

RITZ-CARLTON PARADISE VALLEY

**Town Council Hearing
December 3, 2015**



MASTER PLAN

Area	Description
A A1	Ritz-Carlton Hotel and Villas
B	Single Family Resort Related Residential
C	Single Family Ritz-Carlton Branded Residential
D	Resort Related Attached Residences
E1	Resort Related Retail
E2	Resort Related Mixed Use (Deferred -Final Site Plan to Follow)



CIVITECH, INC
Traffic Engineering
10606 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8695
480.958.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4880 N 12th St
Phoenix, AZ 85014
602.284.6831
contact: Ryan Wood

MASON ARCHITECTS
Architecture & Master Planning
687 Industrial Road | Ste C
San Carlos, CA 94070
925.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
16210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.948.8900
contact: George A Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 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 24, 2015



MASTER PLAN
Land Use Plan
D-1

2015 Proposed SUP Overview (Excluding Area E)

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf	Total Residential Floor Area, sf ⁽⁴⁾	Total Resort Related Floor Area, sf ⁽⁴⁾	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage ⁽¹⁾	Maximum Height, ft ⁽²⁾	
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces				352,000	234,000	29.7%	48'	
			200 Hotel Rooms								24'
	Accessory & Service Structures					15,000				16'	
A1	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 Detached Single Family	31.3	72	10,000 sf min	4,000	495,000		340,848	25.0%	20' / 24' ⁽³⁾	
					12,092 sf avg						
					20,320 sf max						
C	Ritz-Carlton Detached Single Family	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' / 24' ⁽³⁾	
					14,191 sf avg						
					37,605 sf max						
D	Resort Related Attached Residences	8.8	62		2,400	209,700		96,950	25.2%	20' / 24' / 36' ⁽³⁾	
E1	Resort Related Retail	7.2					54,327	54,327	17.3%	30'	
E2	Resort Related Mixed-Use (Deferred)										
Subtotals - B, C, D & E1		69.8				1,014,075	54,327	728,375	23.9%		
Total All Parcels		99.0				1,014,075	781,327	1,111,375	25.8%		

Total Development Floor Area

Residential	1,014,075
Resort Related	781,327
Total Proposed	1,795,402 sf
25% (at 2 stories) SUP Guidelines	2,157,091 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	72 du
Parcel C	45 du
Total	117 du

Net Acres	53.8 ac ⁽⁶⁾	2.17 du/ac
Gross Acres	54.5 ac ⁽⁷⁾	2.15 du/ac
Improved Acres	56.5 ac ⁽⁸⁾	2.07 du/ac

Notes:

- ⁽¹⁾ Area coverage is calculated using drip line of structures including trellises at 50% coverage
- ⁽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 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
- ⁽⁷⁾ Pre-dedication acreage
- ⁽⁸⁾ Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks



CIVTECH, INC
Traffic Engineering
10606 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8505
480.692.4290
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.284.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
057 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
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris



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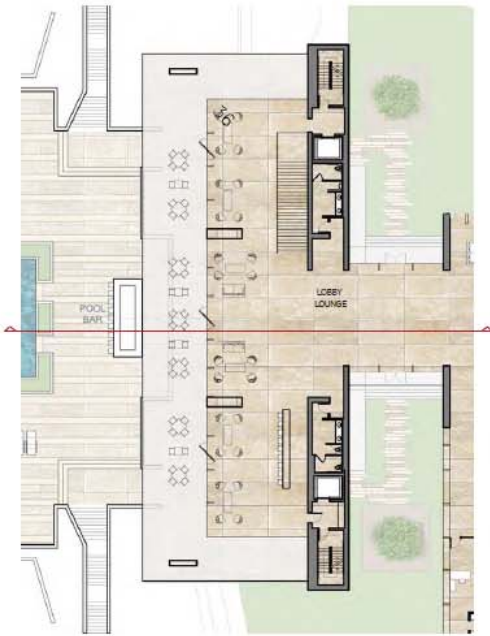
MASTER PLAN
Land Density Table
D-3

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



Height reduced from 56' to 48'



CIVTECH, INC
Traffic Engineering
10505 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8598
480.686.4200
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.284.6851
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
855.851.0610
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.946.6100
contact: George A. Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.330.0600
contact: Jason Morris



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RESORT HOTEL
Enlarged Lobby Building Section
E-14



MAIN BUILDING - NORTHWEST ELEVATION (FUNTION LAWN)



MAIN BUILDING - EAST ELEVATION (PALM COURT)

KEYNOTES

- 1A STUCCO A
SFT-DI-REDFGALN, CLRDR-IMBGOYH-RTUSSO
LQSP-88166
- 1B STUCCO B
SFT-DI-REDFGALN, CLRDR-IMBGOYH-RTUSSO
101
- 2 STONE
DPRV-HORSD-CUMESTONE
- 3 STONE PAVERS
- 4A GLAZING WITH DEEP MULLION CAPS
- 4B GLAZING WITH GLASS FINS
- 5 GLASS RAILING



MAIN BUILDING - NORTHEAST ELEVATION (LOBBY LOUNGE)



CIVITECH, INC
Traffic Engineering
12606 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8808
480.859.4290
contact: Dawn Carter

CVL CONSULTANTS
Cvli, Landscape, Planning, & Survey
4850 N 12th St
Phoenix, AZ 85014
602.264.8881
contact: Ryan Wood

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
850.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
16210 N Scottsdale Rd | Ste 900
Scottsdale, AZ 85254
480.949.8800
contact: George A. Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2526 E Arizona Blinnore Cir | Ste A-212
Phoenix, Arizona 85016
602.290.0600
contact: Jason Morris



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RESORT HOTEL
Main Building Elevations
E-18



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.

