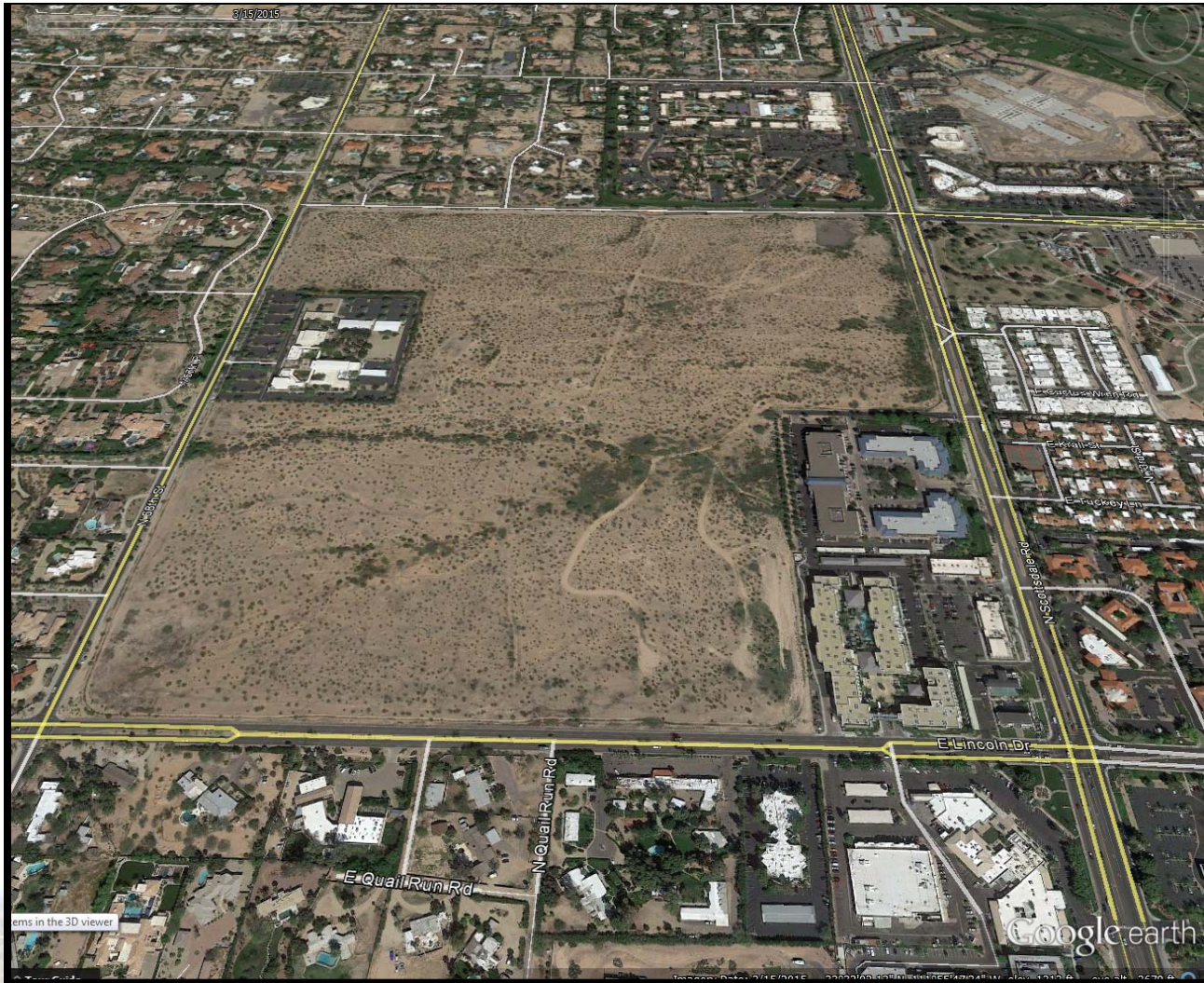


RITZ-CARLTON PARADISE VALLEY

**Town Council Hearing
December 17, 2015**





ems in the 3D viewer

Google Earth

1964 -Annexed into the Town



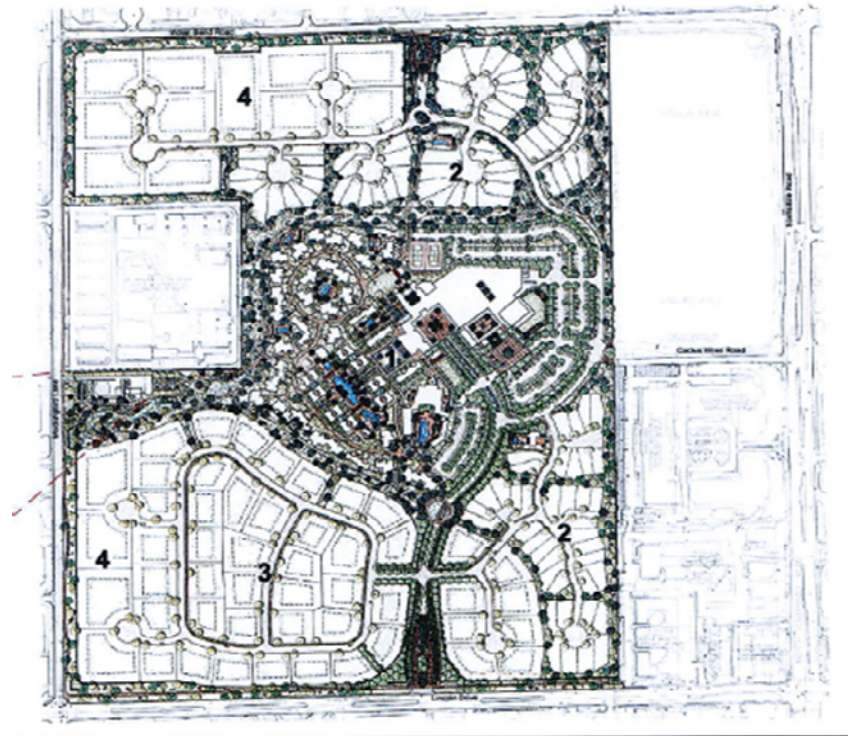
1987 – Sun Valley Resort approved

Resort (500 keys),
residential (39 R-43 CP),
and golf course



April 2008 – Ritz-Carlton SUP approved

- A resort hotel with 225 rooms, spa, restaurants, and meeting space.
- 100 resort patio homes
- 46 luxury detached residential homes on 21,000 square foot lots
- 15 one-acre home lots
- Site improvements including parking, landscaping, and lighting



An aerial photograph of a town nestled in a valley. The town is surrounded by green vegetation and has several buildings with white roofs. In the foreground, there are several tall, dark cacti. The background shows a range of brown, rocky mountains under a clear sky. A semi-transparent brown banner is overlaid on the middle of the image, containing the title text.

TOWN OF PARADISE VALLEY 2012 GENERAL PLAN

General Plan 2012

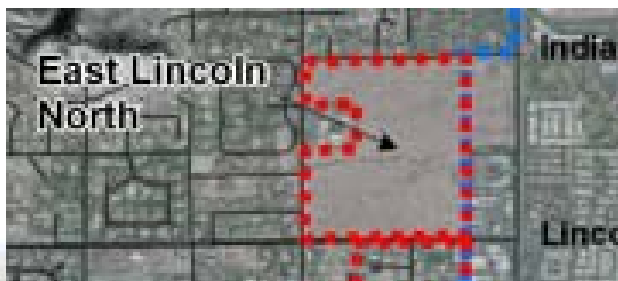
Land Use Map

Resort &/or Low Density Residential



Development Areas are meant to encourage new resort development that reflects the Town's needs for fiscal health, economic diversification, and quality of life

Development Areas Map



The Town should encourage moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Area that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts.



MASTER PLAN

Area	Description
A	Ritz-Carlton Resort Hotel
A1	Ritz-Carlton Resort Villas
B	Resort Related Luxury Homes
C	Ritz-Carlton Resort Branded Homes
D	Resort Related Attached Residences
E1	Resort Related Retail
E2	Resort Related Mixed Use (Final Site Plan Deferred)



Statement of Direction

- Density
- Residential lot size (detached & attached)
- Heights
- Retail Use
- Setbacks/Open Space
- Traffic/Parking



– 120 calendar days from Town Council approval of the SOD

MASTER PLAN

Area	Description
A	Ritz-Carlton Resort Hotel
A1	Ritz-Carlton Resort Villas
B	Resort Related Luxury Homes
C	Ritz-Carlton Resort Branded Homes
D	Resort Related Attached Residences
E1	Resort Related Retail
E2	Resort Related Mixed Use (Final Site Plan Deferred)



2015 Proposed SUP Overview

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf ⁽⁹⁾	Maximum Total Residential Floor Area, sf ⁽¹⁰⁾	Maximum Total Resort Related Floor Area, sf ⁽¹⁰⁾	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage ⁽¹¹⁾	Maximum Height, ft ⁽¹²⁾
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces				352,000	234,000	29.7%	48'
			200 Hotel Rooms							
	Accessory & Service Structures					15,000				16'
A1	Ritz-Carlton Resort Villas	11.1	94 Resort Villas				328,000	149,000	30.8%	36'
	- Food & Beverage						32,000			24'
Subtotals - A & A1		29.2					727,000	383,000	30.1%	

B	Resort Related Luxury Homes	31.3	66	10,000 sf min	4,000	453,750		336,600	24.7%	20' / 24' ⁽¹³⁾	
				13,540 sf avg ⁽⁹⁾							
				20,320 sf max ⁽⁹⁾							
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' / 24' ⁽¹³⁾	
				14,191 sf avg ⁽⁹⁾							
				37,605 sf max ⁽⁹⁾							
D	Resort Related Attached Residences	8.8	62		2,400	209,700		96,950	25.2%	20' / 24' / 36' ⁽¹³⁾	
E1	Resort Related Retail	7.2					78,400	78,400	25.0%	30'	
	Accessory & Service Structures										
E2	Resort Related Mixed-Use (Deferred)	5.7 ⁽¹⁴⁾									
Subtotals B,C,D & E1		69.8				972,825	81,400	748,200	24.6%		
Total All Parcels (excluding E2)		99.0	Post Dedication			972,825	808,400	1,131,200	26.2%		

Total Square Footage

Residential	972,825
Resort Related	808,400
Total Proposed	1,781,225 sf

Area Setbacks (from post dedication property lines)

North of Lincoln Drive:	50'
East of Mockingbird Lane:	50'
South of Indian Bend Road:	30'
North and East of St. Barnabas Church	10'

Single Family Dwelling Units per Acre

Parcel B	66 du
Parcel C	45 du
Total	111 du

Net Acres	53.8 ac ⁽¹⁴⁾	2.06 du/ac
Gross Acres	54.5 ac ⁽¹⁴⁾	2.04 du/ac
Improved Acres	56.5 ac ⁽¹⁴⁾	1.96 du/ac

Notes:

