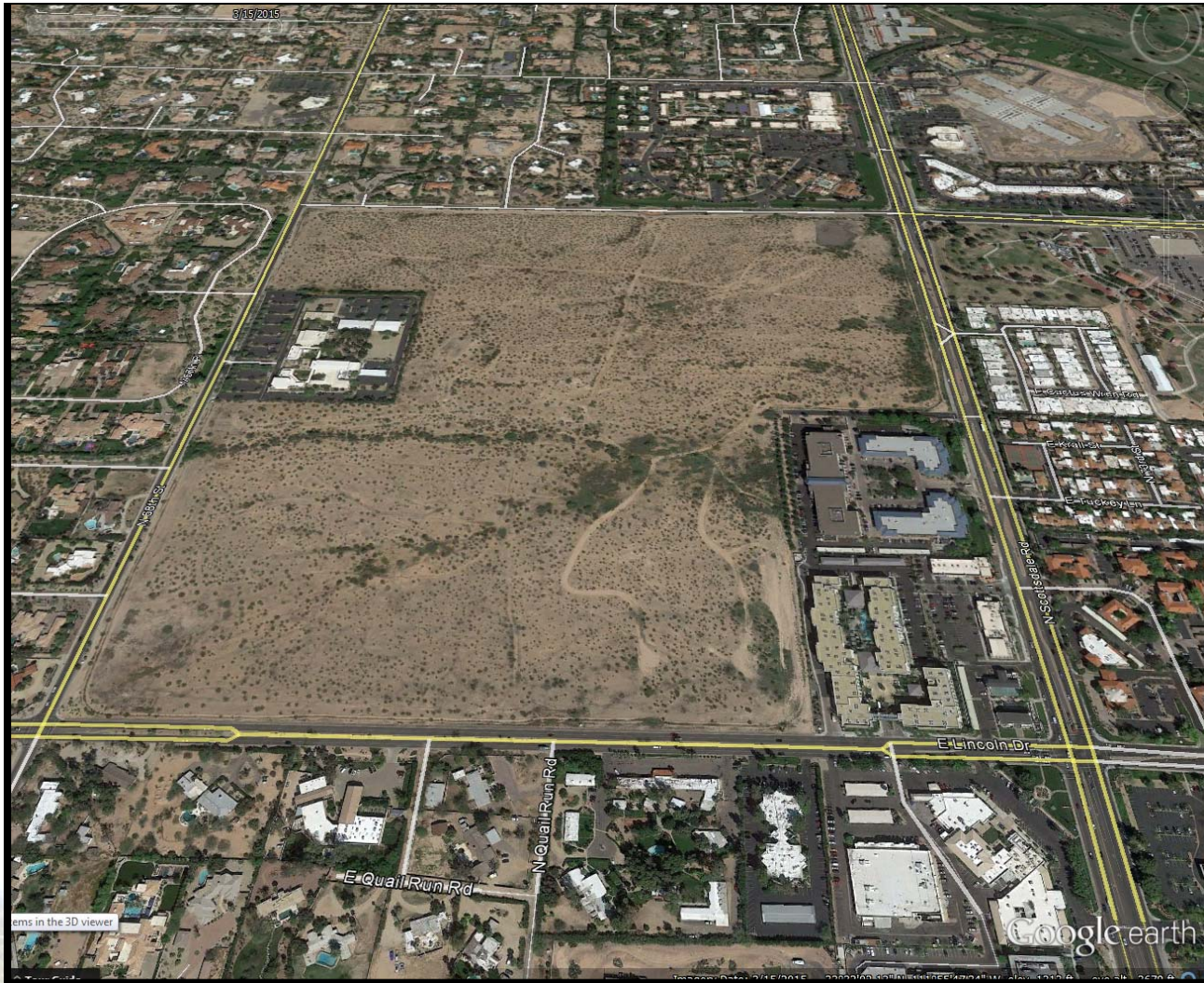


RITZ-CARLTON PARADISE VALLEY

**Town Council Study Session
November 19, 2015**



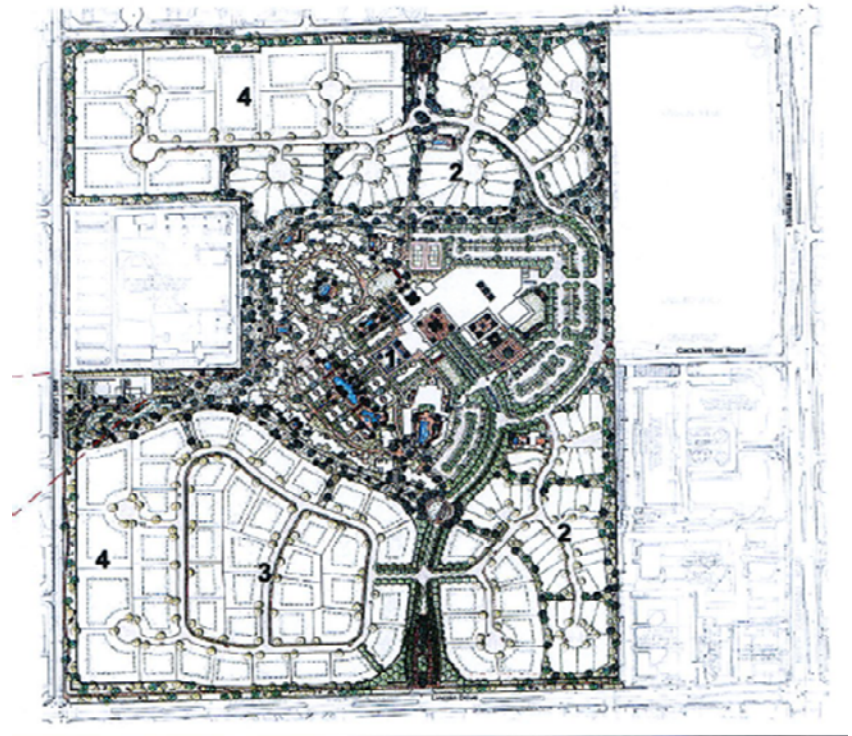


ems in the 3D viewer

Google Earth

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





**TOWN OF PARADISE VALLEY
2012 GENERAL PLAN**



General Plan 2012

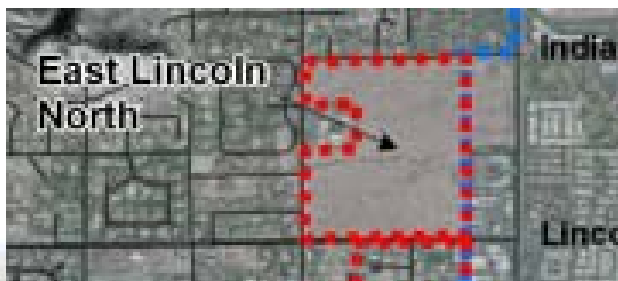
Land Use Map

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.



May 2015 SOD Plan



- Area A – 200 units, 48' height
- Area A1 – 80 resort villas
- Area B – 101 detached residential
- Area C – 59 resort branded detached residential
- Area D – 250 condos
- Area E – 200 residential units, grocery, & retail

Statement of Direction

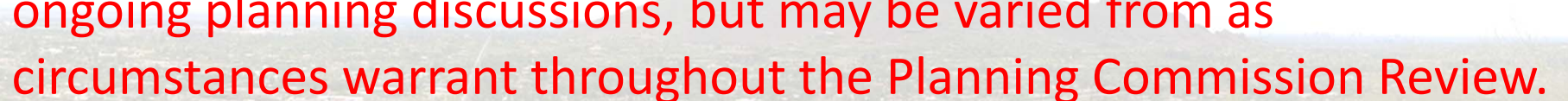
- Density
- Residential lot size (detached & attached)
- Heights
- Retail Use
- Setbacks/Open Space
- Traffic/Parking



The Planning Commission shall complete its review and hearing process in 120 calendar days from Town Council approval of the SOD (per Section 2-5-2.D.1 of the Town Code). There shall be an option to extend this timeframe, if necessary, with Town Council consent.

To the extent that the application changes substantially, the revised application shall be brought back to the Town Council and the SOD amended.

The Statement of Direction is created to brief the Planning Commission on areas of importance, provide general guidelines for ongoing planning discussions, but may be varied from as circumstances warrant throughout the Planning Commission Review.



Density (cont.)

- Recommend that all residential and retail density not exceed the 25% lot coverage Resort Guideline (per Area) and that it be measured by total lot coverage, not conditioned space and that overall density shall be reduced.
- Resort lot coverage (Areas “A” and “A1” combined) shall not exceed 30% and 700,000 square feet.

Commission's Plan



- Area A – 200 units, 48' 56' height (rooftop deck)
- Area A1 – 80 120 resort villas
- Area B – 101 66 detached residential
- Area C – 59 45 resort branded detached residential
- Area D – 250 74 condos townhomes
- Area E – 200 residential units, grocery, & retail-Deferred



2015 Proposed SUP Overview (Excluding Area E)

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Setbacks ⁽¹⁾	Nominal Dwelling Unit Size, sf	Total Residential Floor Area, sf ⁽²⁾	Total Resort Related Floor Area, sf ⁽²⁾	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage ⁽³⁾	Maximum Height, ft ⁽⁴⁾	
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces		A to B: 30'			352,000	234,000	29.7%	56'	
			200 Hotel Rooms		A to C: 30'						24'	
A1	Resort Villas - Food & Beverage	11.1	120 Resort Villas		A1 to D: 30'			348,000	149,000	30.8%	36'	
								21,000			24'	
Subtotals - A & A1		29.2						721,000	383,000	30.1%		
B	Resort Related Detached Single Family	31.3	80	10,000 sf min	Front: 20'/25'/35'	3,200	440,000		336,640	24.7%	24'	
					11,173 sf avg	Side: 10'						
					20,266 sf max	Rear: 20'/35'						
						Min Width: 65'						
C	Ritz-Carlton Detached Single Family	22.5	45	12,000 sf min	Front: 20'/25'/35'	4,000	295,313		236,250	24.1%	24'	
					16,192 sf avg	Side: 10'						
					24,326 sf max	Rear: 20'/35'						
						Min Width: 70'						
D	Resort Related Attached Residences	8.8	74		Front: 10'	2,000	209,700		97,450	25.3%	24' & 36' ⁽⁵⁾	
					Side: 0'							
					Rear: 10'							
E	Resort Related Mixed-Use (Deferred)											
Subtotals - B, C & D		62.6					945,013	0	670,340	24.6%		
Total all parcels		91.8					945,013	721,000	1,053,340	26.3%		

Total Development Floor Area

Residential	945,013
Resort Related	721,000
Total Proposed	1,666,013 sf
25% (at 2 stories) SUP Guidelines	2,000,275 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 of St. Barnabas Church:	10'

Single Family Dwelling Units per Acre

Parcel B	80 du
Parcel C	45 du
Total	125 du

Net Acres	53.8 ac ⁽⁶⁾	2.3 du/ac
Gross Acres	54.5 ac ⁽⁷⁾	2.3 du/ac
Improved Acres	56.5 ac ⁽⁸⁾	2.2 du/ac

Notes:

- ⁽¹⁾ Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current lot coverage figures are an approximation. In accordance with the Town Council's Statement of Direction dated June 11, 2015, lot coverage in Area B and Area C will be permitted up to, but shall not exceed, a maximum of 25%.
- ⁽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 5-7.
- ⁽³⁾ Residential Setbacks adjust as follows: Front Setback: 20' ground floor, 25' second story, 35' to the front facing garage. Rear Setback: 20' ground floor, 35' second story. Side yard: Sum of side yard setbacks equals min. 10', zero lot line allowed at all interior lots. All perimeter lots (backing to Lincoln, Mockingbird or Indian Bend) will have side yard setbacks of 10' each side.