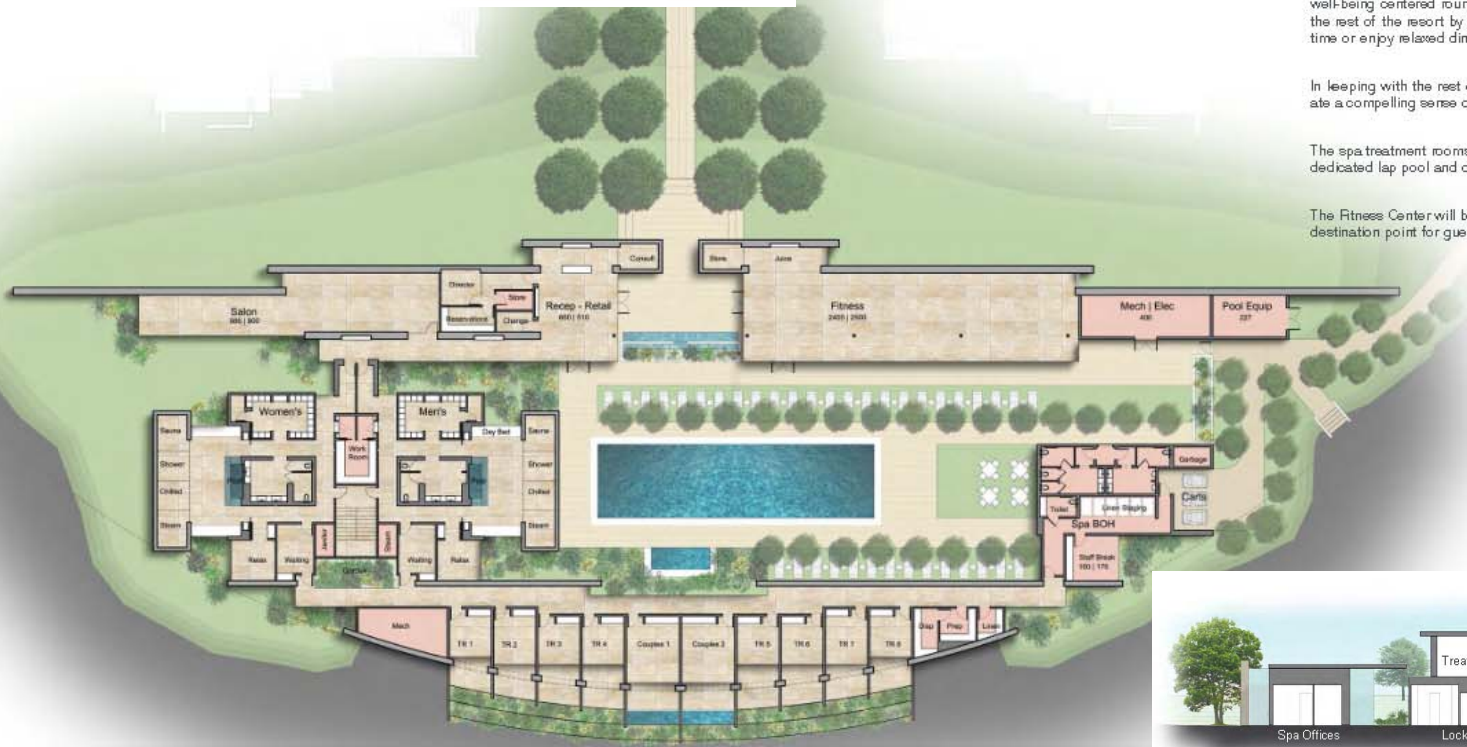
Casita building heights will be a mix of mostly one and two stories – which will provide a variety of rooflines and massing to give the casitas a village like ambiance.

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.





SPA SECTION THRU LAP POOL COURT



SPA SECTION THRU LOCKER ROOMS

SPA

The spa is located at the end of the central axis farthest from the public spaces and on the lowest portion of the site. This area is envisioned as a sanctuary dedicated to health and well-being centered round the last two pools of the oasis "meander". It is separated from the rest of the resort by a mature citrus grove where guests can find quiet places to spend time or enjoy relaxed dinners al fresco.

In keeping with the rest of the resort the emphasis is on the careful use of materials to create a compelling sense of connection with the healing energy of the natural world.

The spa treatment rooms will open to quiet gardens and relaxation areas. A bunge with a dedicated lap pool and couples treatment rooms will have views of Camelback.

The Fitness Center will be part of the more active areas of this quiet zone and will be a destination point for guests.



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' - 25' above finish grade
- Three Story Building 25' - 30' above finish grade
- Hot Lobby Roof 40' above finish grade
- Single Story with a 30' maximum height



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



CIVTECH, INC
Traffic Engineering
10606 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8806
480.452.4280
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4660 N 12th St
Phoenix, AZ 85014
602.254.6681
contact: Ryan Wood

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
855.851.0410
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
16210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.8800
contact: George A Malera

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2825 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.250.0400
contact: Jason Morris



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PROJECT HEIGHTS
Hotel | Residential | Mixed Use
D-5



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. 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, including 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.



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8808
480.859.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4850 N 12th St
Phoenix, AZ 85014
602.284.6911
contact: Ryan Wied

MASON ARCHITECTS
Architecture & Master Planning
987 Industrial Road | Ste C
San Carlos, CA 94070
850.951.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 86254
480.949.6900
contact: George A Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Ellsworth Cir | Ste A-212
Phoenix, Arizona 85016
602.250.0800
contact: Jason Morris



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AREA A1
Ritz-Carlton Residential Villages
F-1

Detached Residential Areas B & C



Resort Residential (Area B)

- 72 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
- 25% Area coverage
- 2.3 Dwelling Units per Acre



CIVITECH, INC
Traffic Engineering
10806 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8806
480.650.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4850 N 12th St
Phoenix, AZ 85018
602.284.6631
contact: Ryan Reed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.264.6831
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
18210 N Soverdale Rd | Ste 300
Scottsdale, AZ 85264
480.949.6800
contact: George A. Palaca

WITHEY NORRIS, PLLC
Land Use & Zoning Attorney
2828 E Arizona Blinnre Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0800
contact: Jason Miano



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AREA B
Resort Branded Residential Lots
F-2

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



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8998
480.882.4282
contact: Owen Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4850 N 12th St
Phoenix, AZ 85014
602.284.8811
contact: Ryan Reed

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

NELSEN PARTNERS
Mixed-Use Architecture
18210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.8800
contact: George A. Nelsen

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2825 E Arizona Avenue Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0800
contact: Jason Morris



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AREA C
Ritz-Carlton Residential Lots
F-3

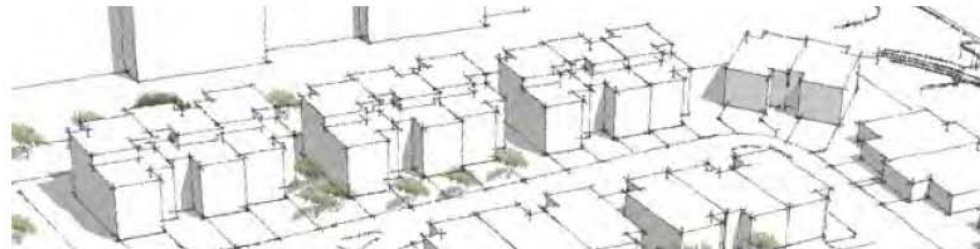
Ritz-Carlton Resort Related Mixed Use (Area D)

- 62 units
- Attached Residences
- 2,400 sf dwellings
- Mixture of 1, 2, & 3 story units
- 20'/24'/36' height
- 25.2% lot 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 DRIVE

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

CIVTECH, INC
Traffic Engineering
10606 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8898
480.690.4200
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4650 N 12th St
Phoenix, AZ 85014
602.254.8831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning
2095 Woodside Rd | Ste 400
Woodside, CA 94062
650.951.9810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
16210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.8800
contact: George A. Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2826 E Arizona Billmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0900
contact: Jason Morris