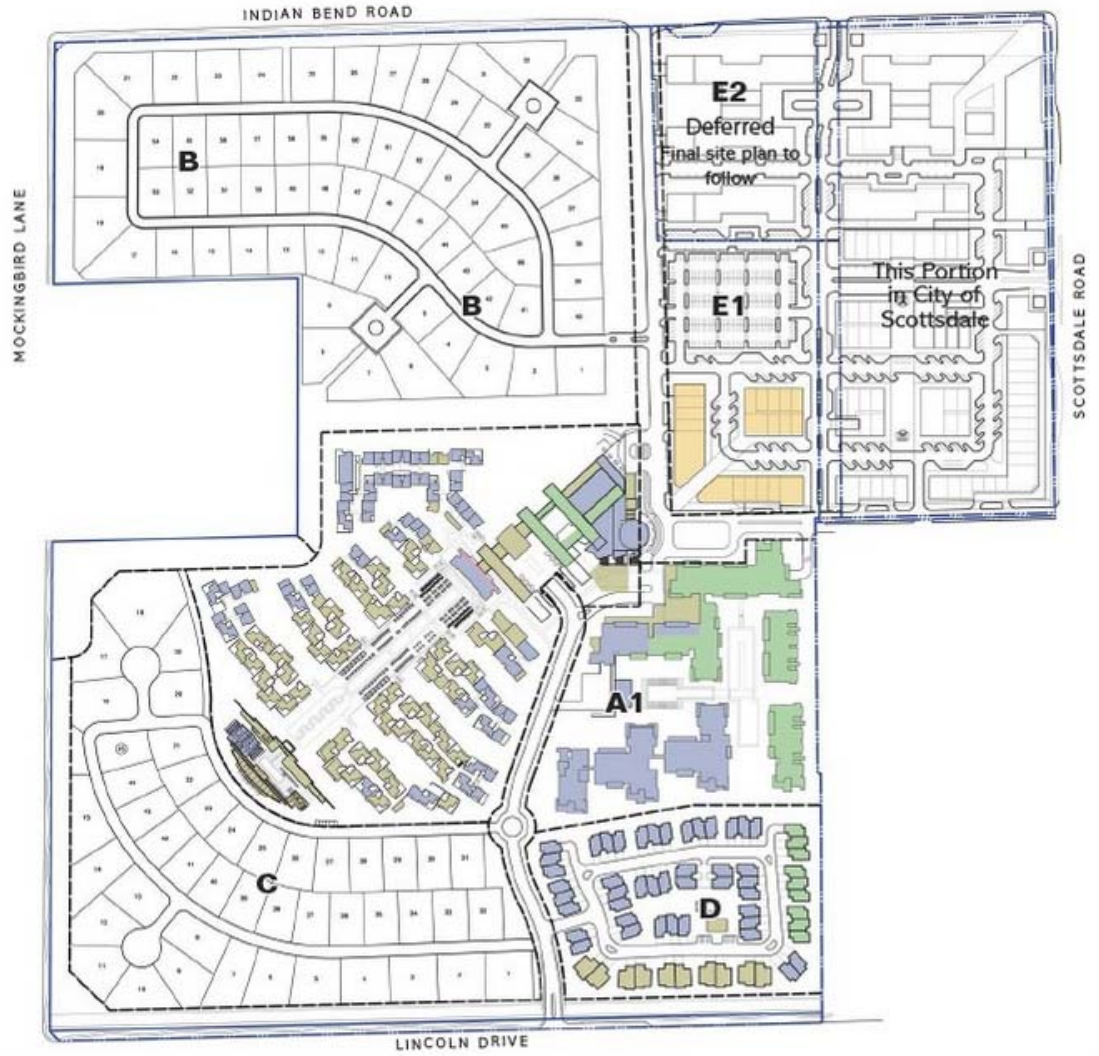
- ⁽¹⁾ Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current area coverage values are an approximation. Area Coverage in Area B and Area C will be permitted up to the limits established by the maximum Floor Area for each area.
- ⁽²⁾ The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-7.
- ⁽³⁾ Residential lots adjacent to public roadway are limited to one story and a 20' maximum height. Specific lots are depicted on Page F-2 and F-3.
- ⁽⁴⁾ Gross area including at-grade garages, patios, trellises, overhangs but excluding fully subterranean basements
- ⁽⁵⁾ 36' (three story) height only occurs as a buffer along the eastern border. Third floor; interior area will not exceed 50%, exterior covered will not exceed 10%, exterior uncovered will not

exceed 10% of the second floor area. One story units are limited to 20' in height, two story units are limited to 24' in height. See Page F-4 for specific unit height limitations.

- ⁽⁶⁾ Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- ⁽⁷⁾ Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- ⁽⁸⁾ Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks
- ⁽⁹⁾ Illustrative values only
- ⁽¹⁴⁾ The acreage for Area E2 is excluded from the overall Area Coverage calculation

LEGEND

- One Story Building: 14' - 20' above finish grade
- Two Story Building: 20' - 28' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Hotel Lobby Roof: 48' above finish grade
- Single Story with a 30' maximum height

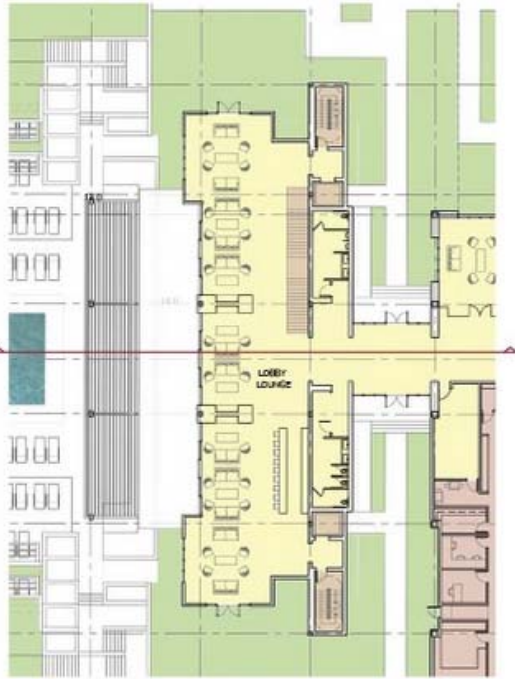


Resort (Area A)

- 200 units
- Lobby, ballroom, spa, restaurants
- 48' max. height
- 352,000 sf
- 29.7% lot coverage



Area A - Resort



LOBBY LOUNGE - LEVEL 03





MAIN BUILDING - NORTHWEST ELEVATION (FUNTION LAWN)



MAIN BUILDING - EAST ELEVATION (PALM COURT)



MAIN BUILDING - NORTHEAST ELEVATION (LOBBY LOUNGE)

- KEYNOTES**
- 1A STUCCO A
30TH ANNUAL COURSEWORK STUCCO
CLASS BOND
 - 1B STUCCO B
30TH ANNUAL COURSEWORK STUCCO
TIN
 - 2 STONE
DARK HONEY LAMBERTINE
 - 3 STONE FINERS
 - 4A GLAZING WITH DEEP MULLION CAPS
 - 4B GLAZING WITH GLASS FINES
 - 5 GLASS RAILING

Note: These images are conceptual in nature and minimal design changes can be expected before construction.



GUESTROOM CASITAS





SPA SECTION THRU LOCKER ROOMS



SPA SECTION THRU LAP POOL COURT



1A



1B



2



3



4B



2



KEYNOTES

- 1A STUCCO A
SOUTH PACIFIC COLOR SMOOTH STUCCO
LIGHT BEIGE
- 1B STUCCO B
SOUTH PACIFIC COLOR SMOOTH STUCCO
TAN
- 2 STONE
SOUTH PACIFIC Limestone
- 3 STONE PAVERS
- 4A GLAZING WITH DEEP MULLION CAPS
- 4B GLAZING WITH GLASS FINS
- 5 GLASS RAILING

Resort Villas (Area A1)

94 units

Privately owned

May be placed in rental pool

36' max height

328,000 sf and 32,000 sf food & bev

30.8% lot coverage



One Story Building	14' - 20' above finish grade
Two Story Building	20' - 28' above finish grade
Three Story Building	28' - 36' above finish grade
Hotel Lobby Roof	48' above finish grade
Single Story with A	32' maximum height



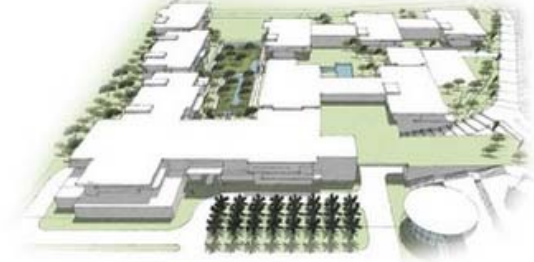
RITZ-CARLTON RESORT VILLAS



AERIAL VIEW TOWARD NORTHWEST



AERIAL VIEW TOWARD NORTHEAST



AERIAL VIEW TOWARD LINCOLN DRIVE - From Palm Court

Aerial views depict the general massing only and do not reflect the actual building layouts



Detached Residential Areas B & C



Resort Residential (Area B)



- 66 lots proposed
- Detached, single family
- Minimum lot size 10,000sf
- Minimum perimeter lot size 15,000sf
- 1-story along perimeter at 20' height
- 24' height maximum
- OSC will be met
- 4000 sf unit size
- 24.7% Area coverage
- 2.1 Dwelling Units per Acre

Ritz-Carlton Residential Lots (Area C)

- 45 lots proposed
- Detached, single family
- 12,000 sf min. lot size
- Minimum perimeter lot 15,000sf
- 1-story along perimeter at 20' height
- 24' height
- OSC will be met
- 4,000 sf dwelling
- 24.1% Area coverage
- 2.0 Dwelling Units per Acre



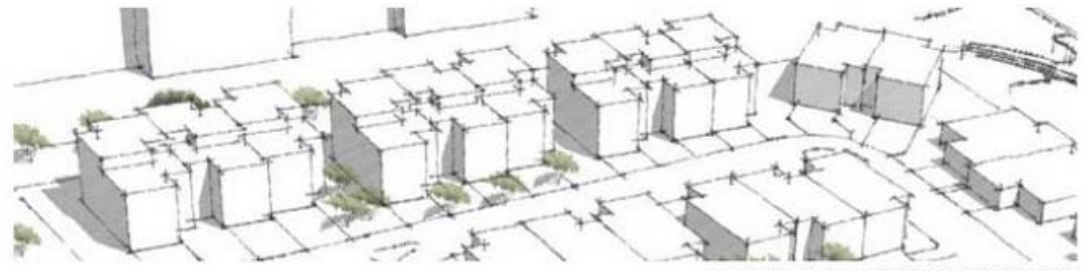
Ritz-Carlton Resort Related Mixed Use (Area D)

- 62 units
- Attached Residences
- 2,400 sf dwellings
- Mixture of 1, 2, & 3 story units
- 20'/24'/36' height
- 25.2% area coverage
- 10' front & rear setbacks
- Parking in garages and driveways;
surface parking near community
pool



- Third Floor Restrictions

- Interior area not to exceed 50% (of the area of the second story)
- Exterior covered area not to exceed 10% (of the area of the second story)
- Exterior uncovered not to exceed 10% (of the area of the second story)



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES



AERIAL VIEW TOWARD LINCOLN DRIV

Massing illustrations do not depict the required 50% reduction of enclosed floor area at the three story units.