⁽⁴⁾ Gross area including at-grade garages, patios, trellises, overhangs but excluding 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.

⁽⁶⁾ Post-dedication acreage

⁽⁷⁾ Pre-dedication acreage

⁽⁸⁾ Improved Acres include landscaped right-of-way in addition to the perimeter Area Setbacks



Resort (Area A)

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



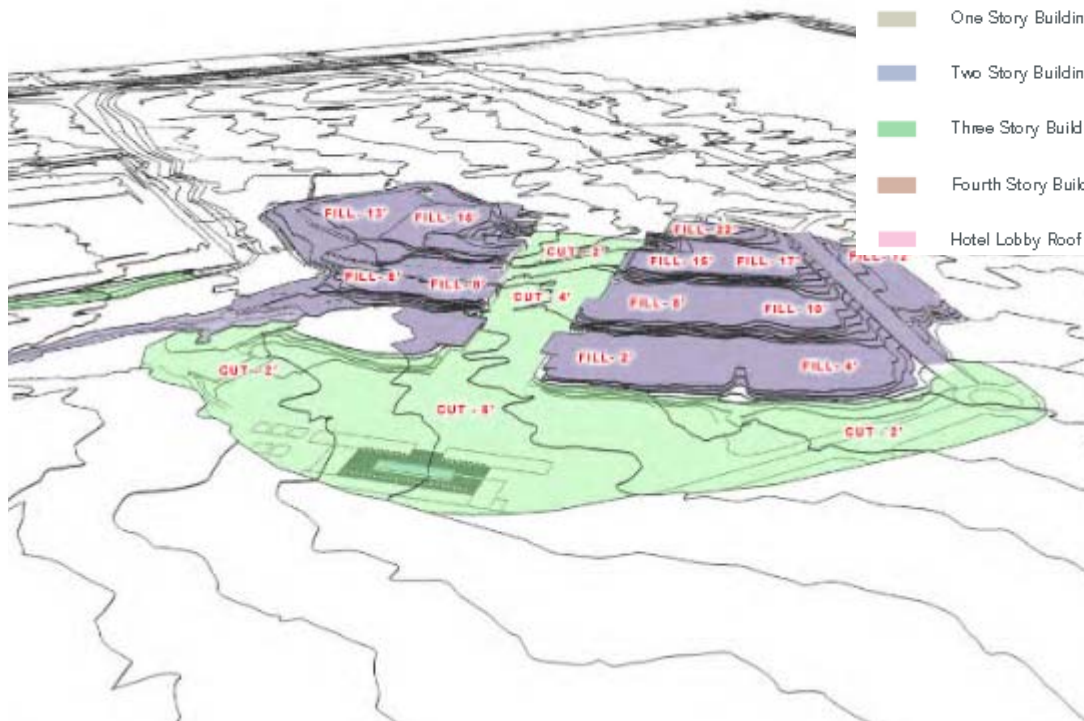
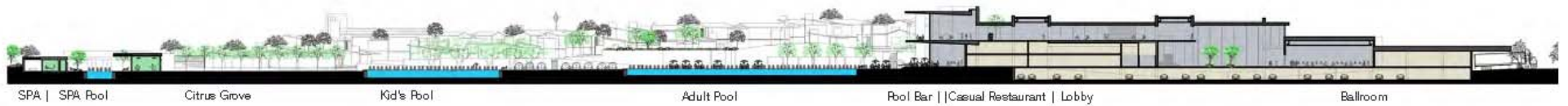


Lobby Height

- Recommend that Commission allow such lobby heights to capture the unique mountain views but fully explore the impacts of the proposed height including what is visible off-site and if current views of the Mc Dowell Mountains will be obstructed (as viewed from the adjoining public RsOW). The overall mass of the building shall be reviewed to make sure it is of appropriate scale. A 3-D graphic shall be required. An elevation shall be shown from a benchmark near the intersection of Lincoln Dr. and Mockingbird Lane.

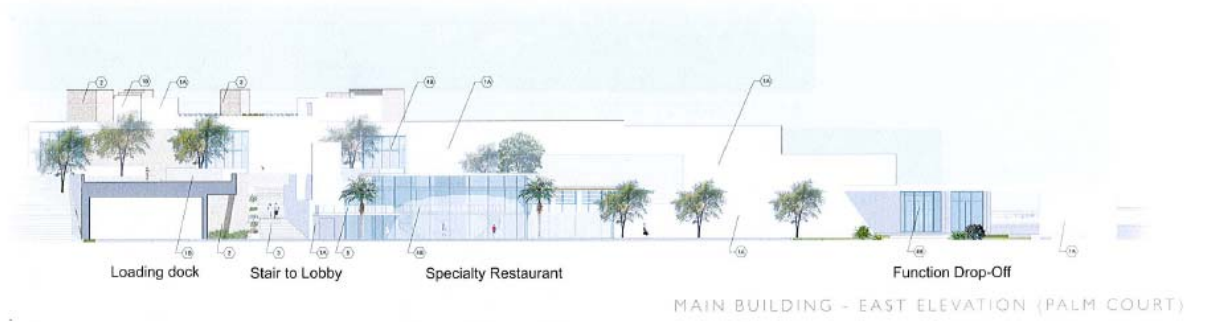
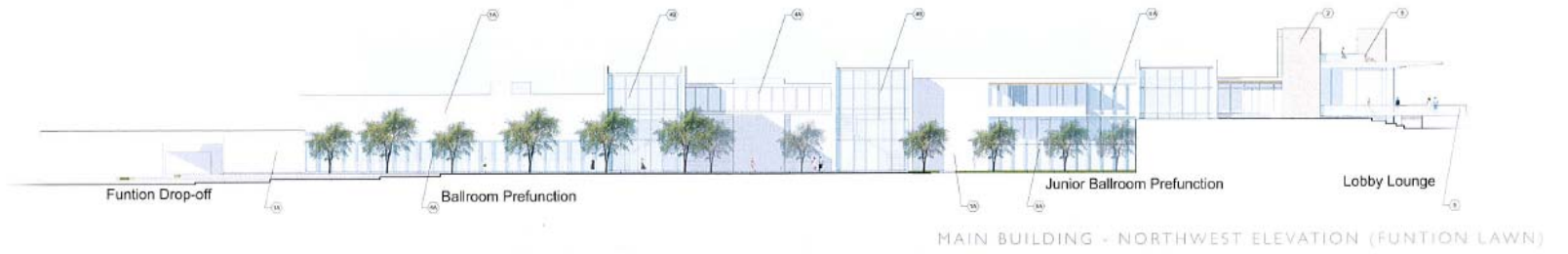


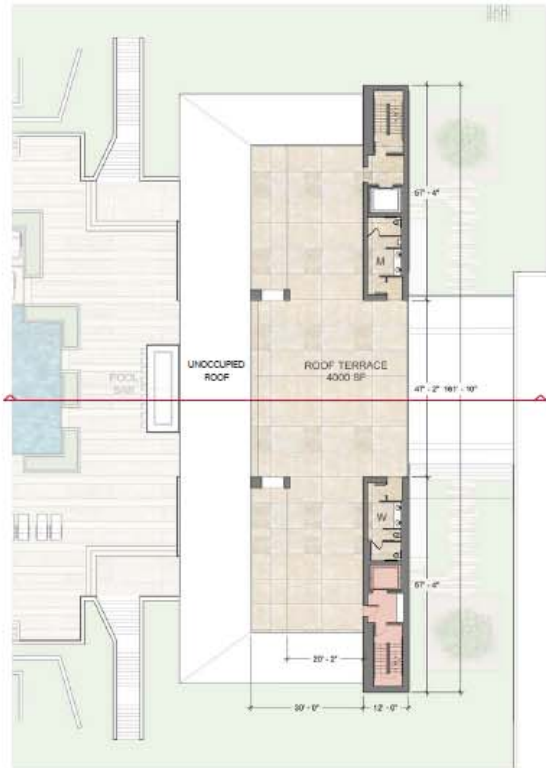
Resort Elevation



- One Story Building: 14' - 16' above finish grade
- Two Story Building: 20' - 24' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Fourth Story Building: 48' above finish grade
- Hotel Lobby Roof Venue: 56' above finish grade







ROOF TERRACE - LEVEL 04



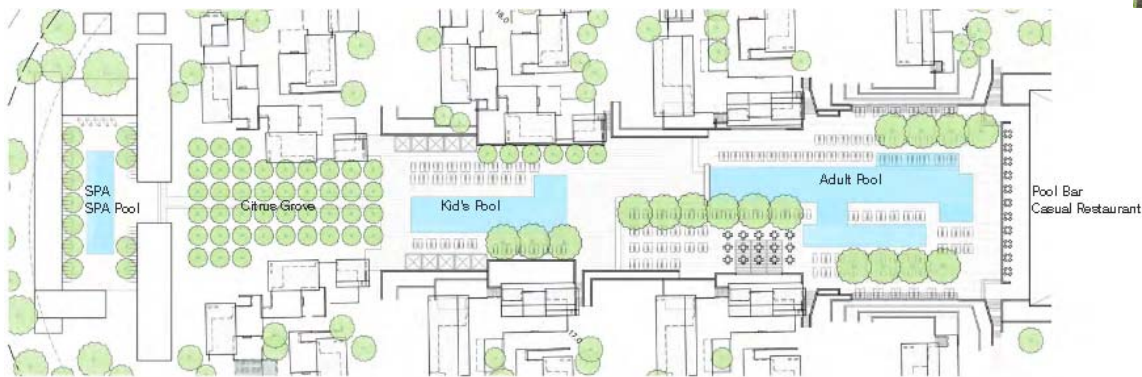
GUESTROOM CASITAS

The casitas are one and two story buildings which are grouped into three tiers that step down the hill toward Camelback Mountain. This creates spectacular views from the guestrooms. The zones between the tiers are landscaped open space which will provide a private outdoor area for each unit. The hotel has a higher than normal quantity of suites, many of which connect to typical guestrooms to provide compounds for families with connected entry courtyards. Additional amenities will vary but could include outdoor showers, plunge pools and a private outdoor fire pit.

Casita building heights will be a mix of mostly one and two stories – which will provide a variety of rooflines and massing to give the casitas a village like ambiance.

Walkways will meander through shaded landscaped courtyards and narrow passages like a small village. Lush gardens, outdoor communal fire settings enliven the walk to each unit. Each suite will have an entry courtyard which is an intimate private space that the living and bedrooms open up to. The sense of discovery in the wandering pathways will offer the guest a special opportunity to enjoy all the resort has to offer.





PLAN - OASIS POOL AREA



POOL VIEW TOWARD LOBBY





SPECIALTY RESTAURANT - LEVEL 02



SPECIALTY RESTAURANT - LEVEL 01

SPECIALTY RESTAURANT

The Specialty Restaurant is located so that it fronts the Palm Court, serving both the Ritz-Carlton Hotel and the Palmerie Shopping District. The form and the massing of the restaurant make it the focal point of the main entry drive from Scottsdale Boulevard.

The restaurant is two levels. The Plaza level includes:

Bar	800 sf
Lower Level Dining (110 seats)	3,100 sf
Kitchen	2,000 sf
Sidewalk seating (20 seats)	600 sf

The upper level includes:

Private Dining (25 seats)	850 sf
Indoor Seating (134 seats)	3,750 sf
Outdoor Terrace Seating (40 seats)	1,200 sf

Total:

Indoor Seating + Bar	8,300 sf
Kitchen	2,000 sf
Outdoor Dining	1,800 sf

Note: All area sizes are approximate and are subject to modification within the limits of the Total Floor Area identified on Page D-3.