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AREA D
Attached Residence Village
F-5

LEGEND

RITZ CARLTON HOTEL	11 PRERUNCTION	RITZ CARLTON HOTEL - AMENITIES	RITZ CARLTON VILLAS	PALM COURT (TOWN SQUARE)
1 PORTE COCHERE	12 HOTEL PARKING (VALET)	20 SPA	80 VILLA UNITS	40 CENTRAL PLAZA PARK
2 RECEPTION	13 MECHANICAL ELECTRICAL	21 FAMILY POOL	81 VILLAS LOBBY	41 RETAIL RESTAURANTS
3 HOTEL LOBBY	14 ADMINISTRATIVE OFFICES	22 ADULT POOL	82 RESIDENT'S POOL	42 RESIDENTIAL UNITS
4 LOBBY LOUNGE	15 BACK OF HOUSE	23 OUTDOOR FUNCTION	83 RESIDENT'S PARKING	43 RITZ CARLTON FUNCTION DROP-OFF
5 SPECIALTY RESTAURANT	16 LAUNDRY EMPLOYEE FACILITIES	24 CLUB LOUNGE	84 AMENITIES SPACE	
6 THREE MEAL RESTAURANT	17 CART STAGING		85 RESIDENT'S STORAGE	RESORT RELATED ATTACHED RESIDENCE VILLAGE
7 POOL BAR AND GRILL	18 REMOTE SERVICE BUILDING		86 BACK OF HOUSE MEP	51 AMENITIES ADMINISTRATIVE OFFICE
8 BALLROOM	19 KITCHEN		87 RETAIL PARKING	52 GUEST PARKING
9 JUNIOR BALLROOM			88 RETAIL STORAGE	53 RESIDENT'S POOL
10 MEETING BOARD ROOM			89 SUNKEN GARDEN ENTRY COURT	54 ATTACHED RESIDENTIAL UNITS

LEGEND

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

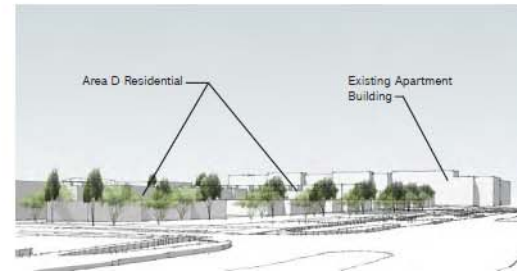


AREA D - RESORT RELATED ATTACHED RESIDENCE VILLAGE

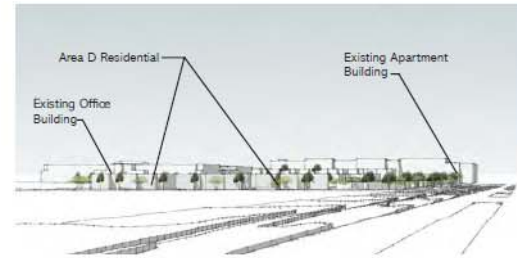
Area D residential is a critical zone for softening and quieting the adjacent Scottsdale intensity. Given its location on Lincoln Drive, a large setback has been designed to provide a substantial buffer between the residences and traffic on Lincoln Drive. The attached units are whole ownership, resort-related attached residential of one, two and three stories. The concept for the residential neighborhood is a more European street - where the attached residences form narrow streets and common open space courtyards for the residential amenities - pool, paths and gardens.

Guest Parking: 2 cars in the driveway at each home

Setbacks: Front and Rear Yard Setbacks = 10' each



VIEW TOWARD SCOTTSDALE ROAD - at Ritz Carlton Entry



VIEW TOWARD SCOTTSDALE ROAD - Near Mockingbird Intersection

CIVTECH, INC
Traffic Engineering
10606 N Hayden Road | Ste 140
Scottsdale, AZ 85260-8595
480.659.4260
contact: Devin Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4860 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Wood

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
850.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
18210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A. Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2825 E Arizona Biltmore Cr | Ste A-212
Phoenix, Arizona 85016
602.280.0900
contact: Jason Morris



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AREA D
Attached Residence Village
F-4

Resort Related Mixed Use (Area E)

- 54,327 sf of resort related retail and restaurant
- single story, 30' height
- 299 surface parking spaces (temporary)
- E2 deferred



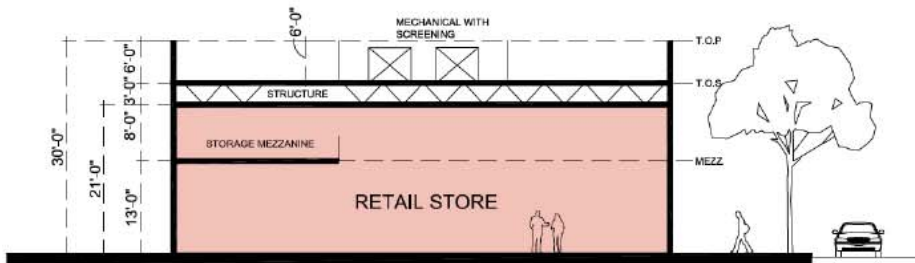
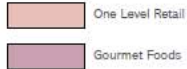
Use	# Levels	Total
A Retail	1.0	9,600 sf
B Gourmet Foods	1.0	9,793 sf
C Retail	1.0	17,349 sf
Retail	1.0	17,585 sf

Tabulations	
Retail	37,854 sf
Food & Beverage	6,680 sf
Gourmet Foods	9,793 sf
Total Building SF	54,327 sf

Parking Required
Comm Req code@ 1/300gsf 182 cars

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

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



CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5505
480.699.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.284.6831
contact: Ryan Wood

MASON ARCHITECTS
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San Carlos, CA 94070
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Scottsdale, AZ 85254
480.949.6100
contact: George A Malara

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Land Use & Zoning Attorney
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Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris



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RESORT RELATED RETAIL
Area E2
E-27

Additional Review Items

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



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
- 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 Town standards. **Adjacent residential lots may need modification or deleted to accommodate required turn around and emergency access.** not to exceed 8' in height.