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES MASSING

LEGEND

- RESORT RELATED ATTACHED RESIDENCE VILLAGE
- 51 AMENITIES | ADMINISTRATIVE OFFICE
 - 53 GUEST PARKING
 - 54 RESIDENT'S POOL
 - 55 ATTACHED RESIDENTIAL UNITS

LEGEND

- One Story Building
- Two Story Building
- Three Story Building

Guest Parking:
2 cars in the driveway at each home

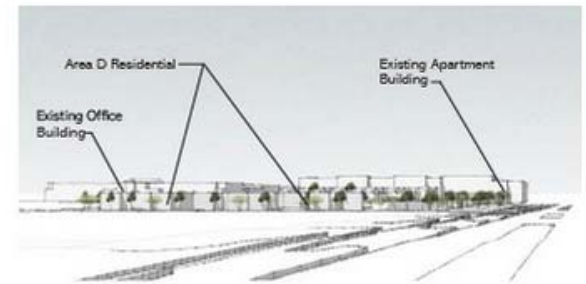


AREA D - RESORT RELATED ATTACHED RESIDENCE VILLAGE

Setbacks: Front and Rear Yard Setbacks = 10' each



VIEW TOWARD SCOTTSDALE ROAD - at Ritz Carlton Entry



VIEW TOWARD SCOTTSDALE ROAD - Near Mockingbird Intersection

Resort Related Mixed Use (Area E)

- 78,400 sf of resort related retail and restaurant
- single story, 30' height
- 299 surface parking spaces (temporary)
- E2 deferred



Use	# Levels	Total
A Retail / Restaurant	1.0	9,600 sf
B Retail / Restaurant	1.0	9,793 sf
C Retail / Restaurant	1.0	17,349 sf
D Retail / Restaurant	1.0	17,585 sf

 One Level Retail

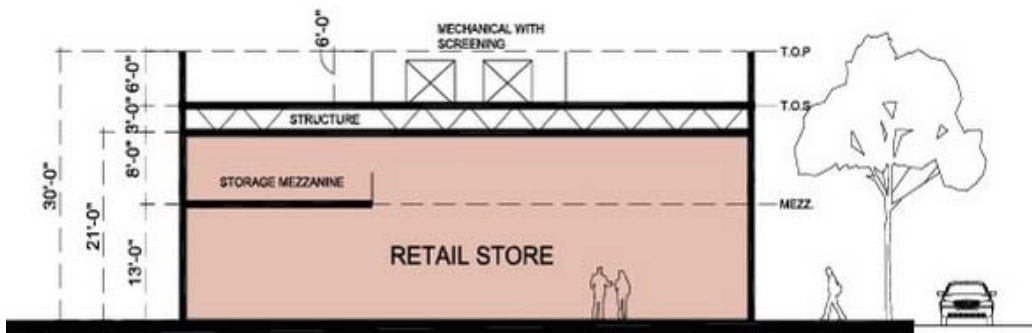
Tabulations	
Total Building SF	54,327 sf
Overhangs and Canopies	24,073 sf
Total Lot Coverage	78,400 sf

Parking Required
 Comm Req'd code @ 1/300gsf
 Restaurant Req'd code @ 1/120gsf

Parking Provided	
Surface Off-Street Parking	222 cars
Surface On-Street Parking	77 cars
Total Parking Provided	299 cars

Note: At no time can the restaurant use exceed 43% of the total building area.

Coverage Calculation	
Parcel E1 Area (7.2 acres)	314,790 sf
Total Building Area	54,327 sf
Coverage	17%



Additional Review Items

- Walls and Gates
- Landscaping
- Signage
- Open Space
- Phasing
- Pedestrian Circulation
- Traffic
- Parking
- Drainage
- Stipulations



Questions?



RESORT WALL MASTER PLAN

Initial locations of site walls have been identified in the exhibit to the right. The design intent of the walls will be to provide both security for residents and guests, while also respecting view corridors and a sense of open space. As such, view fences have been used where possible, and solid walls and screen walls are limited to areas that require enhanced privacy or security, or to shield resident views to utility or back of house uses.

Perimeter walls have been identified on this exhibit. The Hotel area will contain additional landscape walls of varying heights to define open space areas and uses.

Notes:

- Private yard walls provided by owner.
- Screen wall and fence guidelines: Screen walls are used to shield delivery areas, service areas, truck courts, mechanical, electrical, plumbing, and fire protection equipment, storage areas, recycling containers, dumpsters, and the like, from public view. Screen walls must respond in form to architecture. The height of screen walls should be as low as possible, but are limited to fifteen feet (15') limited to the hotel loading dock and central plant, as measured from the grade of the outside of the wall.

LEGEND

8' Solid (6' Wall + 2' Berm)

6' Solid

6' View

Wall Jog Locations (to be located near or on lot lines)

Primary Resort Entry Monument

Town Entry Monument

Resort Branding Sign

Guardhouse
Manned Access control point. Not to exceed 16' in height, 250sf in size with a gate not to exceed 8' in height

Electric Gate
Access control point with visitor call box. Adequate vehicular turn around to be provided per the Town standards. Reconfiguration of adjacent lots may be necessary to accommodate the required turn around, vehicle stacking and emergency access. Gates are not to exceed 8' in height.





WALL ELEVATION

Perimeter Wall Along Lincoln To Undulate
Horizontally A Minimum Of 36" Every 350 LF."



WALL JOG PLAN



CIVTECH, INC
 Traffic Engineering
 10605 N Hayden Road | Ste 140
 Scottsdale, AZ 85260-5695
 480.690.4250
 contact: Devin Carter

CVL CONSULTANTS
 Civil, Landscape, Planning, & Survey
 4850 N 12th St
 Phoenix, AZ 85014
 602.264.8931
 contact: Ryan Weed

MASON ARCHITECTS
 Architecture & Master Planning
 957 Industrial Road | Ste C
 San Carlos, CA 94070
 650.851.8810
 contact: Peter Mason

NELSEN PARTNERS
 Mixed-Use Architecture
 15210 N Scottsdale Rd | Ste 300
 Scottsdale, AZ 85254
 480.949.6800
 contact: George A Malara

WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2515 E Arizona Biltmore Cir | Ste A-212
 Phoenix, Arizona 85016
 602.230.0600
 contact: Jason Morris



The Ritz-Carlton Resort
 Paradise Valley Special Use Permit Application
 November 30, 2015



MCDOWELL MOUNTAIN
 Views
 G-9

RESORT LANDSCAPE MASTER PLAN (CHARACTER AREAS)

The Ritz-Carlton Resort landscape provides a key opportunity to express a sense of place in context to the Sonoran Desert character of Paradise Valley. At the same time, the fabric of the landscape will tie together the various uses within the resort while transitioning from the urban oasis character along Scottsdale Road to the xeric residential landscape along Mockingbird and further west. The following Landscape Character Areas have been integrated into the resort design to accomplish these goals.

Hotel / Oasis Landscape Character Area

The Hotel / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants to create a rich and varied plant palette. Palm trees will provide filtered shade for the entry courtyard and pool areas, and create a sense of oasis within the desert. Turf areas will be utilized for outdoor functions and to enhance the oasis character.

Guest Casitas and Villas / Oasis Landscape Character Area

Similar to the hotel, the Guest Casitas / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants, but will be less formal in character.

Mixed Use / Oasis Landscape Character Area

This zone will be formal in design, with low level plant masses defining outdoor uses while providing visibility, and tree alleys providing shade for pedestrian comfort. Thorny and spiny plant material will be minimized near pedestrian areas.

Resort Related Attached Residences / Lush Desert Landscape Character Area

Similar to the Mixed Use zone, this higher density lifestyle zone will be landscaped for comfort, while also minimizing water use. Terraced living areas will be accented with cascading desert adapted vines, while elevated planters bring more detailed and finely textured plant palettes closer to the resident.

Single Family Residential / Transitional Desert Landscape Character Area

The single family residential areas provide a transition point to the Riparian Desert landscape. Planting within these areas will be selected from the Arizona Low Water Use Plant List, yet will highlight the brighter more vibrant colors of the desert.

Riparian Desert Corridor Landscape Character Area

The Riparian Desert Corridor Landscape Zone will emphasize native Sonoran Desert plants that naturally grow along desert arroyos, rivers, and springs to create a lush desert feel. Native plants will be supplemented with naturalized plant material that are riparian in character and will coincide with on-site drainage channels, retention areas, and constructed arroyos.

Interior Streets and Entries / Oasis Landscape Character Area

This character area begins at the main resort entry off of Lincoln, and includes the approach to the hotel, the palm court and the street entering from Indian Bend Drive. This zone will create a unique entry experience for residents and resort guests, and will be characterized by formal planting arrangements, palm trees, and sculptural accent plant masses.

Perimeter Streets / Lush Desert Landscape Character Area

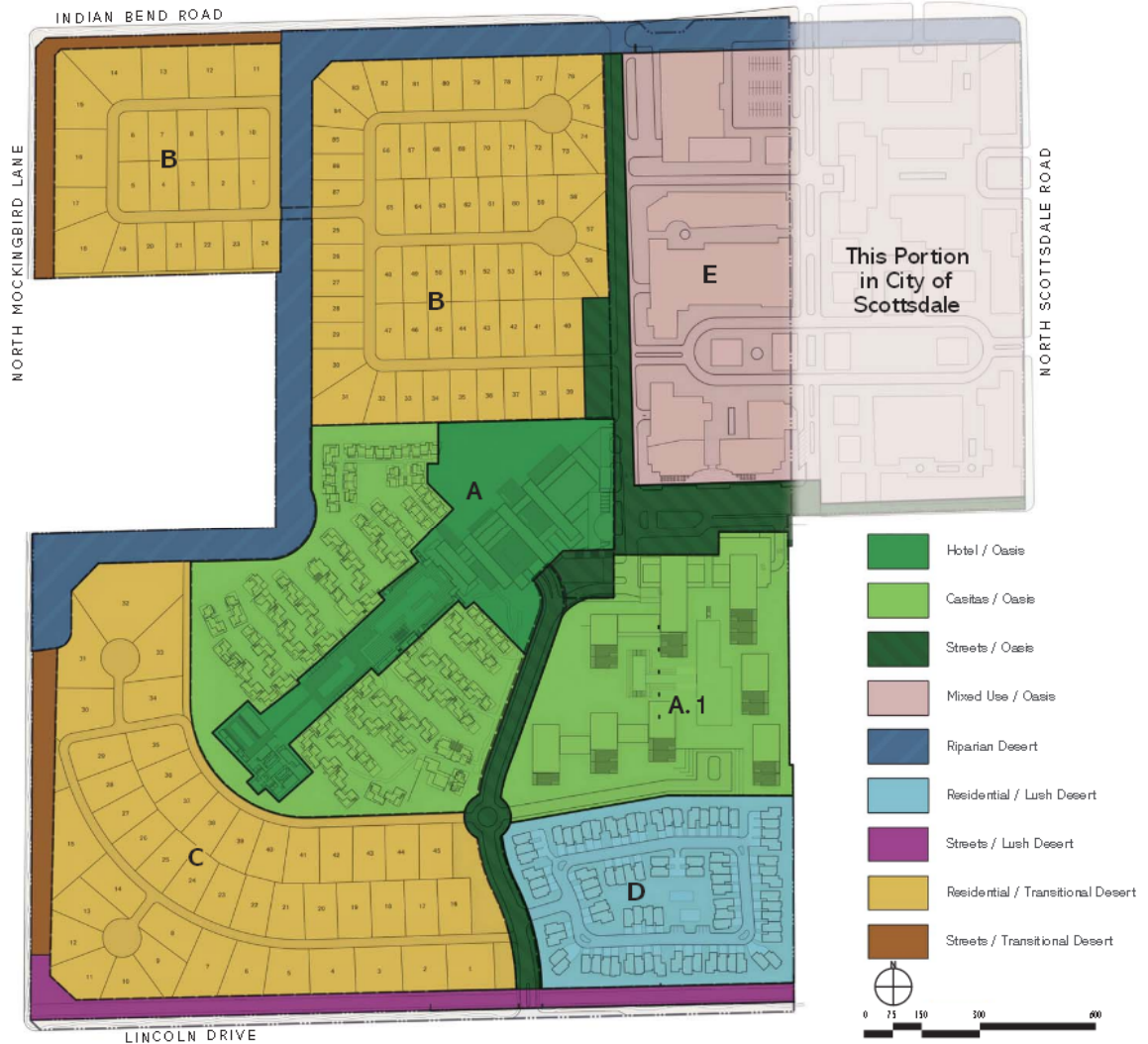
This area of Lincoln Drive will transition from the Oasis character of the entry drive, to the xeric landscape along the west boundary. Planting will be informal, with sweeping masses of desert color.

