

The Sterling at Silverleaf
(DC Ranch Parcel T4b, Lots 30 and 31)

Development Review Board
Project Narrative

Project # 431-PA-2012
Case # 78-DR-2005#2

22 July 2013

OVERVIEW

Sterling Collection Development Group, LLC (the “Developer”) is the owner and developer, of approximately five and three quarter (5.75) acres of land known as Lots 30 and 31 of DC Ranch Parcel T4b, located east of Thompson Peak Parkway and Legacy Boulevard within the Town Center area of DC Ranch (the “Property” or the “Site”). The Property is zoned Planned Community Development (PCD) with comparable Planned Community Center (PCC) and Commercial Office District (CO) zoning. Based on the location of the Property within the Town Center portion of DC Ranch, development of the Property is subject to the Amended Town Center Generalized Design Concept (TC-GDC) previously approved by the City Council in addition to the PCC PCD amended development standards.

The Property was previously submitted and approved by the Scottsdale Development Review Board (DRB) in September of 2005. That approval included twenty-nine (29) single-family lots and buildings up to fifty-six (56) feet high with seventy-five (75) foot towers and mechanical enclosures containing 213 condominium units and 23,200 square feet of commercial space. A subsequent staff approval (August 2006), which was reviewed with the DRB in study session, included changes to the site plan and building elevations. The twenty-nine (29) single-family lots have been developed along with the backbone infrastructure in a private street and the neighborhood park. However, DRB approval for the condominium and commercial portions of the neighborhood has expired. This submission is for the expired portion of the previous DRB approval.

REQUEST

The Developer is requesting DRB approval of the elevations, site plan and landscape plan for the proposed mixed-use residential and commercial project. Concurrently the Developer is requesting Preliminary Plat approval to adjust the property lines between Lot 30 and the adjacent Canyon Village parcel.

CONTEXT

In addition to the proposed development of the Property, there are existing developments immediately adjacent to the Property. Specifically, the DC Ranch Village Health Club and Spa (the “Village Club”) is located immediately west of the Property. The Village Club will provide recreation, fitness and spa amenities to the residences of the Property. Additionally, Canyon Village, an approximately five and a half (5.5) acre commercial center west of the Property, with approximately 92,400 square feet of luxury office,

restaurant, and retail uses in several buildings and a parking garage, to make the compact Canyon Village site efficient. West, north and south of the Property is the previously approved T4b residential neighborhood and PCC zoned open space along the Beardsley Wash. These residential lots and open space elements were part of the previous DRB approvals and have been improved in accordance with those approvals.

DESCRIPTION OF PROJECT

The Property will develop primarily for residential uses integrated with the commercial uses of the Village Club and Canyon Village. Specifically, within this portion of the Town Center there are five (5) multi-story buildings which will contain approximately 213 condominium units and 23,200 square feet of commercial space which may include retail, office, and restaurant uses. The parking for the development's condominiums and commercial uses will primarily be in underground parking garages and along the interior streets. Guest parking will be provided in the underground structure as well as along the interior streets. At the request of neighbors, this development will also include a small guard house at the northeast end of the private extension of Legacy Boulevard. This guard house will permit the DC Ranch Association to staff a manned, automotive gate at this location. This proposal is designed to significantly match the previous DRB approvals for this property to complete the original design intent.

ARCHITECTURE OF PROJECT

In north Scottsdale, Legacy Boulevard will be an important connection between the One Scottsdale mixed-use center at Scottsdale Road, other potential centers at the intersections of Hayden and Pima Roads, ending at Canyon Village. This project is designed to be the "Grand Dame" crowning the end of Legacy Boulevard and announcing Canyon Village as a neighborhood destination. The multi-story condominium and mixed use buildings complete the ring wrapping the park at the end of Legacy Boulevard just east of Thompson Peak Parkway. The fifty-six (56) foot high European buildings with seventy-five (75) foot high towers and mechanical enclosures provide the strong visual terminus that a street like Legacy Boulevard requires.