1A



1B



2



3



4B



2



KEYNOTES

- 1A STUCCO A
SMOOTH, LIGHT BEIGE COLOR, SMOOTH & TUCCO
LIGHT TUCCO
- 1B STUCCO B
SMOOTH, LIGHT BEIGE COLOR, SMOOTH & TUCCO
TAN
- 2 STONE
SANDY HONED LIMESTONE
- 3 STONE PAVERS
- 4A GLAZING WITH DEEP MULLION CAPS
- 4B GLAZING WITH GLASS FINIS
- 5 GLASS RAILING

Resort Villas (Area A1)

120 units

Privately owned

May be placed in rental pool

36' max height

348,000 sf and 21,000 sf food & bev

30.8% lot coverage

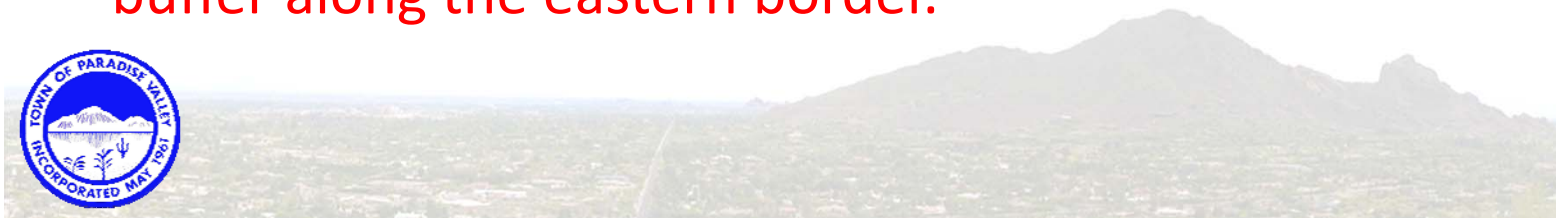


One Story Building	10' - 10' above finish grade
Two Story Building	20' - 20' above finish grade
Three Story Building	30' - 30' above finish grade
Hotel Lobby and View	50' above finish grade



Residential lot size (attached)

- Attached residential product as proposed is disfavored and alternate uses for Area D shall be explored.
- With the exception of the resort lobby, it is recommended that all four-story/48' tall elements be eliminated and three-story/36' maximum height be considered for principal structures only, and as a buffer along the eastern border.





AERIAL VIEW TOWARD NORTHWEST



AERIAL VIEW TOWARD NORTHEAST



AERIAL VIEW TOWARD LINCOLN DRIVE - From Palm Court

RITZ-CARLTON RESIDENTIAL VILLAS

Adjacent to the Hotel, the branded Ritz-Carlton Residential Villas will offer whole ownership luxury attached residences. There will be 120 residential units within the two and three story buildings and the single four story building. In addition to the hotel staff, the property will have staff dedicated to serving only the guests of the Villas.

The architecture of the Residential Villas follows the general direction of the Ritz-Carlton Hotel with simple forms and natural materials. Each unit is oriented toward the views of Camelback and Mummy Mountains, and will have expansive outdoor patios, expansive balconies and plunge pools. The units will have high open ceilings with expansive windows overlooking the views. Deep overhangs and sun shades will add to the interest of the exterior facades.

The building massing steps back from Lincoln Drive and off the resort entry drive. This will create expansive balconies for each unit as well as break down the building massing.

In addition to having access to the Hotel amenities and services, the Residential Villas will have additional Ritz-Carlton managed amenities and services, the Residential Villas will have additional Ritz-Carlton managed amenities that include a separate resort style swimming pool, lobby, concierge and underground valet parking where semi-private elevators take residents and hotel guests directly to their villa. Residential Villa guests will check-in and use the valet services at the Hotel. Residential Villa owners will have the option to self-park in either of their two designated parking spaces located adjacent to the semi-private elevator access from the garage level to their villa.



Detached Residential Areas B & C



Residential lot size (detached)

Recommend that all detached residential product in Areas B and C:

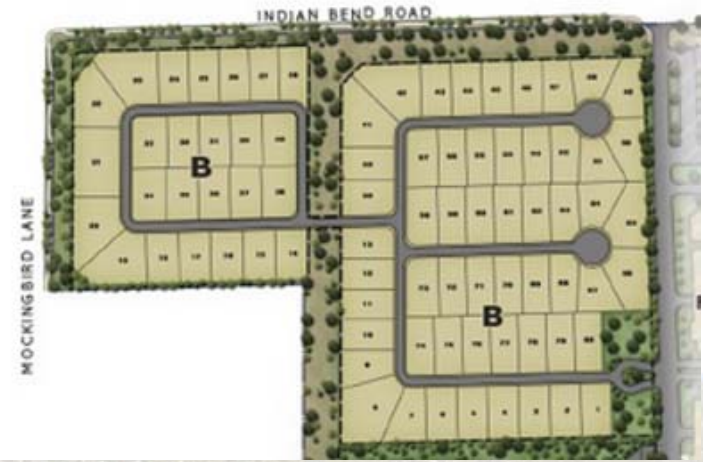
- Have an average of two dwelling units per acre, and
- Progress from larger lots on the north, south, and west perimeters to more dense lots in the center and eastern perimeter.
- Detached residential product shall be a mix of 1 and 2 story.
- Setbacks shall be proposed in a Land density table for all lot types



Resort Residential (Area B)

- 66/**80** lots
- Detached, single family
- 10,000 sf min. lot size
- 2.09/**2.55** dwelling units per acre
- 24.7% lot coverage
- 4000/**3,200** sf dwelling
- 24' height
- OSC will be met

Front: 20'/25'/35'
Side: 10' total
Rear: 20'/35'



Ritz-Carlton Residential Lots (Area C)

- 45 lots
- Detached, single family
- 12,000 sf min. lot size
- 2 dwelling units per acre
- 24.1% lot coverage max.
- 4,000 sf dwelling
- 24' height
- OSC will be met

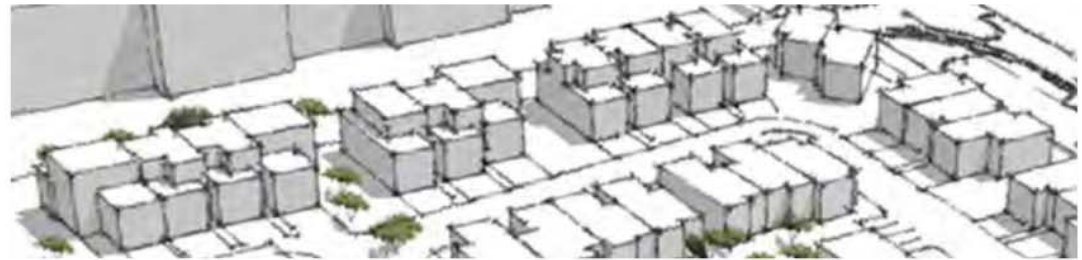


Ritz-Carlton Resort Related Mixed Use (Area D)

- Attached Residences
 - 74 units
 - 2,000 sf dwelling
 - 24' & 36' height (2 & 3 story)
 - 25.3% lot coverage
 - 10' front & rear setbacks



- 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

Existing Apartment Building



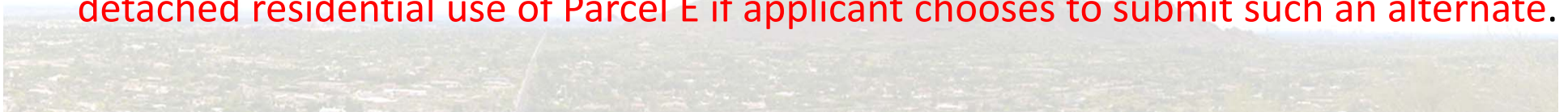
Retail (cont.)

- Parcel E shall be evaluated in conjunction with the plans for the Scottsdale Parcel to the east. The applicant shall submit equivalent plans to those submitted for Parcel E prior to the reviews directed below. It is the intent that Parcel E serve as a transition from less intense residential use on the west to more intense mixed use on the east.
- Recommend the Town Council direct Mayor and staff to negotiate agreements with their counterparts in Scottsdale addressing heights, densities, setbacks, uses, traffic, parking, drainage, and revenue sharing should Area E be de-annexed from the proposed submittal.



Retail (cont.)

- Recommend the Paradise Valley Planning Commission evaluate the mixed use submittal with the following conditions:
 1. No 4-story/48' height permitted;
 2. Retail must be viable. Staff and commission may request applicant provide a market study addressing the feasibility of the type and amount of retail proposed including the viability of retail located on an interior site. Planning Commission may use a third-party expert to assist in the evaluation of said viability.
 3. Retail must be resort related
 4. Residential must be resort related.
- Recommend the Planning Commission also evaluate the possibility of an all detached residential use of Parcel E if applicant chooses to submit such an alternate.



Area E

- Town review of Area E is deferred. Detailed review and approval of Area E by the Town will be required at a later date, through the intermediate amendment process.
- The applicant proposes hotel, residential, resort-related retail, and/or resort-related health services



Additional Review Items

- Landscaping plan will need more detail. Commission shall focus their review on the exterior landscaping along the Rights of Way.



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 to Area D along Lincoln Dr.

VIEWS ALONG LINCOLN



#1



#2



#3



#4

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

Additional Review Items

- Monument sign placement and size parameters shall be established.



Additional Review Items

- Wall master plan must be examined. A meandering alternative shall be explored for the perimeter.



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 (8" Wall + 2" Berm)
- 6" Solid
- 6" View
- Wall Jog Locations
- Primary Resort Entry Monument
- Town Entry Monument
- Resort Branding Sign
- Guardhouse
Manned Access control point. Not to exceed 16' in height, 250sq' 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. **Adjacent residential lots may need modification or deleted to accommodate required turn around and emergency access.** not to exceed 8' in height.





WALL ELEVATION




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



Perimeter Setbacks/Open Space (cont.)

- Recommend that the SUP Guideline landscape area and buffer be provided. A minimum 50' wide landscaped area shall be provided along Lincoln Drive and Mockingbird Roads and a minimum of 30' wide landscape area shall be provided along Indian Bend Road. An additional landscape buffer shall be provided at the corner of Lincoln Drive and Mockingbird Lane, as well as at the main entrance to the Resort and at the gateway to the Town.
- An Open Space Element shall be provided by the applicant. It shall address both private and public open spaces, passive and active recreation, and undeveloped/natural areas. The Resort Guideline for open space is 40%. The Commission shall review this element and also consider landscape buffering as a transition from the large scale development along the eastern border with the City of Scottsdale.

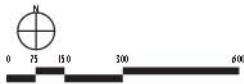


	Open Space (Public)		
	Open Space (Private)		
	Total Open Space	66.08 ac	(71%)
	Roads & Building Structures	26.52 ac	(29%)
	Total	92.60 acres	



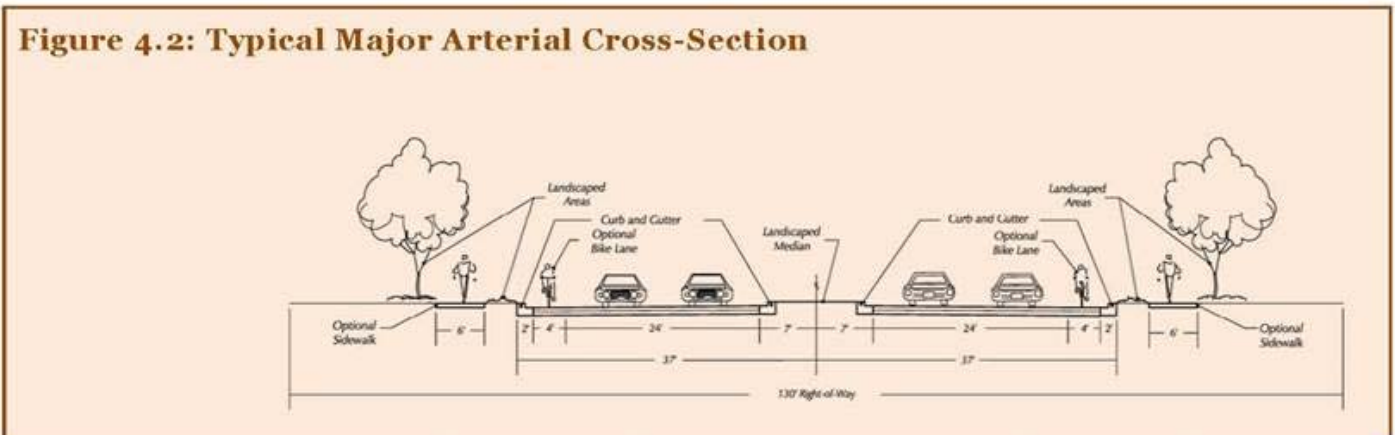
LEGEND

- Major Arterial
- Minor Arterial
- Collector
- Minor/Internal Collector
- Local



Rights-of-Way/Traffic/Parking (cont.)