Perimeter Streets / Transitional Desert Landscape Character Area

Mockingbird Lane, and the western portion of Indian Bend will be planted in a naturalized desert character utilizing native and desert adapted planting, strictly selected from the Arizona Low Water Use Plant List.

NOTES:

- Private rear-yard landscapes for the residential lots, and courtyards within the luxury attached residence developments are excluded from the above landscape zones.





Visually Significant Corridor Design Considerations

1. Architectural screens will be provided around all above ground utility structures
2. Seating areas with benches will be provided along the sidewalk at a minimum of 1000' intervals.
3. Themed wayfinding signage will be provided along the corridor.
4. Enhanced landscape lighting will be provided to differentiate the corridor from other streets.

LANDSCAPE DENSITIES ALONG LINCOLN



CORNER LANDSCAPING:

- Ten to Twelve 48" Box (Min) Specimen Desert Trees
- Twenty Specimen Agave
- 60% Live Vegetative Cover with Shrubs and Groundcover
- Turf Area

MEDIAN PLANTING:

- 36" Box (Min) Desert Tree at 25' O.C.
- Three 5-Gallon Shrubs and Five 1-Gallon Groundcover Per Tree

LINCOLN PLANTING:

- 36" Box (Min) Desert Tree at 25' O.C.
- Five 5-Gallon and Five One-Gallon Groundcover Per Tree

ENTRY PLANTING:

- Eight to Ten 48" Box Min Specimen Trees
- 60% Live Vegetative Groundcover
- Turf Area
- One Specimen Agave or Succulent Per Tree, 15-Gal (Min)

Note: This landscape design and density is also representative of what will occur in front of Area D along Lincoln Dr
 Note: Design is not to scale. Residential units also not drawn to height and setback minimums.

VIEWS ALONG LINCOLN



#1



#2



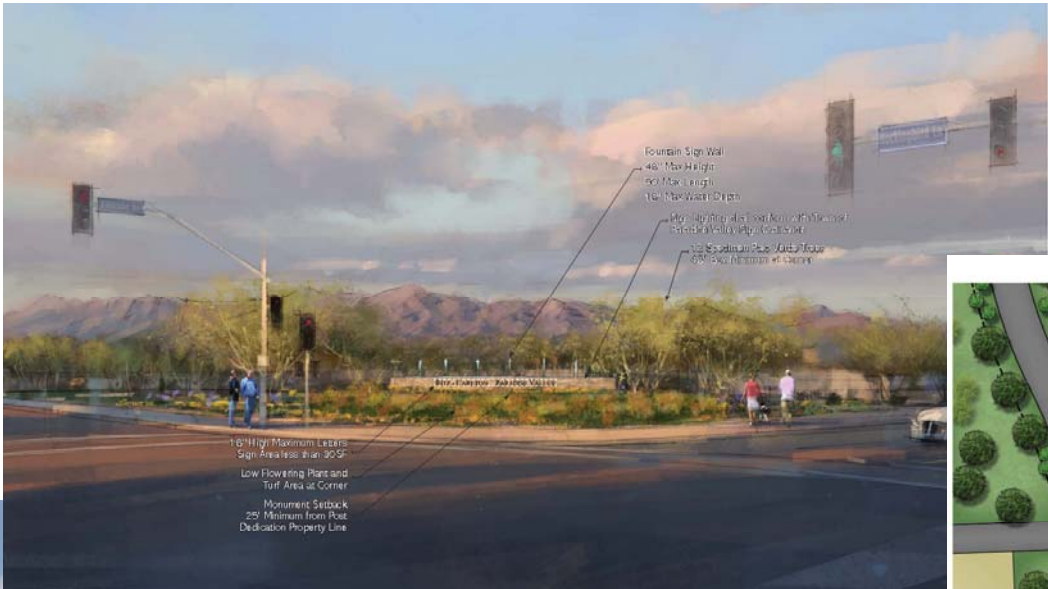
#3



#4

Note: Public sidewalk to be placed no closer than 8' to the curb of Lincoln Dr

Signage






INDIAN BEND ROAD

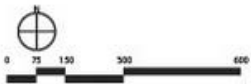
MOCKINGBIRD LANE

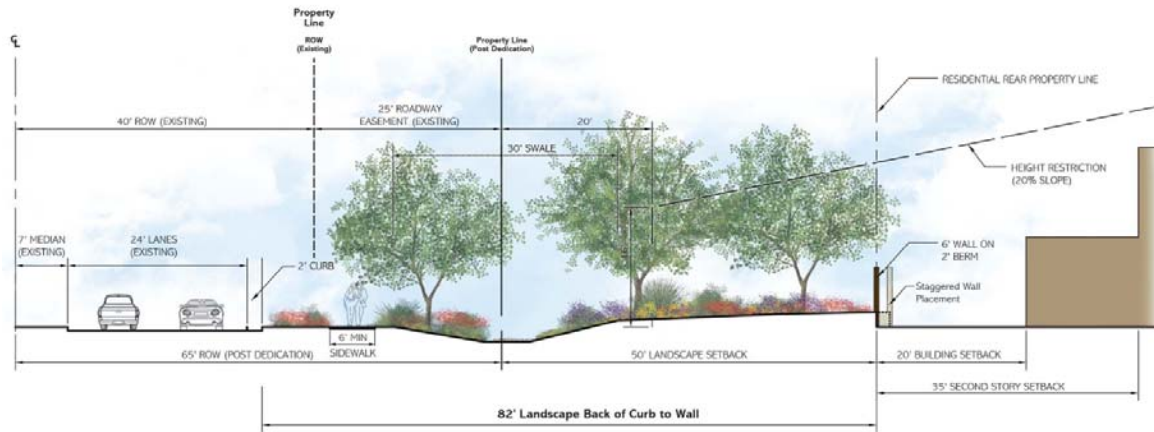


LINCOLN DRIVE

	Open Space (Public)		
	Open Space (Private)		
	Total Open Space	66.08 ac	(71%)
	Roads & Building Structures	26.52 ac	(29%)
	Total	92.60 acres	

Note: At all times, the total of the public and private open space is to meet or exceed 40%.





TRANSITIONAL DESERT PLANT PALETTE

Trees

- Foothill Palo Verde
- Desert Willow
- Ironwood

Shrubs

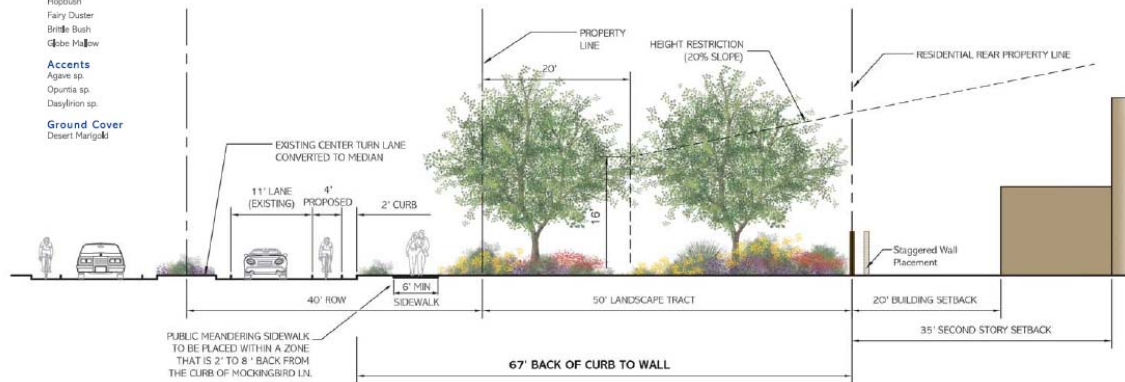
- Hopbush
- Fairy Duster
- Bottle Bush
- Queen Mallow

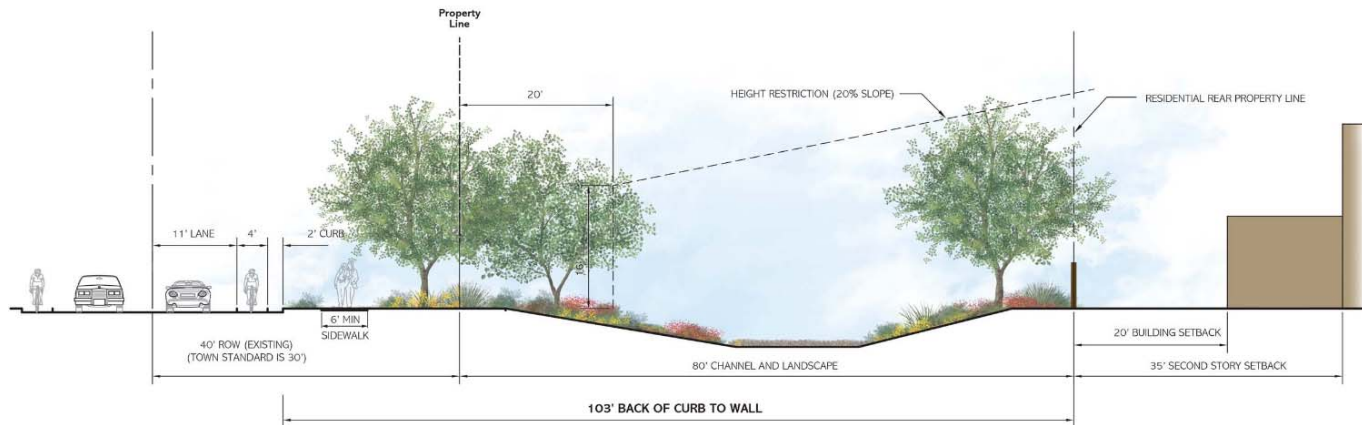
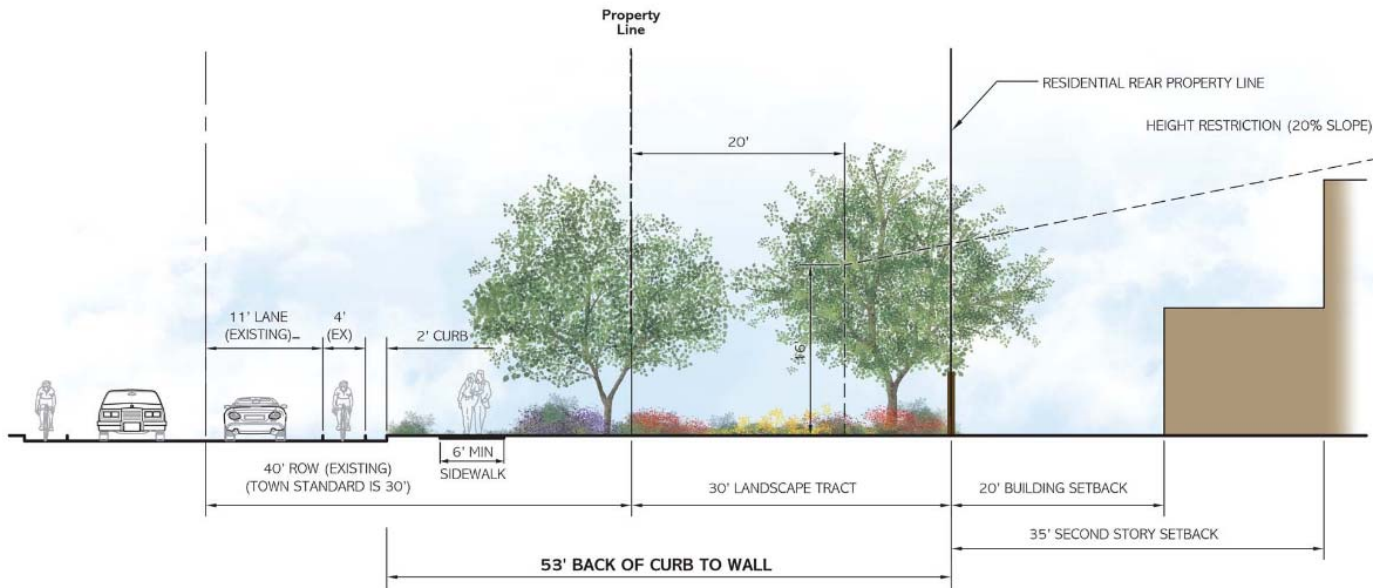
Accents