Building "L" is the iconic building on axis with Legacy Boulevard at the east end of the park. This building includes commercial uses on the ground level, behind a symmetrical European façade designed to be a complementary architectural accent to the existing buildings of Canyon Village and the Village Club (on the north and south sides of the park respectively). Building "L" sits proud to the park and ascends from the roadway in front (west) of the building.

Building "L" is symmetrically massed because of its formal location, and presents a European facade to hikers along the Beardsley Wash. It provides stunning views of the McDowell mountain range. In the center of east façade of Building "L" a court provides a cool and tranquil outdoor space for residents and guests. Similar courts are provided on the north and south elevations.

Buildings "K" and "M" flank the central building, Building "L". These buildings are positioned closely to each other to provide a tight European feel to the Legacy Boulevard façade, but are less formal and symmetrical in massing and architecture.

Building "K" sits a bit above the central building and provides iconic architecture on axis to the neighborhood park visible upon entering the parcel just off of East Siesta Lane. This portion provides an

urban setting to keystone the park that is enclosed on its other sides by existing multi-story single-family homes known as the Sterling Villas. The existing homes sit proud to street and are accessed from central courtyards overlooking the axial neighborhood park. The park also opens up the long views to the McDowell Mountains, specifically to Tom's Thumb for Building "K".

On the north and south façades of Building "K" courtyards open distant views to interior units. The courtyard on the south façade sits over the parking structure and provides an elevated view over the arrival court. The courtyard on the north façade breaks up the building mass as requested by neighbors further to the north.

On the southwest corner of Building "K" the underground parking is a ground level because of the grade falling across the Site. At this location, "liner" commercial uses are provided to screen the garage and provide commercial activity to complete the uses surrounding the park.

Building "M" and "N" on the south side of the central building enclose courtyards in between the buildings and at their street level entries on the east facades. The courtyards are designed in the European tradition providing hardscape from building façade to building façade with planters and the roadway defined within the greater space. To accomplish this the paved surface will continue from building to building with little definition for the roadway, and that buildings and walls come up to the back of the travelway to keep the tightness of the urban fabric. Setbacks to the garages should be measured from the travelway so that some of the driveways may appear to be incorporated into the plaza spaces rather than typical suburban front yard elements. Windows and balconies along the western edge of Building "M" and "N" permit the upper levels stunning views of the city lights and distant Camelback Mountain.

Building "O", to the south of Building "N", provides focal architecture to the entry drive south of the Village Club. Windows and balconies permit the upper levels stunning views of the city lights and distant Camelback Mountain. European courts extend from the building both to the south and to the east to provide intimate, elegant exterior spaces between Building "O" and the surrounding single family homes along the southern boundary of this DC Ranch and along the Beardsley Wash.

All five (5) of the buildings are serviced by underground parking structures. The structures are accessed by ramps that extend from the interior private street. Trash service for these buildings will be provided by a private trash service with collection points in the parking structure and a compactor located west of Building "K". The compactor is co-located with the back-of-house elements for the Canyon Village commercial center. Guest parking for visitors is provided along the interior drive and at the east end of Legacy Boulevard extension.

OPEN SPACE

The open space requirements for parcels located within the Town Center area of DC Ranch have been carefully planned for the area as a whole and are clearly outlined in the Amended Town Center Generalized Design Concept. Included in this submission is an updated tracking of the Open Space and Land Use Budget which outlines how and where the Town Center open space requirements are being met.

While open space is not required on these two lots within the Town Center area, the project provides intimate open spaces between buildings, in European courts which include adjacent existing roadways and formal park settings. In addition to the existing park at the end of Legacy Boulevard, a formal park has been

