b>Community &amp; Economic Development</b> Stormwater Management	Alex Menez Senior Stormwater Engineer 480-312-7903      Email: <a href="mailto:amenez@scottsdaleaz.gov">amenez@scottsdaleaz.gov</a>
<b>Public Safety</b> Fire and Life Safety Services	Doug Wilson Senior Plans Examiner 480-312-2507      Email: <a href="mailto:dowilson@scottsdaleaz.gov">dowilson@scottsdaleaz.gov</a>
<b>Engineering Services</b> Engineering – Water Reclamation	Richard Sacks Senior Water Resources Engineer 480-312-5673      Email: <a href="mailto:rsacks@scottsdaleaz.gov">rsacks@scottsdaleaz.gov</a>

**APPROVED BY**

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 Katie Posler, Senior Planner, Report Author	4/8/21 Date
 Tim Curtis, AICP, Current Planning Director Planning Commission Liaison Phone: 480-312-4210      Email: tcurtis@scottsdaleaz.gov	4/12/2021 Date
 Randy Grant, Executive Director Planning, Economic Development, and Tourism Phone: 480-312-2664      Email: rgrant@scottsdaleaz.gov	4/13/21 Date

**ATTACHMENTS**

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1. Context Aerial for site
2. Aerial Close-Up for site
3. Context Aerial for abandonment area
4. Aerial Close-Up abandonment area
5. Stipulations  
    Exhibit A to Attachment #5: Site Plan  
    Exhibit B to Attachment #5: Enlarged Amenity Floor Plan
6. Applicant's Narrative
7. General Plan Land Use Map
8. Existing Zoning Map
9. Proposed Zoning Map
10. Traffic Impact Summary
11. General Land Office Patent Easement Abandonment Legal and Graphic
12. Public Non-Motorized Access Easement Dedication Legal and Graphic
13. City Notification Map
14. Public Comment





Context Aerial

16-ZN-2020

ATTACHMENT #1



Close-up Aerial

16-ZN-2020



Context Aerial

7-AB-2020

ATTACHMENT #3



Close-up Aerial

7-AB-2020

ATTACHMENT #4

**Stipulations for the Zoning Application:  
Greystar Independent Living Rezoning  
Case Number: 16-ZN-2020**

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

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Todd & Associates and with the city staff date of 4/8/21, attached as Exhibit A to Attachment 5. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO CONCEPTUAL ENLARGED AMENITY FLOOR PLAN. Development shall conform with the conceptual floor plan submitted by Todd & Associates and with the city staff date of 4/8/21, attached as Exhibit B to Attachment 5. Any proposed significant change to the conceptual floor plans, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. MAXIMUM BUILDING HEIGHT. No building on the site shall exceed 48 feet in height, excluding rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
4. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 20 feet above the adjacent finished grade.
5. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above 20 feet shall be subject to the approval of the Development Review Board.
6. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
7. MATURE TREES. The property owner shall provide mature trees, as defined by the applicable section of the Zoning Ordinance, along the North 90<sup>th</sup> Street frontage. Final placement and quantity shall be subject to the Development Review Board approval.

**DEDICATIONS**

8. AVIGATION EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.
9. PUBLIC NONMOTORIZED ACCESS EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate a 15-foot-wide Public Nonmotorized Access Easement to the City of Scottsdale along the eastern property line.

**INFRASTRUCTURE**

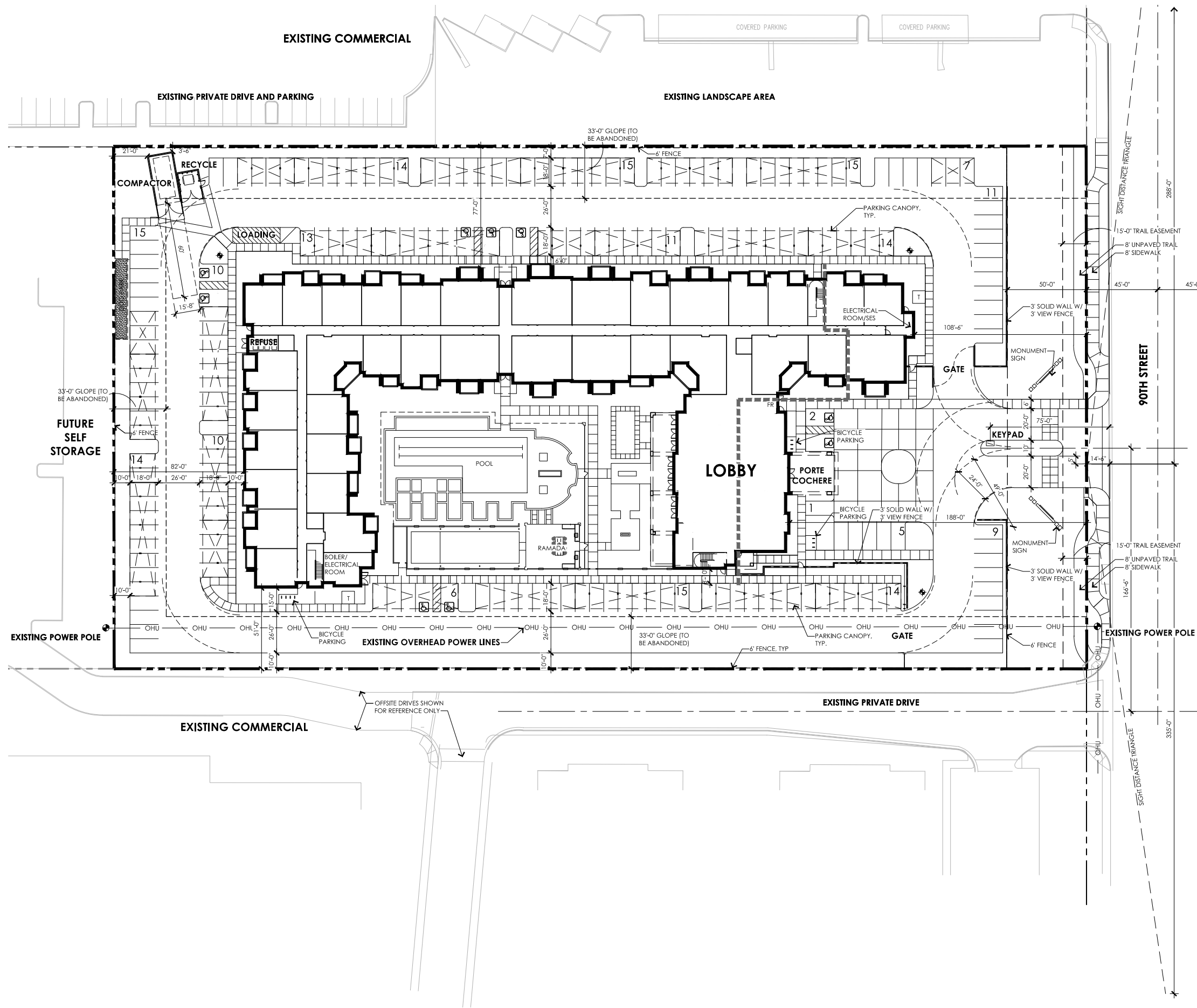
10. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all

the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.

11. **STANDARDS OF IMPROVEMENTS.** All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
12. **CIRCULATION IMPROVEMENTS.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct improvements per the approved zoning case associated approved plans.
13. **WATER AND WASTEWATER IMPROVEMENTS.** The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
14. **FIRE HYDRANT.** The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
15. **STREETLIGHTS.** The property owner shall provide two new streetlights along the west side of the North 90<sup>th</sup> Street frontage. Final placement shall be subject to final plans review.

#### **REPORTS AND STUDIES**

16. **DRAINAGE REPORT.** With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.
17. **BASIS OF DESIGN REPORT (WATER).** With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
18. **BASIS OF DESIGN REPORT (WASTEWATER).** With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.
19. **FAA DETERMINATION.** With the Development Review Board Application, the property owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
20. **AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE.** With the construction documents submittal, OR prior to any permit issuance for the development project, the property owner shall provide a copy of the noise disclosure notice that will be provided to occupants, potential homeowners, employees and/or students that will be located at the development project in a form acceptable to the Scottsdale Aviation Director.
21. **SOUND ATTENUATION MEASURES.** With the final plans submittal, the property owner shall provide sound attenuation measures that are limited to the sound transmission class of not less than 50 (45 if field tested) as provided in the international Building Code (IBC).



**REZONING SITE DATA**

**PROJECT DESCRIPTION:**  
NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY.  
TOTAL PROPOSED BUILDING AREA: ±180,000 GSF (IBC)

**SITE AREA**

GROSS:	±217,800 SF (±5.0000 AC)
NET:	±203,311 SF (±4.67 AC)

**ZONING**

EXISTING:	R1-35
PROPOSED:	C-O

**DENSITY**

MAXIMUM:	40 DU/GROSS AC. (200 DU)
PROPOSED:	±31.0 DU/AC. (155 DU)

**OPEN SPACE**

REQUIRED C-O OPEN SPACE:	±59,638 SF
REQUIRED RES. H.C. OPEN SPACE	±48,684 SF
PROVIDED:	±61,419 SF

**GROSS BUILDING AREA** (\*PER CITY OF SCOTTSDALE GROSS BLDG. AREA DEFINITION)

1ST FLOOR	±42,032 GSF
2ND FLOOR	±40,979 GSF
3RD FLOOR	±42,060 GSF
4TH FLOOR	±36,046 GSF
TOTAL	±161,117 GSF

**FLOOR AREA RATIO** (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF A SITE.)

MAXIMUM:	0.80 (±162,649 GSF)
PROPOSED:	161,117 / 203,311 = 0.79 (±161,117 GSF)

**BUILDING HEIGHT**

MAX HEIGHT ALLOWED:	48'
(EXCLUDING ROOFTOP APPURTENANCES)	
PROPOSED:	3 STORIES AND 4 STORIES (48' MAX., EXCLUDING ROOFTOP APPURTENANCES)

**UNIT COUNT**

155 DU x 1.25 P.S. / DU	194 P.S.
<b>TOTAL PARKING PROVIDED</b>	<b>201 P.S.</b>
UNCOVERED	49 P.S.
CARPOR	152 P.S.
TOTAL	(1.30 P.S./D.U.)

**ACCESSIBLE PARKING (INCLUDED IN NUMBERS ABOVE)**

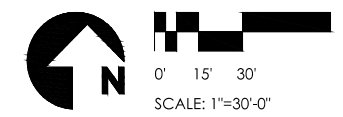
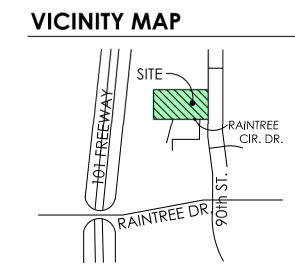
REQUIRED: 4% of Provided Parking, min. = 201x.04 =	8 P.S.
<b>PROVIDED</b>	
ACCESSIBLE COVERED CARPORT	5 P.S.
ACCESSIBLE UNCOVERED PARKING	3 P.S.
<b>TOTAL ACCESSIBLE PROVIDED</b>	<b>8 P.S.</b>

**REQUIRED BICYCLE PARKING**

REQUIRED BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED MAXIMUM OF 100 SPACES	
PROVIDED BIKE PARKING:	20 SPACES

NOTE:  
G.L.O.P.E. (GOVERNMENT LAND OFFICE PATENT EASEMENT)

4/8/21



PROJECT NO. 20-2006-03  
CLIENT **GREYSTAR**  
ACTIVE INDEPENDENT LIVING  
Scottsdale, AZ



CONTACT **TODD + ASSOCIATES**  
CRITICAL THINKING / CREATIVE DESIGN

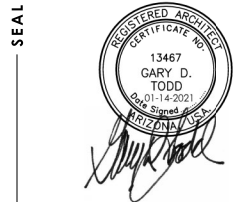
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.  
4019 N. 44TH ST. / PHOENIX, AZ 85018  
602-952-8280 / TODDASSOC.COM  
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PHASE 01-27-21  
DRB SUBMITTAL #1

DATA Proj Mgr.  
Dwn By:

SITE PLAN  
**24**

EXHIBIT A



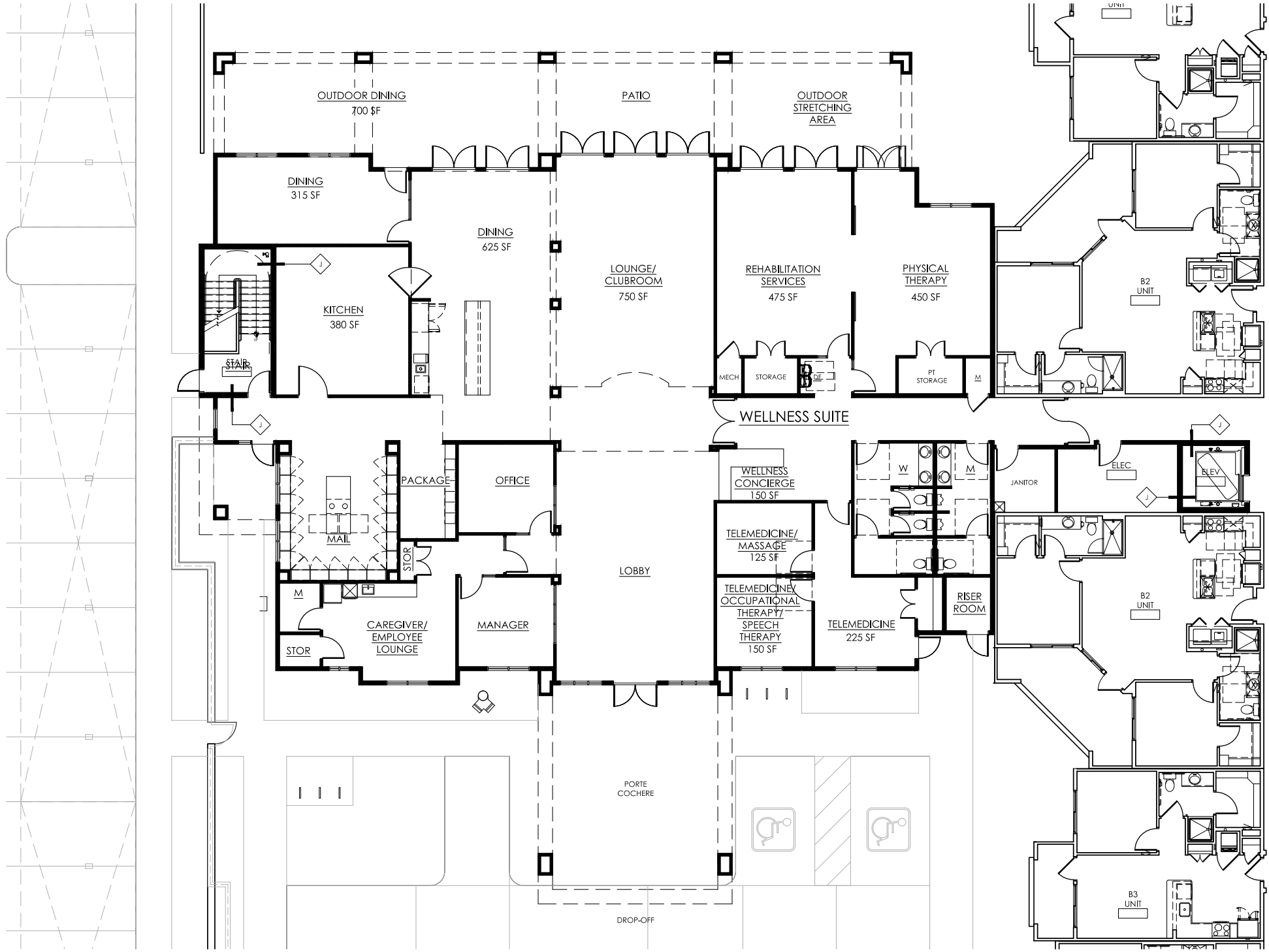
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PHASE 01-15-21  
 REZONING SUBMITTAL #2

DATA Proj Mgr.:  
 Drawn By:  
 Rev. Date: Description:

4/8/21

ENLARGED AMENITY  
 FIRST FLOOR PLAN  
 12-11



1 ENLARGED AMENITY - FIRST FLOOR PLAN

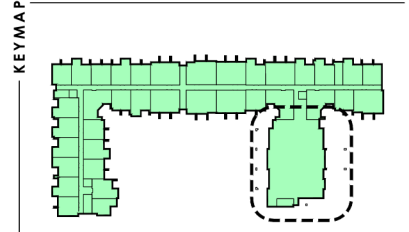
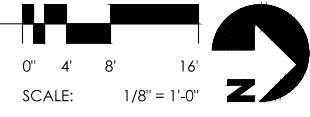


EXHIBIT B



# *Greystar Active Independent Living*

**90<sup>th</sup> Street & Raintree Drive**

## **Project Narrative**



**Prepared by:**

**Berry Riddell, L.L.C.**

John V. Berry, Esq.