CIVTECH, INC
Traffic Engineering
10608 W Hayden Road | Ste 140
Scottsdale, AZ 85260-8598
480.692.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4850 N 13th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Reed

MASON ARCHITECTS
Architecture & Master Planning
957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8610
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Somerdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.8800
contact: George A. Malara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
1525 E Arizona Biltmore Cr | Ste A-212
Phoenix, Arizona 85016
602.230.0800
contact: Jason Morris



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



RESORT LANDSCAPE
Resort Wall Master Plan
G-3



WALL ELEVATION

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



WALL JOG PLAN



CIVTECH, INC
 Traffic Engineering
 10606 N Hayden Road | Ste 140
 Scottsdale, AZ 85260-6696
 480.660.4250
 contact: Devin Carter

CVL CONSULTANTS
 Civil, Landscape, Planning, & Survey
 4850 N 12th St
 Phoenix, AZ 85014
 602.264.6931
 contact: Ryan Weed

MASON ARCHITECTS
 Architecture & Master Planning
 967 Industrial Road | Ste C
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WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2816 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

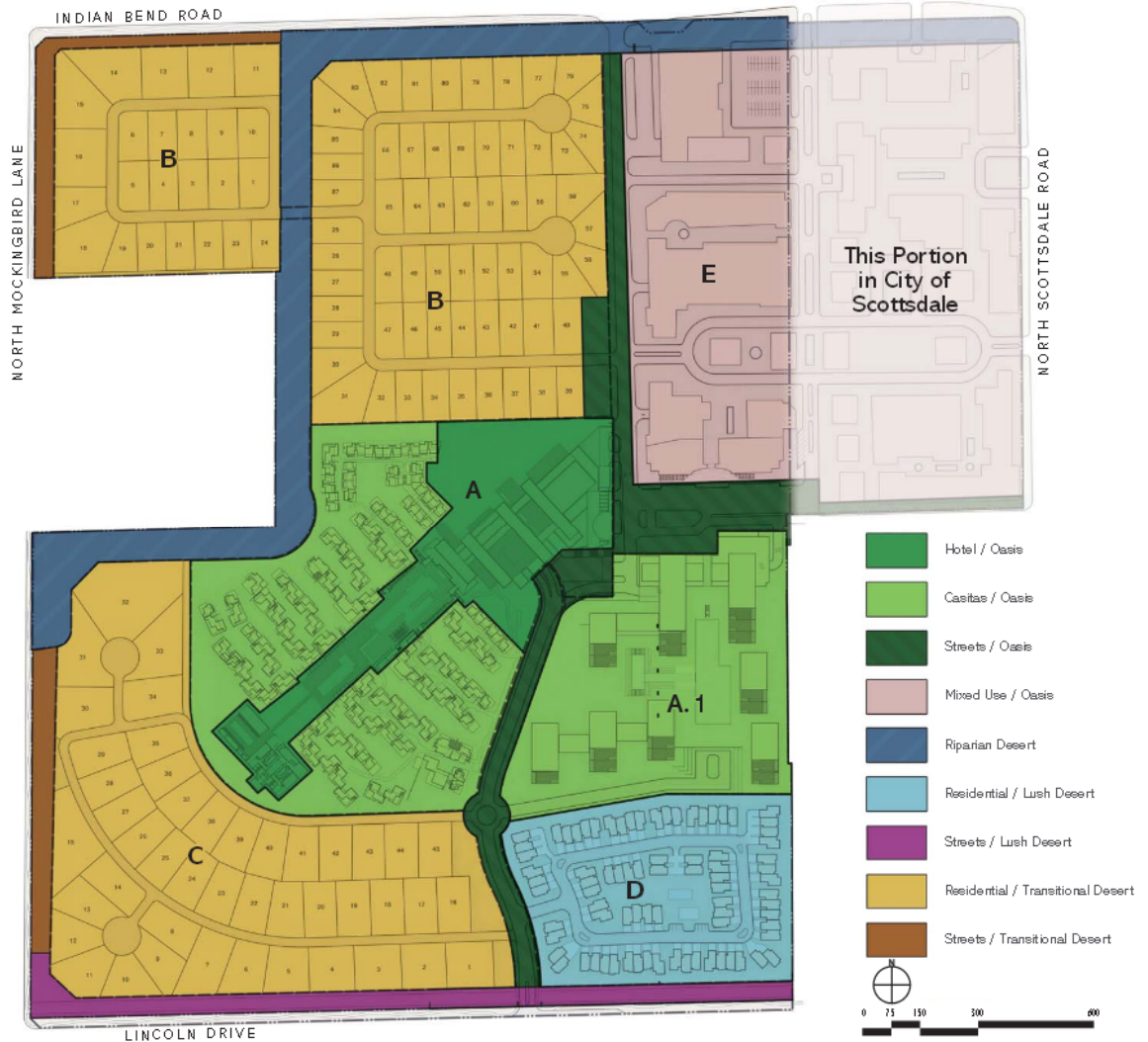
This area of Lincoln Drive will transition from the Oasis character of the entry drive, to the xeric landscape along the west boundary. Planting will be informal, with sweeping masses of desert color.

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 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

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

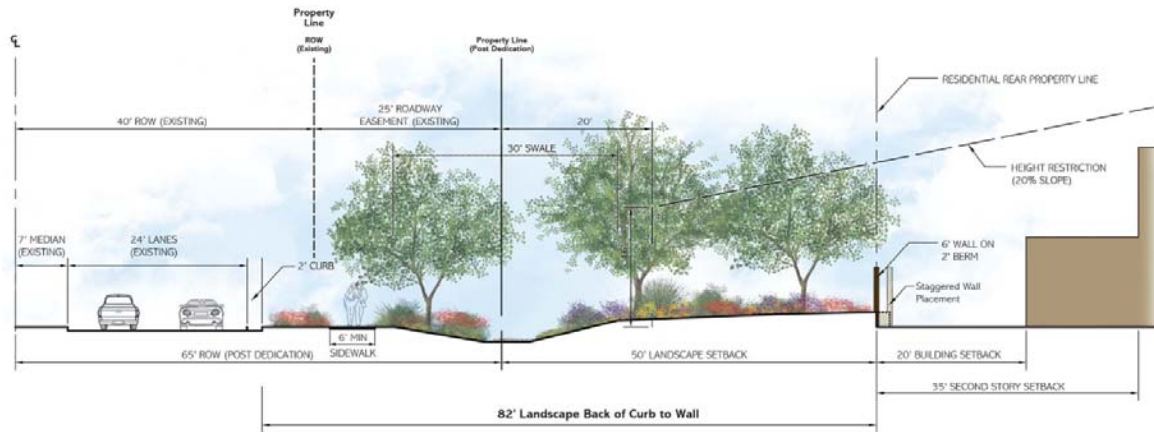


PHASING + TIMING

The phasing of the Project:

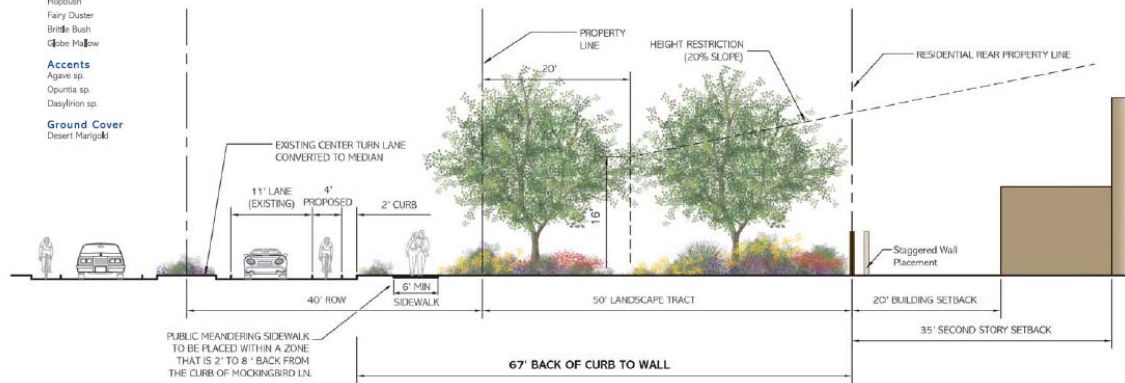
- PHASE I SPRING 2016 to FALL 2016
Wash Excavation, Construction and Landscaping
Grading + Infrastructure at Key Internal Streets
Perimeter Wall Construction and Landscaping
- PHASE II SUMMER 2016 to 2018
Ritz-Carlton Hotel Construction
Ritz-Carlton Residential Villas
Resort Residential
Retail Shopping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

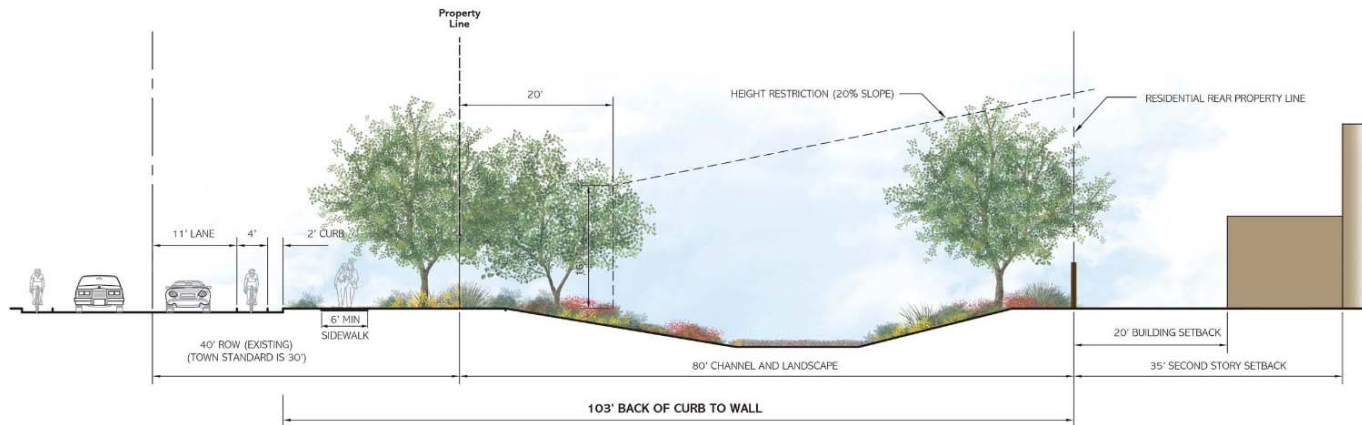
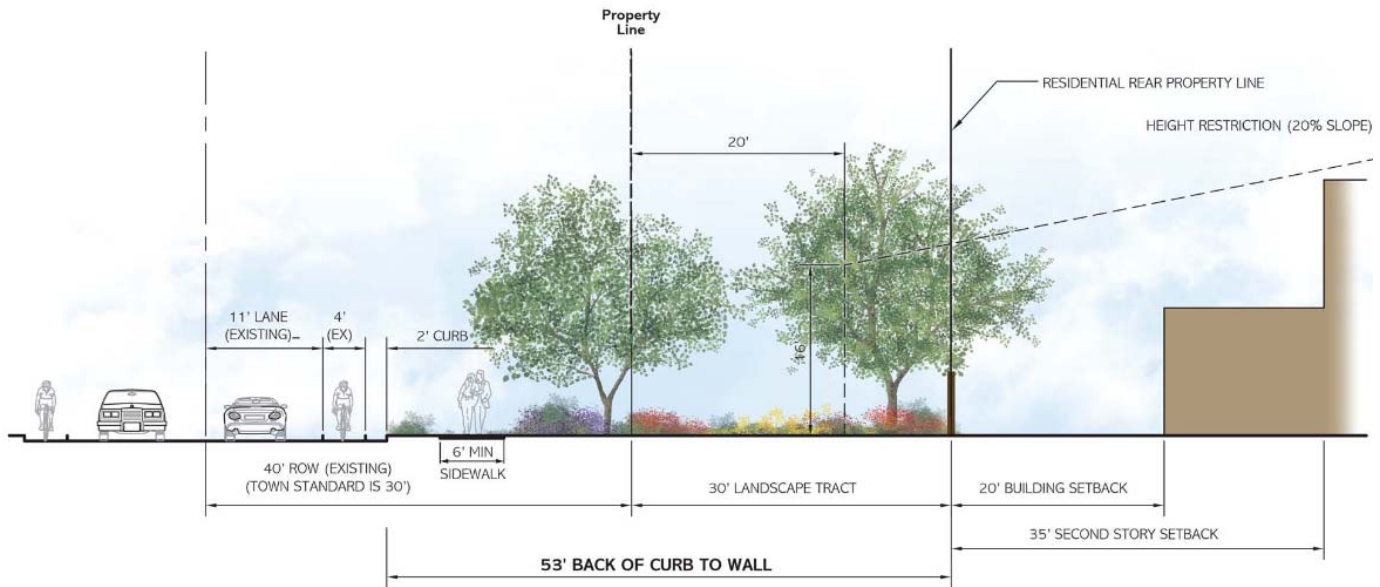