created at the entrance to this neighborhood from Silverleaf. This park opens to the northeastern view of Tom's Thumb within the McDowell Sonoran Preserve. This park is defined by flanking one-way streets, two-story single family homes, and capped by Building "K" on axis. Intimate open spaces are proposed between several of the buildings. Many of these spaces include dramatic changes in grade and incorporate retaining walls, steps, and architectural features to terrace the landscape. These spaces are generally over the parking garages and because of this; landscape is contained within planter beds. Hardscape is the major landscape element both in these spaces and in the European courts. In these spaces planter beds and boxes are cut into the hardscape rather than the typical suburban condition which reverses these roles. These spaces and the European courts include fountains, and art to provide focal points and interest. The European courts transform the internal roadway into a series of urban spaces. These spaces extend hardscape from building to building. The roadway through these spaces is only minimally defined and separate spaces for driveways and guest parking are not strongly defined. Vegetation in planters and trees with grates add to the urban character of these elegant spaces. Courts are also formed by surrounding building masses. These interior courts take on resort like qualities. While they may be located over parking garages and planting is limited, the sheltered location of these courts will allow for a lush, tropical landscape around small shallow pools and water features.

Along the Beardsley Wash a native plant pallet has been used to blend the urban landscape to the natural wash condition. Along the Village Club parking lot and back of house, perimeter walls will be used between buildings to provide screening and privacy to the condos. Along the boundary with Canyon Village, retaining and privacy walls are used to assist with the grade transition and screen undesired views.

ACCESS

Access to the Property is provided from Legacy Boulevard via the private access roads in Canyon Village and a private gated automotive entry north of Building "L". Additionally, there will be a pedestrian connection from the Property to the comprehensive DC Ranch path and trail system within the Beardsley Wash which will encourage non-vehicular modes of transportation and pedestrian activity in and around DC Ranch. Secured pedestrian access will be provided at several locations between the Site and the adjacent Town Center Parcels to encourage pedestrian activity.

CITY OF SCOTTSDALE - SEC. 1.904 CRITERIA

CONSISTENCY WITH DESIGN AND CHARACTER COMPONENTS

The condominium and mixed-use portion of DC Ranch Parcel T4b has previously been granted Design Review Board approval by the City of Scottsdale on two previous occasions. While those approvals have lapsed, the design for the project remains relatively unchanged.

City of Scottsdale General Plan

The City of Scottsdale General Plan shows this area of DC Ranch as an urban center whose exact location was being determined, but generally known in 2001 when the general plan was adopted by City Council. The City Staff designated "Office," "Commercial" and "Urban Neighborhoods" in a circle to denote, "Location not yet determined." This was one of several such circles or asterisks on the City's on the General Plan denoting elements whose exact locations were not known at that time. This circle of urban uses sits in a zone generally designated, "Suburban Neighborhoods," "Natural Open Space," and "Developed Open Space (Parks)." DC Ranch has developed in just this fashion with a majority of the land area used for suburban neighborhoods, neighborhood parks, golf courses and hillside open space and accented by three small urban cores. This project comprises approximately a third of one of these three cores known as the Town Center and later as Canyon Village. This project provides the "Urban Neighborhoods" that were denoted on the General Plan as a slice of the circle designating this area and urban accent in the suburban neighborhoods of DC Ranch. Designed as prescribed in the General Plan, "These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses." The residential and commercial uses of this project are combined in one architectural, site plan and landscape setting with the adjacent 100,000 square foot commercial center and 80,000 square foot fitness and spa amenity.

DC Ranch Vision (from the DC Ranch Town Center Amended Generalized Design Concept)

DC Ranch is a special place by virtue of its size, natural beauty, and location in the heart of an emerging southwestern desert city. The vision for DC Ranch is one of excellence, diversity and a true sense of community. Distinct residential neighborhoods and diverse community commercial, recreational, educational, civic, and cultural uses are woven together at DC Ranch in a fashion that enhances the overall context.

The unique opportunity for DC Ranch is the ability to provide an array of land uses that complements the needs of the residential neighborhoods. The integration and mix of uses are established at Market Street, DC Crossing and within Town Center. From the earliest concepts of DC Ranch, Town Center was a part of the overall vision. Since those early concepts, many successful Town Centers around the country now exist, are being planned, or are under development. This project is consistent with the vision and commitment to create one of the finest master planned communities of its time.