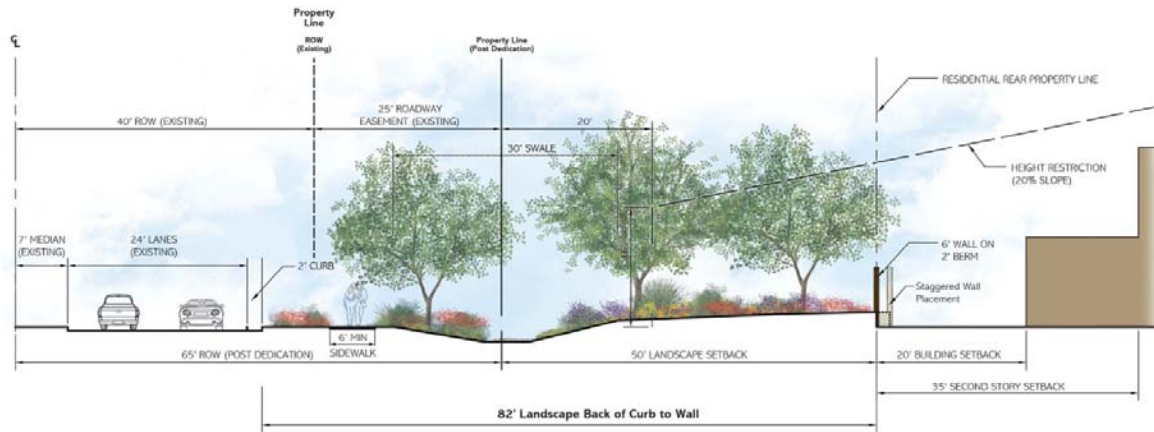
- Lincoln Drive shall be viewed as a “Visually Significant Corridor” in accordance with the General Plan standards and a cross section with a typical landscape treatment shall be reviewed.
- Lincoln Drive is also a Gateway to the Town and special design consideration should be reviewed to reflect this entrance to the Town.



Rights-of-Way/Traffic/Parking (cont.)

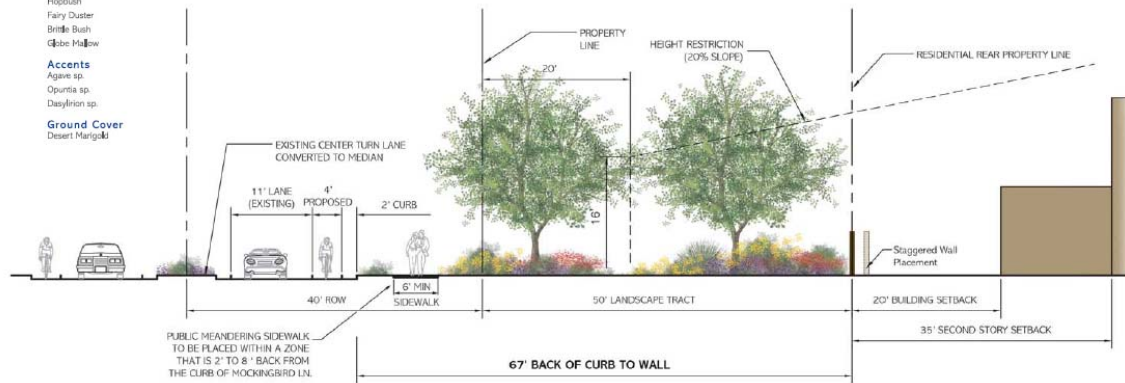
- Recommend that 25' of Right of Way (ROW) dedication be required along Lincoln Drive. This differs from the 2008 SUP that allowed for a roadway easement. The 2012 General Plan has now categorized Lincoln Drive as a Visually Significant Corridor and dedication is requested to allow for development of Lincoln Drive as a Visually Significant Corridor and as a Gateway to the Town. The applicant shall identify setbacks from the post-dedication property line.

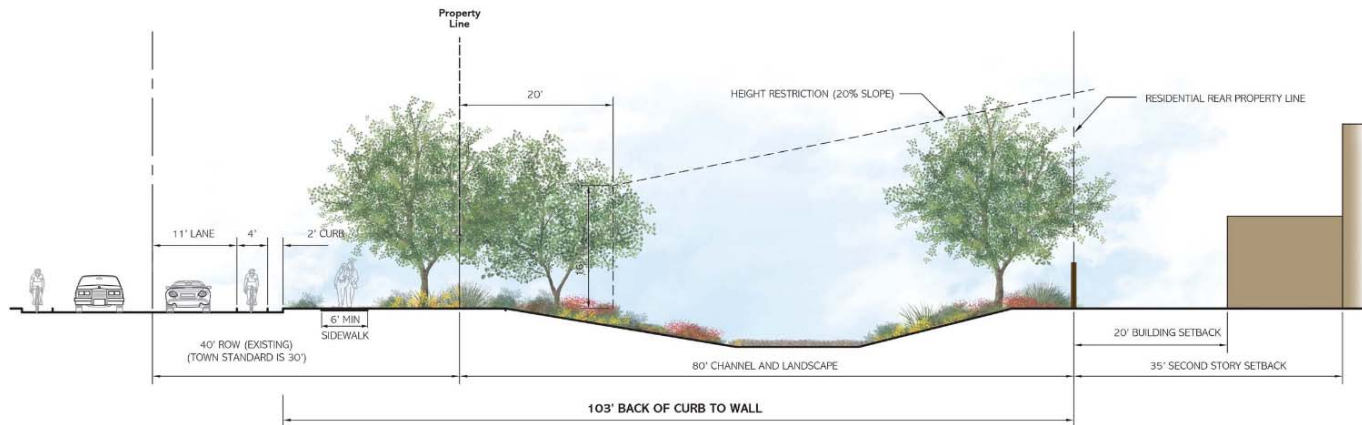
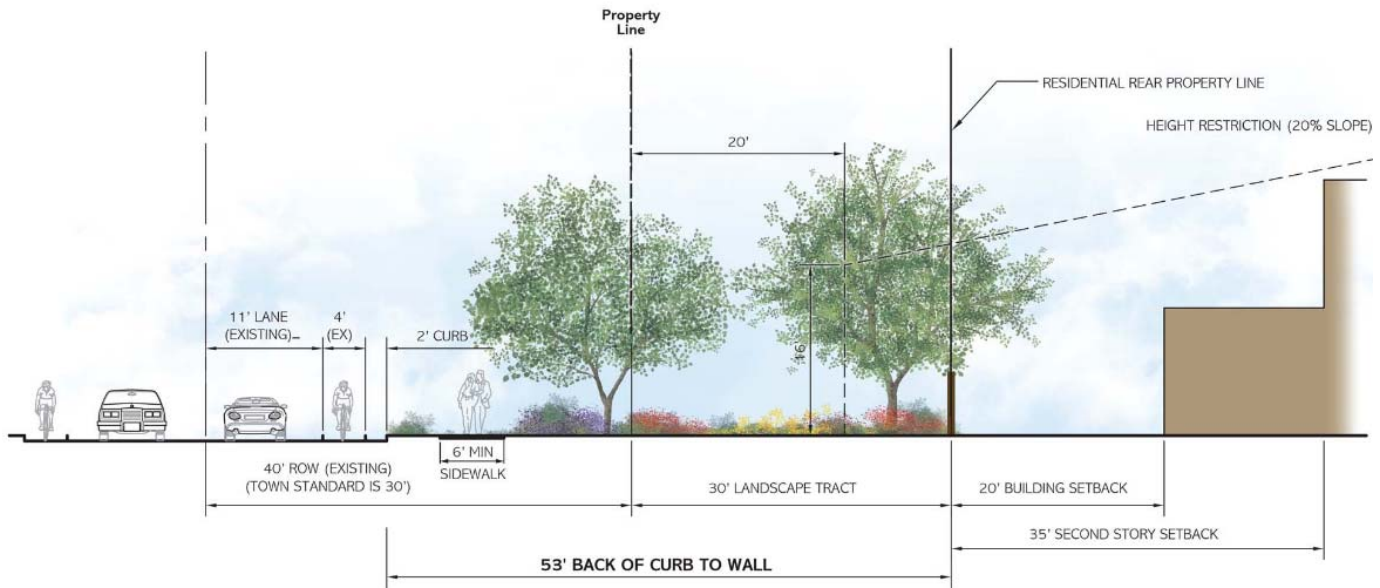


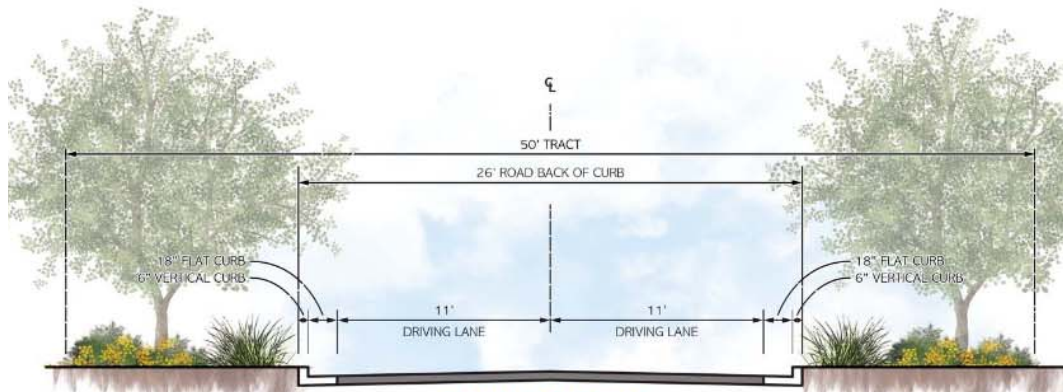


TRANSITIONAL DESERT PLANT PALETTE

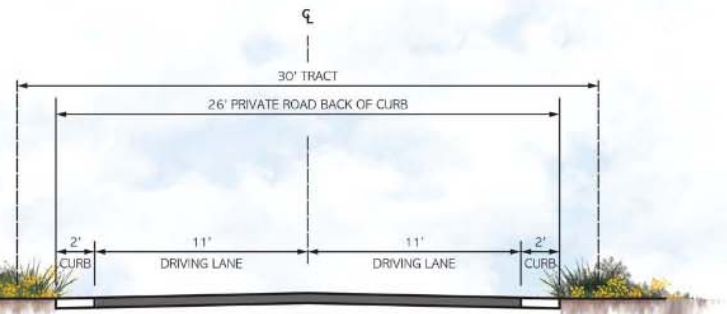
- Trees**
 - Foothill Palo Verde
 - Desert Willow
 - Ironwood
- Shrubs**
 - Hopbush
 - Fairy Duster
 - Bottle Bush
 - Queen Mallow
- Accents**
 - Agave sp.
 - Opuntia sp.
 - Dasylirion sp.
- Ground Cover**
 - Desert Marigold