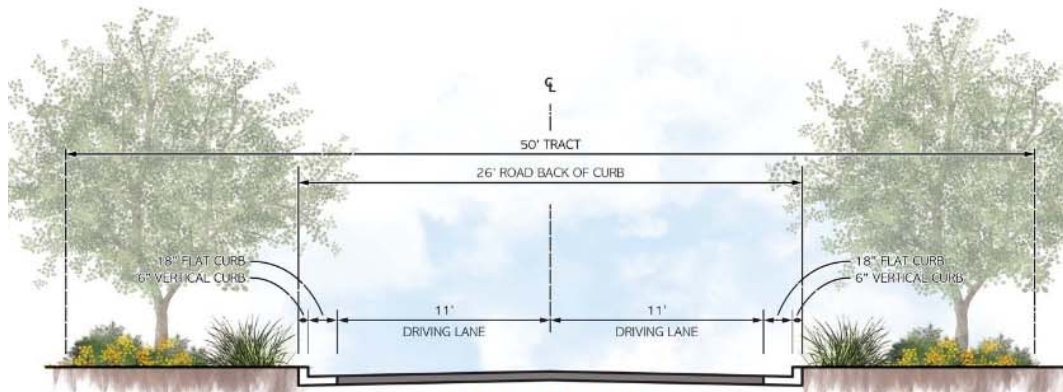
- Agave sp.
- Opuntia sp.
- Dasylirion sp.

Ground Cover

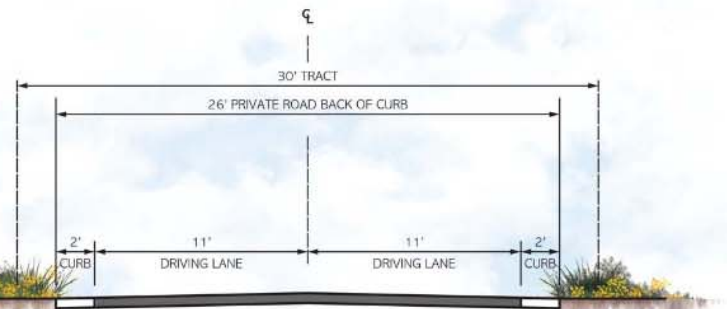
- Desert Marigold



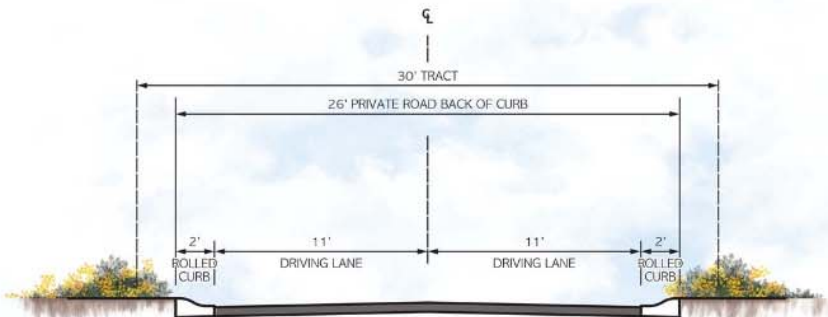




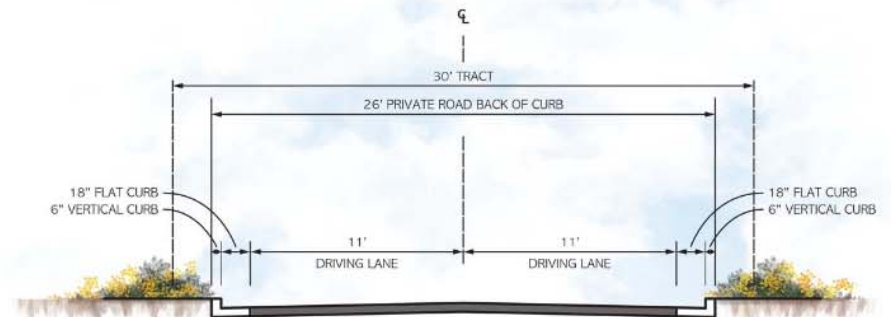
RESORT ENTRY DRIVE
 (Northbound from Lincoln)
 (Southbound from Indian Bend)



FLAT CURB
 Local Private Road
 (Area B, C, and D)



ROLLED CURB
 Local Private Road
 (Area B, C, and D)



VERTICAL CURB
 Local Private Road
 (Area B, C, and D)

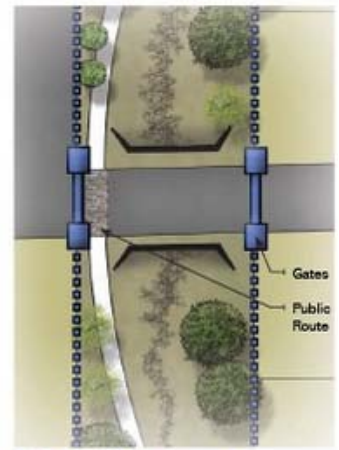
LEGEND

-  6' Major Concrete Pathway (Public)
-  6' Minor Concrete Pathway (Public)
-  Varying Width Resort Pathway (Ritz-Carlton Controlled Public Access)
-  6' New Perimeter Sidewalk (Public)
-  5' Neighborhood Walk (Private)
-  8' Stabilized Compacted DG Trail (Public)
-  20' Emergency Access Lane/Pedestrian Pathway
-  Bridge at Wash / Swale Crossing



Example of Box Culvert Bridge.
Wash Crossing in Parcel B to be Similar in Design.

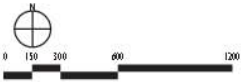
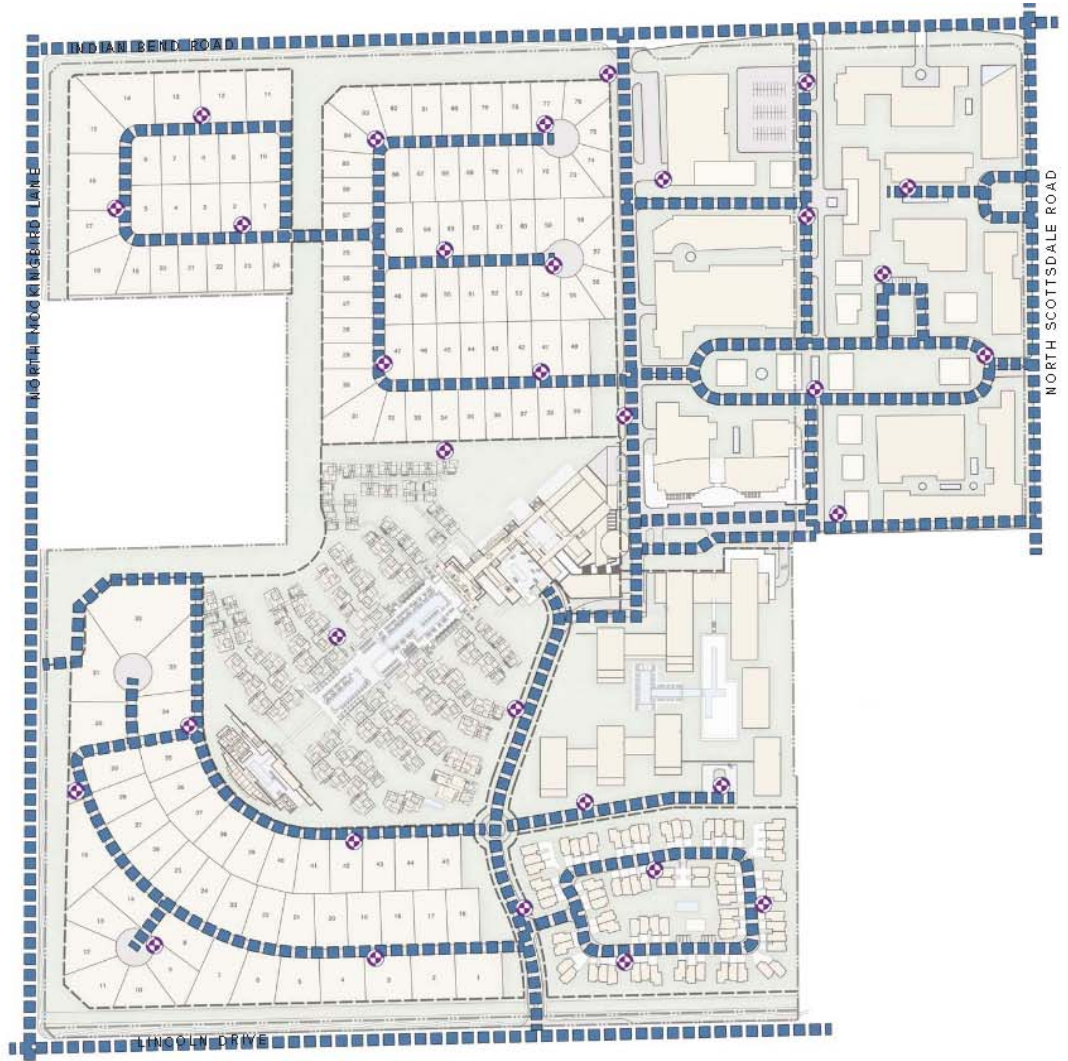
Pedestrian Pathway System



Bridge at Wash Crossing

LEGEND

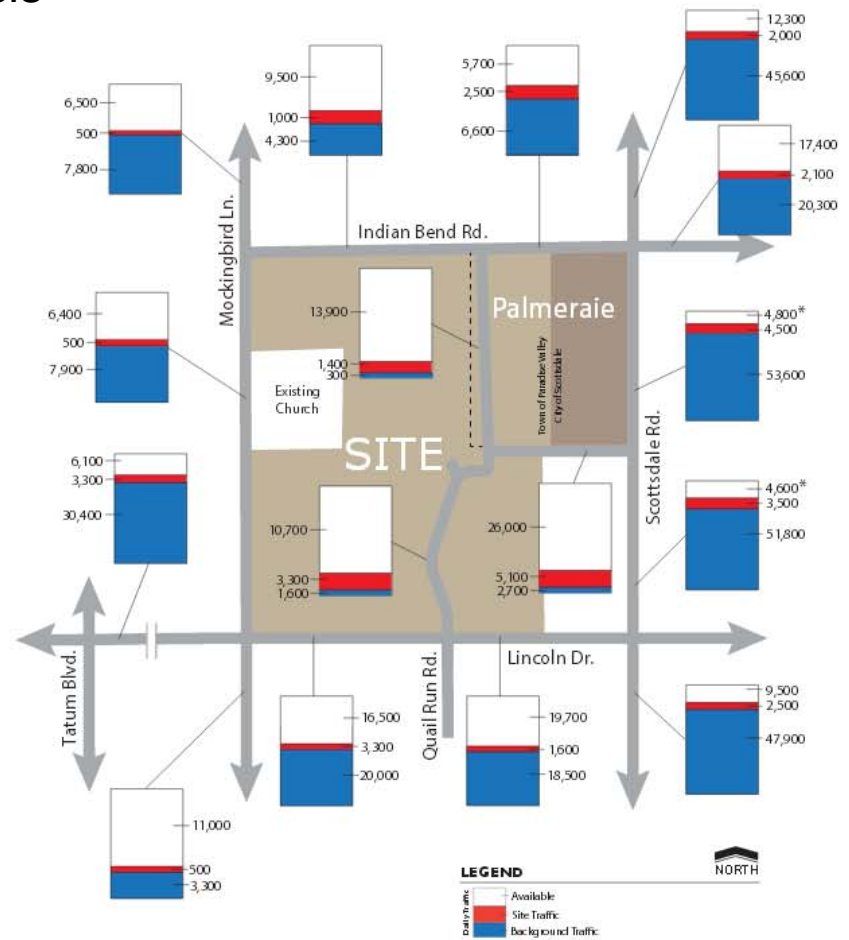
- Fire Access
- Fire Hydrants



* All Graphics within the Traffic Impact Analysis should be updated with current plans



Figure 4: Site Plan



* Higher Capacity when Right-Turn Lanes are Considered.