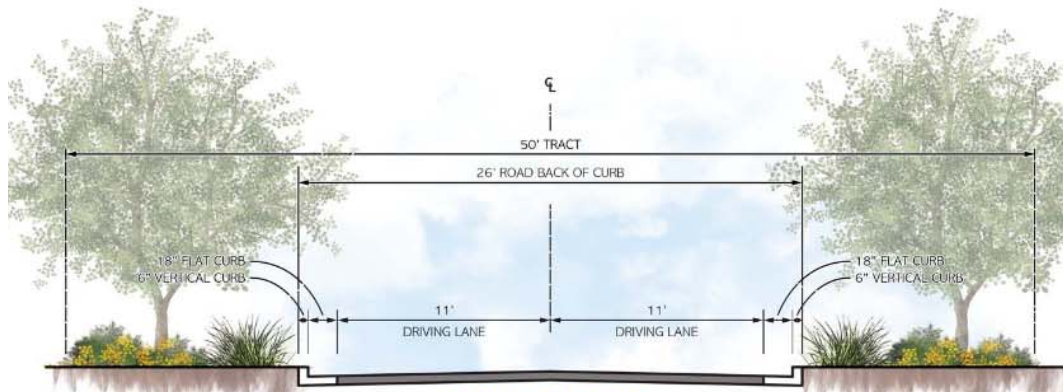


TRANSITIONAL DESERT PLANT PALETTE

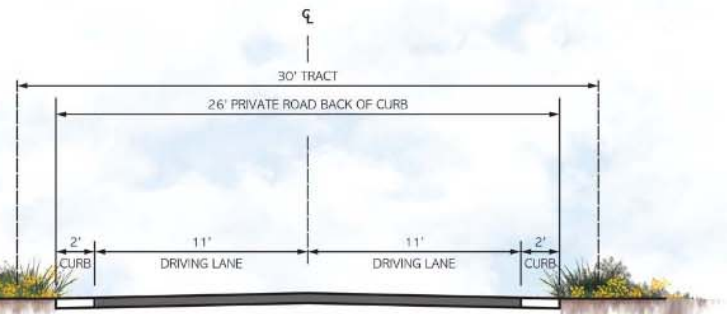
- Trees**
- Foothill Palo Verde
- Desert Willow
- Ironwood
- Shrubs**
- Hopbush
- Fairy Duster
- Bottle Bush
- Queen Mallow
- Accents**
- Agave sp.
- Opuntia sp.
- Daisyflora sp.
- Ground Cover**
- Desert Marigold



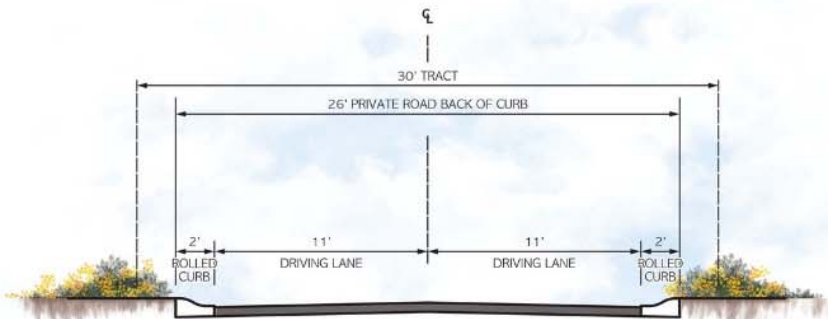




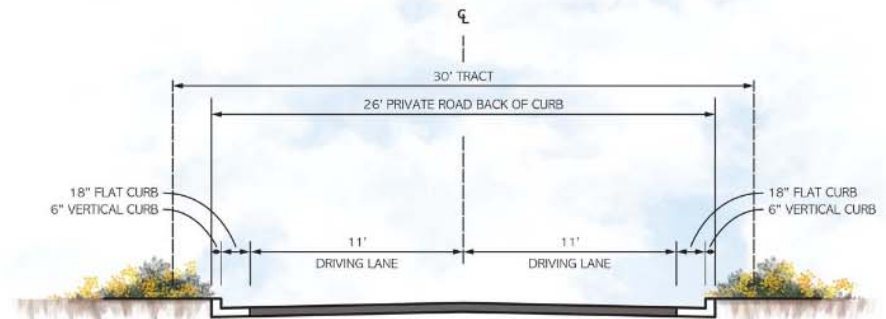
RESORT ENTRY DRIVE
 (Northbound from Lincoln)
 (Southbound from Indian Bend)



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



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



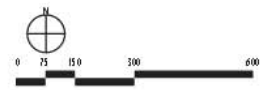
VERTICAL CURB
 Local Private Road
 (Area B, C, and D)

LEGEND

-  6' Major 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



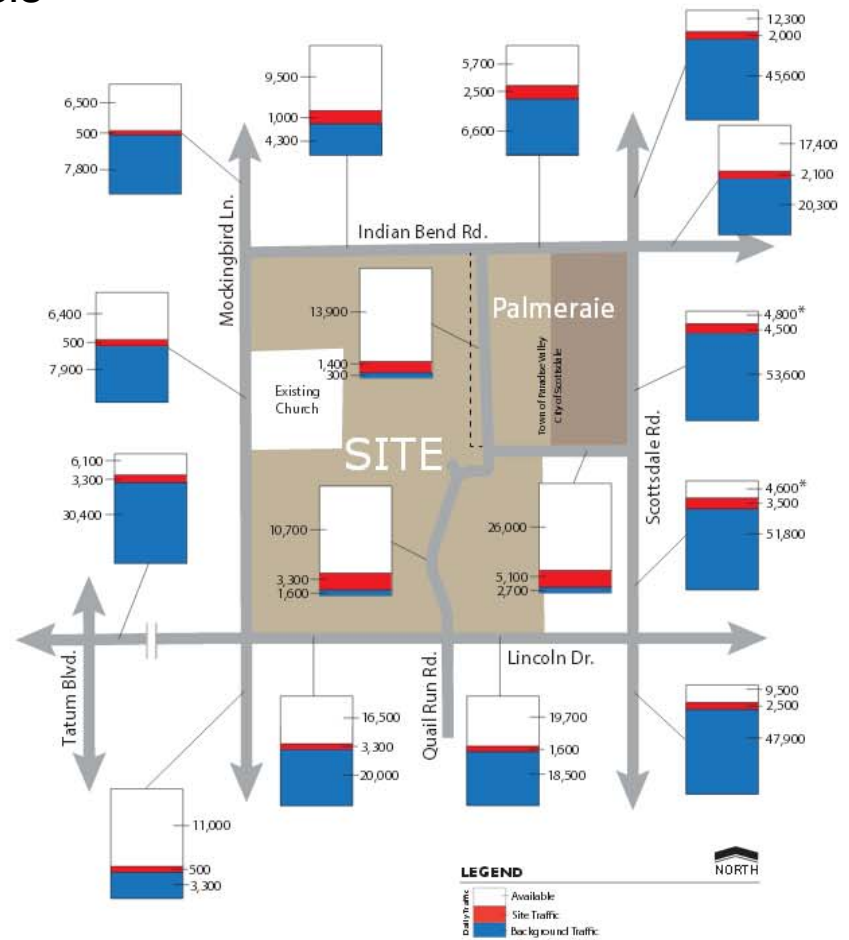
Example of Box Culvert Bridge.
Wash Crossing In Parcel B to be Similar In Design.



* 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.