DC Ranch was created with an understanding and respect for the history of Scottsdale and the surrounding region. For the benefit of diversity, the DC Ranch vision also encourages a fresh interpretation of regional architecture to avoid the sameness so common where an agreed upon vision does not exist.

In line with the DC Ranch vision, Town Center is envisioned as a unique mix of retail, commercial, office, employment, and residential uses in close proximity to potential educational and recreational facilities. This

project is designed to provide one of the last major components of the Town Center mix of uses – high-quality urban residential in the activity center.

DC Ranch Development Agreement and Town Center Generalized Design Concept

The Fifth Amendment to the Development Agreement dated the 12th of December, 2006 (DA) as amended governs the development of DC Ranch. The DA outlines the process and regulation for development of DC Ranch, requiring among other documents, community wide and planning unit master plans. Additionally, the DA establishes special study areas, which require additional levels of planning. One such area is the Town Center Study Area.

The DA requires that a “generalized design concept” be created and approved for the Town Center. The purpose of the generalized design concept is to address the transition of land use intensity and building massing within and adjacent to the edge of Town Center. The requirement to provide a generalized design concept for Town Center was a supplemental effort to establish the character of DC Ranch Town Center and provide a framework within which the typically applicable development review process will occur. Ultimately the generalized design concept was approved by the City Council in July of 1999. In April 2004, the generalized design concept was amended as a result of the January 2003, City Council approved substantial reduction in the density and intensity of uses at DC Ranch

The project has been designed consistent with the requirements of the DC Ranch Town Center Study Area Amended Generalized Design Concept (TC-GDC). The TC-GDC established the Land Uses, Land Use Budget, Setbacks, Character Areas and Open Space Required in the Town Center.

TC-GDC Land Uses

With the goal to encourage a harmonious mix of uses, the TC-GDC designates this portion of the Town Center as “Integrated Residential” which may include condominiums and residential units over commercial uses like those proposed integrated by the use of common architectural elements, common landscape themes, and pedestrian and vehicular circulation. To insure this integration, the proposed development’s site plan was designed at the same time as that of the adjacent commercial uses with integrated shared access ways and comingled back of house areas. The architectural firm that designed the adjacent commercial buildings and single family detached homes was hired to design the proposed project to ensure that they will have very similar and compatible architectural detailing. The same landscape architectural firm that designed the park on 101st Street the park on Legacy Boulevard, the landscape courtyards of the single family homes and the streetscape of the commercial center was hired to design this project to ensure that it integrated seamlessly with the adjacent uses, using the same pallet and character.

TC-GDC Land Use Budget

The City Council approved land use budget for the Town Center area east of Thompson Peak Parkway permits 600 residential dwelling units and 450,000 square feet of commercial uses. Parcels T1, T3a, and T4b have used a portion of the residential density, 81 dwelling units. This leaves 519 dwelling units for this project. The project proposes only 213 dwelling units, less than half the number permitted by the land use budget. Parcels T3a and T3b have used a portion of the commercial allotment for this zone, 182,640 square feet, leaving 267,360 square feet. This project proposes only 23,200 square feet of commercial uses, less than a tenth of the remaining approved budget.

TC-GDC Setbacks

Per the section of the City Council approved TC-GDC titled, “Zoning,” “Setbacks between zoning districts within Town Center shall be eliminated so that parcels can be planned and developed as an integrated whole.” It continues, “A building spacing of 0’ or 10’ as regulated by zoning will still be maintained.” This project has been designed to be integrated into a setting between the adjacent single family residential units and the commercial centers. As approved by the City’s Design Review Board in 2005, the plan for this project tightly integrates with these surrounding uses so that they may appear as one architectural, landscape and site plan statement. This project as composed will complete the original design intent with buildings designed within the approved amended setbacks.