Michele Hammond, Principal Planner

6750 East Camelback Road, Suite 100

Scottsdale, Arizona 85251

480-385-2753

Revised: January 15, 2021

**ATTACHMENT #6**

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## **I. Property Information**

**Location:** 90<sup>th</sup> Street, north of Raintree Drive

**Property Size:** 5.0 (+/-) gross acres; 4.66 (+/-) net acres

## **II. Property General Plan/ Zoning:**

- **Current General Plan:** Airpark Mixed Use (“AMU”) – no change proposed
- **Current Zoning:** R1-35 (Single-family Residential)
- **Proposed Zoning:** C-O (Commercial Office)

Note: Case 7-AB-2020 - GLOPE Abandonment case filed under separate application by iStar (owner)

### ***Surrounding Uses:***

- **North:** I-1; Vanguard and Alliance Defending Freedom
- **East:** R1-7; Single-family Residential
- **South:** C-2 and I-1; Dew Wealth Management, Loanpal and Wood Trust Bank
- **West:** I-1; Self-storage facility



### **III. Project Overview**

This request seeks to rezone a vacant infill parcel of approximately 5.0+/- gross acre (4.66+/- net acre) located at 90<sup>th</sup> Street, just north of Raintree Drive and east of the Loop 101 freeway (the “Property”) from R1-35 to C-O. The proposal seeks to develop the Property into a luxury brand, minimum residential healthcare facility. The development will include 155 residential healthcare units with 3- and 4-story elements at a maximum height of 48 feet excluding mechanical appurtenances. The architecture will draw upon the Spanish Mission style, which will complement the surrounding built environment.

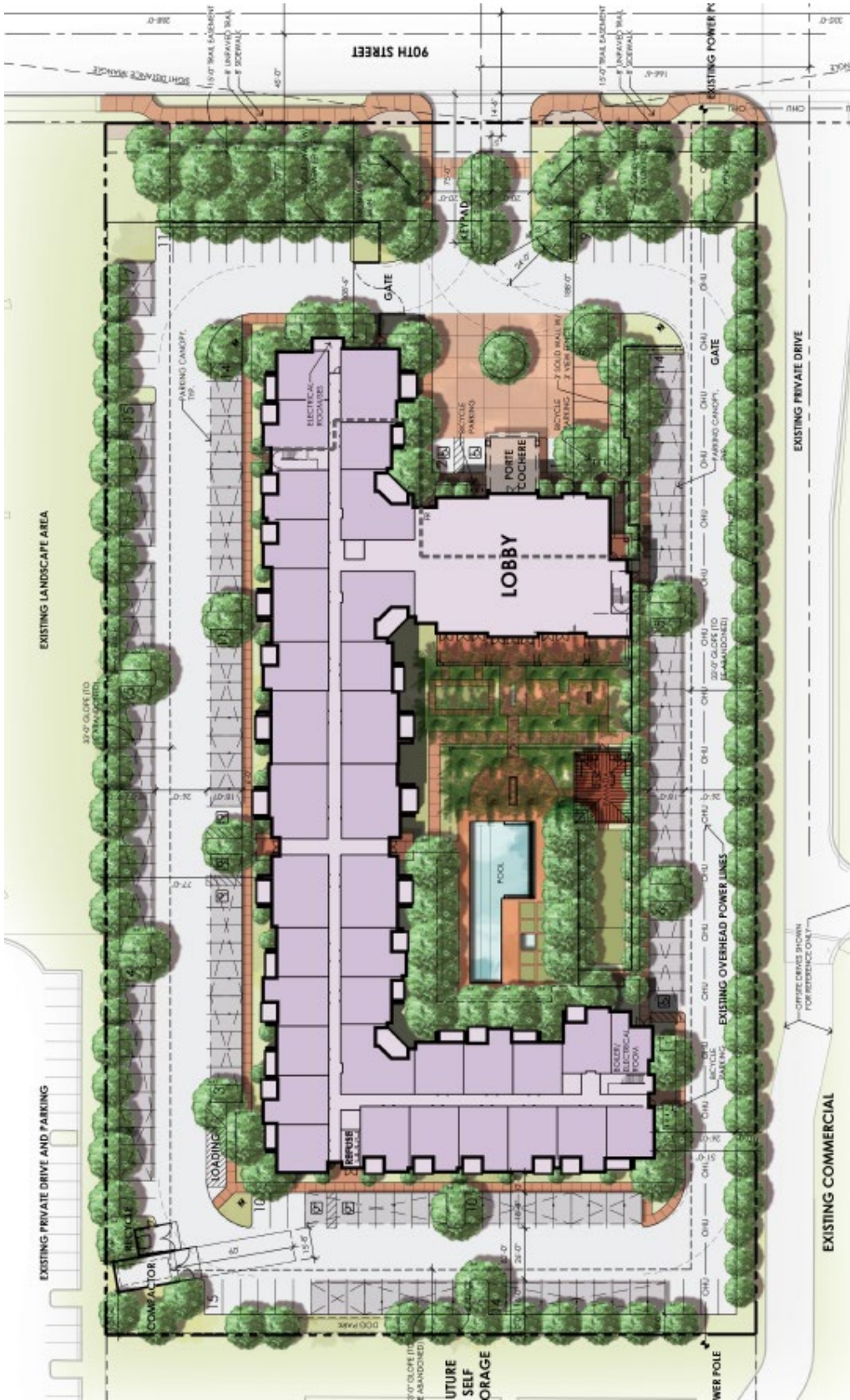
The Property was annexed by the City of Scottsdale in 1963 through Ordinance No. 168. Since then, land surrounding this vacant infill Property has developed with a synergistic land use pattern. The diverse mix of established land uses surrounding the Property will be complementary to the proposed senior living community. To the north and south of the site are office complexes, to the east is single-family residential, and to the west of the site is a planned self-storage facility. West of the self-storage facility is the Loop 101 freeway, and further west is a variety of commercial retail. This proposal is sensitive to the context and incorporates design elements that will create appropriate transitions between adjacent uses. The mixed-use character and proximity to both the Loop 101 freeway and Raintree Drive establish an ideal context for active adults to “age in place.” Notably, this vacant underutilized infill site is situated on the eastern edge of the Greater Airpark Character Area Plan (“GACAP”) and provides as a transition between the freeway and established single family to the east. The APS 69kv transmission lines will remain in place along the southern boundary.

Founded in 1993, Greystar Development has become a global leader in housing known for innovative, quality design that responds to the contexts and needs of the communities in which their projects are located. Greystar Development is excited to present their newest development proposal in Scottsdale: Greystar Active Independent Living.

#### **90<sup>th</sup> Street Perspective**



***Proposed Conceptual Site Plan***



#### **IV. 2001 General Plan**

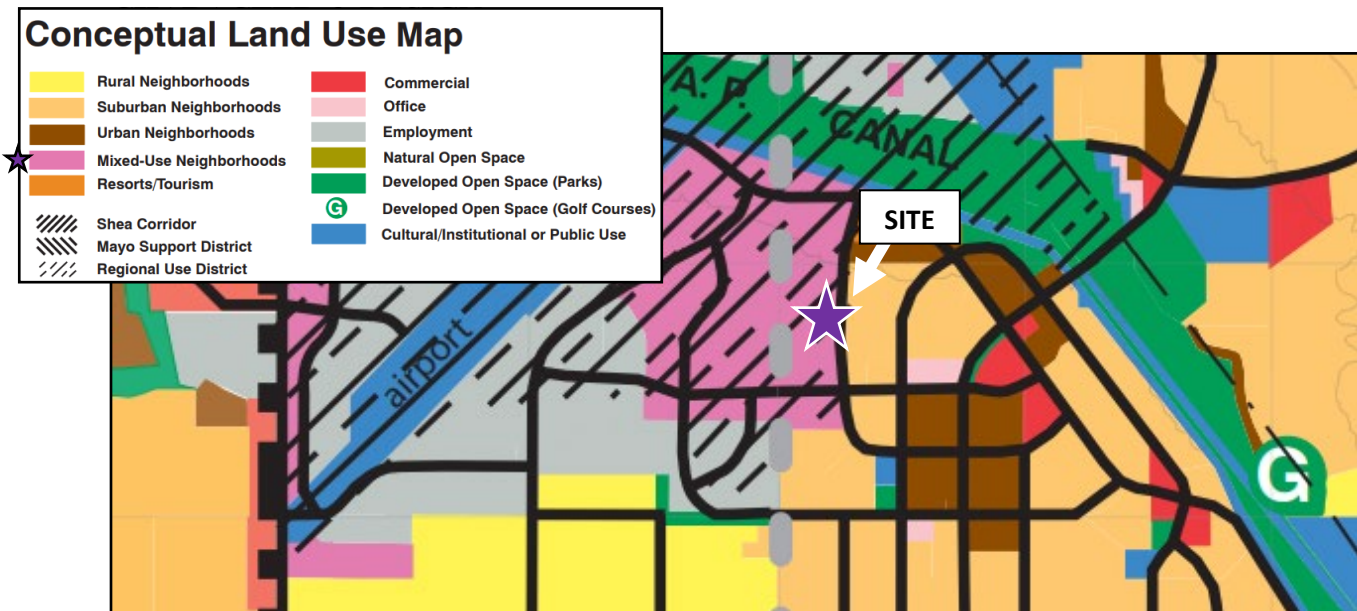
The General Plan encompasses a set of goals, approaches and tools that guide development and pave the future of the City. The City encounters numerous challenges on a day-to-day basis which require thoughtful decision-making that considers long-term implications. The Six Guiding Principles of the General Plan are further used when considering future developments:

*General Plan - Six Guiding Principles:*

1. Value Scottsdale's Unique Lifestyle & Character (Character & Design, Land Use)
2. Support Economic Vitality
3. Enhance Neighborhoods (Housing, Neighborhoods)
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation (Mobility)

The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is a discussion of the General Plan goals and policies that are applicable to the Greystar Active Independent Living. The Property is currently designated as Mixed-Use Neighborhoods, and no change in the General Plan is proposed with this request.

#### **2001 General Plan Land Use Map**



## CHARACTER AND DESIGN

### Goal 1

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

**Bullet 1:** Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community.
- Scottsdale as a part of a larger metropolitan area with a unique reputation, image, character and identity within a regional setting.
- Relationship to surrounding land forms, land uses and transportation corridors.
- Consistently high community quality expectations.
- Physical scale relating to the human perception at different points of experience.
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.
- Visual and accessibility connections and separations.

**Bullet 2:** Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

**Bullet 3:** Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

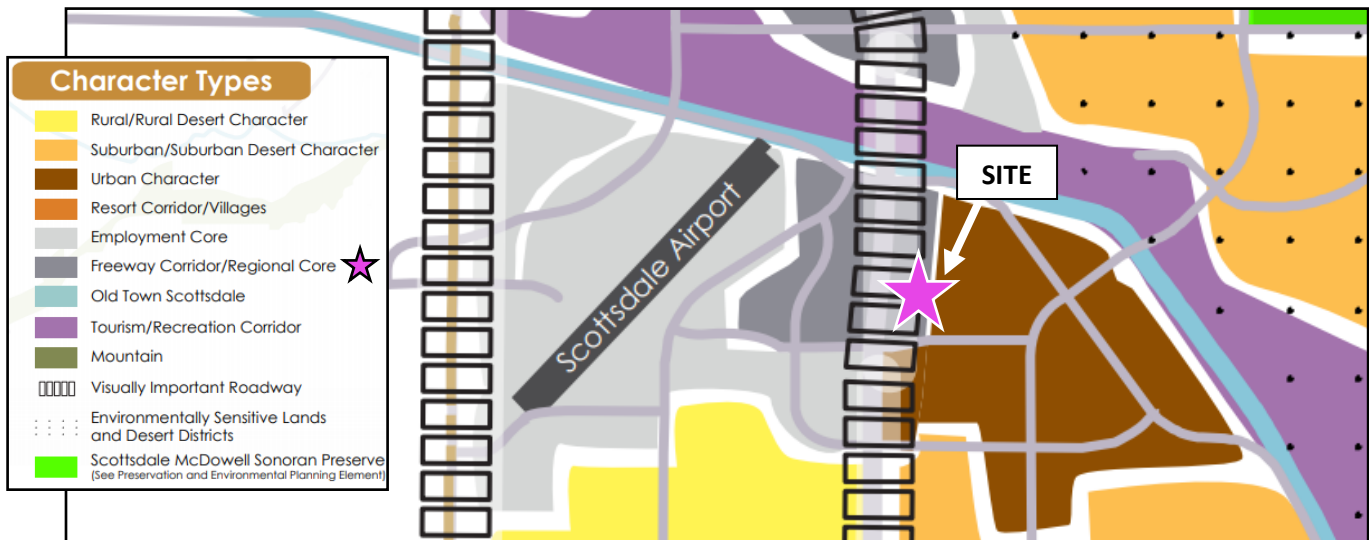
**Bullet 4:** Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.

**Urban Character Types** contain higher density residential, non-residential, and mixed-use neighborhoods. The district includes apartments, high-density townhouses, commercial and employment centers and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people. Some examples of Urban Districts include:

**Freeway Corridor/Regional Core** will be a dense mixed-use employment core that includes a number of region-serving offices, retail, and hotel uses. This core will include more than a million square feet of regional and community retail centers. Employment along the freeway corridor will be second only to Old Town Scottsdale in intensity and positive impact on the City's economic development.

**Response:** The Urban Character Type - Freeway Corridor/Regional Core recognizes the need for a variety of housing options that help sustain the fabric of the diverse land uses that make up this character type. The Property is bounded by a storage facility to the west, commercial office to the north and south and residential to the east. Further west are the Loop 101 freeway and commercial retail land uses. The Property is an underutilized vacant infill site in an area designated as Freeway Corridor/Regional Core with easy access to the Loop 101. Given the variety of land uses surrounding the Property and accessibility, the site is an appropriate location for a minimum residential healthcare facility where adults can age in place and benefit from the surrounding range

of established uses. The proposed development will meet the need for independent senior housing while diversifying the housing supply.



## **Goal 2**

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

***Bullet 2:*** Recognize that Scottsdale’s economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community’s potential as a recreational resort area and regional trade center.

***Bullet 5:*** Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

***Bullet 6:*** Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

**Response:** Greystar Active Independent Living is a luxury brand, minimum residential healthcare facility. The proposed site layout, architectural character, and landscaping design respects the unique climate, vegetation, and design context of the area. See Scottsdale Sensitive Design Principles (Section VI) for further discussion regarding each principle.

## **Goal 6.**

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



**Bullet 1:** Require substantial landscaping be provided as part of new development or redevelopment.

**Bullet 2:** Maintain the landscaping materials and pattern within a character area.

**Bullet 3:** Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

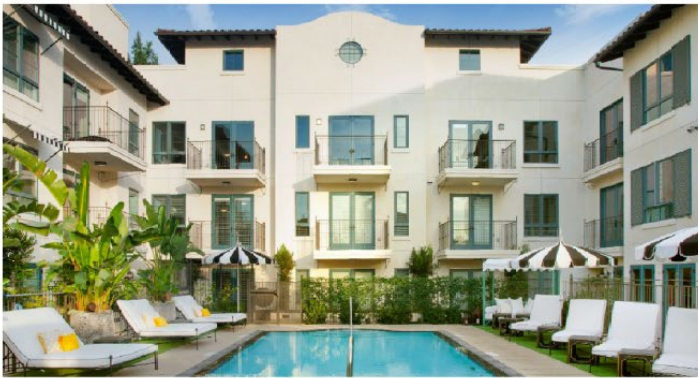
**Bullet 4:** Discourage plant materials that contribute substantial air-borne pollen.

**Bullet 5:** Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

**Bullet 6:** Encourage the retention of mature landscape plant materials.

**Response:** The proposed development incorporates a desert sensitive landscape palette that responds well to the natural desert setting. The proposed plant palette utilizes compatible, hardy plants known to thrive in the heat and sun of the desert climate. Additionally, choosing plants that thrive in a desert climate coupled with thoughtful planting design ensures that water will be used efficiently throughout the site.

### Conceptual Design Imagery



**Goal 7:**

***Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.***

***Bullet 2:*** Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

***Bullet 3:*** Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

***Bullet 5:*** Allow for lighting systems that support active pedestrian uses and contribute to public safety.

**Response:** Lighting will be designed in a manner that is sensitive to the surrounding context and consistent with the Greater Airpark area. Lighting designs will complement the proposed architectural character of the development. The design will also ensure that lighting will provide safe pedestrian wayfinding at night and highlighting paths where appropriate.

**LAND USE**

**Goal 1**

***Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.***

***Bullet 1:*** Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.

***Bullet 2:*** Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.

**Response:** Maintaining a strong housing base is critical to the economic vitality of Scottsdale. Development of this underutilized, infill vacant Property will add to and support the local and regional economic base, generating additional revenue for the City. With a need for senior living in our community, this proposal responds to current market trends that will contribute to the economic growth of the community. By introducing a housing option for an underserved demographic, Scottsdale can maintain its population of aging adults who might otherwise seek living arrangements elsewhere. Residents can continue to benefit from the range of retail, recreational and service-related businesses in the Airpark and nearby vicinity. Additionally, the luxury brand of this development will attract and/or retain a higher-income demographic, further bolstering the economic base of Scottsdale.

**Goal 3**

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

***Bullet 1:*** Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

**Bullet 6:** Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

**Response:** Given the established commercial land uses to the north and south, residential to the east, and Loop 101 to the west, the proposed development provides appropriate land use and massing transitions while respecting the established context. The design orients the 4-story massing on the west portion of the site towards the self-storage facility and the Loop 101. The 3-story element faces east towards 90<sup>th</sup> Street. This proposal is sensitive to the single-family residential neighborhood situated to the east of the Property with building setbacks ranging from 114' to 188' from the east property line. A 50' landscape buffer will be provided along the east, double the 25' standard found in the existing development to the north and south. Additionally, the existing adjacent zoning of I-1 and C-O allows for heights up to 52' and 48' respectively. Notably, the 69kv transmission lines that run along the southern property line will remain in place.