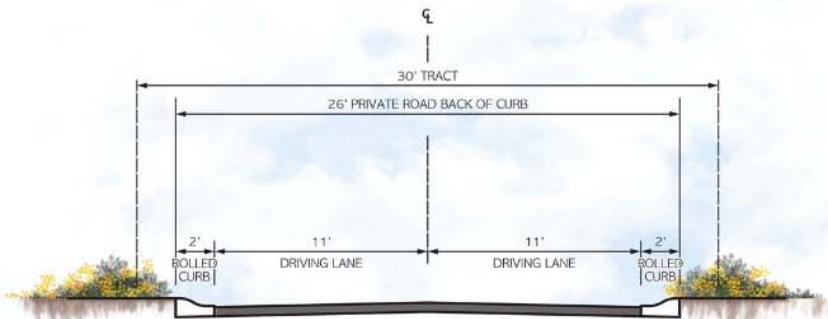




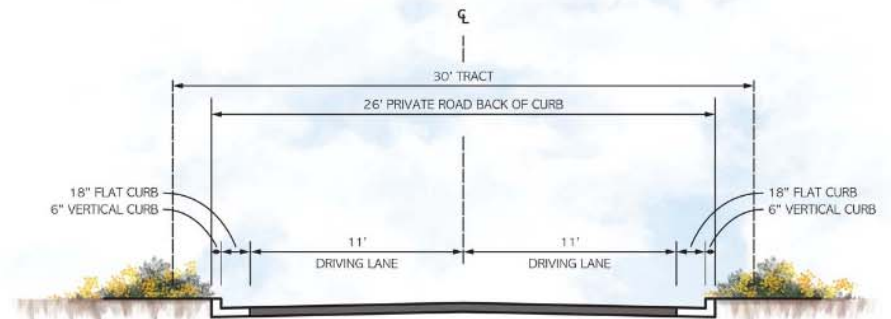
RESORT ENTRY DRIVE
 (Northbound from Lincoln)
 (Southbound from Indian Bend)



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)

Additional Review Items (cont)

- Any necessary upgrades for potable water supply shall be explored.
- Pedestrian and non-vehicular circulation shall be reviewed.

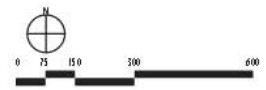
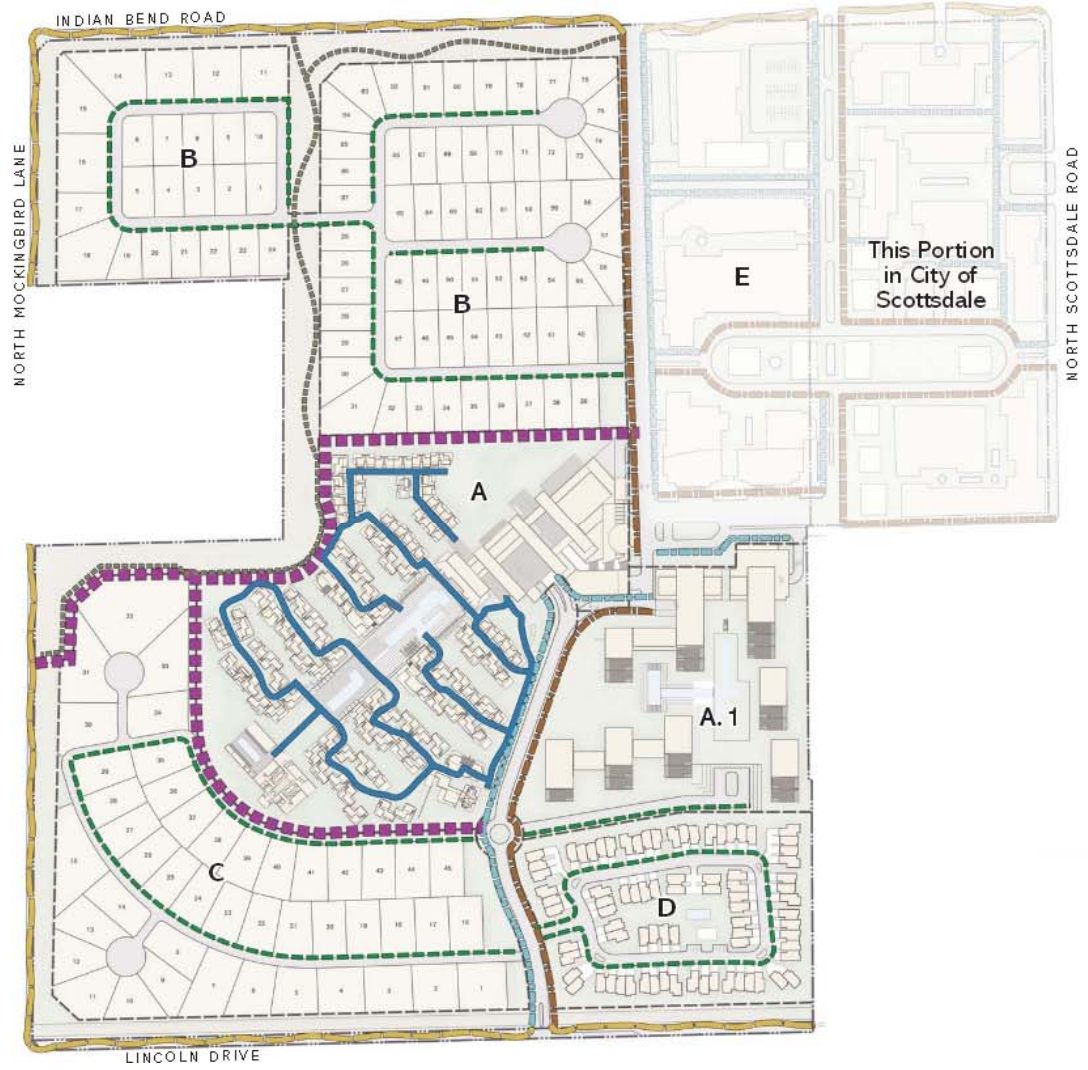


LEGEND

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

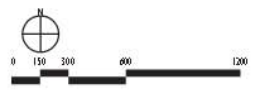
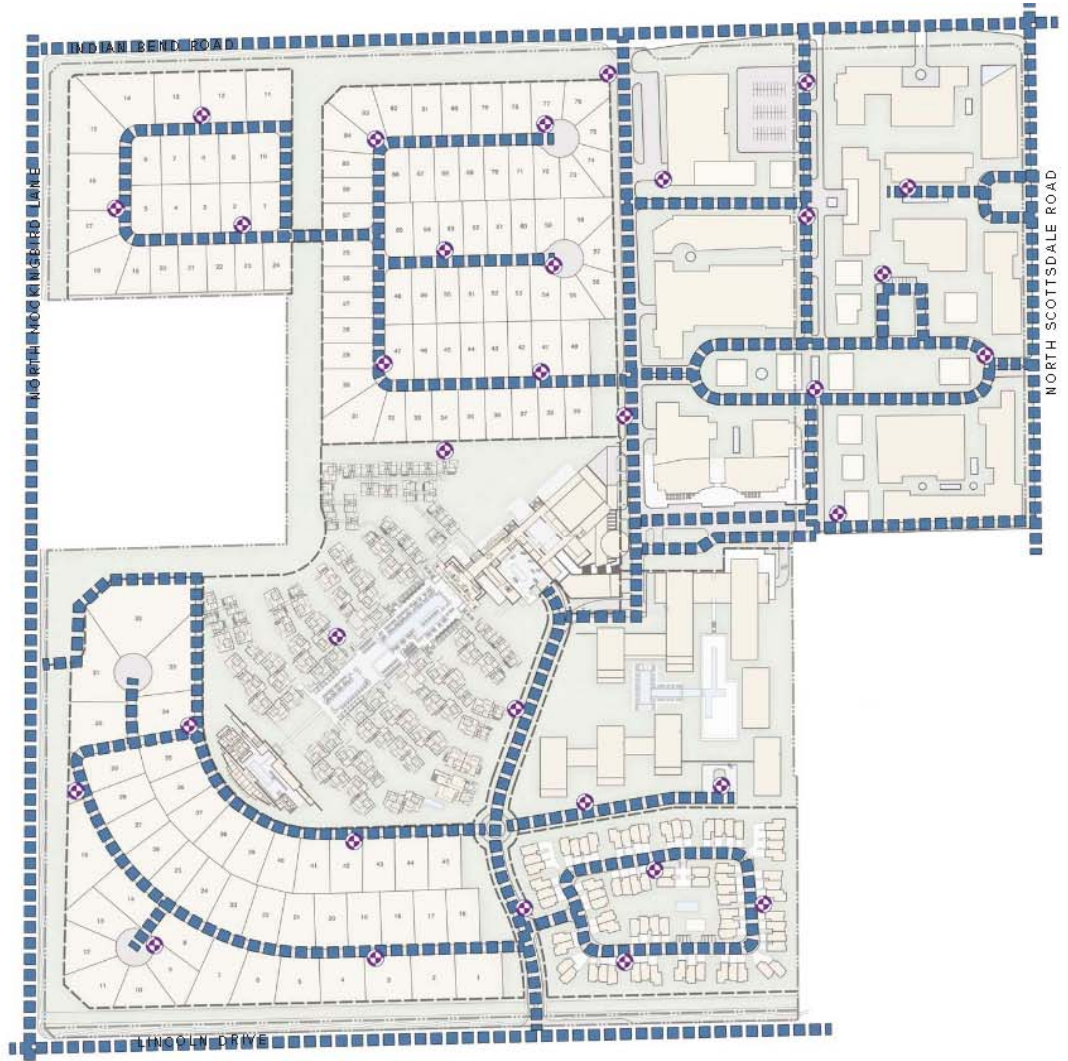


Example of Box Culvert Bridge.
Wash Crossing In Parcel B to be Similar In Design.



LEGEND

- Fire Access
- Fire Hydrants



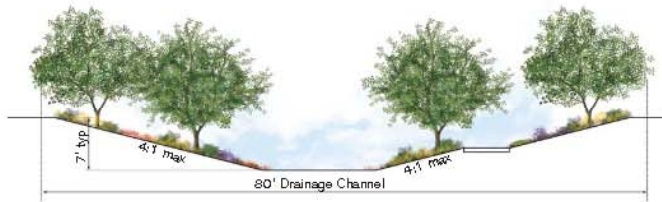
Additional Review Items (cont)

- Recommend that the Commission utilize a Town hired third-party engineer to review the grading and drainage study prepared by the applicant with emphasis on the necessary retention requirements and the proposed rerouting of the natural wash. A detailed grading and drainage plan for the site will need to be provided that is in conformance with the most current version of the Town of Paradise Valley Storm Drain Design Manual – Subdivision Drainage Design at time of permit submittal.