TC-GDC Character Areas

The TC-GDC designates the area of this proposed development in the Town Center as the, “Mixed Use Activity Center,” character area with an, “Activity Center,” overlay over the central western portion of the Site. The “Mixed Use Activity Center,” character area encourages pedestrian activity with shaded arcades, courtyards and tree-lined street for the comfort of users. The character area also encourages on-street parking in close proximity to destinations without negatively impacting the core pedestrian experience. Tree-lined streets and courtyards are designed throughout the proposed project, encouraging pedestrian activity. Separate fitness and spa amenities are not being provided within the proposed project, to encourage the use of the adjacent commercially provided amenities with strong pedestrian links between the two. The project connects at the core with pedestrian connections to the adjacent commercial, single family neighborhoods and the regional path and trail system along the Bearsdley Wash. The, “Activity Center,” is focused around the park on Legacy Boulevard and is designated as the area with the greatest pedestrian activity. It stresses that, “pedestrian generators be focused in this zone to promote a sense of energy and vitality that is critical to the success of Town Center areas.” The design of the proposed project supports these goals by providing commercial space along the street frontages in this zone. These commercial spaces are provided on-street parking that does not interfere with the pedestrian experience but encourages easy, convenient access for users. Imagery of the character areas provided in the TC-GDC include a page of residential which includes many multi-story buildings in architectural styles, detail and massing similar to that being proposed with this project.

TC-GDC Open Space Required

Per the TC-GDC, “In an effort to create Town Center as a composite project, the Open Space requirements will be consolidated.” A land use and open space budget tracker is submitted with each Design Review Board application for projects within the Town Center area. In total, the TC-GDC requires 48.8 acres of open space in the Town Center area. To date, 60.7 acres of open space have been provided, a portion of which was provided with the previously approved portion of this Parcel in the form of a neighborhood park on 101st Street. These two lots (30&31) have no open space requirements, but will be providing open space in the form of streetscape landscape and in courtyards in and between the buildings.

The TC-GDC approved by the City Council outlines very specific requirements for the development of this property. The proposed development project follows these guidelines and completes the original design intent. To ensure its integration with the rest of the Town Center elements, this proposal has used the same designers, building layout, landscape character and architectural styles as the rest of the Town Center development.

DC Ranch DA – PCC Zoning

The proposed project has elected to use the PCC zoning for the Site. Per the DA, Schedule J, the development standards for PCC Zoning to be used are those as of March 6, 1990 identified at that time in Section 5.2500 PCC Planned Community Center of the City Zoning Ordinance. The base zoning development standards outline requirements for floor area ratio, volume, open space, building height, density, and yards, all of which are modified by other areas of the DA or by the TC-GDC. The zoning permits the proposed uses including residential physically integrated with commercial establishments at a density of four (4) dwelling units per gross acre. While the TC-GDC's Land Use Budget amends this, there are 53.25 gross acres of PCC zoning in the Town Center area permitting 213 dwelling units per the base zoning. This project proposes 213 dwelling units. The open space development standards require that courtyards shall be a minimum of one (1) percent of the net lot area. While open space is consolidated by the TC-GDC, this project provides approximately 18,400 square feet of courtyard space, in excess of the 2,900 square feet required by the base zoning.

DC Ranch DA – Schedule G

Per Schedule G Section 6.0 C. of the DA, "Non-residential District including resort and hotel," and "Uses in Sections 7.102 A, B," in "Class 3 Lower Desert Areas," are permitted a building height of fifty-six (56) feet above natural grade with ornamental towers and mechanical enclosures permitted to a height of seventy-five (75) feet above natural grade. The proposed development plan has been modified from the previous City of Scottsdale Design Review Board approved plans to reduce the amount of roof area over fifty-six (56) feet. All of the proposed development complies with the DA height requirements.

DCR DA - FAR

Per Section 3.03 B. of the DA, the Floor Area Ratio (FAR) is not limited in the Town Center Study Area. This project proposes an FAR of approximately 1.6 to encourage pedestrian activity on the street level with resident parking primarily provided below ground to accommodate this goal of the TC-GDC.

DC Ranch Covenant Commission

In addition to the requirements of the City's General Plan, the DA and the TC-GDC, the character of the proposed development is reviewed by the DC Ranch Covenant Commission to ensure it is in keeping with the vision for this portion of DC Ranch. The project as proposed has been designed consistent with the architectural design character required in the Silverleaf, Town Center and Canyon Village character areas of DC Ranch. The project was submitted to the DC Ranch Covenant Commission for design review and received preliminary approval. The final plans and details of each building as well as the final landscape plans will be required to be reviewed and gain the approval of the DC Ranch Covenant Commission before construction of each element may begin.