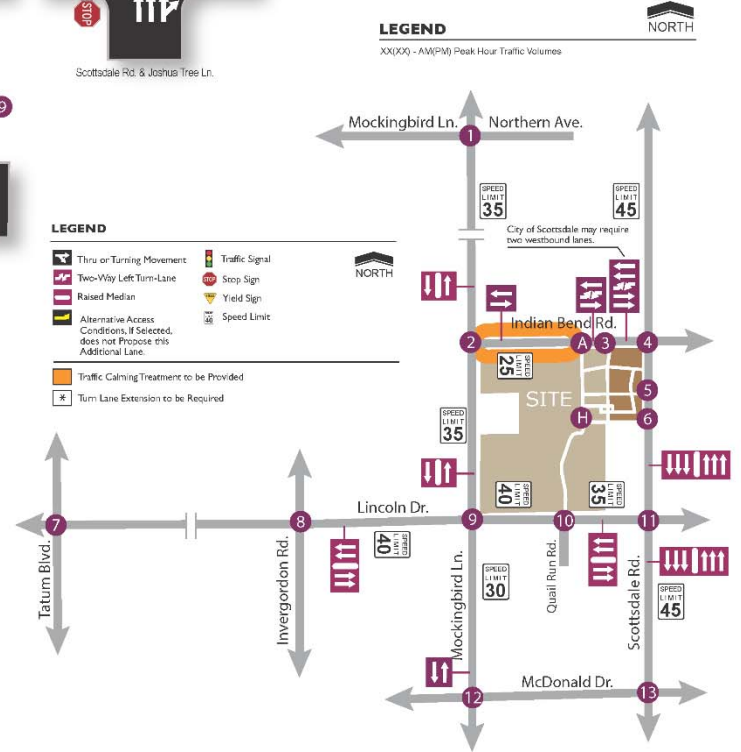
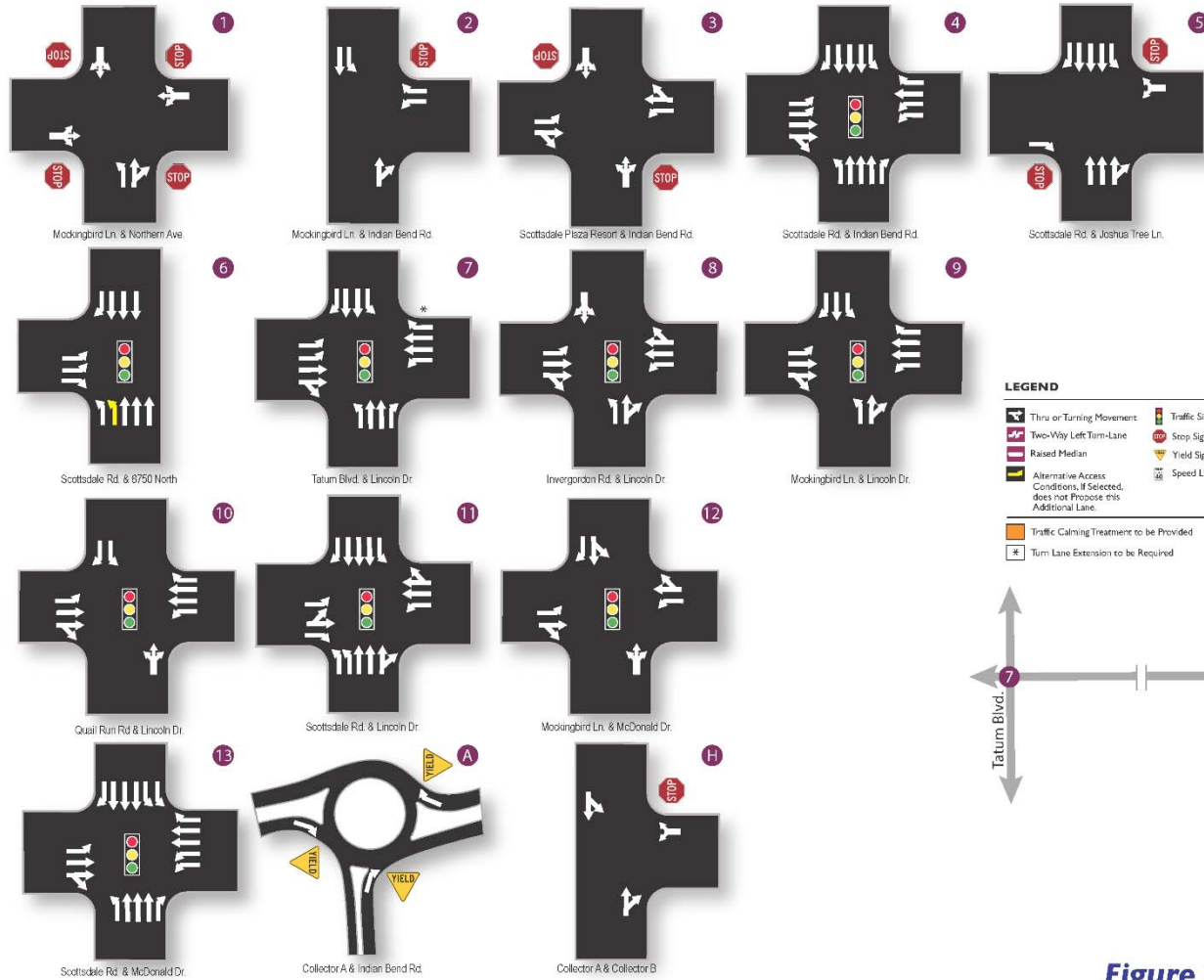


Figure 29: Future Lane Configurations and Traffic Controls A

**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
Suite 130
Scottsdale, Arizona 85350
(480) 659-4250

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.

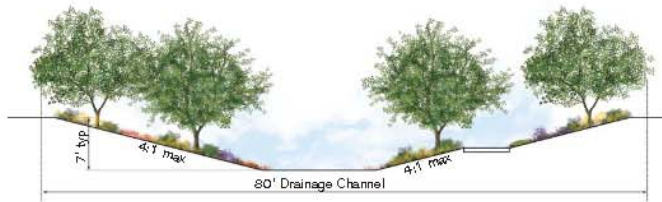
The adjacent Palmeraie development provides an opportunity to share some additional parking due to their symbiotic uses. The parking for a resort hotel typically peaks during an event which happens in the evening. Palmeraie will contain retail and some office uses. Parking spaces associated with office 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.