Figure 32a: Used and Available Roadway Capacity
Note: This figure has been modified with the inclusion of capacities of internal roadways.

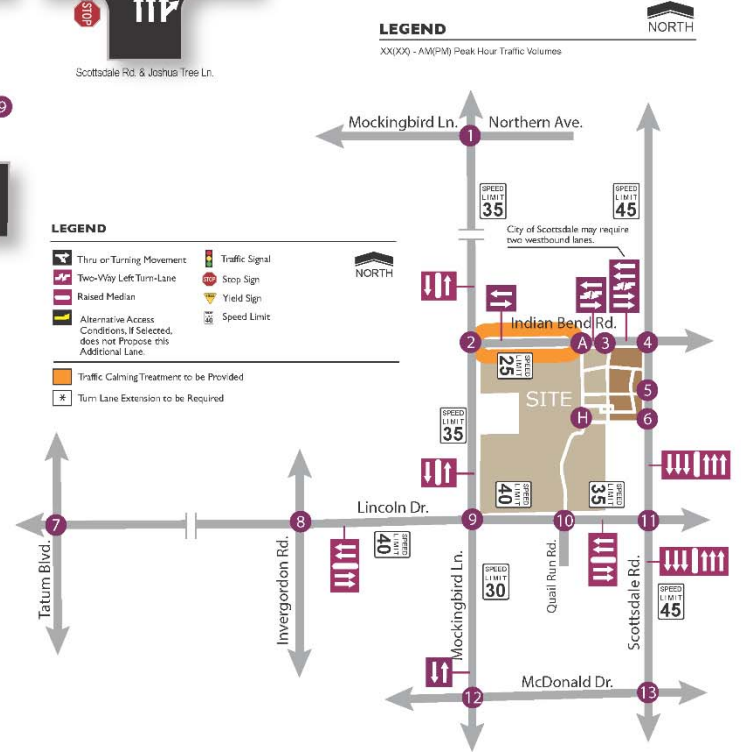
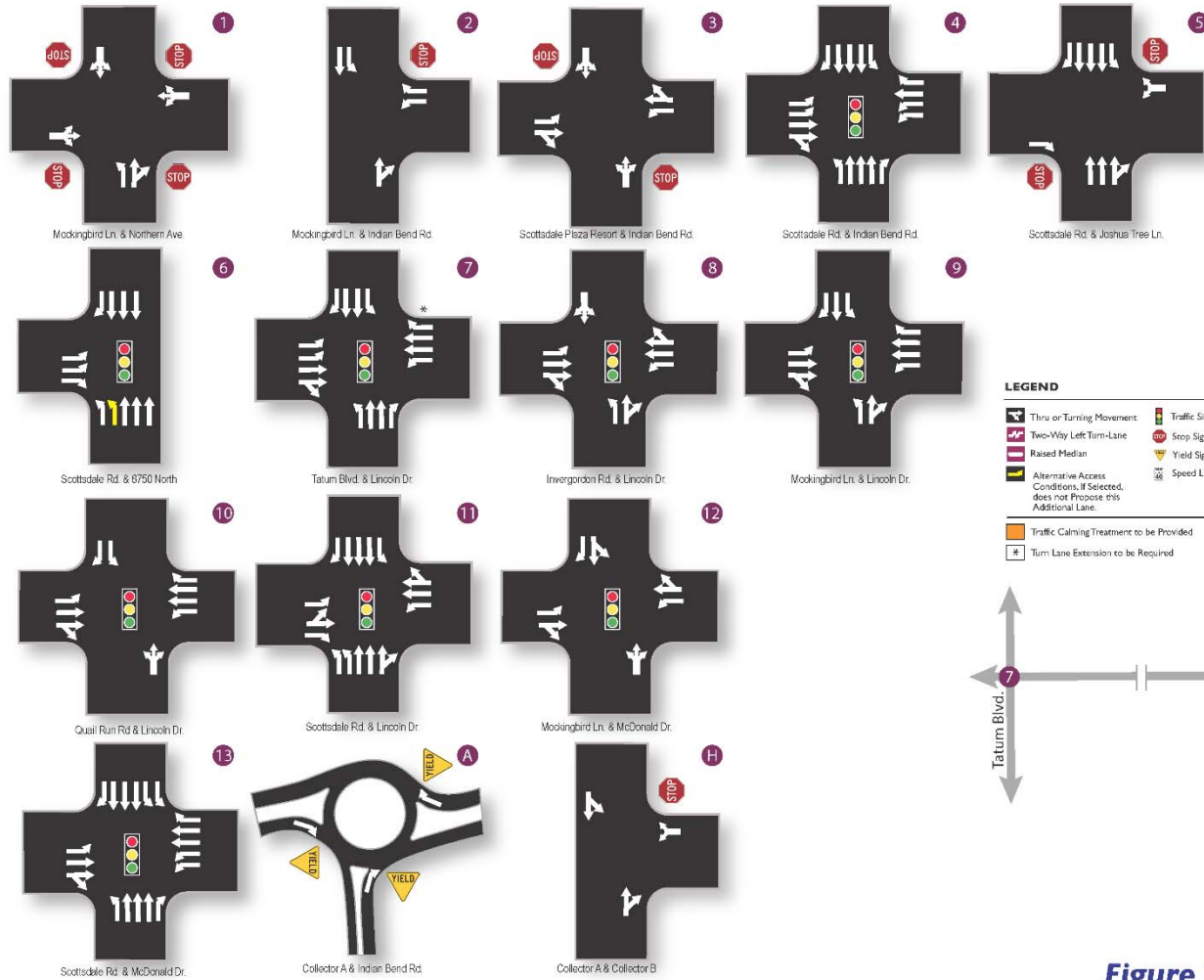


Figure 29: Future Lane Configurations and Traffic Controls A

**RITZ CARLTON PROPERTY
PARKING ANALYSIS**

**Northeast Corner of Section 10
Township 2 North, Range 4 East**



Prepared for:

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

By:

CivTech, Inc.
8590 East Shea Boulevard
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October 2015
CivTech Project # 15-360

A parking demand analysis was conducted for the Ritz Carlton Resort ("Resort") and the surrounding Palmeraie mixed-use area to determine the number of parking spaces required to support the new resort hotel, amenities and retail area when fully utilized. These calculations determine the average parking requirements and the overall peak parking requirements for the area pursuant to the site plan revised in July 2015. A shared parking analysis was also completed to account for the changes in parking demand created by alternate uses within the Resort and retail areas including the hotel, restaurants, offices, event areas and recreation areas during various times of the day. The shared parking analysis for the resort was conducted using a shared parking methodology approved by the Town of Paradise Valley for two scenarios, Average Use and Peak Use for both Weekdays and Weekends, between the hours of 6:00 a.m. and 12:00 a.m. Shared parking for the Palmeraie development was calculated using the City of Scottsdale's approved shared parking methodology. This letter documents the findings of the analysis for the resort and retail portions of the Ritz Carlton. There are three other parcels within the development, Parcels B, C and D, which will be developed with residential land uses and are encouraged to provide parking consistent with the Town's code requirements.

EXECUTIVE SUMMARY

Shared parking calculations were performed for the Ritz Carlton Resort for the average utilization and the peak utilization. Average utilization of the resort requires 408 parking spaces while peak utilization requires 535 parking spaces. The current resort plan provides for 710 parking spaces which includes the required parking for the resort villas, an ownership product which can revert into the resort rental pool. A total of 390 parking spaces are provided adjacent to the resort and 320 parking spaces are provided adjacent to the villas and resort retail shops. 240 parking spaces are reserved for the resort villas leaving 470 parking spaces to be shared amongst the resort uses, 48 shared spaces are located adjacent to the resort retail. These spaces, along with miscellaneous spaces provided around the site, provide enough parking supply for the highest use during the non-peak season. **Table 1** provides a summary of the resort parking.

Table 1 – Resort Parking Summary

	Spaces
Shared Peak Parking Required	535
Shared Non-Peak Parking Required	408
Traditional Parking Provided	470
Valet Parking Provided	540

Additionally, to accommodate parking demand in excess of the highest peak hour calculated, a valet scenario has been established. The Ritz Carlton resort will operate with a full time mandatory valet service although traditional parking was considered in the report to evaluate a more conservative condition. Parking spaces shown in the plan are striped for traditional parking. The valet scenario considers the use of both the resort and resort villa parking areas.

An increase of 15 percent may be applied to the available parking when providing valet services, thus increasing the available parking to 540 spaces $[(710 - 240) \times 1.15]$. With the valet, there would be a surplus of 5 parking spaces during the peak event. A valet service is required during the peak event to meet the parking demand.



Without shared parking, the Town of Paradise Valley SUP Guidelines indicate that 472 parking spaces are required during the average use period and that 621 parking spaces are required during the peak use period.

The proposed resort facility meets the parking requirements as determined by the Town of Paradise Valley's SUP Guidelines using a shared parking demand model.

Shared parking calculations were also prepared for the Palmeraie development using the shared parking model established by the City of Scottsdale. A total of 2,291 parking spaces are required for the Palmeraie development without consideration for shared parking. Using the City's shared parking model, a total of 1,876 parking spaces are required. The current plan for the Palmeraie indicates that 3,366 parking spaces will be provided. These values are summarized in **Table 2**.

Table 2 – Palmeraie Parking Summary

	Spaces
Shared Peak Parking Required	1,876
Parking Provided	3,366

A total of 3,366 parking spaces will be provided at the Palmeraie development which indicates that a surplus of as many as 1,490 spaces could be available for use by the Ritz Carlton. Both Palmeraie and Ritz Carlton have agreed to share these excess spaces in the case of large events at the Ritz Carlton Resort. Retail and office parking needs diminish greatly in the evening which is the typical peak for resort parking.

CONCLUSION






The parking provided by the Ritz Carlton Resort will accommodate the average resort utilization. During a peak event, the resort will provide a valet only scenario which will accommodate the required parking.