PROMOTE A DESIRABLE RELATIONSHIP BETWEEN STRUCTURES, OPEN SPACES AND TOPOGRAPHY

In 2004, the TC-GDC was approved and work began to design a mixed use center at the base of the McDowell Mountains. While greatly reduced in size, as a result of the January 2003, City Council approved substantial reduction in the density and intensity of uses at DC Ranch, the intimate Town Center circled a small plaza with a focal obelisk and fountain that capped the end of Union Hills Drive (now Legacy Boulevard). The pedestrian activity of the center was anchored by the fitness, recreation and spa activities of the 80,000 square foot complex on the south side of the plaza. The outdoor pools of the complex were designed to open to the southern sun exposure and so these uses were placed on the south side of the plaza. On the north side, pedestrian activity was encouraged by quasi-retail uses on the ground floor along the plaza with convenient on street parking. Office space above and in two adjacent buildings north of the plaza provided a location for professional. The buildings were placed to hold the street edge and taper in height as they progressed north. The buildings also surround and screen a parking structure in the core of the block. Many design elements were included to provide a creative transition to the single family custom home lots to the north. On the east end of the plaza residential uses in the form of condominiums framed the view at the end of Legacy Boulevard with the mountain peaks towering above. These buildings were designed to sit furthest back in the composition so that the residential units could be a part of the adjacent Silverleaf residential community, secured from the commercial portions of the area. At the ground level around the plaza, these buildings included ground floor commercial uses with convenient parking to complement the rest of the pedestrian activity in the core. Surrounding the condominium buildings on three sides, dense multi-story single family homes (3,000 – 4,000 square foot homes on small lots) provide the transition to other residential and open space uses. North of the condominium buildings, surrounded by dense single family residential homes is an intimate neighborhood park. This park provides a picturesque entry from the residential neighborhoods. While unlikely that residents will live and work in the same setting, this arrangement of uses provides the potential for a walkable live-work-play environment with strong connections to the regional trail system via Thompson Peak Parkway and the Beardsley Wash trail providing access to the McDowell Mountain Sonoran Preserve. All of the elements of this Town Center core have been constructed except the condominium buildings and thirteen (13) of the dense multi-story single family homes. The thirteen homes are completing the DC Ranch Design Review process and will be under construction soon. The proposed development is for the re-approval for the condominium buildings portion of this Town Center core. The proposed development has been designed to complete the original vision.

The topography of the Site along the eastern edge of the Town Center area must be maintained as the natural edge to the Beardsley Wash. This is the major controlling topographic element in the area. The topography of the Site generally falls from northeast to south west. The two commercial elements of the area take advantage of this fall to hide the parking structure and provide access to the pools from the lowest level of the fitness complex. The proposed development has also been designed to take advantage of the natural fall across the Site. The northern most building (Building “K”) sits almost one story below the neighborhood park. The park cascades down decorative steps to the private roadway north of Building “K” and then the courtyard of Building “K” gently descends to the guest arrival at the main door. Below Building “K” two levels of underground parking are tucked into the grade. The first level down becomes exposed to the plaza on the Legacy Boulevard side and is “lined” with commercial uses to screen the parking and activate the pedestrian uses around the plaza. This grade transition also provides at-grade access to the underground parking on the south side of the building. In a similar way, Building “L” (on axis with Legacy Boulevard) drops a level from east to west. This allows guest to enter via the main courtyard

on the east face of the building and at-grade access to the underground parking from the north side of the building. This drop in topography also allows for ground floor retail east of the plaza with the condominium building arching over the access drive to occupy the space above. Buildings “M,” “N,” and “O” continue to step down the hill toward the south. The grade change allows the ground floor units in the buildings to be elevated slightly over the adjacent parking lot of the fitness and spa complex. This subtle grade change provides privacy to the units and allows the development of the Site without an additional privacy wall between the condominium buildings and the adjacent fitness and spa complex. In a similar way the heights of the buildings are required to step downhill to the south west following the natural terrain.