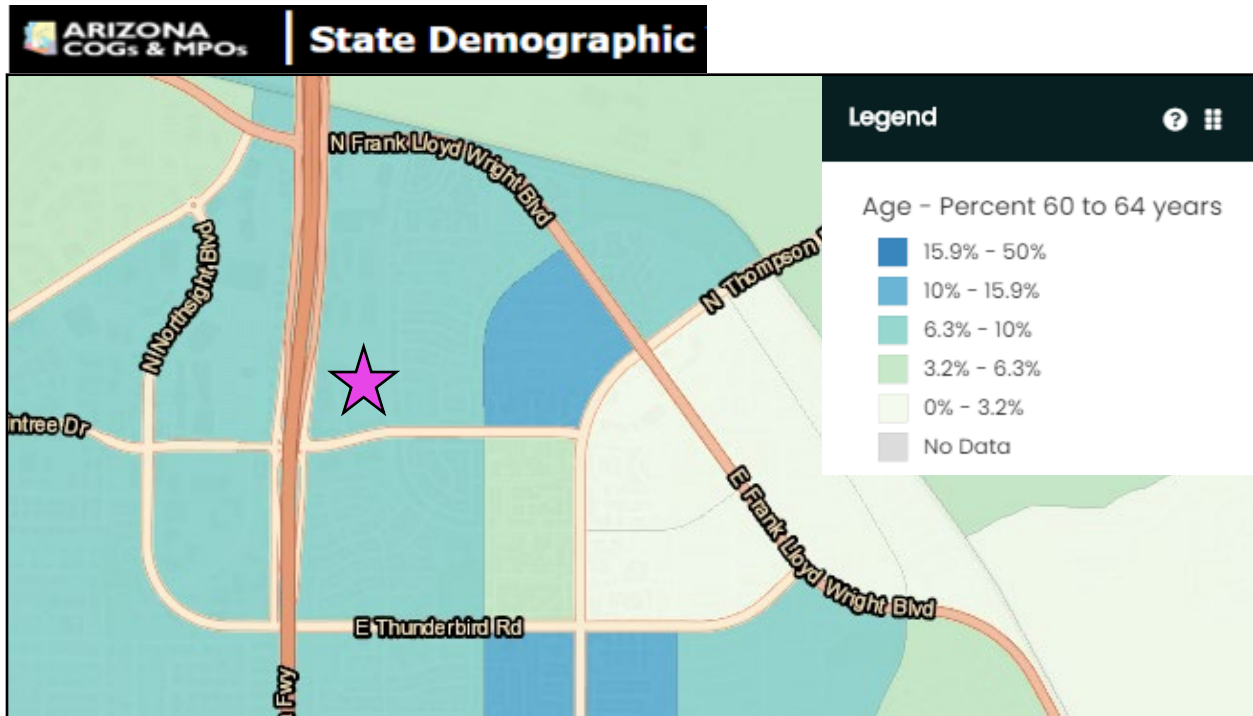
**Goal 4**

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

**Bullet 1:** Allow for a diversity of residential uses and supporting services that provide for the needs of the community.

**Bullet 5:** Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.

**Response:** Developing long-vacant properties is critical in maintaining the economic vitality of the community as it matures. This proposal achieves this goal while also integrating additional housing options for an underserved population. The Airpark currently has few independent senior living options. Depicted in the graphic below, the area surrounding the Property contains, in some areas, up to 50% of residents between the ages of 60 and 64 years old. As the Scottsdale’s population continues to age, there will be a growing need for alternative residential options for our residents. Given the demographics and land uses surrounding the Property, the site is ideally situated for adults to age in place. Nearby McDowell Mountain Ranch Park & Aquatic Center, Arabian Library, Westworld, and the McDowell Sonoran Preserve provide adults the opportunity to maintain a vibrant and active lifestyle while living in a minimum residential healthcare facility that is suited for their range of needs. The established residential neighborhoods to the east of the Property also foster the opportunity for families to live closely, enhancing a sense of community and comfort for seniors.



**Goal 5**

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

***Bullet 1:** Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*

***Bullet 2:** Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*

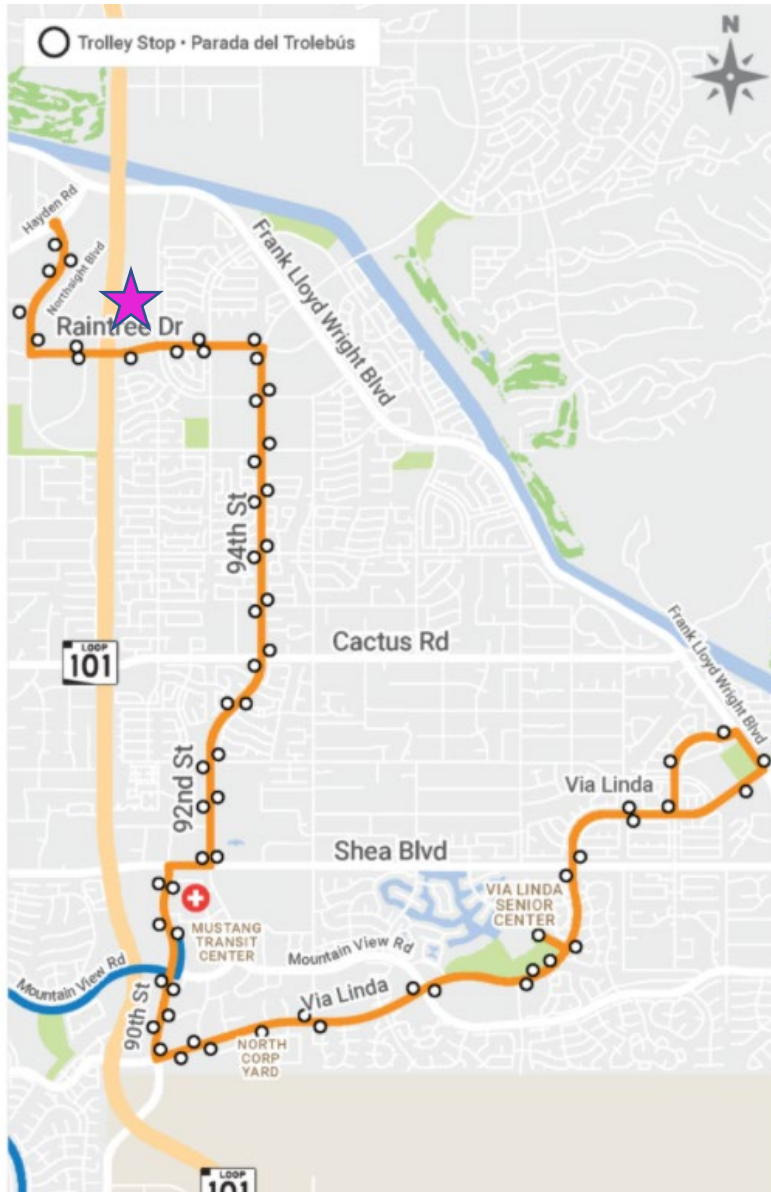
***Bullet 3:** Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling, transit) where environmentally and physically feasible.*

***Bullet 4:** Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.*

***Bullet 8:** Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.*

**Response:** The proposal is compatible with the Mixed-Use Neighborhoods/Regional Use District overlay designation (2001 General Plan). The proposed development will diversify Scottsdale's housing supply and maintain its population of aging adults who want to continue living an active, vibrant life that the area provides. The Property benefits from a range of multimodal transportation options including pedestrian, vehicular, and public transit/trolley, and is adjacent to the Raintree/Loop 101 interchange. The Scottsdale Trolley Mustang Route offers service from 90<sup>th</sup> & Raintree to Mustang Library and the Via Linda Senior Center (see map below). The variety of land uses surrounding the Property provides a synergistic land use pattern that also ensures fewer automobile trips. Only an estimated 80% of future residents will own vehicles, and the amenities and programming provided offer ample opportunity for entertainment and social interaction within the development that will decrease vehicle trips. Such amenities include but are not limited to, wellness concierge and wellness suite of uses (Ageility and bWell – see page 18), a community dining area, heated pool and dog park, and programs include art classes, cooking classes and book clubs, among others. Future residents will benefit from a complimentary luxury van/shuttle service provided by the development for transportation to off-site activities and a customized program with Lyft, increasing mobility options. Within the proposed residential healthcare community, mobility choices are provided through an internal courtyard and walking paths to be enjoyed by residents and visitors.

**Scottsdale Trolley – Mustang Route**



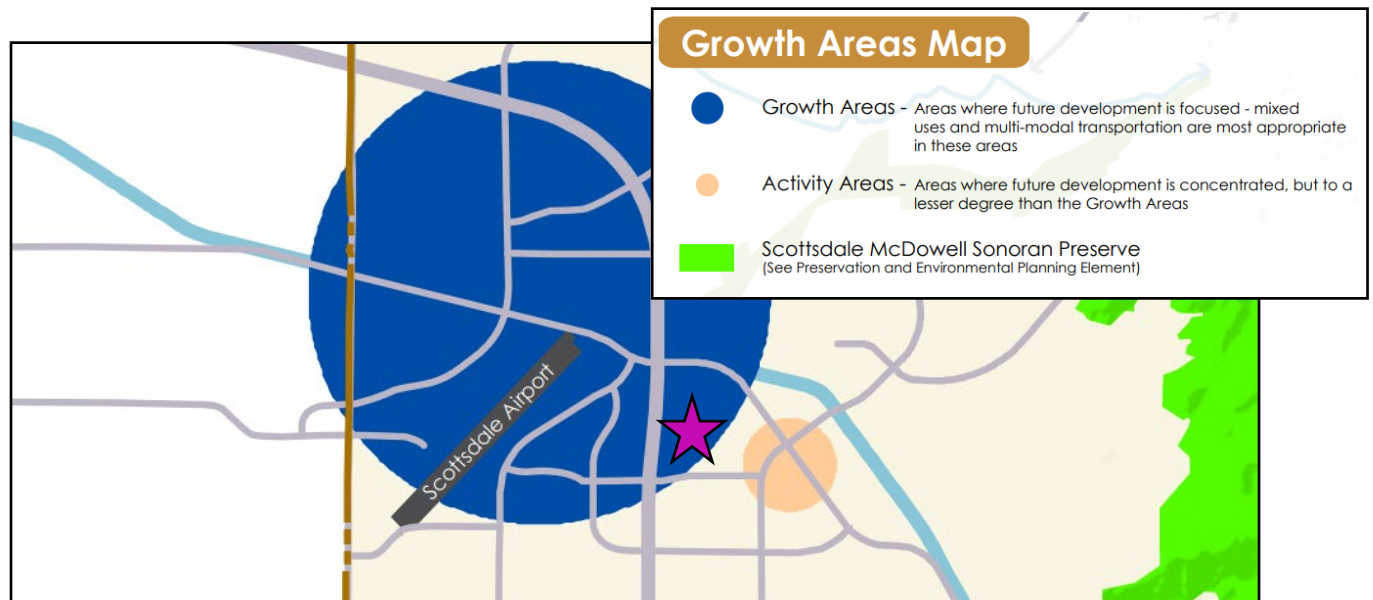
**Goal 6**

***Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.***

***Bullet 5:*** Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.

***Bullet 6:*** Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.

**Response:** As shown in the graphic below, the Property is located within a designated Growth Area with close proximity to an Activity Area. This, coupled with an increasing demand for senior living, make the Property an ideal location for this use. The mix of land use patterns that exist within the Greater Airpark area make it an attractive area to live, and providing senior housing for the aging population will encourage residents to remain in an area where they have established lifestyles.



**Goal 8**

***Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.***

***Bullet 2:*** *Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.*

**Response:** The site provides 30% open space (excluding parking lot landscaping) with over 61,000 s.f. (1.4 acres of 4.66-acre site) of open space on site for the enjoyment of the residents. Additionally, the Property is in the vicinity of Horizon Park (1.2 miles) and McDowell Mountain Ranch Park & Aquatic Center (1.7 miles) including Arabian Library. Utilization of existing sidewalks and bike lanes/paths connect residents to multiple opportunities for recreation, fitness, and alternative modes of transportation. Although the development provides ample wellness, fitness and recreation options onsite, the nearby recreational opportunities will encourage the sense of community for residents through its connection to the greater neighborhood.

## ECONOMIC VITALITY

### Goal 4

*Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.*

***Bullet 1:** Strive to grow and expand the economic base on pace and in harmony with the population and supporting built and natural environment.*

***Bullet 4:** Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive economic impact. This would include those business that provide medical, educational, cultural or recreational amenities for the community.*

**Response:** A key component in securing economic stability is a strong housing base that meets the needs of all residents. The positive economic impact of the proposal is further enhanced through the creation of jobs. Revitalizing and redeveloping properties is a critical part of the economic vitality of a maturing community and provides sustainability of the City as a whole. This project exemplifies this goal by turning an underutilized, vacant infill parcel into a thriving use with direct access to an array of nearby support services and residential communities further enhancing quality of life for the residents and visitors of Scottsdale. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a senior living community outside of Scottsdale.

### Goal 7

*Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization.*

***Bullet 2:** Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

***Bullet 6:** Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.*

**Response:** As previously discussed, there is a greater need for senior living options as Scottsdale's population continues to mature. As the aging population in our community moves into advanced stages of life, the need for senior living options increases. Greystar Development is proposing a luxury brand senior living facility with high quality design that will attract a higher income demographic. The design will maintain a residential scale that respects and is compatible with the surrounding developments while high-end finishes and the integration of amenities, common dining, and wellness services (Ageility and bWell – see page 18) will help maintain quality of life for residents. Developing the underutilized, infill vacant Property into a luxury minimum residential healthcare facility will introduce a superior senior living option that is needed in the area while also diversifying the local economy.



## COMMUNITY INVOLVEMENT

### Goal 1

*Seek early and ongoing involvement in project/policy-making discussions.*

*Bullet 1: Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site posting, written correspondence, and other methods as they become available.*

*Bullet 4: Ensure project developer/owner is able to demonstrate citizen involvement and how comments were incorporated into proposal/issue recommendations.*

**Response:** Technical Solutions conducted outreach through both door-to-door and by sending a notification letter to property owners within 850 feet of the Property (750 feet required). A virtual open house was held on October 6<sup>th</sup> to allow for community interaction and input. Prior to the virtual open house, the outreach team visited over 350 residential neighbors to obtain their feedback, the majority of which was favorable. Inquiries were focused on traffic and construction timing. See Community Outreach Report.

## HOUSING

### Goal 2

*Seek a variety of housing options that blend with the character of the surrounding community.*

*Bullet 2: Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*

**Response:** The General Plan at page 97 provides, “Scottsdale values ‘life cycle’ housing opportunities for people to be able to live in Scottsdale throughout their lives.” As Scottsdale’s population continues to mature, the demand for senior housing will grow. The proposed development achieves a range of goals including the integration of high quality, vibrant architecture that draws upon the Spanish Mission style and is complementary to the greater Sonoran Desert context as well as providing needed housing for a growing demographic. The introduction of housing will be complementary to the variety of land uses surrounding the Property, creating a balance of land uses ensuring a quality lifestyle.

Minimal residential health care by definition “may include independent living units with such services as central dining, transportation and limited medical assistance.” As reflected with the floor plan, in addition to the community dining areas (both indoor and outdoor), the facility offers a focus on wellness and resident care by offering wellness concierge and a wellness suite with rehabilitation services, physical therapy, telemedicine, massage, occupational and speech therapy. Transportation services will also be offered to the residents and specified in the Mobility section below.

Greystar Active Independent Living intends to implement Ageility and bWell programs at its facility.

**Ageility** is a senior focused outpatient therapy solution that delivers clinical service while maintaining a hospitality approach. Ageility, a pioneer in the industry, has developed a successful business model that recognizes and responds to the needs of the senior demographic.

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

**bWell** is an all-inclusive, senior community wellness model that provides a full scope of products and services to enhance the lives of actively aging residents. Working with actively-aging populations requires particular skills and knowledge of how fitness and mobility change over time, safety parameters, and equipment options that are the best fit for 55+ participants.

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

### **Goal 6**

***Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.***

***Bullet 1:*** Encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate.

***Bullet 5:*** Integrate elderly and assisted-care facilities into neighborhoods and create connections between residential developments to promote opportunities for inter-generational connections and continuum of care for the elderly.

**Response:** The Property is an ideal location for an independent senior living facility. The Airpark currently has few senior housing options, and if it is to sustain its aging demographic, it needs to broaden its range of housing types. This proposal accomplishes this goal and gives the area's aging demographic the opportunity to age in place. The range of amenities and variety of surrounding land uses will provide future residents with flexibility, mobility and the opportunity for independent living. The single-family residential neighborhood that buffers the Property to the east will create opportunities for families to connect as well as drive market need over time as the population ages. Additionally, Greystar Development has a relationship with Belmont Village Senior Living located approximately 1.7 miles away and can assist in transitioning residents who need a higher level of care. Belmont Village is the only senior living option in the area currently, and their independent living is currently at maximum capacity.

## COMMUNITY MOBILITY

### Goal 5

**Relieve traffic congestion.**

***Bullet 3:** Emphasize work, live and play relationships in land use decisions that will reduce the distance and frequency of automotive trips and support alternative modes, such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommuting and technology for moving people and information.*

### Goal 8

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

***Bullet 3:** Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access (pedestrian oriented development).*

***Bullet 2:** Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.*

**Response to 5 & 8:** Mobility is achieved through pedestrian circulation that is provided within the development as well as the integration of alternative modes of transportation. Given that only an estimated 80% of residents will own vehicles, it was important to the design team to incorporate accessible transportation options for future residents in the proposal. A luxury van/shuttle service will be provided to residents for transportation to offsite activities while a customized Lyft program will assist with other transportation needs. This proposal includes a resident Lifestyle Coordinator that will facilitate on-site and off-site events, which will reduce vehicle trips by concentrating social events at designated times. Additionally, the Property is serviced by a variety of land uses in close proximity that will reduce the distance residents will need to travel for their needs.