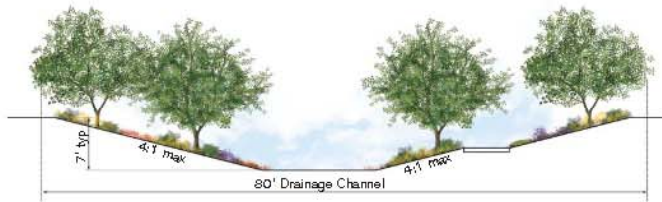
The adjacent Palmeraie development provides an opportunity to share some additional parking due to their symbiotic uses. The parking for a resort hotel typically peaks during an event which happens in the evening. Palmeraie will contain retail and some office uses. Parking spaces associated with office uses are typically available for other users after 5:00 PM. Retail parking tends to peak in the late afternoon and then steadily decrease through the evening with most retail stores closed by 9:00 PM. Palmeraie is currently showing excess parking of more than 1,000 spaces that could be shared with the Ritz Carlton development should the need arise. A shared parking with the Palmeraie and an agreement should be in place once operational.

Parking should be designed to meet the Town of Paradise Valley code and should meet all ADA requirements. Parking stall depth and width along with aisle width should be design in accordance with Town standards. ADA accessible parking should be designed in a location convenient for resort entry. Although a valet option will be available for ADA patrons, ADA accessible parking will still be required.

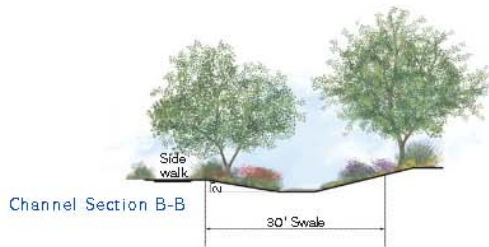


LEGEND

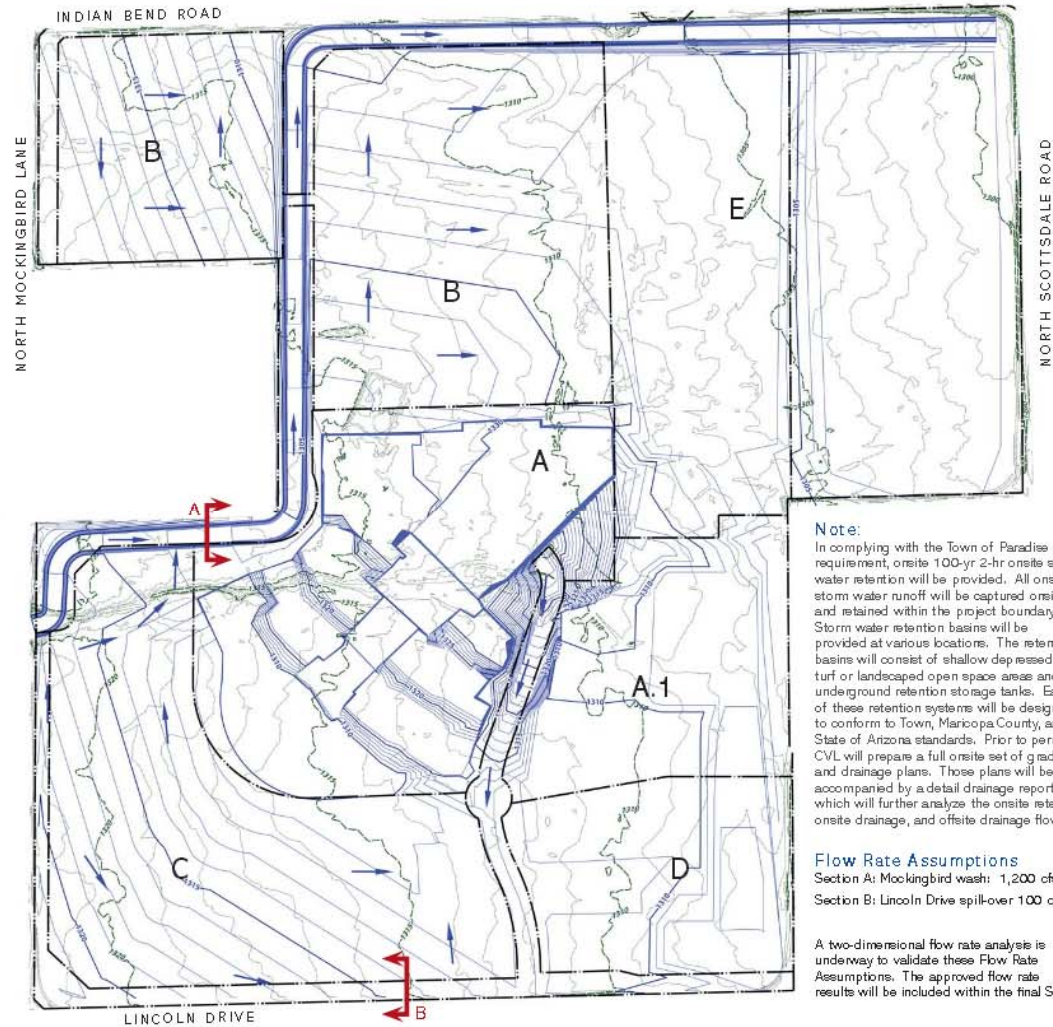
-  Existing Major Topo Line
-  Existing Minor Topo Line
-  Proposed Major Topo Line
-  Proposed Minor Topo Line
-  Flow Direction



Channel Section A-A



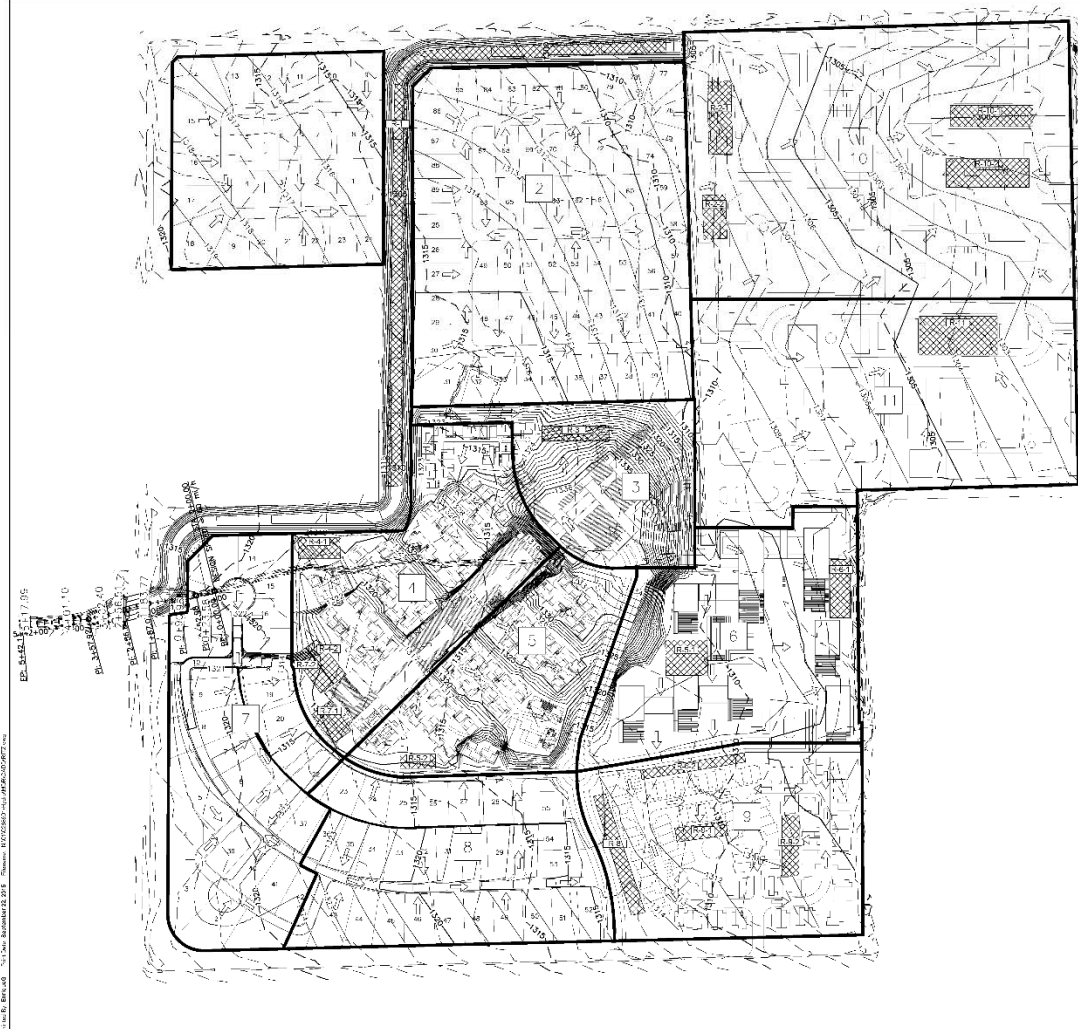
Channel Section B-B







Note:
 In complying with the Town of Paradise Valley requirement, onsite 100-yr 2-hr onsite storm water retention will be provided. All onsite storm water runoff will be captured onsite and retained within the project boundary. Storm water retention basins will be provided at various locations. The retention basins will consist of shallow depressed turf or landscaped open space areas and underground retention storage tanks. Each of these retention systems will be designed to conform to Town, Maricopa County, and State of Arizona standards. Prior to permit CVL will prepare a full onsite set of grading and drainage plans. Those plans will be accompanied by a detail drainage report which will further analyze the onsite retention, onsite drainage, and offsite drainage flows.

Flow Rate Assumptions
 Section A: Mockingbird wash: 1,200 cfs
 Section B: Lincoln Drive spill-over 100 cfs

A two-dimensional flow rate analysis is underway to validate these Flow Rate Assumptions. The approved flow rate results will be included within the final SUP



-  Retention Area
-  Drainage Area
-  Retention Number
-  Flow Arrows

Ritz Carlton Retention			
Drainage Area	Volume Required	Retention Basin	Volume Provided
1	1.0100	R-1	1.0200
SubTotal	1.0100		1.0200
2	2.0900	R-2-1	1.0800
SubTotal	2.0900	R-2-2	1.0900
3	0.5700	R-3	1.0000
SubTotal	0.5700		1.0000
4	1.2400	R-4-1	0.8300
SubTotal	1.2400	R-4-2	0.6900
5	0.9200	R-5-1	1.6700
SubTotal	0.9200	R-5-2	0.5300
6	1.4000	R-6-1	0.8700
SubTotal	1.4000	R-6-2	1.0500
7	1.2200	R-7-1	0.7200
SubTotal	1.2200	R-7-2	0.6900
8	1.1100	R-8	1.2400
SubTotal	1.1100		1.2400
9	1.5000	R-9-1	0.7400
SubTotal	1.5000	R-9-2	0.9000
10	2.7100	R-10-1	1.6400
SubTotal	2.7100	R-10-2	2.0700
11	2.0100	R-11	2.7100
SubTotal	2.0100		2.7100
Total	15.7900	18 Basins	20.5400

Drainage Map

Ritz Carlton
Paradise Valley, ARIZONA

Coe & Van Loo Consultants, Inc.