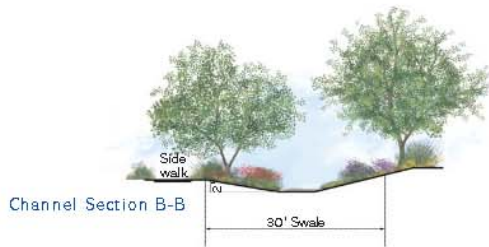


LEGEND

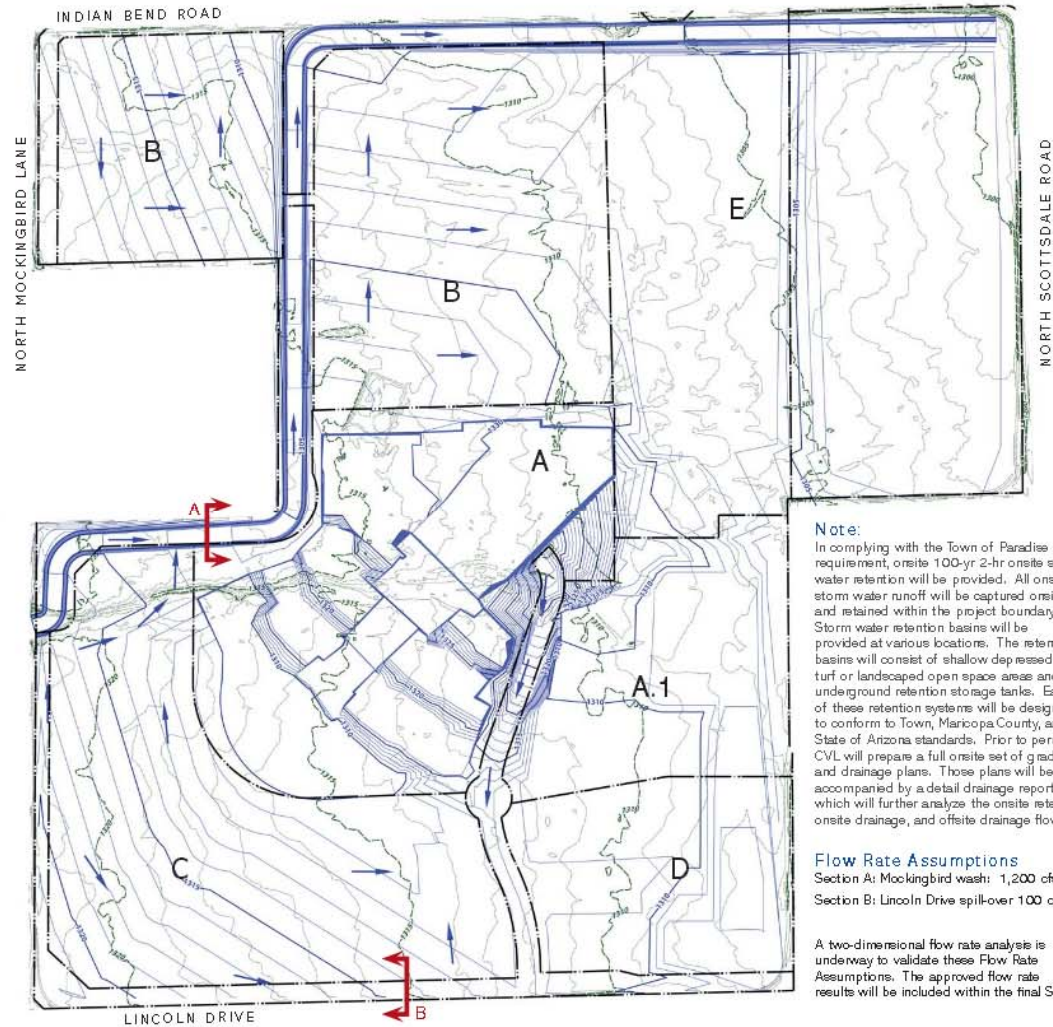
- Existing Major Topo Line
- Existing Minor Topo Line
- Proposed Major Topo Line
- Proposed Minor Topo Line
- Flow Direction



Channel Section A-A



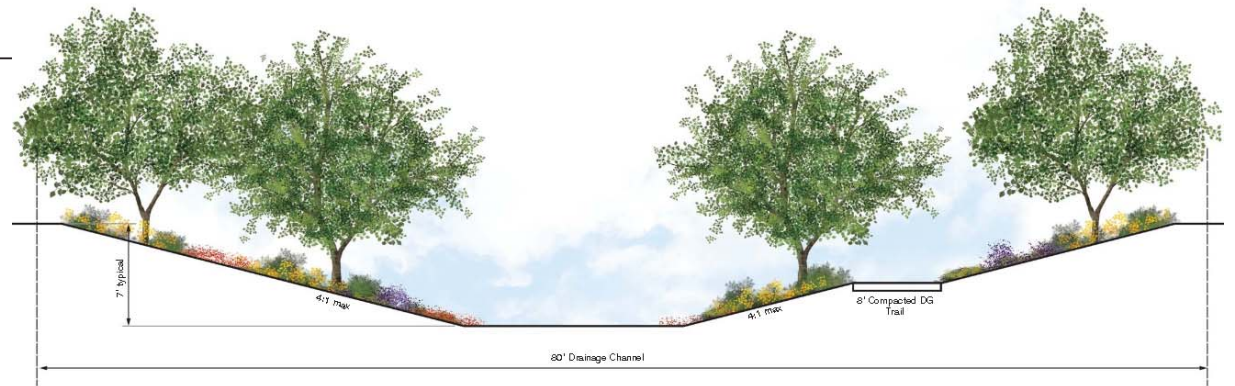
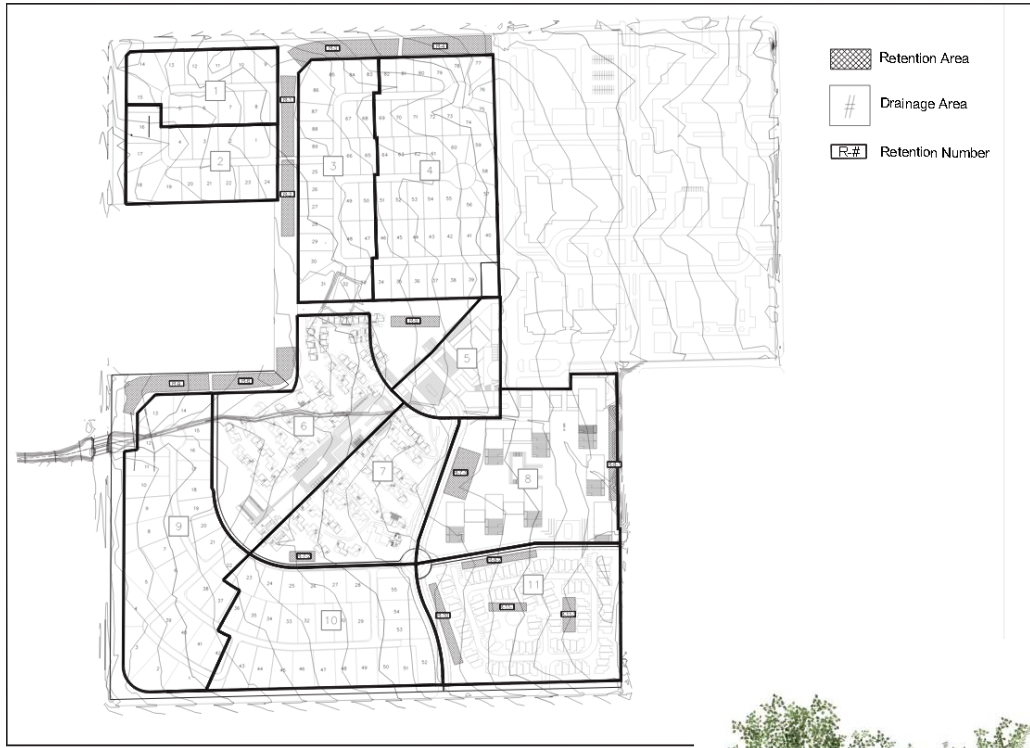
Channel Section B-B



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.

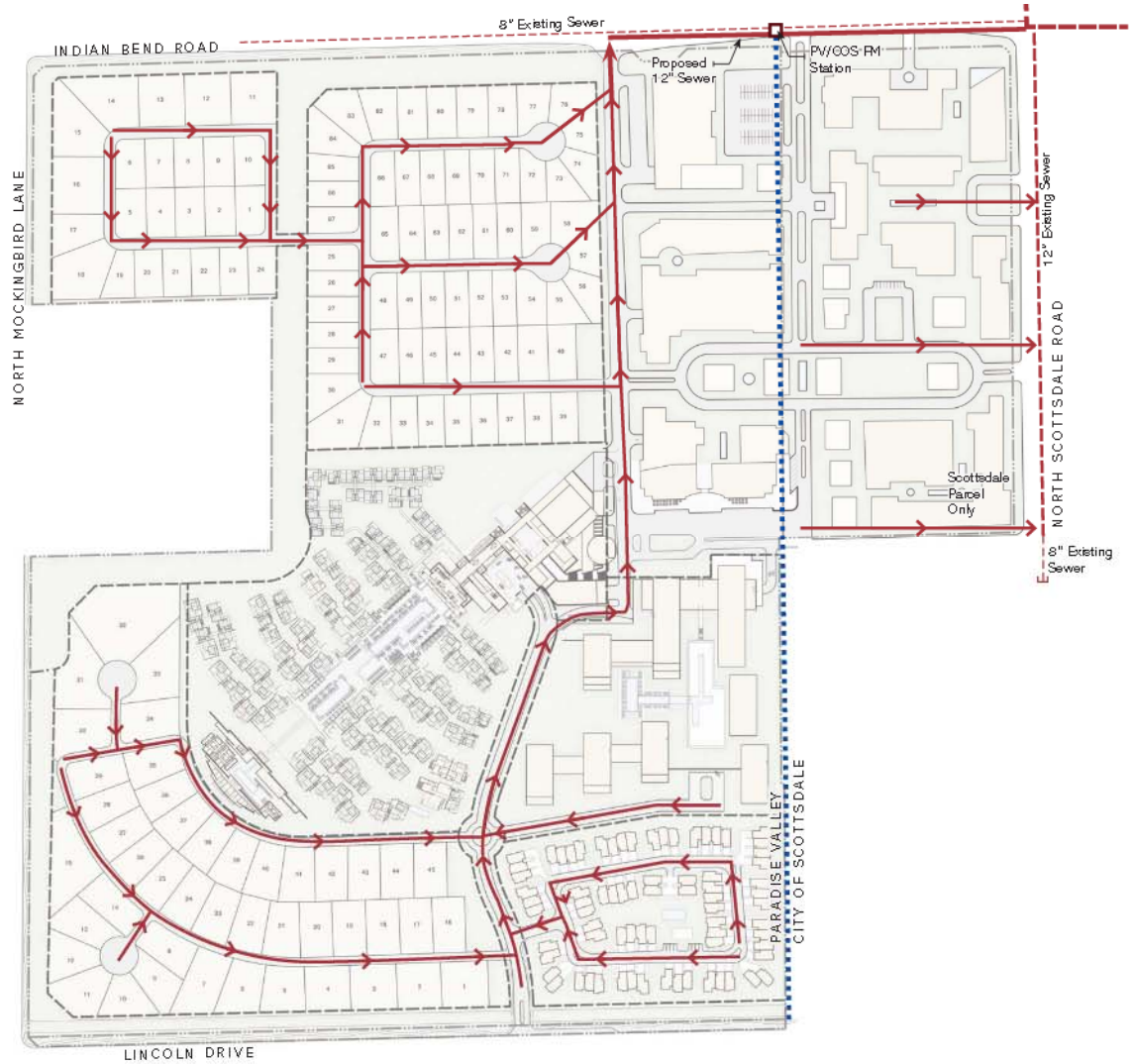
Flow Rate Assumptions
 Section A: Mockingbird wash: 1,200 cfs
 Section B: Lincoln Drive spill-over 100 cfs