## **V. Greater Airpark Character Area Plan**

The Greater Airpark Character Area Plan (“GACAP”) was adopted in October 2010 by City Council. The purpose of the GACAP is to establish “the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over the next twenty-year timeframe.” To achieve this, the City established a series of goals and policies to provide a framework for future development: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities.

### **LAND USE**

#### **Goal LU 1**

***Maintain and expand the Greater Airpark’s role as a national and international economic destination through appropriate land uses, development, and revitalization.***

##### ***Policy LU 1.1***

*Maintain and expand the diversity of land uses in the Greater Airpark.*

##### ***Policy LU 1.2***

*Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the areas’s workforce, where appropriate.*

##### ***Policy LU 1.3***

*Promote development intensities supportive of existing and future market needs.*

##### ***Policy LU 1.6***

*Encourage the assemblage of small, inefficient parcels and the replacement of obsolete structures in the Greater Airpark utilizing strategies including, but not limited to, development flexibility and expedited processing of proposals.*

**Response:** The proposal for a minimum residential healthcare facility brings development and land use diversity to an underutilized vacant infill parcel. The area’s housing supply is lacking in options for seniors, with the closest senior living facility, Belmont Village (100<sup>th</sup> Street and Frank Lloyd Wright Blvd) currently at capacity. Providing additional senior housing options will give aging adults residing in the nearby area an opportunity to remain where their lifestyles have been established. Not only will this proposal meet current needs for senior living, it will also fulfill market demand as the area’s population continues to mature. The proposed development accomplishes a variety of additional goals, such as providing an appropriate transitional land use between commercial and residential, integrating high quality, vibrant architecture, and site planning to the area, and promoting economic stability.

**Goal LU 3**

***Sensitively transition land use, scale, and intensity at the Greater Airpark boundary in areas adjacent to lower-scale residential neighborhoods.***

***Policy LU 3.1***

*The scale of existing residential development should be acknowledged and respected through a sensitive edge buffer, which may include transitional development standards, landscape buffers, and sensitive architectural design solutions.*

**Response:** This proposal is sensitive to the single-family residential neighborhood situated to the east of the Property with building setbacks ranging from 114’ to 188’ from the east property line. A 50’ landscape buffer will be provided to the east, double the standard of 25’. Additionally, the design orients the 4-story massing on the west portion of the site towards the self-storage facility and the Loop 101. The 3-story element faces east towards 90<sup>th</sup> Street.

**Goal LU 4**

***Utilize development types to guide the physical and built form of the Greater Airpark.***

***Policy LU 4.1***

*Encourage medium-scale Type A development in areas appropriate for transitions from Types B and C development to lower-scale areas in and adjacent to the Greater Airpark Character Area.*

***Policy LU 4.4***

*Support transitions in scale between development types.*

***Policy LU 4.6***

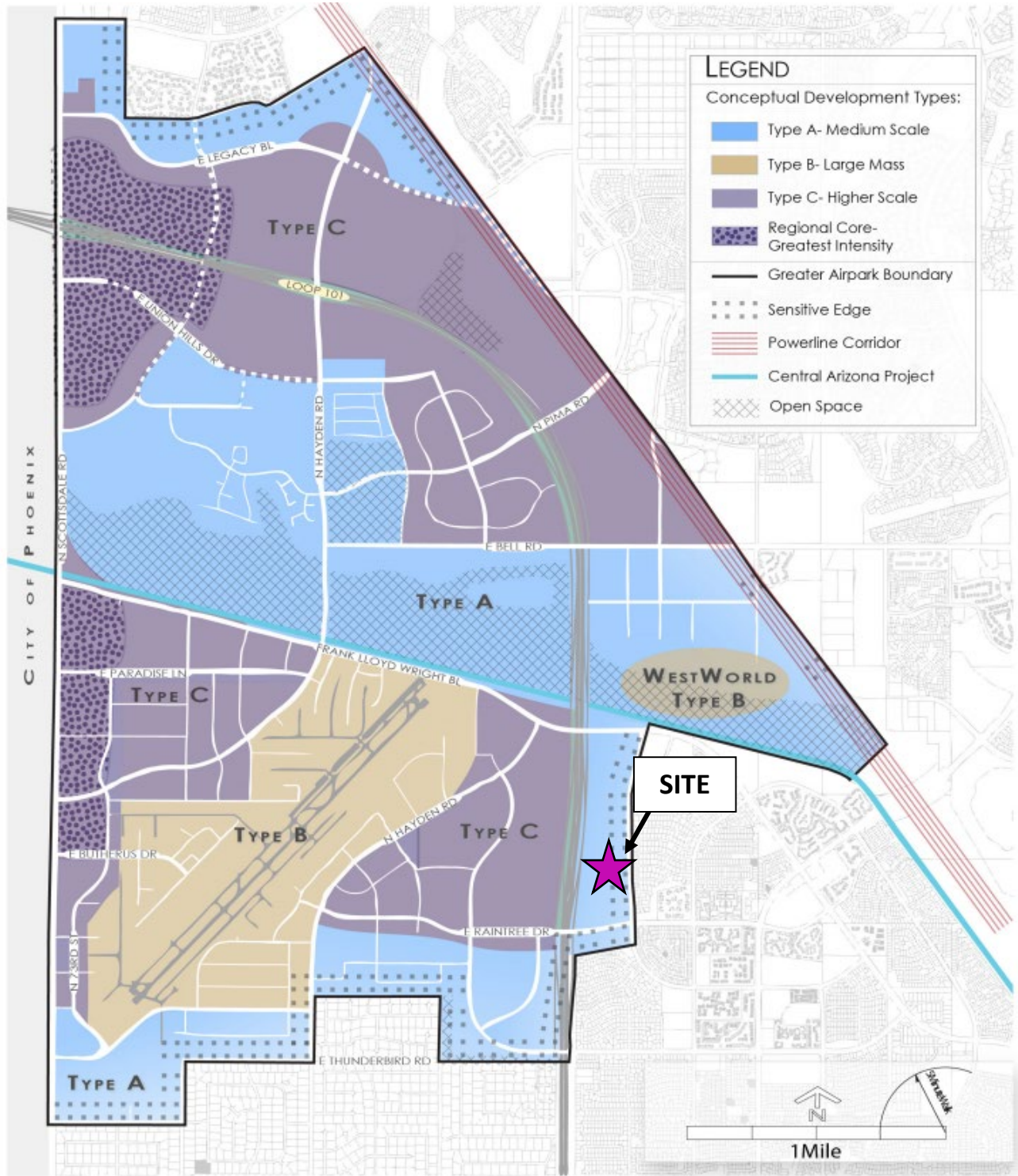
*Transitions between development types should incorporate a blending in context of each development type and integrate the characteristics between them through appropriate site and building design.*

***Policy LU 4.7***

*Encourage greater visual variety between employment/commercial land uses and residential neighborhoods and avoid continuous building shapes and mass adjacent to residential neighborhoods.*

**Response:** As noted above, the building steps from 3-stories to 4-stories with the least impactful building massing located on the eastern portion of the site adjacent to the single family residential. Additionally, the residential architectural character and scale of development is respectful of the “Type A- Medium Scale” development type and surrounding context given the Property’s proximity to the single family and office uses transitioning to Loop 101 to the west.

**Greater Airpark Development Types**



Source: Greater Airpark Character Area Plan

**Goal LU 5**

***Encourage Greater Airpark development flexibility.***

***Policy 5.2***

*Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increase floor area, greater intensity, greater height, development stand flexibility and/or street abandonment are considered.*

**Response:** An abandonment application is being processed under a separate application (7-AB-2020) and monetary compensation will be paid to the City for the abandonment of the GLOPE right-of-way.

**NEIGHBORHOODS AND HOUSING**

**Goal NH 2**

***Create complete neighborhoods within the Greater Airpark, through the development of urban dwelling types and mixed-use developments, while being respectful of the Greater Airpark as an aviation-based employment center.***

***Policy NH 2.1***

*Encourage developments, in Airpark Mixed-Use Future Land Use Areas (AMU and AMU-R), to provide support services for current and future Greater Airpark residents, such as local markets, drugstores, and other essential services.*

**Response:** The senior population is currently underserved in the Greater Airpark and surrounding area with very few senior living options available in the area. Greystar Active Independent Living will diversify Scottsdale’s housing supply and give area residents an opportunity to age in place by offering residents the ability to live within close vicinity to family, retail, religions, services, and medical. The site is designated as Airpark Mixed Use (“AMU”) on the Greater Airpark Land Use Map and the Property is ideally located for senior living given the wide range of established support services that surround the Property benefiting both residents and visitors, as well as bolstering area business owners.

**COMMUNITY MOBILITY**

**Goal CM 7**

***Promote sustainable transportation options that meet the needs of the current and future Greater Airpark community.***

***Policy CM 7.2***

*Promote more sustainable modes of passenger transportation, such as alternative fuel vehicles, walking, biking, and/or other future technologies.*

***Policy CM 7.4***

*Explore and incentivize alternative mobility options, such as car sharing and shuttle buses, to access internal, as well as external, areas where public transit is less frequent and/or inaccessible.*

**Response:** This proposal incorporates a variety of sustainable transportation options that meet the needs of the targeted demographic while also decreasing reliance on the automobile. Senior living inherently requires less parking and generates less traffic with approximately 80% of residents owning vehicles. Additionally, this proposal incorporates a luxury van/shuttle service that will be available to residents for transportation to offsite activities that will reduce vehicle trips made. A customized program with Lyft is also being explored that will assist with on demand resident transportation. With an aging population, it is critical that senior housing options are available so that residents can remain and age in place. This proposal addresses this market demand while also acknowledging the need for more sustainable transportation options that provide flexibility for residents.

## **ECONOMIC VITALITY**

**Goal EV 1**

***Sustain the long-term economic prosperity of the Greater Airpark.***

***Policy EV 1.1***

*Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now and in the future.*

**Response:** Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. The Greater Airpark and surrounding area have a growing senior population but housing options for this cohort are currently limited. This proposal will meet the growing need for senior living and contribute to the long-term economic prosperity of the Greater Airpark and the surrounding area by providing residents the opportunity to age in place. Further, the development will help diversify the local economy and support a sustainable economic future as the City continues to grow and mature.



## ENVIRONMENTAL PLANNING

### **Goal EP 3**

***Reduce the Urban Heat Island effect in the Greater Airpark.***

#### ***Policy EP 3.2***

*Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.*

#### ***Policy EP 3.4***

*Increase tree planting as a ground-level ozone reduction measure.*

**Response:** The landscape plan identifies the proposed plant palette, which includes a range of mature shade trees that further reduce the heat island effect and conform to the City's guidelines.

### **Goal EP 4**

***Foster a sustainable balance between environmental stewardship and the development and redevelopment of the Greater Airpark.***

#### ***Policy EP 4.2***

*Encourage all developments to respect and respond to the Sonoran Desert climate.*

#### ***Policy EP 4.4***

*Promote efforts to improve air quality, enhance the environment, and protect health and welfare through environmentally transportation practices, such as carpooling, bicycling, and public transit.*

#### ***Policy EP 4.6***

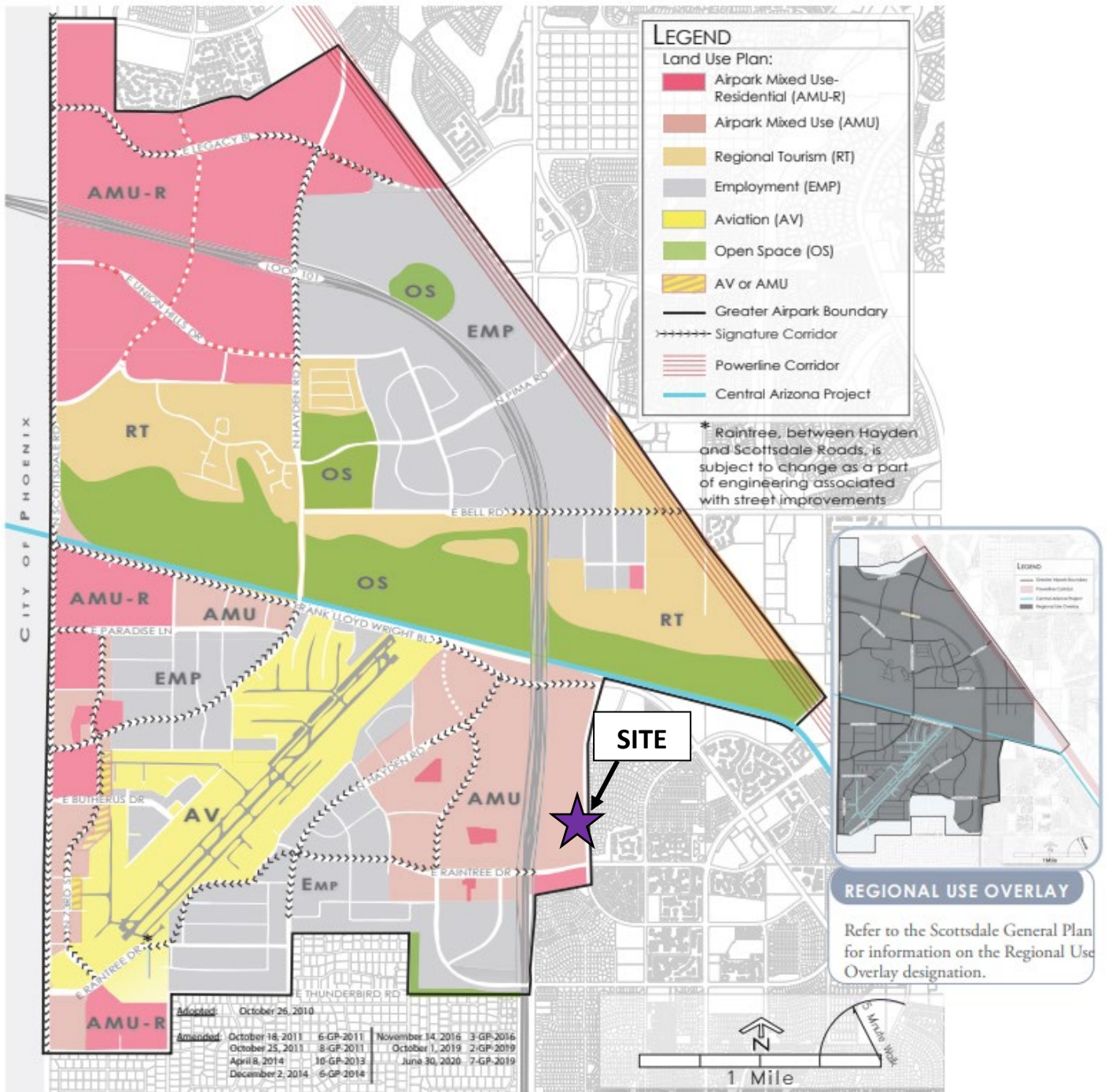
*Reduce existing and seek to limit future impervious surfaces in development, such as asphalt and concrete, in order to reduce the heat island effect and stormwater runoff.*

#### ***Policy EP 4.8***

*Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building, orientation, landscape buffers, colors, textures, materials, and lighting.*

**Response:** Contemporary Spanish Mission-style architecture will be used to enhance the Sonoran Desert context with stepped building massing as well as building textures, materials, and colors that are respectful of the surrounding context. The proposal has a 100% larger landscape buffer than required (25' required; 50' proposed) along 90<sup>th</sup> Street and incorporates mature landscaping with minimum 3-inch caliper trees throughout the site. The site provides approximately 30% open space or 61,000 s.f. (1.4 acres of the 4.66-acre site) not including parking lot landscaping. Although the senior living use has substantially less traffic compared to office, efforts to reduce environmental impacts of transportation include a luxury van/shuttle service and a customized program with Lyft that will together further reduce vehicle trips and improve air quality.

## Greater Airpark Future Land Use



Source: Greater Airpark Character Area Plan

## CHARACTER AND DESIGN

### Goal CD 1

*Enhance and strengthen the design character of Greater Airpark Future Land Use Areas.*

#### **Policy CD 1.1**

*Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark.*

##### ***Airpark Mixed Use Future Land Use Areas (AMU & AMU-R)***

*The character of these areas is pedestrian-oriented, urban, and human-scale and features a variety of open spaces, gathering areas, and multi-modal transportation options. Multi-modal transportation should include bicycle and transit access connected to a pedestrian network to encourage social contact and interaction among the community. Design elements should be oriented toward people, such as the provision of shelter and shade for the pedestrian, active land uses at the ground floor/street level, and a variety of building forms and façade articulation to visually shorten long distances. A variety of textures and natural materials is encouraged to provide visual interest and richness, particularly at the pedestrian level. Design of this Future Land Use Area should be based on a small city block layout with mid-block connections to promote greater walkability. The public realm may be activated through building and site design, orientation toward the street, high-activity uses on the street level, and the integration of public art.*

**Response:** The site is designated AMU on the Greater Airpark Future Land Use Map and the proposed development achieves the policy outlined above in multiple ways. The building design includes context appropriate massing, architecture, and materials that is sensitive to the local climate. Shaded internal pedestrian linkages are mindful of the ground-level experience with connectivity beyond the site boundary to encourage social interaction among the community.

#### **Policy CD 1.2**

*Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Character Area.*

#### **Policy CD 1.4**

*Buffer residential neighborhoods from lighting, noise, and activities associated with employment and commercial land uses by utilizing vegetation, walls or screens, and other appropriate technologies in site design.*

**Response:** In developing this proposal, the design team remained mindful to the surrounding context to ensure that the site design is both compatible with and respectful of adjacent land uses. Lighting will be designed in a manner that is appropriate for the context while maintaining safety and wayfinding for residents and visitors. The residential neighborhood east of the Property will be buffered by vegetation that includes mature landscaping and a 50' setback, double the 25' requirement. Additional buffering is achieved through building orientation with generous setbacks ranging from 114' to 188 from the east property line and 4-story elements orient towards the west.