4650 North 12th Street
Phoenix, Arizona 85014
www.cvl.com

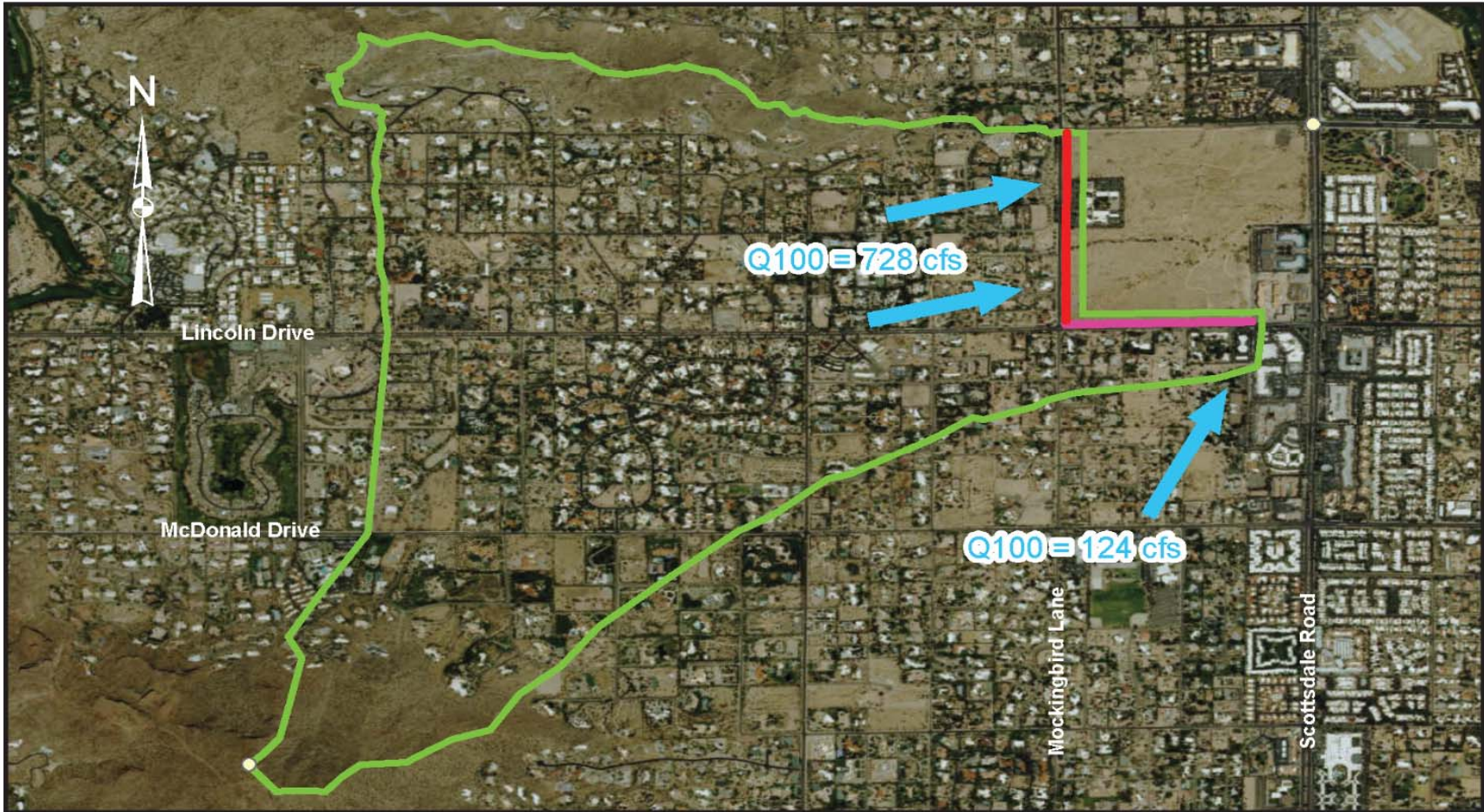
SHEET OF **XX**

DATE: 11/17/05
NO. 1: REVISION
2: REVISION
3: REVISION
4: REVISION

EP: SALS... 11/17/05
 11/17/05
 11/17/05
 11/17/05



DATE: 11/17/05



4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 TELEPHONE (602) 264-6831

RITZ CARLTON

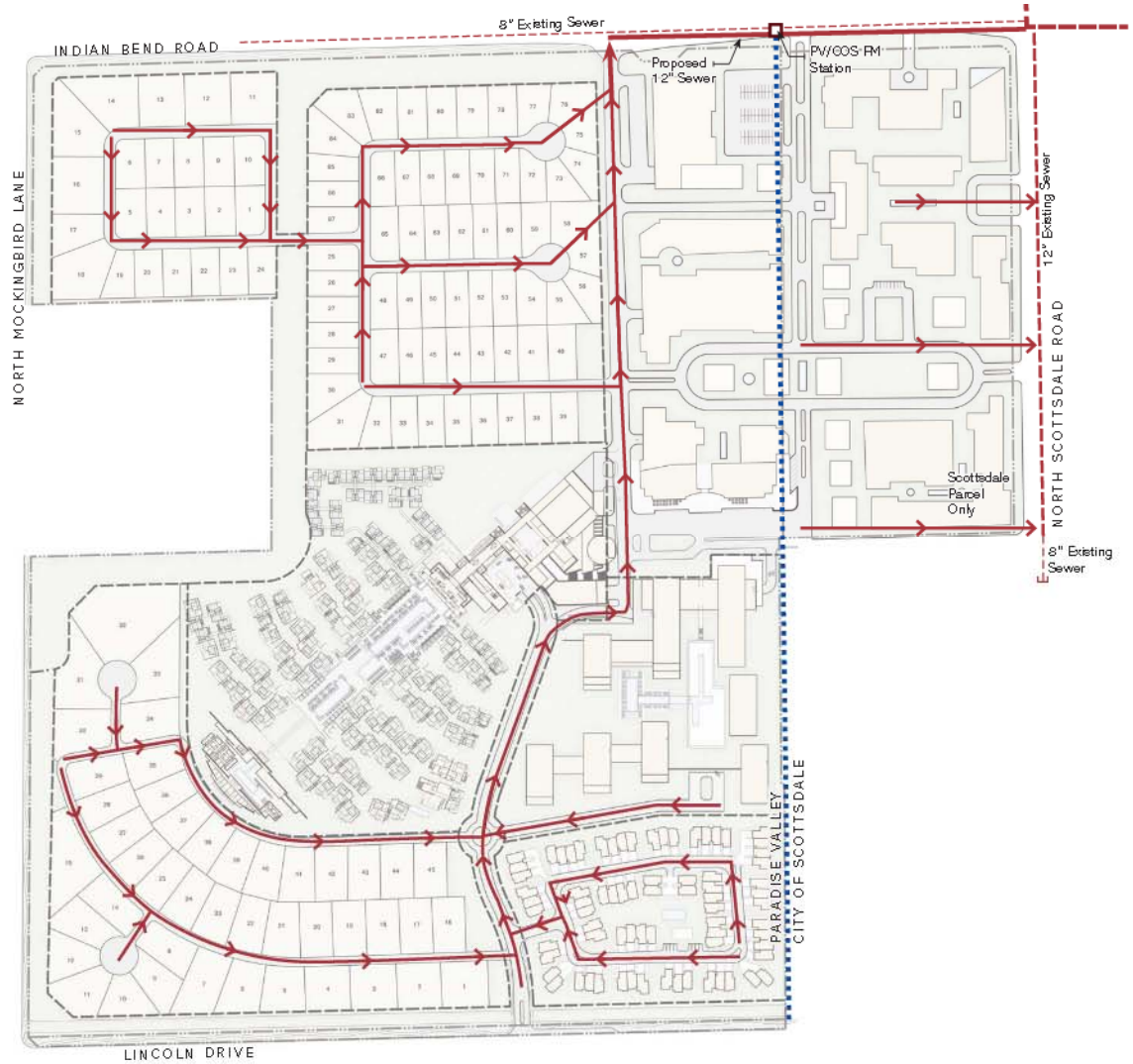
JOB NO.
 0268901

**XPSWMM - Flow Cross Sections
 and 100-yr Peak Flows**

Exhibit 3

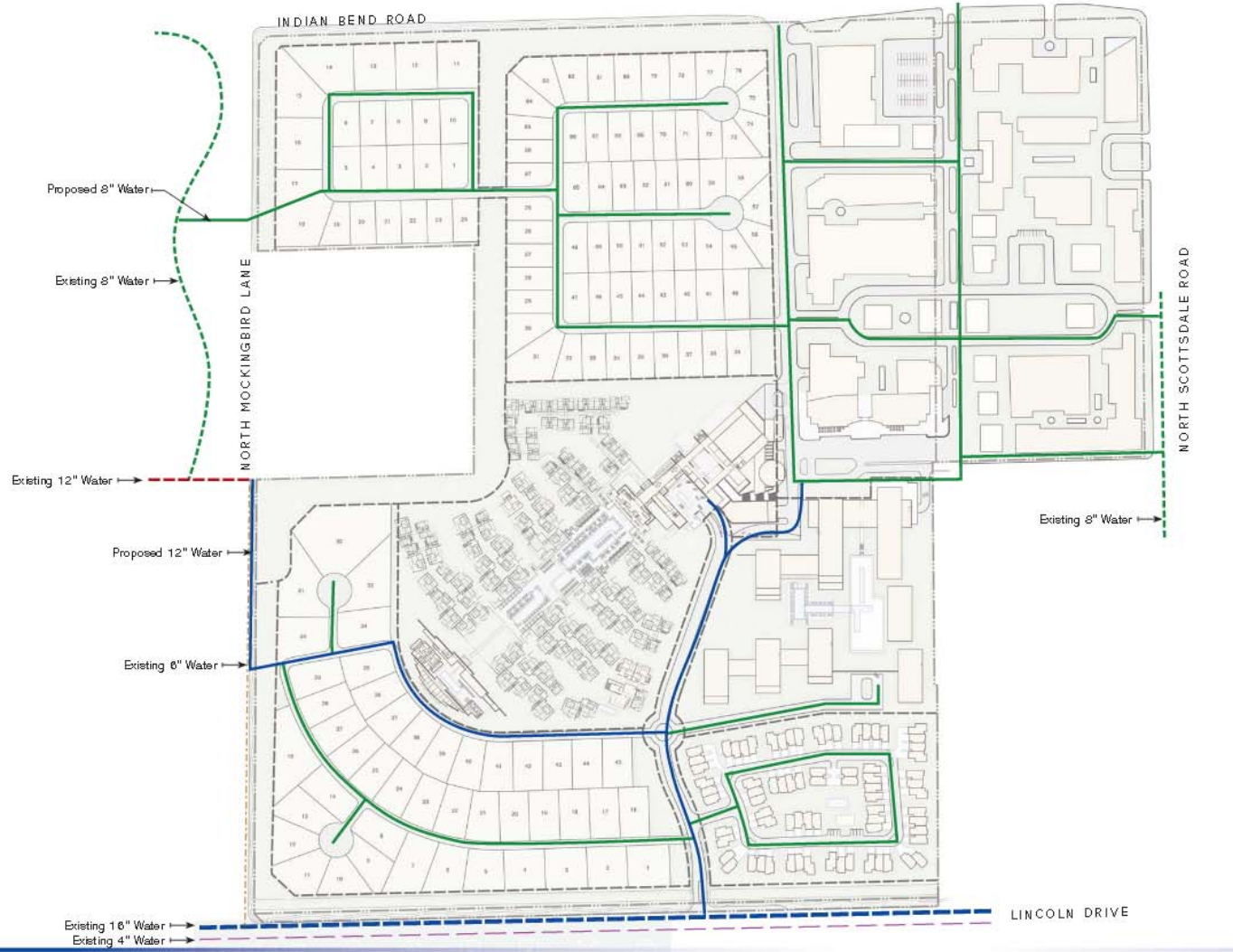
LEGEND

- - - - - 8" Existing Sewer
- - - - - 12" Existing Sewer
- - - - - 36" Existing Sewer
- 12" Proposed Sewer
- > 8" Proposed Sewer



LEGEND

- 16" Existing Water
- 12" Existing Water
- 8" Existing Water
- 6" Existing Water
- 4" Existing Water
- 12" Proposed Water
- 8" Proposed Water



Questions?