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



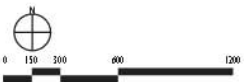
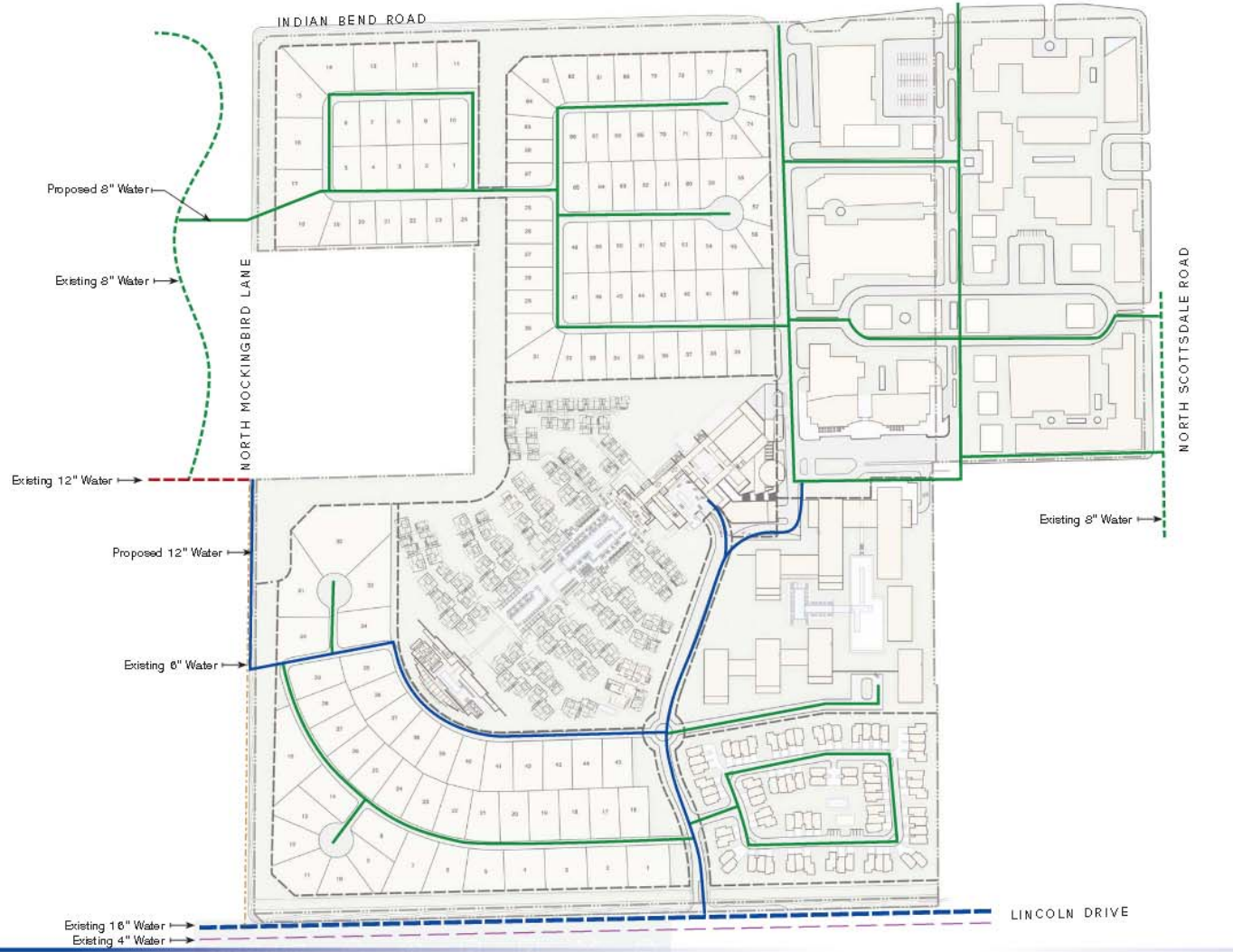
LEGEND

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



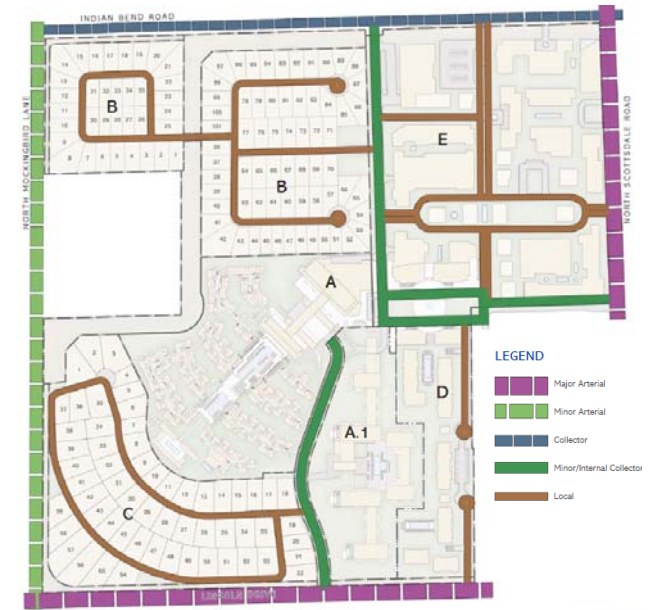
LEGEND

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



Rights-of-Way/Traffic/Parking

- All roadway amenities such as sidewalks, medians, round-a-bouts, deceleration lanes, and traffic/pedestrian signals shall be reviewed and designed to meet Town Engineering Department standards.
- Traffic and Parking Study shall be reviewed.



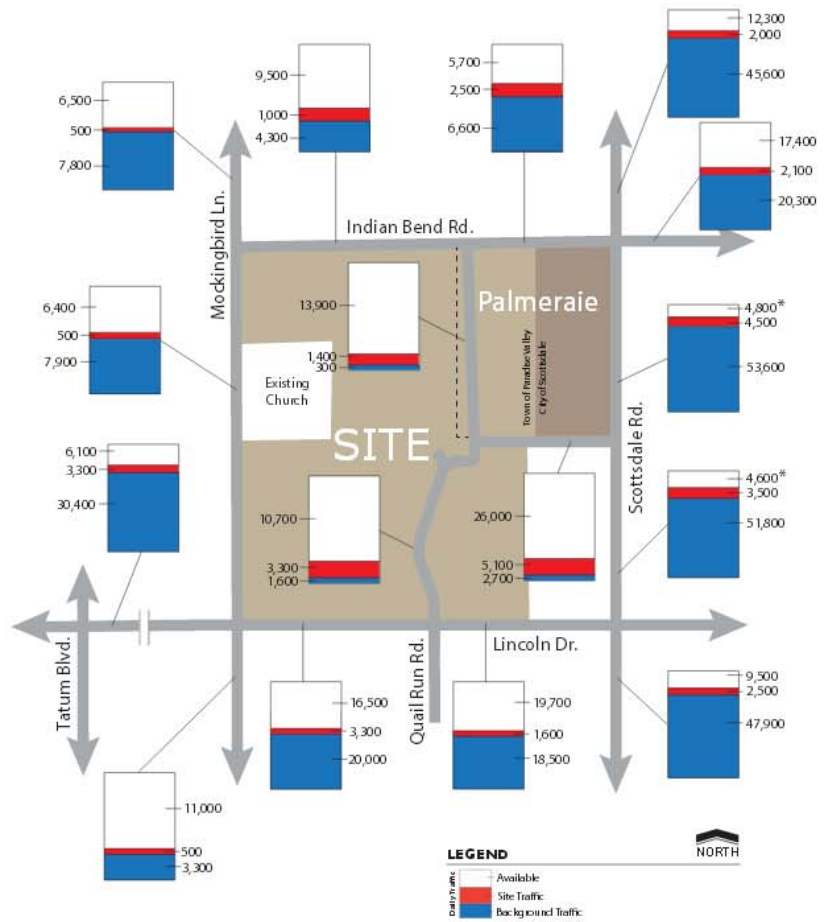
Rights-of-Way/Traffic/Parking

- Recommend the Commission utilize a Town hired third-party engineer to review the traffic, parking (both above and below ground on both the Town and Scottsdale parcels), and circulation study prepared by the applicant. The review shall include impacts from the proposed development and surrounding development, and traffic analysis on Lincoln Drive from Scottsdale to Tatum.
- Vehicular circulation shall be reviewed. Particular emphasis shall be placed on all ingress and egress points.





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.

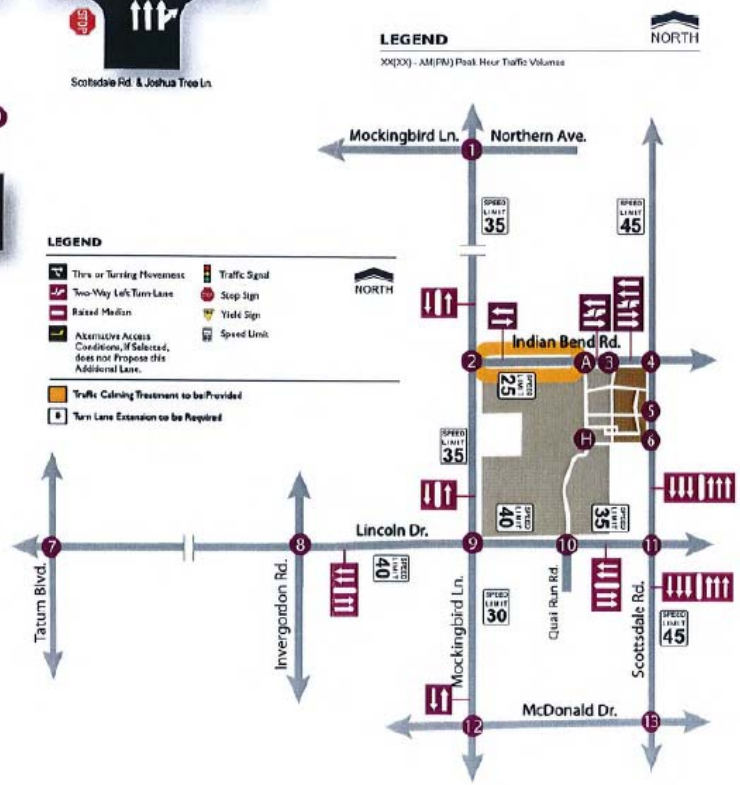
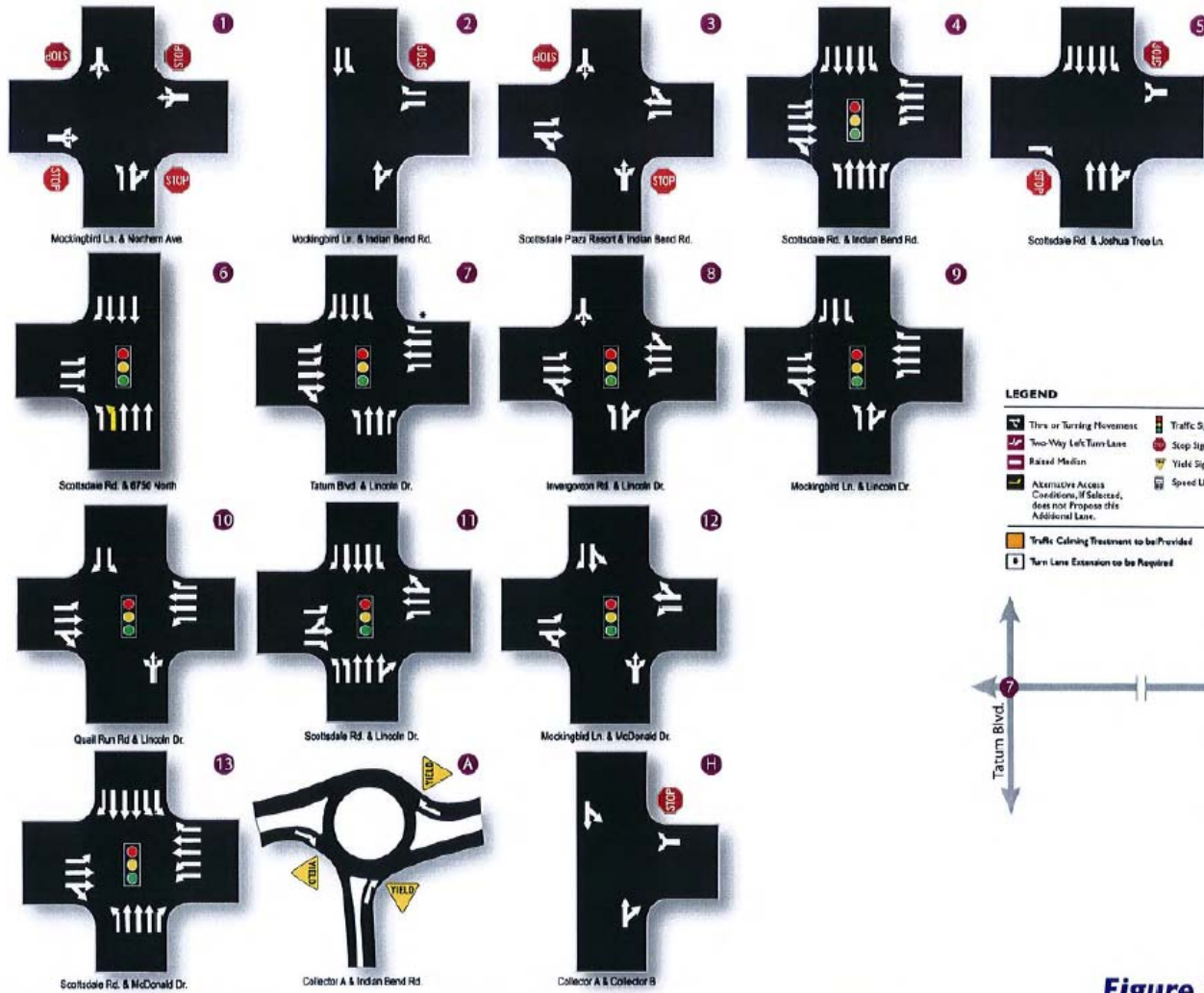