## **VI. SCOTTSDALE SENSITIVE DESIGN PRINCIPLES**

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

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

**Response:** The Property is surrounded by office, storage, and commercial retail uses to the north, south and west and single-family residential to the east. Developing the Property as a minimal residential healthcare facility will be compatible with the surrounding uses as well as act as a buffer for the residential neighborhood. The design will use Spanish Mission style architecture that will be complementary to the various architectural styles established in the area. The development plan has been designed in a manner that provides appropriate massing given the scale and context of the Greater Airpark setting and proximity to the Loop 101 freeway. This proposal includes more sustainable options for mobility, including alternative modes of transportation that will encourage residents to interact with the surrounding context and adjacent uses.

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

**Response:** The Property does not have natural features such as washes and natural area open space. However, specific design considerations have been made in terms of orientation of buildings in relation to the adjacent land use. A tiered building massing and significant setback along the east provides buffering to the established single-family homes.

- 2. Development should be sensitive to existing topography and landscaping.*

**Response:** All landscaping will consist of low-water use desert appropriate materials in conformance with the City’s guidelines. The existing topography of the site is relatively flat and will therefore be maintained with development of the site. Plant varieties contemplated for this site include, but are not limited to Sweet Acacia, Palo Verde, Texas Ebony, and Mulga Acacia, which will be refined with the Development Review Board submittal.

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

**Response:** Mature landscaping will be provided along the perimeter of the property to act as a buffer and contribute to the urban habitat for wildlife and improved air quality. The desert appropriate landscape palette will be able to withstand the changes of the local climate and as they continue to mature, they will become self-sustaining relative to water demand.

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

**Response:** The design team recognizes the importance of the pedestrian experience, and thus, the development plan provides pedestrian circulation within the community and connectivity along the 90<sup>th</sup> Street frontage. A large resident open space amenity is provided in the center of the development offering residents outdoor activities including, but not limited to, swimming, yoga, and social gathering.

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

**Response:** The proposed senior living development introduces a much-needed housing type to the area. The proximity of medical, shopping, golf, hiking and other recreational opportunities will encourage adults to age in place while maintaining an active lifestyle. This proposal recognizes the need for alternative modes of transportation given that only an estimated 80% of residents will own vehicles. A luxury van/shuttle service will be provided to transport residents to offsite activities in addition to a customized Lyft program that will assist with on demand resident transportation. Providing alternative transportation methods not only removes the stress of getting to places for adults, it also creates the opportunity for social contact and interaction within the community.

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

**Response:** The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

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

**Response:** Variation in massing, proportion, material contrast and architectural detailing will be provided, establishing a natural hierarchy. The proposed minimum residential healthcare facility

will also act as a buffer between the residential neighborhood to the east and the Loop 101 freeway, office and commercial uses to the north, south and west, providing contextually appropriate development and visual fluidity between the various uses.

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

**Response:** The proposed development will evoke Spanish Mission style architecture responding to the desert climate through texture and finishes while providing an aesthetic that blends well with the established architectural context in the area.

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

**Response:** Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be emphasized. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. This proposal will meet the growing need for senior living while diversifying the housing supply in the Airpark further promoting economic vitality and neighborhood diversity.

**11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

**Response:** Context appropriate, mature and arid-region plant materials will be used with the development and enhancement of the Property. The desert character will be upheld through the carefully considered landscape palette in terms of scale, density and arrangement (see landscape plans).

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

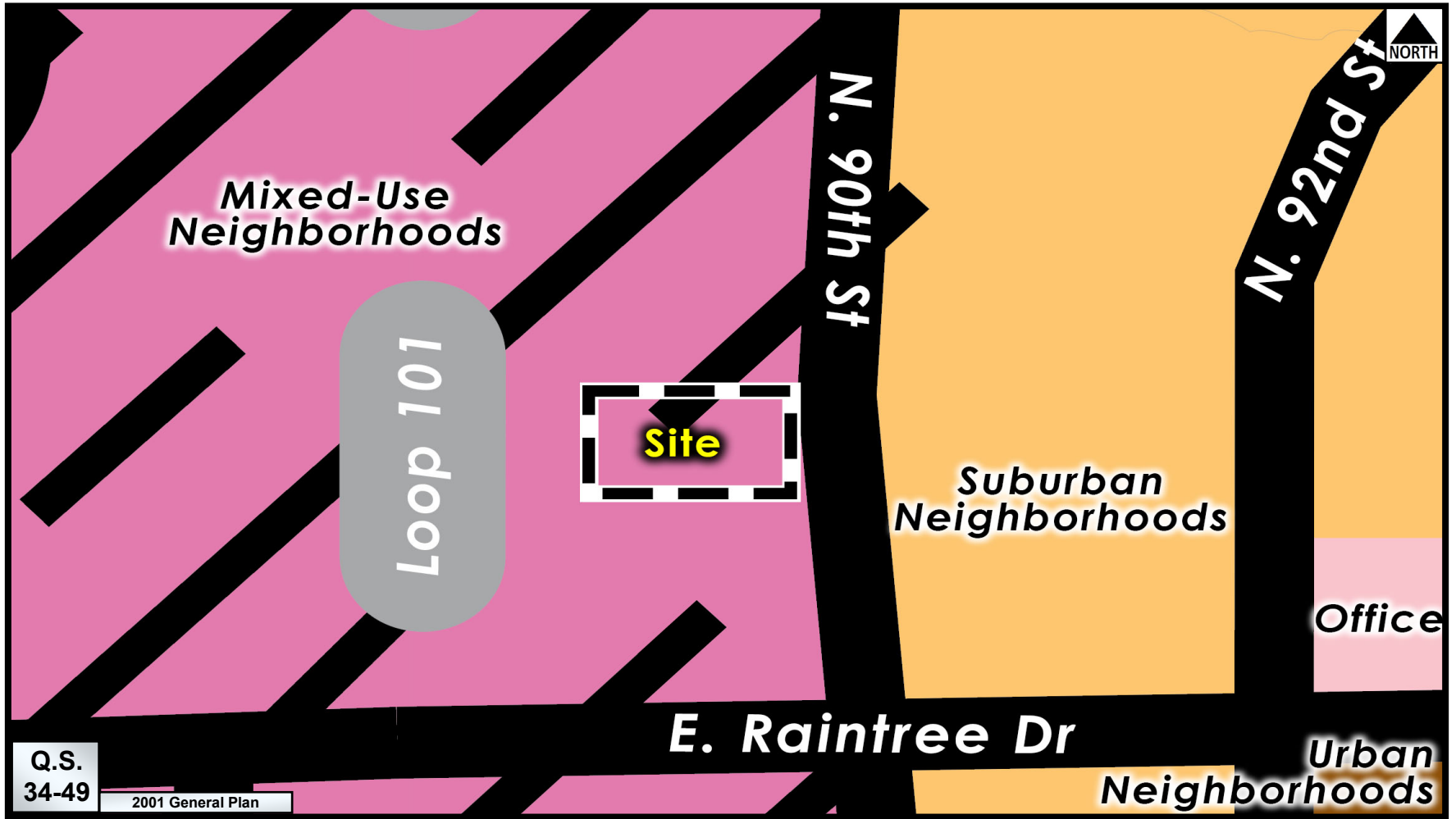
**Response:** The proposed development will maintain a low-water use plant palette (see landscape plans and renderings). As discussed above, context appropriate desert plant materials will be utilized with the development of the Property that will be consistent with the established vegetation found in the Airpark and surrounding area.

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

**Response:** Lighting will be designed in a manner that is sensitive to the surrounding context while maintaining safety for residents and visitors.

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

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

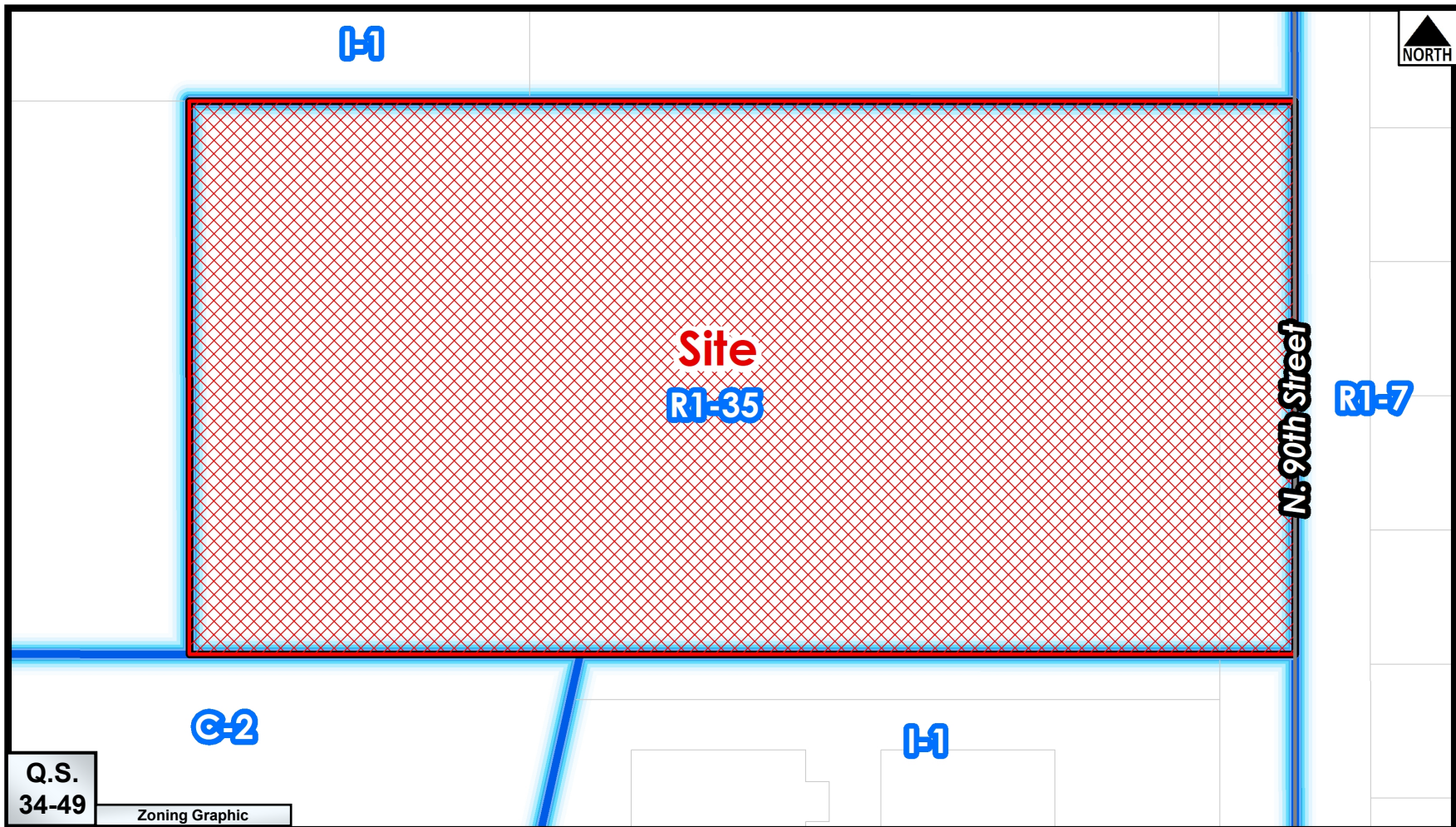


Q.S.  
34-49  
2001 General Plan

Existing General Plan Land Use  
Mixed-Use Neighborhoods

16-ZN-2020





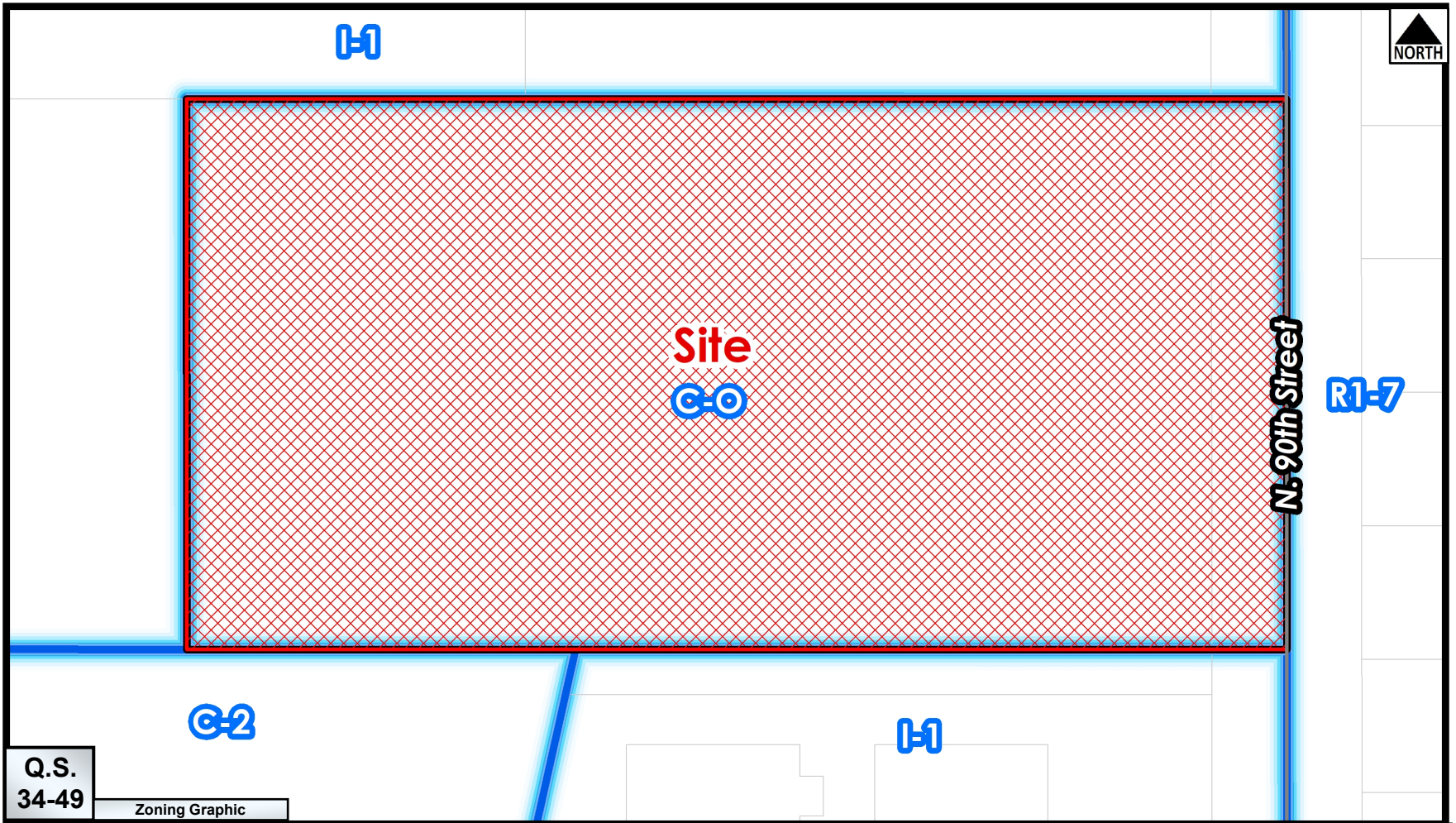
Q.S.  
34-49

Zoning Graphic

Existing Zoning

16-ZN-2020

ATTACHMENT #8



Q.S.  
34-49

Zoning Graphic

Proposed Zoning

16-ZN-2020



**To:** Billy Cundiff  
Greystar

**Date:** October 9, 2020

**From:** Shelly Sorensen, PE, PTOE

**Job Number:** 20,5124.001

**RE:** Greystar Active Independent Living  
Traffic Statement



## INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed Greystar Active Independent Living development, located along 90<sup>th</sup> Street, approximately one-quarter mile north of Raintree Drive, in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The proposed site will be comprised of 155 senior independent living residential units. See **Attachment A** and **Figure 2** for the site plan.

The objective of this Traffic Statement is to analyze the proposed development's traffic related impacts to the adjacent roadway network.



**Figure 1 - Vicinity Map**

4657 e. cotton gin loop, suite 102  
phoenix, az 85040  
480.536.7150  
www.lokahigroup.com

**ATTACHMENT #10**



16-ZN-2020  
10/20/20



## EXISTING CONDITIONS

The approximate 5-acre site is a currently undeveloped infill parcel surrounded by parcels developed as office and self-storage and is comprised of one (1) parcel. The site is currently zoned as Single-Family Residential District (R1-35). This zoning is intended to accommodate low-density single-family residential development. See **Attachment B** for Maricopa County Assessor’s parcel information.

The proposed development is bordered by 90<sup>th</sup> Street to the east. East of 90<sup>th</sup> Street is single family residences. Office development borders the proposed development to the north and south. Immediately west of the proposed development, adjacent to the Arizona State Route 101 (Sr 101), is land currently zoned for a self-storage development.

**90<sup>th</sup> Street** is a north-south roadway that provides two (2) through lanes in each direction of travel, with a center two-way left turn lane. The City of Scottsdale classifies 90<sup>th</sup> Street as a major collector, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. There is a posted speed limit of 35 miles per hour (mph).