AVOID EXCESSIVE VARIETY AND MONOTONOUS REPETITION

The proposed development was designed by the same architectural, landscape architecture and site planning team as the rest of the DC Ranch Town Center area. This team has created a carefully orchestrated composition of desert appropriate architectural and open space settings to tie the entire district together as one place while providing an accent to the overall character of the residential neighborhoods of Silverleaf. The architectural style complements the adjacent commercial and multi-story single family residential developments with similar detailing and massing. The landscape character uses the same palette of street furniture, materials and plants to tie the various projects together in one seamless expression. The site plan focuses pedestrian activity on the core surrounding the plaza at the end of Legacy Boulevard. The site plan also subtly provides privacy to the residential uses without creating isolation. The site plan for the proposed development is designed to complete the site plan for the larger DC Ranch Town Center area.

RESPOND TO THE SONORAN DESERT ENVIRONMENT

As part of the DC Ranch community, this project celebrates its setting in the Sonoran Desert. Designed as a Canyon Village at the foothills of the McDowell Mountains, the DC Ranch Town Center strives to create a unique urban destination to attract visitors and locals to its setting. Using desert appropriate architecture influenced by the region's Spanish history, the place is anchored by a small central fountain and a plaza with European detailing and Sonoran Desert landscape character. Shade is a key design element, and shaded, tree-lined streets, narrow shaded mews between tall buildings, and shaded courtyards are all integral to the design of the Town Center and this proposed development. In the architecture the desire for shade influences the recessed openings and private shaded patios to bring the outdoors into the units. The site plan for the proposed development provides an additional pedestrian link between from the plaza area to the regional trail system along the Beardsley Wash strengthening the community's sense of stewardship of the desert by inviting interaction. Underground parking is provided beneath all of the condominium buildings in this proposed development. This costly parking solution not only encourages pedestrian activity by shorting walking distances between uses, but also reduces heat in the environment by reducing large asphalt surface parking areas. In a similar way the placement of the DC Ranch Town Center was as a result of a detailed analysis of the Sonoran Desert environment throughout DC Ranch. A location was selected that did not require major interruptions to the natural water and wildlife corridors through the community. As a result, the Town Center and this proposed development sit in one of the flattest areas of DC Ranch bounded on the east by the Beardsley Wash and on the west by the Reata Wash.

CONFORM TO ESL ORDINANCE

Property within DC Ranch as a result of the DA is not required to comply with the City of Scottsdale ESL ordinance. As a whole the community does comply with many of the ESL principles and exceeds the ESL requirements in many areas. The DC Ranch community provides significant natural hill side open space in excess of the requirements of the DA. The DC Ranch community plan also protects many significant landscape and cultural resources while providing public trail access via the Beardsley Wash corridor to the McDowell Mountain Sonoran Preserve Trail Head and the peaks. Height in DC Ranch is measured in ways similar to the ESL ordinance with maximum building heights being measured from the pre-existing natural grade of the Site. This helps to ensure that all buildings step with the terrain. The placement of the Town Center and this proposed development were carefully analyzed as part of the original design concept. Various view sheds were studied to make certain the Town Center was sited appropriately in the larger DC Ranch setting using three dimensional computer modeling.