Figure 29: Future Lane Configurations and Traffic Controls A

PHASING + TIMING

The phasing of the Project:

- PHASE I SPRING 2016 to FALL 2016
Wash Excavation, Construction and Landscaping
Grading + Infrastructure at Key Internal Streets
Perimeter Wall Construction and Landscaping
- PHASE II SUMMER 2016 to 2018
Ritz-Carlton Hotel Construction
Ritz-Carlton Residential Villas
Resort Residential
Retail Shopping Center
- PHASE III WINTER 2016 to 2018
Attached Residential Construction
Mixed Use Construction
- PHASE IV 2017 to 2020
Mixed Use Construction





Five Star Development
Richard Frazee
6720 N. Scottsdale Rd, Suite 130
Scottsdale, AZ 85254

October 14, 2015

Dear Mr. Frazee:

ACS has been asked to assess the potential noise impact from the proposed Ritz-Carlton rooftop terrace. I understand that the Town has commented that the report is not sealed/stamped by an Acoustical Engineer.

There is no such thing as an acoustical engineering stamp. No state licenses or certifies acoustical engineers. The Uniform Building Code ran into this exact same problem and changed their text from acoustical engineer to professional acoustician.

I understand that virtually anyone could call themselves a professional acoustician. (Through my work with various municipalities, I have been surprised by the level of incompetence exhibited by some people who call themselves acousticians.) Although there is not an actual acoustical engineering stamp, there is the Institute of Noise Control Engineering (INCE). I am a full member of INCE. To become a full member, there are education and experience requirements as well as the requirement of passing a professional exam. (Certificate can be provided upon request.)

The following is a brief description of my credentials:

I have been working as an acoustical consultant in this region for over 25 years. During that time, I have worked on thousands of projects including building code verification, HUD noise studies, acoustical testing, expert testimony, consulting for municipalities (including Paradise Valley), architects and builders. I am a full member of both the Institute of Noise Control Engineering and the Acoustical Society of America. In addition to my work for ACS, I also have taught Acoustics at Arizona State University for over 20 years.

Please let me know if you have any questions or need additional information.

Respectfully,

Tony Sola
Acoustical Consulting Services



Five Star Development
Richard Frazee
6720 N. Scottsdale Rd, Suite 130
Scottsdale, AZ 85254

October 14, 2015

Dear Mr. Frazee:

ACS has been asked to assess the potential noise impact from the proposed Ritz-Carlton rooftop terrace to the residential properties to the west and southwest. The project is located west of the northwest corner of Scottsdale Road and Lincoln Drive.

TECHNICAL INFORMATION:

Noise

A-Weighted Sound Level (dBA) - Sound pressure level, filtered or weighted at the various frequencies to approximate the response of the human ear.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Almost imperceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

Noise Level Limits by Ordinance

Town of Paradise Valley - Chapter 10, Article 10-7 Control of Excessive Noise

TABLE 1
Limiting noise levels for stationary sources

TIME	MAXIMUM ALLOWABLE NOISE LEVEL dB (A)
7:00 a.m. to 10:00 p.m.	56
10:00 p.m. to 7:00 a.m., and on all Sundays and specified legal holidays	45

FINDINGS:

Ambient Noise Levels

ACS performed ambient noise levels at the closest residential properties.



The results were as follows:

Time/Date	Location	Minimum	"Average"	Maximum
~7:30pm 9/28/15	A	46 dBA	55,9 dBA (Leq)	63 dBA
	B	48 dBA	63,0 dBA (Leq)	75 dBA
~10:00pm 9/30/15	A	43 dBA	52,8 dBA (Leq)	67 dBA
	B	40 dBA	54,7 dBA (Leq)	67 dBA

Source Noise Level

It is also my understanding that the potential noise sources for this proposed use include: background music (piano, musician with amp, etc.) and speech over a small PA system. These types of sources would typically not exceed 70 dBA @ 50'. This was the potential source noise level used for the calculations. I believe this to be a reasonable (if not an overstated) estimate. If a noise source is 70 dBA at 50', it would be as loud as 90 dBA for the people 5' away from the source. (The various potential noise sources were used as a reference noise level for calculations purposes only.)

It is my understanding that these types of noise sources would cease by 10:00pm.

Projected Noise Impact

Based on the configuration of the terrace, I would assume a small PA system or amp would be oriented back to the people in a northeast direction (away from the residential properties). To be conservative, I have also calculated the potential impact assuming the source is oriented directly at the residential properties.

Orientation	Location	Distance	Noise Level
Northeast (Away from the Homes)	A	~1144'	36,8 dBA
	B	~1582'	34,0 dBA
Southwest (At the homes)	A	~1144'	42,8 dBA
	B	~1582'	40,0 dBA

NOTE: The above calculations are based on direct line-of-sight, worst-case conditions without any adjustment for ground or barrier attenuation. Various atmospheric conditions will not increase these projected noise levels.

ACS has also been asked to comment on the potential noise impact to the nearby hillside homes. Since the above calculations were based on direct line-of-sight projections under worst-case condition without any adjustment for ground or barrier attenuation, the potential noise will not be increased for homes of higher elevations. Additionally, it is my understanding that the hillside homes are approximately 3000' from the rooftop terrace. This additional distance will only decrease the potential noise level. The direct line-of-sight noise level will decrease by 6 decibels for every doubling of the distance.

CONCLUSIONS:

- ⊗ The potential noise impact to the nearest residential properties will be well within Paradise Valley's noise level limit of 56 dBA (for 7:00am – 10:00pm). The potential noise impact (even if the source is orientated towards the residential properties) will also be in compliance with the Town's nighttime (10:00pm – 7:00am) noise level limit of 45 dBA.
- ⊗ In addition to complying with the Town of Paradise Valley's noise ordinance, the potential noise levels would be in compliance with the noise level limits of every municipal noise ordinance I am aware of throughout the country.
- ⊗ The potential noise impact will be quieter than the current typical average ambient noise level.

Please let me know if you have any questions or need additional information.

Respectfully,

Tony Sola
Acoustical Consulting Services

Keys to Success

- The results of the Community Meeting, the Keys to Success, shall be considered when reviewing this proposal.



FORM

What does it look like? What does it "feel" like?

- Protect and enhance Paradise Valley's character and brand
- Limit heights and densities to preserve views. This may be achieved by locating taller structures in the middle of the property, providing open space and one-story elements along the perimeter, constructing underground parking, and challenging the architects to consider innovative design elements.
- The land use plan should be unique to this property and every element (including resort, residential, retail, and landscaping) should be designed, constructed, and maintained over the course of development and operation with high quality standards worthy of a world class resort destination
- Preserve one-acre zoning

FUNCTION

Does it operate efficiently and according to expectations?

- Provide residential options for residents who wish to downsize but still live in Town
- The traffic circulation plan should take into consideration neighboring commercial properties in order to manage speeding, increased traffic, and include elements to eliminate cut-through traffic
- Design of residential elements should focus on quality, not quantity, and include adequate garage space
- Developer should provide evidence of financial viability
- Development should not result in a cost to residents, and it should generate revenue to fund any additional public services resulting from the increased population and traffic
- Commercial resort element should offer services for residents (i.e. dining, spa, retail, community gathering places)

PROCESS

How should this Special Use Permit amendment process be conducted?

- The final product should be consistent with what residents expected in the approved plan
- The Town should plan jointly with the City of Scottsdale to address cross-border issues involving traffic and infrastructure
- Work with the developer
- Consider lessons learned from other resort development projects
- Do not redesign the entire approved plan – fix only the problems that must be addressed
- Developer should show evidence of an agreement with The Ritz-Carlton and the agreement should be in perpetuity
- Town should not negotiate under threat

Stipulations

The Planning Commission may craft stipulations on issues including but not limited to: landscaping, utility and mechanical equipment screening and locations, resort operational issues, and special regulatory standards (such as hours of operation, amplified music, etc..) and other land use concerns not otherwise in conflict with this SOD.

51 stipulations were crafted with the Planning Commission and are included in the appendix section of the applicant's booklet.



Deviations from the SUP Guidelines



The Planning Commission shall address any improvements/uses that deviate from the SUP Resort Guidelines and the applicant must provide a justification for the deviation from the Guidelines.

The Planning Commission shall not address development agreement issues such as financing and phasing of construction.



QUESTIONS



	 2008	 2015	difference	SOD
Total Lot Coverage	24.15%	26.3% Area A & A1 – 30.1% Area B – 24.7% Area C – 24.1% Area D – 25.3%	2.15	30% for Areas A & A1 25% for Areas B, C, & D
Approximate Area	1,194,238 total square feet on 105 acres	1,659,138 (1,666,013) total square feet on 92 acres		
Hotel Rooms	225	200	25	
Hotel Acreage	25 acres	18 acres	7	
Hotel size	466,088 square feet total	352,000 square feet total Area A & A1 = 721,000 sf	114,088	Area A & A1 shall not exceed 700,000 sf
Hotel Height	33' (with a tower at 39')	56' for Area A lobby	17'	Additional height at the Lobby be considered
		36' for majority of Area A1		after impacts are explored 36' height be considered as a buffer along eastern border
Residential Detached homes	61 homes (lot size 43,560 – 21,000 sf) 15 homes at 1+ DUA 46 homes at 2+ DUA	111 (125) homes (lot size 10,000 – 24,326 sf) 66 (80) homes at 2.11 (2.55) DUA in Area B 45 homes at 2 DUA in Area C	50 (64)	Average 2 DUA in Area B & C
Residential Attached	100 duplex 1 & 2 story	74 townhomes 2 & 3 story	26 1 story	New product. Not addressed in SOD
Stacked Villas	0 units	120 units in Area A1 36' height	120 units	Stacked residential product was originally proposed for Area D and was disfavored in the SOD
Total residential units	161	308 (319)	147 (158)	
Parking	Surface, 511 spaces, 691 w/ valet plan	Underground, 710 spaces, 780 w/ valet plan	199 spaces 89 valet	