**Raintree Drive** is an east-west roadway that provides two (2) through lanes for each direction of travel, with a raised landscaped median. The City of Scottsdale classifies Raintree Drive as a minor arterial, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. The City of Scottsdale’s *2018 Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 30,900 vehicles per day (vpd) along Raintree Drive, between Arizona State Route 101 (SR 101) and 90<sup>th</sup> Street, and an ADT of 23,400 vpd between 90<sup>th</sup> Street and Thompson Peak Parkway. There is a posted speed limit of 40 mph.

## COLLISION HISTORY

The City of Scottsdale’s *2018 Traffic Volume and Collision Rate Data* report provides collision rate and traffic volume information on major roadway segments and at major intersections within the City. Segment collisions are collisions that occur on a major street more than 100 feet from the segment’s termini intersections, including those that occur at minor intersections within the segment. Intersection collisions are collisions that occur at or within 100 feet of the intersection.

The collision rate and city-wide ranking for study roadway segments and intersections are shown in **Table 1** and **Table 2**, respectively.





**Table 1 – Collision Rates - Study Roadway Segment**

Segment	From	To	Collision Rate	Rank
Raintree Drive	SR 101 FWY	90th Street/Redfield Road	1.16	154
Raintree Drive	90th Street/Redfield Road	92nd Street	0.24	277
2018 City of Scottsdale Average Segment Collision Rate			1.53	

**Table 2 – Collision Rates - Study Intersections**

Intersection	Collision Rate	Rank
90th Street/Redfield Road & Raintree Drive	0.57	93
2018 City of Scottsdale Average Intersection Collision Rate	0.58	

## DATA COLLECTION

A local data collection firm, Field Data Services of Arizona, Inc., was utilized to collect traffic counts. On Tuesday, August 25, 2020, typical weekday bi-directional tube counts for 24-hours in 15-minute intervals were counted along 90<sup>th</sup> Street, approximately 900 feet north of Raintree Drive. The counts indicate that during the 24-hour period, there were 1,655 and 1,887 vehicles traveling in the northbound and southbound directions or travel, respectively. This represents a total of 3,542 vehicles per day along 90<sup>th</sup> street, north of Raintree Drive. See **Attachment C** for detailed traffic count data.

At the time of the report traffic patterns were not considered typical, due to the Covid-19 pandemic and the school and business closures associated with it. Therefore, the traffic counts collected on Tuesday, August 25, 2020, were adjusted, with the guidance from the City of Scottsdale, to account for a reduction of 40% from the typical traffic patterns.

Applying this factor results in 2,759 and 3,145 vehicles traveling in the northbound and southbound directions or travel, respectively. This represents an estimated total of 5,904 vehicles per day along 90<sup>th</sup> street, north of Raintree Drive.





## PROPOSED DEVELOPMENT

The proposed development will consist of 155 senior independent living residential units. Additionally, the following on-site amenities will be provided to residents: van/transportation services, common dining area, and a wellness/medical area.

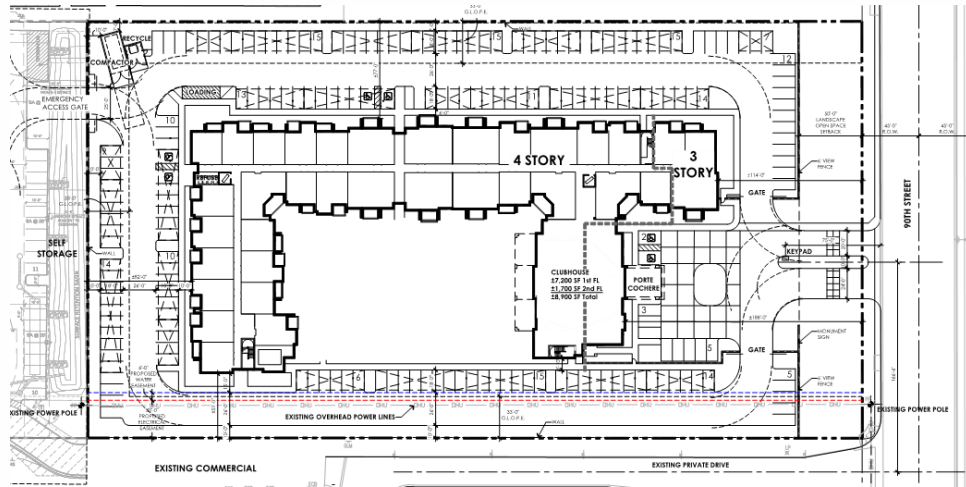


Figure 2 – Site Plan

The primary access is located along 90<sup>th</sup> Street, approximately one-quarter mile north of Raintree Drive. This driveway will be a full access point, allowing all movements into and out of the site.

Additionally, an emergency gated access point will be located on the northwest corner of the development, that will connect to a future commercial development adjacent to the proposed site.

## TRIP GENERATION

The trip generation for the proposed Greystar Active Independent Living was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 10<sup>th</sup> Edition*. The ITE trip generation rates and fitted curve equations are based on studies that measure trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for the transportation engineering profession.

### Proposed Development

The trip generation for the proposed 155 senior independent living residential unit Greystar Active Independent Living development was calculated utilizing ITE Land Use 252 – Senior Adult Housing – Attached. Trip generation calculations are shown in **Table 3**. See **Attachment D** for detailed trip generation calculations.





**Table 3 – Trip Generation (Proposed Development)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	252	155	Dwelling Units	598	31	11	20	39	21	18

The proposed development is anticipated to generate 598 weekday daily trips, with 31 trips occurring during the AM peak hour and 39 trips during the PM peak hour.

**Existing Zoning**

According to Maricopa County Assessor, the existing parcel is zoned for Single-family Residential (R1-35) land uses. The City of Scottsdale Code of Ordinances for R1-35 single-family residential requires each lot to be a minimum of 35,000 SF. According to Maricopa County Assessor, this parcel is 202,946 SF (4.66 acres). This results in the possible build-out of five (5) single family residential dwelling units.

Utilizing ITE Land Use 210 – Single-Family Detached Housing, the trip generation for the build-out under existing zoning was calculated as shown in **Table 4** below.

**Table 4 – Trip Generation (Existing Zoning)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	5	Dwelling Units	66	8	2	6	6	4	2

**Potential Development**

Bordering the site to the north, south, and west, are parcels zoned for Central Business (C-2) and Industrial Park (I-1) land uses. C-2 zoning is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. I-1 zoning is intended to provide light manufacturing, light industrial, office and supportive uses to sustain and enhance major employment opportunities. These parcels are primarily occupied by general and medical office land uses. In addition, C-2 and I-1 zoning allow for developments at a maximum floor-to-area (FAR) of 0.80.

Located adjacent to the site to the south is parcel 217-15-943 and parcel 217-15-944. These parcels are occupied by two (2) office buildings and a parking garage that comprise a portion of the Raintree Corporate Center. Based upon data obtained from the Maricopa County Assessor, below is a breakdown of each parcel:





**Table 5 – Parcel 217-15-943 and Parcel 217-15-944 Site Data**

Parcel	Lot Size (SF)	Office Size (SF)	FAR
217-15-943	294,313	172,905	0.59
217-15-944	210,736	182,585	0.87
<b>Total</b>	<b>505,049</b>	<b>355,490</b>	<b>0.70</b>

Based upon the site data in shown in **Table 5**, the two (2) office buildings of the Raintree Corporate Center, occupying parcel 217-15-943 and parcel 217-15-944, represents a FAR of 0.7.

According to Maricopa County Assessor, the proposed Greystar Active Independent Living development is proposed to occupy a parcel totaling 202,946 SF (4.66 acres). Applying the FAR of 0.8 to the parcel allows for 162,350 SF of developable area. However, conservatively assuming a FAR of 0.7, as observed at the adjacent office development, results in a total of 142,060 SF of developable area. As previously mentioned, the adjacent parcels are generally occupied by general and medical office land uses. Therefore, the trips generation by an 142,060 SF general office development were calculated.

Utilizing ITE Land Use 710 – General Office, the trip generation for the potential development was calculated as shown in **Table 6** below.

**Table 6 – Trip Generation (Potential Development)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office	710	142.060	1000 SF GFA	1,384	165	142	23	163	26	137







## TRIP GENERATION COMPARISON

### Proposed Development versus Existing Zoning

A trip generation comparison between the proposed Greystar Active Independent Living development and the potential build-out of five (5) single family residential dwelling units.

**Table 7 – Trip Generation Comparison**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	252	155	Dwelling Units	598	31	11	20	39	21	18
<b>Proposed - Total</b>				<b>598</b>	<b>31</b>	<b>11</b>	<b>20</b>	<b>39</b>	<b>21</b>	<b>18</b>
Single-Family Detached Housing	210	5	Dwelling Units	66	8	2	6	6	4	2
<b>Existing Zoning Total</b>				<b>66</b>	<b>8</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>2</b>
<b>Difference</b>				<b>532</b>	<b>23</b>	<b>9</b>	<b>14</b>	<b>33</b>	<b>17</b>	<b>16</b>
<b>% Difference</b>				<b>806%</b>	<b>288%</b>	<b>450%</b>	<b>233%</b>	<b>550%</b>	<b>425%</b>	<b>800%</b>

The build-out of Greystar Active Independent Living development is anticipated to generate 532 (806%) more weekday trips, with 23 (288%) more trips during the AM peak hour, and 33 (550%) more trips during the PM peak hour than the build-out of five (5) single family residential dwelling units under the existing zoning.

### Proposed Development versus Potential Development

A trip generation comparison between the proposed Greystar Active Independent Living development and the potential build-out of an 142,060 SF general office building.

**Table 8 – Trip Generation Comparison**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	252	155	Dwelling Units	598	31	11	20	39	21	18
<b>Proposed - Total</b>				<b>598</b>	<b>31</b>	<b>11</b>	<b>20</b>	<b>39</b>	<b>21</b>	<b>18</b>
General Office	710	142,060	1000 SF GFA	1,384	165	142	23	163	26	137
<b>Office Total</b>				<b>1,384</b>	<b>165</b>	<b>142</b>	<b>23</b>	<b>163</b>	<b>26</b>	<b>137</b>
<b>Difference</b>				<b>-786</b>	<b>-134</b>	<b>-131</b>	<b>-3</b>	<b>-124</b>	<b>-5</b>	<b>-119</b>
<b>% Difference</b>				<b>-57%</b>	<b>-81%</b>	<b>-92%</b>	<b>-13%</b>	<b>-76%</b>	<b>-19%</b>	<b>-87%</b>

The build-out of Greystar Active Independent Living development is anticipated to generate 786 (57%) fewer weekday trips, with 134 (81%) fewer trips during the AM peak hour, and 124 (76%) fewer trips during the PM peak hour than the build-out of an 142,060 SF general office development.





## TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the proposed development. The trip distribution and trip assignment for the proposed Greystar Active Independent Living development is generally based on the distribution of existing traffic along the surrounding roadway network, permitted movements at the proposed site driveways, and probable routes. The trip distribution is shown in **Attachment E**.

The trip assignment was generally based on proximity of the site driveway to the major roadway network routes, permitted turn movements, as well as ease and probability of use. The site generated traffic volumes are also shown in **Attachment E**.





## SUMMARY

The proposed Greystar Active Independent Living site is located along 90<sup>th</sup> Street, approximately one-quarter mile north of Raintree Drive, and is comprised of a total of 155 senior independent living residential units.

The primary access point to the proposed Greystar Active Independent Living development is located along 90<sup>th</sup> Street, approximately one-quarter mile north of Raintree Drive. This is anticipated to be a full-access driveway, allowing all movements into and out of the site.

### Trip Generation

At full build-out, the proposed Greystar Active Independent Living development is anticipated to generate 598 weekday daily trips, with 31 trips occurring during the AM peak hour and 39 trips during the PM peak hour.

### Trip Generation Comparison

The build-out of Greystar Active Independent Living development is anticipated to generate 532 (806%) more weekday trips, with 23 (288%) more trips during the AM peak hour, and 33 (550%) more trips during the PM peak hour than the build-out of five (5) single family residential dwelling units under the existing zoning.

The buildout of Greystar Active Independent Living development is anticipated to generate 786 (57%) fewer weekday trips, with 134 (81%) fewer trips during the AM peak hour, and 124 (76%) fewer trips during the PM peak hour than the build-out of an 142,060 SF general office development.

The recorded daily traffic counts indicate 3,452 vehicles per day along 90<sup>th</sup> Street. However, these counts were collected turned a period in which typical patterns were not occurring. Therefore, with the guidance of the City of Scottsdale, the counts were adjusted to account for an approximate 40% reduction from typical traffic patterns. Applying this factor results in 5,904 vehicle per day along 90<sup>th</sup> Street, north of Raintree Drive. Therefore, the 598 vehicles per day generated from the proposed development would represent an approximate increase of 10% in average weekday traffic along 90<sup>th</sup> Street, north of Raintree Drive.

**In conclusion, the traffic generated by the proposed Greystar Active Independent Living development is anticipated to result in minimal traffic impacts to the existing roadway network and the surrounding area.**

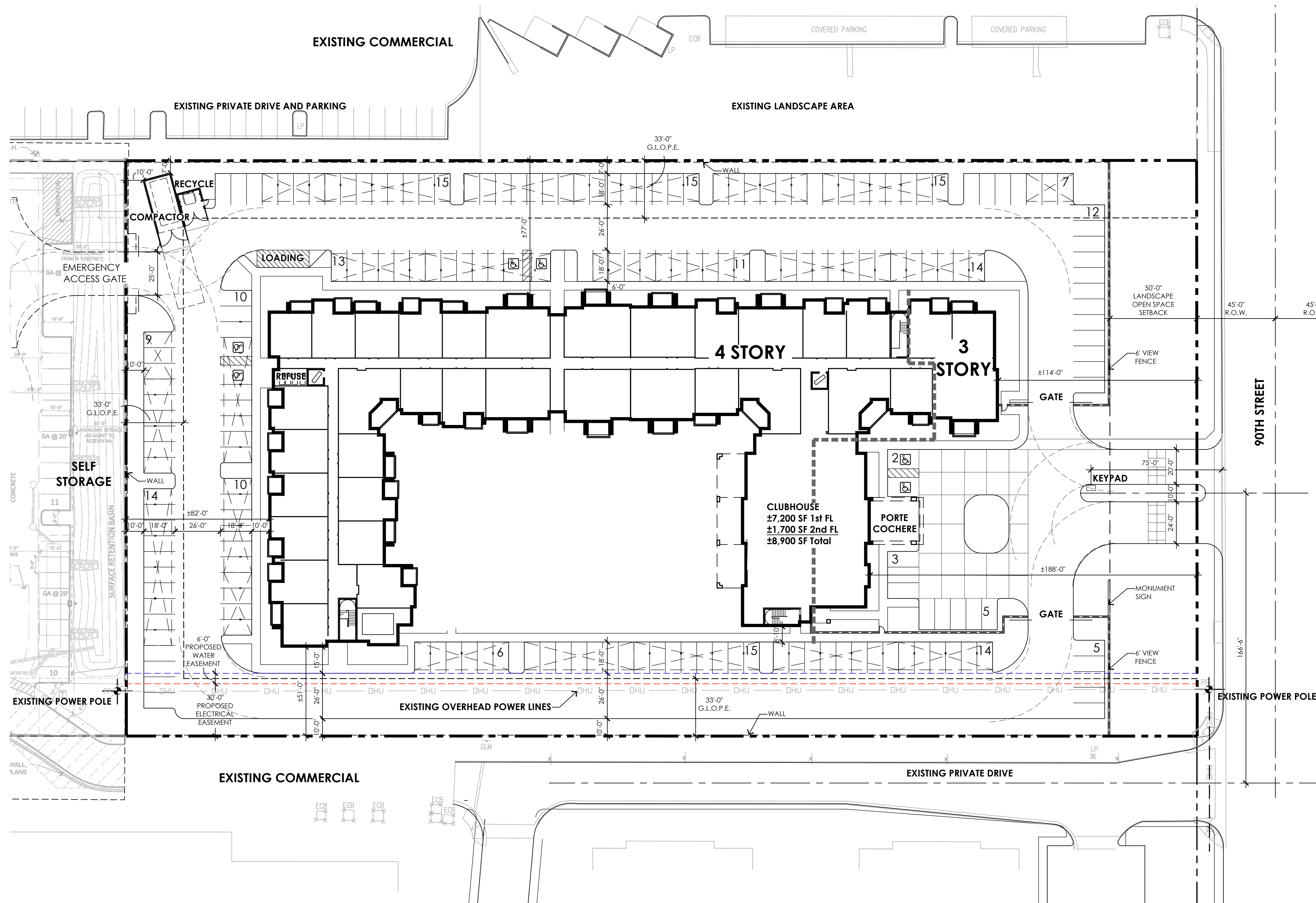




## ATTACHMENT A – PROPOSED SITE PLAN



A



**REZONING SITE DATA**

**PROJECT DESCRIPTION:**  
 NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY WITH THREE (3) AND (4) STORY COMPONENTS, PARKING AND COMMON AREA. TOTAL PROPOSED BUILDING AREA: ±180,000 GSF (IBC)

**SITE AREA**  
 GROSS: ±217,800 SF (±5.0000 AC)  
 NET: ±202,950 SF (±4.6591 AC)

**ZONING**  
 EXISTING: R1-35  
 PROPOSED: C-O

**DENSITY**  
 MAXIMUM: 40 DU/GROSS AC. (200DU)  
 PROPOSED: ±31.0 DU/AC. (155 DU)

**OPEN SPACE**  
 MINIMUM REQUIRED: 0.24 x NET LOT AREA (±48,708 SF)  
 PROPOSED: ±0.38 x NET LOT AREA (±77,033 SF)  
 \*PER CITY OF SCOTTSDALE GROSS BLDG. AREA DEFINITION

**FLOOR AREA RATIO**  
 MAXIMUM: 0.80 (±162,360 GSF)  
 PROPOSED: 0.80 (±163,138 GSF)  
 \*PER CITY OF SCOTTSDALE GROSS BLDG. AREA DEFINITION

**BUILDING HEIGHT**  
 MAX HEIGHT ALLOWED: (EXCLUDING ROOFTOP APPURTENANCES) 48'  
 PROPOSED: 3 STORIES AND 4 STORIES (48' MAX.)