CIRCULATION DESIGNED TO PROMOTE SAFETY AND CONVENIENCE

While the proposed development does not front any public streets, access to the Site is provided primarily via a private drive from the intersection of Thompson Peak Parkway and Legacy Boulevard. This existing access is a private extension of Legacy Boulevard between the two commercial components of the DC Ranch Town Center, around the plaza in the center of Legacy Boulevard, terminating in the Site of the proposed development. This access provides direct automotive access from the Loop 101 freeway via Pima Road and Legacy Boulevard. As requested by local residents, the automotive access to the proposed development from Legacy Boulevard will occur in the northeast corner of the existing access drive via a manned guardhouse access. This gated access point provides access to guest parking for the condominium units along 101st Street as well as access to the underground parking garages under Buildings “M,” “N,” and “O” via 101st Street. The same gate provides access to the parking garages under Buildings “K” and “L” just east of the gate. On-street parking is also provided for the ground floor commercial uses in Building “K” and “L.” Trash for the proposed development is collected and taken to a compactor co-located with the trash dumpsters and back-of-house utilities for the Canyon Village commercial center. Fire access is provided as requested by City Staff via an access route south of the proposed development between DC Ranch Parcel T4b and the Village Health Club and Spa.

Pedestrian connections are provided through the proposed development to all adjacent uses. Pedestrian connections between the proposed development, the adjacent neighborhood park and adjacent residential uses are provided via a sidewalk along 101st Street. This route provides pedestrian access to the Silverleaf Golf Club east of the Site as well. Three pedestrian routes, one at the gate, one south of Building “L” and one north of Building “K” provide access to the commercial center of Canyon Village and the plaza at the east end of Legacy Boulevard. These routes also provide access to the Village Health Club and Spa along with another pedestrian access between Buildings “N” and “O.” The previous City of Scottsdale DRB approval for Parcel T4b included a pedestrian access from the Village Health Club and regional trail along Thompson Peak Parkway to the McDowell Sonoran Preserve trail along the Beardsley wash. This unpaved connection was provided along the south property line of both parcels. In addition to that unpaved connection, the proposed development will provide paved connections via pedestrian routes north and south of Building “L.”

The circulation of the proposed development is designed to complete the plan for the DC Ranch Town Center. This area is intended to be an “Activity Center” and as such pedestrian and automotive activity is concentrated in this area. Simple, safe and convenient routes are provided for both automotive and pedestrian access including on-street and underground parking solutions.

MECHANICAL EQUIPMENT & SCREENING INTEGRATED INTO THE BUILDING DESIGN

In the DC Ranch Town Center area, most mechanical equipment is located on the roofs of the buildings in architecturally screened areas. The proposed development will locate most mechanical equipment in a similar location and screen it with architectural elements similar to the other buildings in the DC Ranch Town Center area. Ground mounted utilities will be placed to minimize their impact on the streetscape and pedestrian routes. When possible, mechanical equipment may be placed in the underground garages to minimize their presence on the ground plane. Back-of-house and trash collection is consolidated at a location northwest of Building “K”. This location allows these elements to be co-located with the back of house and trash equipment servicing the Canyon Village commercial center. Screening for the trash and back-of-house elements will match the screening provided by the commercial center so that it appears designed as an integral whole.

The proposed development of 213 condominium units in five (5) buildings with 23,200 square feet of ground level commercial using both on-street and underground parking completes the design for the DC Ranch Town Center area. The proposal complies with the City's General Plan, the requirements of the DC Ranch DA and TC-GDC. The proposal complements the design character of the Silverleaf and DC Ranch communities it sits within and has preliminary approval from the DC Ranch Covenant Commission. The proposed development is very similar to the previously design concepts for the Site approved by the City of Scottsdale Design Review Board in 2005 and 2006, with minor changes made to accommodate the request of new residents in the area, the DC Ranch Covenant Commission, and City of Scottsdale Staff. The architectural character, landscaping and site design of the proposed development will promote a desirable relationship between the structures of the DC Ranch Town Center with open spaces tying them together. The proposed design takes advantage of the topography of the Site to provide social transitions within the project. The project has been designed to complete the architectural and landscape character of the DC Ranch Town Center and avoids excessive variety and monotonous repetition. The detailing of the building architecture and placement of courtyards through out the Site, connected by tree-lined streets ensure that the proposed design recognizes the unique climatic and environmental factors of the Sonoran Desert. The proposed development is very similar to the previously design concepts for the Site approved by the City of Scottsdale Design Review Board in 2005 and 2006, with minor changes made to accommodate the request of new residents in the area, the DC Ranch Covenant Commission, and City of Scottsdale Staff.