**UNIT COUNT**  
 155 D.U.

**PARKING REQUIRED**  
 155 DU x 1.25 P.S. / DU 194 P.S.

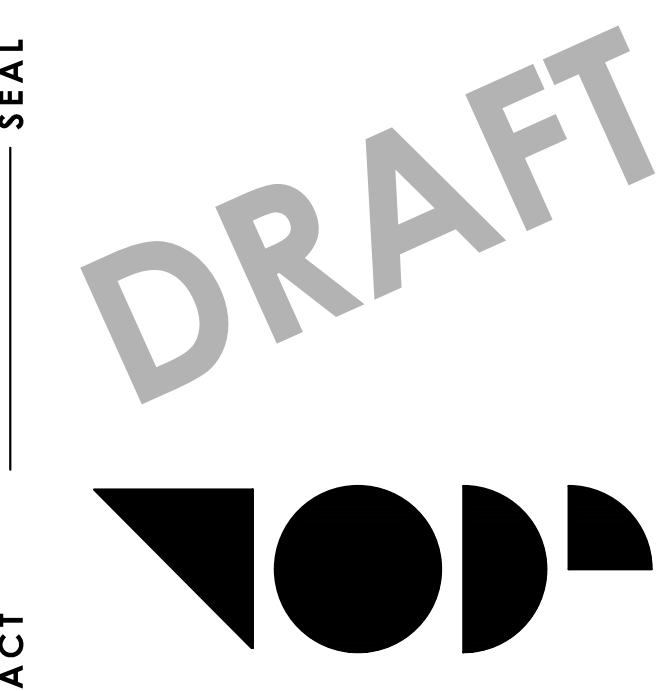
**TOTAL PARKING PROVIDED**  
 UNCOVERED 44 P.S.  
 CARPORT 151 P.S.  
 TOTAL 195 P.S. (1.29 P.S./D.U.)

**REQUIRED BICYCLE PARKING**  
 REQUIRED BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED  
 MAXIMUM OF 100 SPACES  
 PROVIDED BIKE PARKING: 20 SPACES

NOTE:  
 G.L.O.P.E. (GOVERNMENT LAND OFFICE PATENT EASEMENT)

PROJECT NO. 20-2006-01  
**GREYSTAR**  
**ACTIVE**  
**INDEPENDENT**  
**LIVING**  
 SCOTTSDALE, ARIZONA

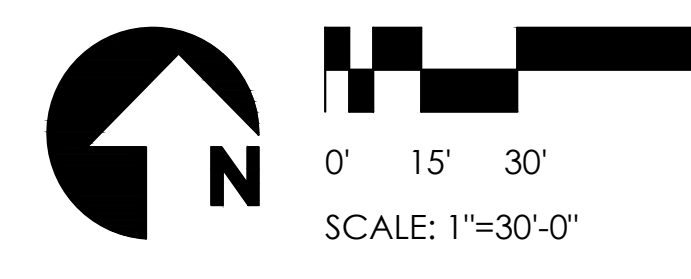
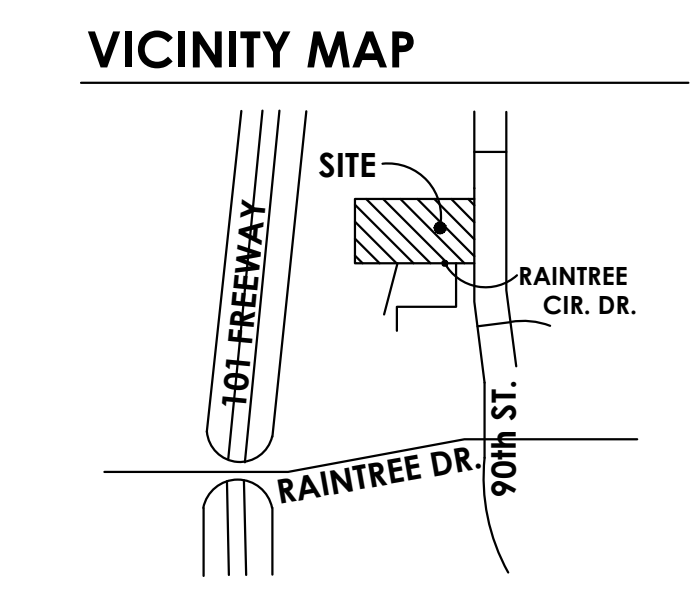
**GREYSTAR**  
 3200 E. CAMELBACK RD., SUITE 225  
 PHOENIX, ARIZONA 85018



**TODD & ASSOCIATES, INC.**  
 Critical Thinking • Creative Design

Architecture Planning  
 Landscape Architecture  
 4019 North 44th Street  
 Phoenix, AZ 85018  
 602-952-8280p 602-952-8995f  
 www.toddassoc.com  
 Copyright 2019 Todd & Associates, Inc.

DATE 09/15/20  
 Proj Mgr.  
 Dwn By:



REZONING  
 SUBMITTAL (DRAFT)

SITE PLAN  
**04**



## ATTACHMENT B – MARICOPA COUNTY ASSESSOR



B

## 217-15-033 Land Parcel

This is a land parcel and the current owner is SFI RAINTREE SCOTTSDALE LLC. Its current year full cash value is \$2,965,500.

---

### Property Information

MCR #  
Description: LOT 7 OR N2 NE4 SW4 NW4 EX E 45F TH/OF  
Lat/Long  
Lot Size 202,946 sq ft.  
Zoning R1-35  
Lot #  
High School District SCOTTSDALE UNIFIED #48  
Elementary School District SCOTTSDALE UNIFIED SCHOOL DISTRICT  
Local Jurisdiction SCOTTSDALE  
S/T/R 7 3N 5E  
Market Area/Neighborhood 05/013  
Subdivision (0 Parcels)

---

### Owner Information

#### [SFI RAINTREE SCOTTSDALE LLC](#)

Mailing Address 180 GLASTONBURY BLVD STE 201, HARTFORD, CT 06033  
In Care Of ISTAR FINANCIAL INC - DAWN ZUKOWSKI  
Deed Number [111003433](#)  
Last Deed Date 12/06/2011  
Sale Date n/a  
Sale Price n/a

---

## Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

**The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)**

Tax Year	2021	2020	2019	2018	2017
Full Cash Value	\$2,965,500	\$2,793,000	\$2,660,000	\$2,809,700	\$2,809,700
Limited Property Value	\$2,395,901	\$2,281,810	\$2,173,152	\$2,069,669	\$1,971,113
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed LPV	\$359,385	\$342,272	\$325,973	\$310,450	\$295,667
Property Use Code	0032	0032	0032	0032	0032
PU Description	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice





## ATTACHMENT C – TRAFFIC COUNTS



C

**Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745**

Volumes for: Tuesday, August 25, 2020

City: Scottsdale

Project #: 20-1329-001

Location: 90th St. north of Raintree

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB		
00:00	2	2			12:00	33	26				
00:15	0	1			12:15	38	28				
00:30	1	0			12:30	23	27				
00:45	1	4	1	4	8	12:45	44	138	32	113	251
01:00	1	2			13:00	29	25				
01:15	0	0			13:15	25	24				
01:30	2	0			13:30	34	43				
01:45	1	4	1	3	7	13:45	23	111	37	129	240
02:00	1	3			14:00	22	33				
02:15	3	0			14:15	26	41				
02:30	4	3			14:30	30	45				
02:45	0	8	1	7	15	14:45	34	112	50	169	281
03:00	2	0			15:00	30	54				
03:15	0	0			15:15	29	41				
03:30	0	1			15:30	34	43				
03:45	0	2	1	2	4	15:45	26	119	39	177	296
04:00	1	0			16:00	28	33				
04:15	2	2			16:15	33	30				
04:30	4	3			16:30	28	58				
04:45	2	9	3	8	17	16:45	35	124	52	173	297
05:00	1	3			17:00	37	36				
05:15	0	7			17:15	38	41				
05:30	6	4			17:30	37	29				
05:45	5	12	2	16	28	17:45	41	153	28	134	287
06:00	11	11			18:00	30	32				
06:15	10	12			18:15	18	26				
06:30	10	11			18:30	22	38				
06:45	18	49	17	51	100	18:45	20	90	29	125	215
07:00	20	18			19:00	13	20				
07:15	16	11			19:15	30	22				
07:30	33	31			19:30	17	14				
07:45	22	91	18	78	169	19:45	13	73	23	79	152
08:00	28	36			20:00	18	13				
08:15	25	39			20:15	20	9				
08:30	26	35			20:30	11	15				
08:45	24	103	54	164	267	20:45	9	58	11	48	106
09:00	19	41			21:00	6	10				
09:15	22	42			21:15	4	6				
09:30	23	22			21:30	5	4				
09:45	28	92	20	125	217	21:45	8	23	11	31	54
10:00	25	21			22:00	7	5				
10:15	29	19			22:15	2	7				
10:30	25	28			22:30	6	4				
10:45	18	97	24	92	189	22:45	7	22	2	18	40
11:00	48	29			23:00	2	2				
11:15	32	33			23:15	2	4				
11:30	32	30			23:30	1	1				
11:45	44	156	41	133	289	23:45	0	5	1	8	13

**Total Vol.** 627 683 **1310** 1028 1204 **2232**

GPS Coordinates: 33.621162, -111.886952

**Daily Totals**

NB	SB	EB	WB	Combined
1655	1887			<b>3542</b>

**AM**

**PM**

Split %	47.9%	52.1%	<b>37.0%</b>	46.1%	53.9%	<b>63.0%</b>
<b>Peak Hour</b>	11:00	08:30	<b>11:00</b>	17:00	14:15	<b>16:30</b>
<b>Volume</b>	156	172	<b>289</b>	153	190	<b>325</b>
<b>P.H.F.</b>	0.81	0.80	<b>0.85</b>	0.93	0.88	<b>0.93</b>



## ATTACHMENT D – TRIP GENERATION



D



Trip Generation Calculations

210 Single-Family Detached Housing																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Single-Family Detached Housing	210	5	Dwelling Units	9.44	50%	50%	0.74	25%	75%	0.99	63%	37%	47	24	23	4	1	3	5	3	2	Average
Single-Family Detached Housing	210	5	Dwelling Units	4.81	50%	50%	0.33	25%	75%	0.44	63%	37%	24	12	12	2	1	1	2	1	1	Minimum
Single-Family Detached Housing	210	5	Dwelling Units	19.39	50%	50%	2.27	25%	75%	2.98	63%	37%	97	49	48	11	3	8	15	9	6	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Single-Family Detached Housing	210	5	Dwelling Units	$\ln(T)=0.92\ln(X)+2.71$	50%	50%	$T=0.71(X)+4.80$	25%	75%	$\ln(T)=0.96\ln(X)+0.20$	63%	37%	66	33	33	8	2	6	6	4	2	Equation
Single-Family Detached Housing	Standard Deviation			2.10			0.27			0.31												
	Number of Studies			159			173			190												
	Average Size			264			219			242												
	R <sup>2</sup>			0.95			0.89			0.92												



0.7 FAR

710 General Office																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office	710	142.06	1000 SF GFA	9.74	50%	50%	1.16	86%	14%	1.15	16%	84%	1,384	692	692	165	142	23	163	26	137	Average
General Office	710	142.06	1000 SF GFA	2.71	50%	50%	0.37	86%	14%	0.47	16%	84%	385	193	192	53	46	7	67	11	56	Minimum
General Office	710	142.06	1000 SF GFA	27.56	50%	50%	4.23	86%	14%	3.23	16%	84%	3,915	1,958	1,957	601	517	84	459	73	386	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office	710	142.06	1000 SF GFA	$\ln(T)=0.97\ln(X)+2.50$	50%	50%	$T=0.94(X)+26.49$	86%	14%	$\ln(T)=0.95\ln(X)+0.36$	16%	84%	1,492	746	746	160	138	22	159	25	134	Equation
General Office	Standard Deviation			5.15			0.47			0.42			N/A									
	Number of Studies			66			35			32			N/A									
	Average Size			171			117			114			N/A									
	R <sup>2</sup>			0.83			0.47			0.88			N/A									



Residential Healthcare Facility

Trip Generation Calculations

Completed: CT 9/24/2020  
 Checked: TC 9/25/2020

Senior Adult Housing - Attached																					
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	252	155	Dwelling Units	3.70	50%	50%	0.20	35%	65%	0.26	55%	45%	574	287	287	31	11	20	40	22	18
Senior Adult Housing - Attached	252	155	Dwelling Units	2.59	50%	50%	0.06	35%	65%	0.08	55%	45%	401	201	200	9	3	6	12	7	5
Senior Adult Housing - Attached	252	155	Dwelling Units	4.79	50%	50%	0.27	35%	65%	0.43	55%	45%	742	371	371	42	15	27	67	37	30
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	252	155	Dwelling Units	$T=4.02(X)-25.37$	50%	50%	$T=0.20(X)-0.18$	35%	65%	$T=0.24(X)+2.26$	55%	45%	598	299	299	31	11	20	39	21	18

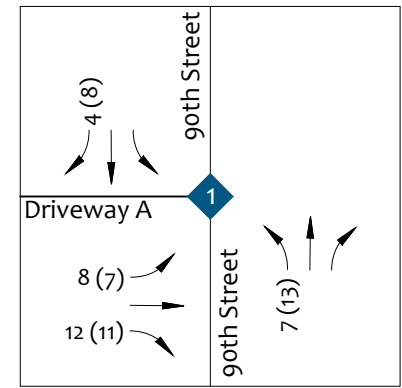
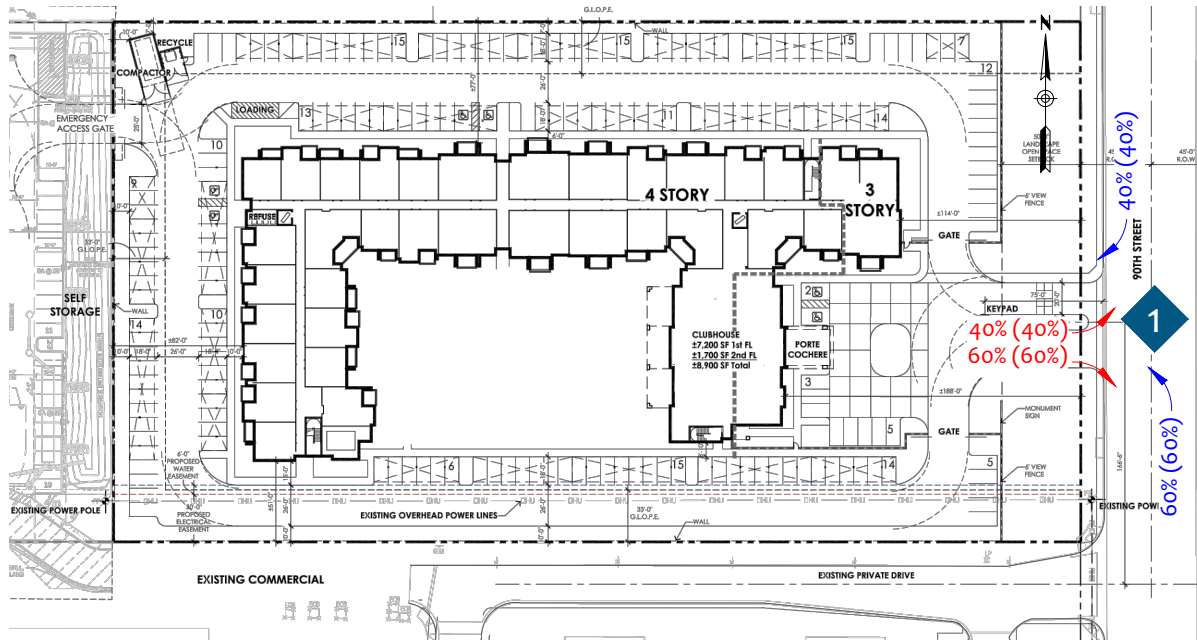
Senior Adult Housing - Attached	Standard Deviation	0.53		0.05		0.08	
	Number of Studies	6		11		11	
	Average Size	81		148		148	
	R <sup>2</sup>	0.99		0.98		0.96	




# ATTACHMENT E – SITE DISTRIBUTION AND SITE VOLUMES



E



**Legend**

- AM(PM) Peak Hour Traffic Volumes
- AM(PM) Inbound Trip Distribution Percentages
- AM(PM) Outbound Trip Distribution Percentages
-  Intersection



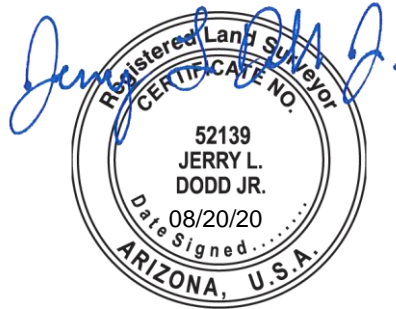
**EXHIBIT 'A'**

**LEGAL DESCRIPTION**  
**G.L.O. EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES**  
**ABANDONMENT**

PORTIONS OF THE LAND DESCRIBED AS PARCEL NO. 2 IN THE TRUSTEE'S DEED AND BILL OF SALE RECORDED IN DOCUMENT NUMBER 2011-1003433 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 33 FEET, SOUTH 33 FEET, AND WEST 33 FEET OF SAID PARCEL NO. 2.

CONTAINING 49,302 SQUARE FEET OR 1.13 ACRES, MORE OR LESS.



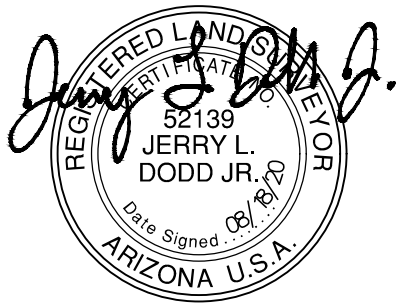
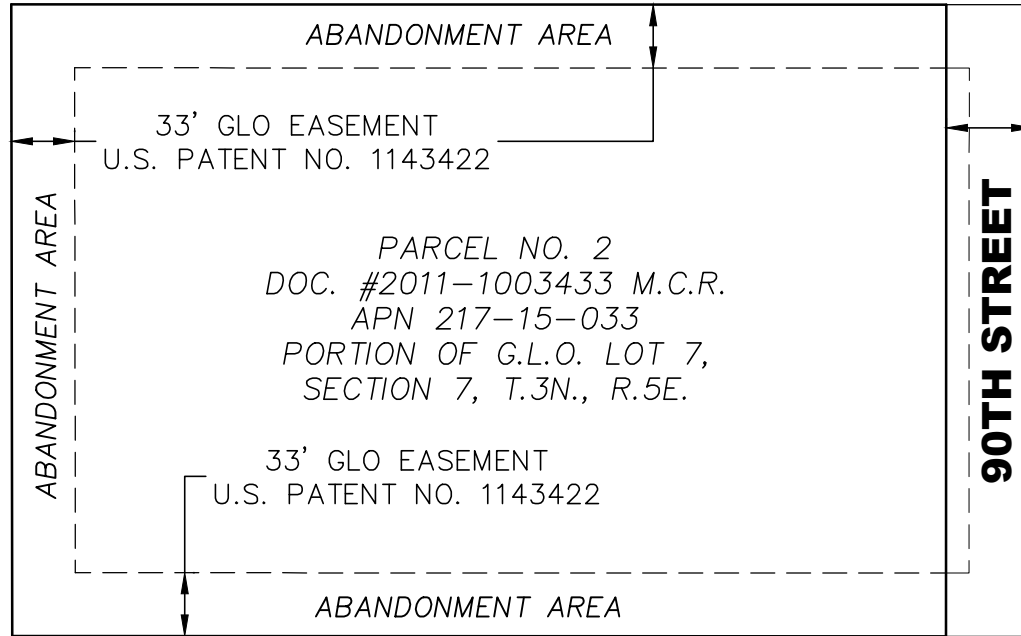
SURVEY INNOVATION GROUP, INC.  
22425 N. 16<sup>TH</sup> STREET, SUITE 1  
PHOENIX, AZ 85024

SIG JOB NO. P5338

EXHIBIT 'B'  
G.L.O. EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES  
ABANDONMENT



NTS



NOTE: THIS IS NOT  
A BOUNDARY SURVEY

SIG JOB# P5338

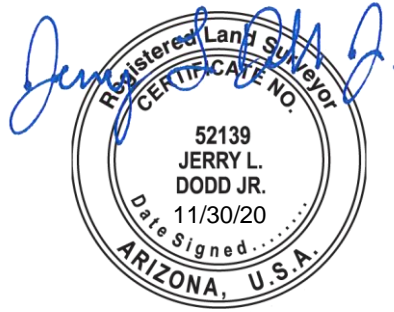
**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**PUBLIC NON-MOTORIZED ACCESS EASEMENT  
DEDICATION**

THE EAST 15 FEET, WHICH LIES IN THE PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 IN THE TRUSTEE'S DEED AND BILL OF SALE RECORDED AS NUMBER 2011-1003433, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN G.L.O. LOT 7 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

EASEMENT DEDICATION CONTAINING 4,935 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.



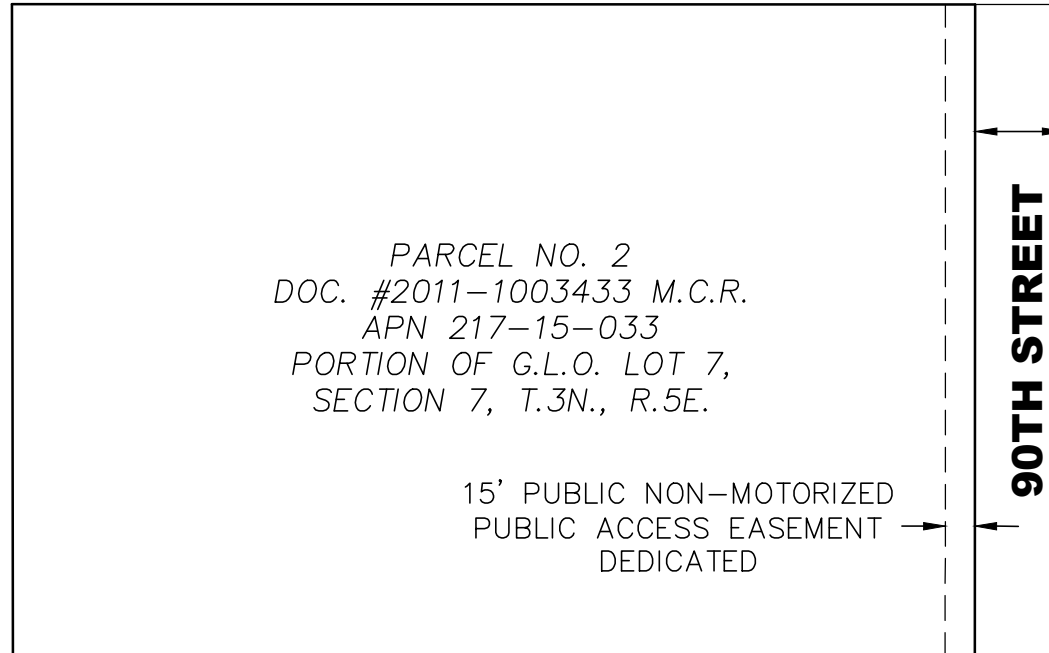
SURVEY INNOVATION GROUP, INC.  
22425 N. 16<sup>TH</sup> STREET, SUITE 1  
PHOENIX, AZ 85024

SIG JOB NO. P5338

EXHIBIT 'B'  
PUBLIC NON-MOTORIZED ACCESS EASEMENT  
DEDICATION



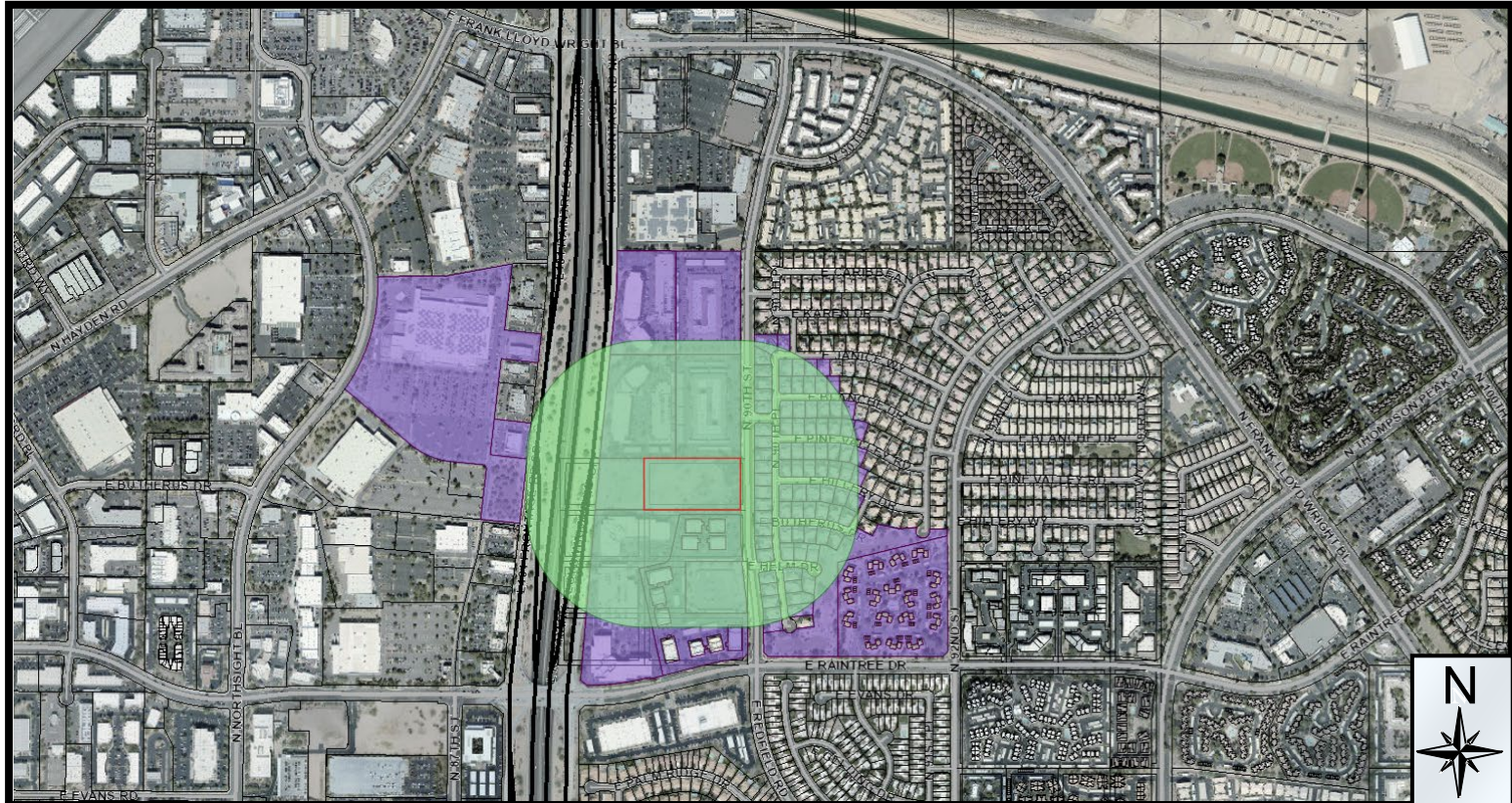
NTS



NOTE: THIS IS NOT  
A BOUNDARY SURVEY

SIG JOB# P5338

# City Notifications – Mailing List Selection Map Greystar Active Independent Living Rezoning


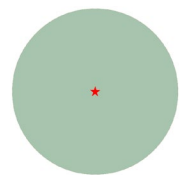


**Additional Notifications:**

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
October 22, 2020

**Map Legend:**

-  Site Boundary
-  Properties within 750-foot

Postcards: 176

**16-ZN-2020**

**From:** [Paurich St Clair](#)  
**To:** [Posler, Kathryn](#)  
**Cc:** ["MARILU AND JOHN"](#)  
**Subject:** ABOUT CASE # 16-ZN-2020 ON 90TH STREET  
**Date:** Friday, December 11, 2020 1:02:35 PM

---

**External Email: Please use caution if opening links or attachments!**

To whom it may concern.

My husband John and I are not happy about the project that is the "GREYSTAR active independent living" for 90<sup>th</sup> Street.

We are original owners of this house on 90 Place. We have been here for about 27 years and have watched everything grow. We have not been UNHAPPY with a project until this one. It does not belong in this area. It will cause too much traffic and hassles for all of us in the housing area across from this project. This could be more office space but not a 4 story building to house all aging people. It just does not belong there. I am sure there will be many traffic accidents caused from this project. I am sure there are many options for you to plan it somewhere else.

Thank you for your time.

The very unhappy home owners from the other side of the street.

Marilu and John.

Marilu  
602-421-2460  
[jandml@cox.net](mailto:jandml@cox.net)  
Enjoy your journey in life



**Stephanie Mack**  
**14850 N. Frank Lloyd Wright Blvd.**  
**Scottsdale, Arizona 85260**

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Mack", is written over a horizontal line. The signature is fluid and cursive.



**HORIZON**  
**MODERN DENTISTRY AND ORTHODONTICS**

Alma Ramirez 14858 N. Frank Lloyd Wright Blvd. #65A  
Scottsdale, Arizona 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,





Emily Attel

---

14692 N. Frank Lloyd Wright Boulevard, Suite 141 Scottsdale, AZ 85260

---

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive name followed by a long horizontal line extending to the right.



## Dariyn Sandoval

14692 N. Frank Lloyd Wright Boulevard, Suite 141 Scottsdale, AZ 85260

---

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive "D" followed by a large, sweeping flourish that loops back to the start of the "D".



Iris Kleinfeld

14858 N. Frank Lloyd Wright Blvd. #161  
Scottsdale, Arizona 85260

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Iris Kleinfeld". The signature is written in a cursive, flowing style.

April 1, 2021

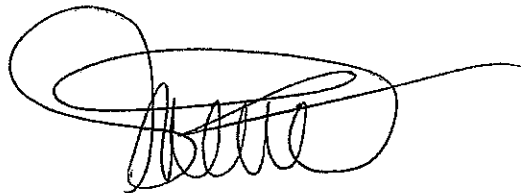
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Ramos', with a large, stylized flourish at the end.



James Bodeneller

14684 N. Frank Lloyd Wright Boulevard Scottsdale, AZ 85260

---

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,



Seth Layman  
9324 E. Raintree Drive, #100A  
Scottsdale, AZ 85260

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "Seth Layman", written in a cursive style.



Rachel Morris  
9360 E. Raintree Drive, #103  
Scottsdale, AZ 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Rachel Morris". The signature is written in a fluid, cursive style with a long, sweeping underline.



Janelle Crabtree  
9324 E. Raintree Drive, Suite #110  
Scottsdale, AZ 85260

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,





**Francisco Aceves**  
Endocrinology Associates  
9328 E. Raintree Drive  
Scottsdale, AZ 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,



Kailee Linhart- Office Assistant  
Clark & Schloss Family Law, PC  
9364 E. Raintree Drive, #107  
Scottsdale, AZ 85260

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kailee Linhart', written in a cursive style. The signature is positioned below the 'Sincerely,' text.



Scarlet Perez  
Hotel Contracting Services  
9364 E. Raintree Drive, #102  
Scottsdale, AZ 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Scarlet Perez". The signature is written in a cursive style with a large, stylized 'S' and a question mark at the end.

# Scottsdale Endocrinology

Maggie Boetts

9336 E. Raintree Drive, #150

Scottsdale, AZ 85260

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Maggie', with a long horizontal flourish extending to the right.

# Scottsdale Endocrinology

Cassidy Copling  
9336 E. Raintree Drive, #150  
Scottsdale, AZ 85260

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

Cassidy Copling

A handwritten signature in black ink, appearing to read "Cassidy Copling", with a long horizontal flourish extending to the right.



**Emilie Titchen**

15807 E. Frank Lloyd Wright Blvd. Suite 100  
Scottsdale, AZ 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Emilie Titchen", with a long horizontal line extending to the right.



Sonoran Desert  
— DENTISTRY —

Rhonda Yoon & Romy Pfeifle  
9304 E. Raintree Drive, Suite 100  
Scottsdale, AZ 85260

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April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is 'Rhonda Yoon' and the second is 'Romy Pfeifle'. Both signatures are written in a cursive style and are positioned above a horizontal line that spans across both names.

# WAXING THE CITY®

Danielle Faeythe  
14676 N. Frank Lloyd Wright Blvd. #121  
Scottsdale, AZ 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danielle Faeythe', with a long horizontal flourish extending to the right.



# WAXING THE CITY®

Allhai Gallogly  
14676 N. Frank Lloyd Wright Blvd. #121  
Scottsdale, AZ 85260

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Allhai Gallogly". The signature is written in a cursive style with a large, looping 'G' at the end.



**Scott Koches**

14676 N. Frank Lloyd Wright Blvd. Suite 125  
Scottsdale, AZ 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

*Scott Koches*



**Lisa Morales**  
9312 E. Raintree Drive  
Scottsdale, AZ 85260

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April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in blue ink is located below the word "Sincerely,". The signature is stylized and appears to be "Lisa Morales". It consists of a large, looping initial "L" followed by a series of connected, fluid strokes that form the rest of the name.



**Sarah Hoefler**  
9336 E. Raintree Drive, #140  
Scottsdale, AZ 85260

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Hoefler", written in a cursive style.

Sarah Hoefler



**Eric Cash** - 15681 N. Hayden Road, #112 - Scottsdale, Arizona 85260

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eric Cash', written in a cursive style. The signature is positioned below the word 'Sincerely,'.

# PET MARKET

My Pet's Choice!

Isabelle Cooper - 15745 N. Hayden Road, #114 - Scottsdale, Arizona 85260

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,



# PET MARKET

My Pet's Choice!

Chelsea Baggett - 15745 N. Hayden Road, #114 - Scottsdale, Arizona 85260

March 25, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,





**Nick Broener**

**Owner**

15745 N. Hayden Road, #115  
Scottsdale, Arizona 85260

March 25, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,





**John French**  
15745 N. Hayden Road, #121  
Scottsdale, Arizona 85260

March 25, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "John French". The signature is written in a cursive style with a long horizontal line extending to the right.



**Robert Robles**  
15745 N. Hayden Road, #121  
Scottsdale, Arizona 85260

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Robles". The signature is written in a cursive style with a prominent, sweeping initial "R".



**Julius Oriekun**  
15745 N. Hayden Road, #121  
Scottsdale, Arizona 85260

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Julius Oriekun". The signature is fluid and cursive, written over the word "Sincerely,".