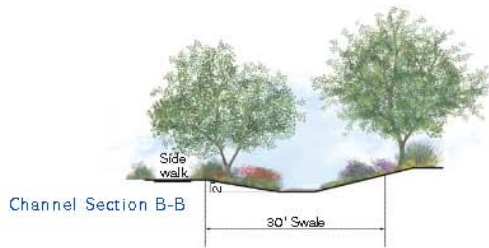


LEGEND

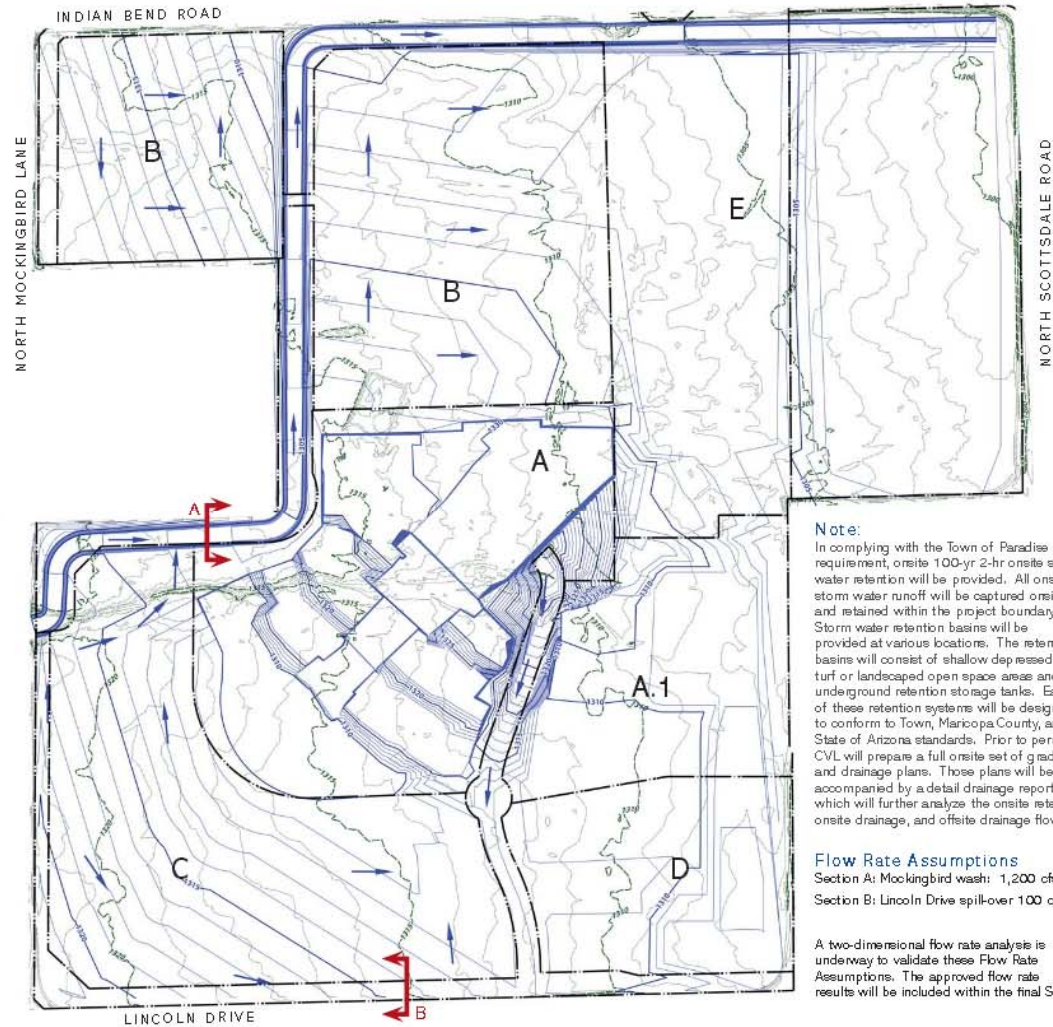
- Existing Major Topo Line
- Existing Minor Topo Line
- Proposed Major Topo Line
- Proposed Minor Topo Line
- Flow Direction



Channel Section A-A



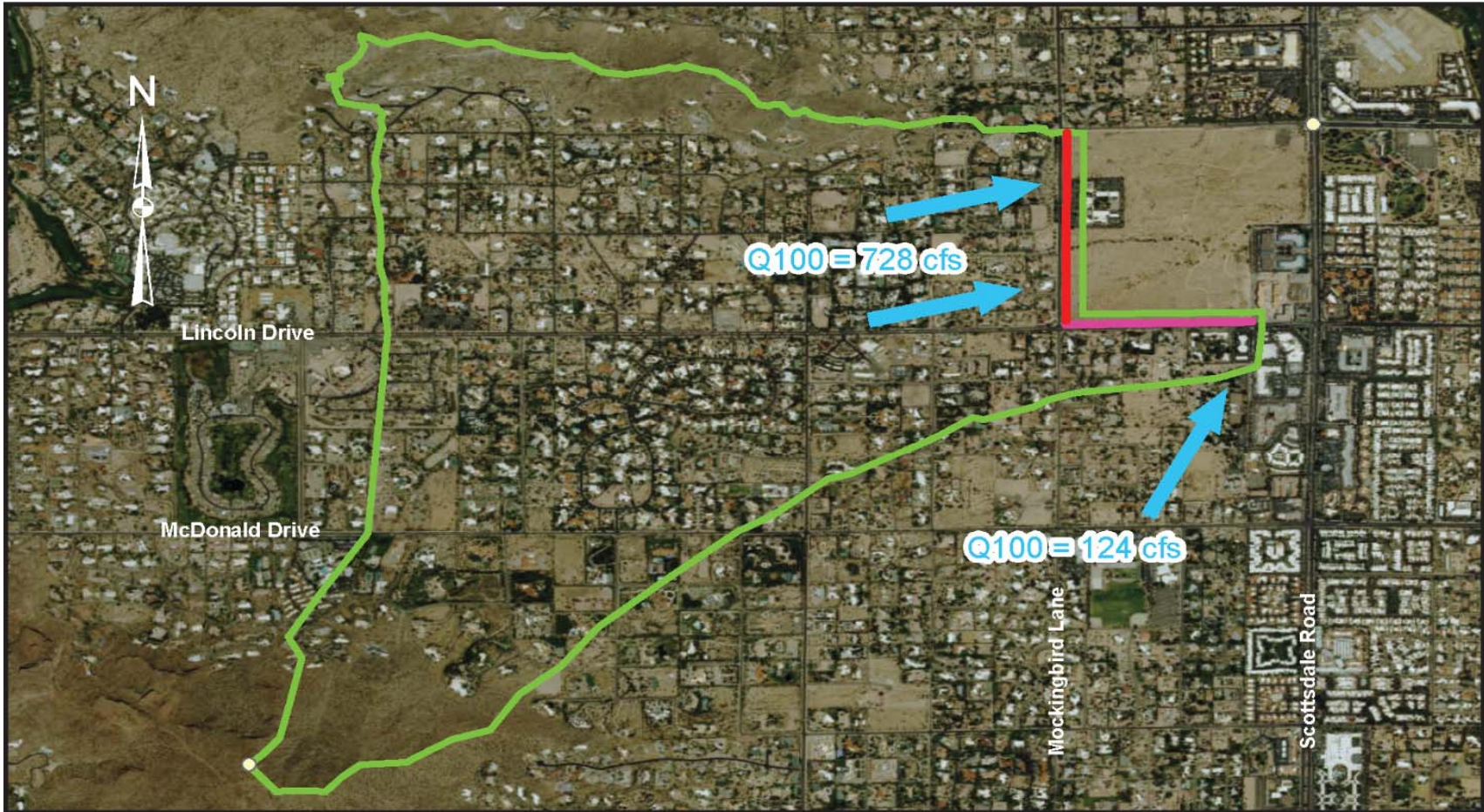
Channel Section B-B



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



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

RITZ CARLTON

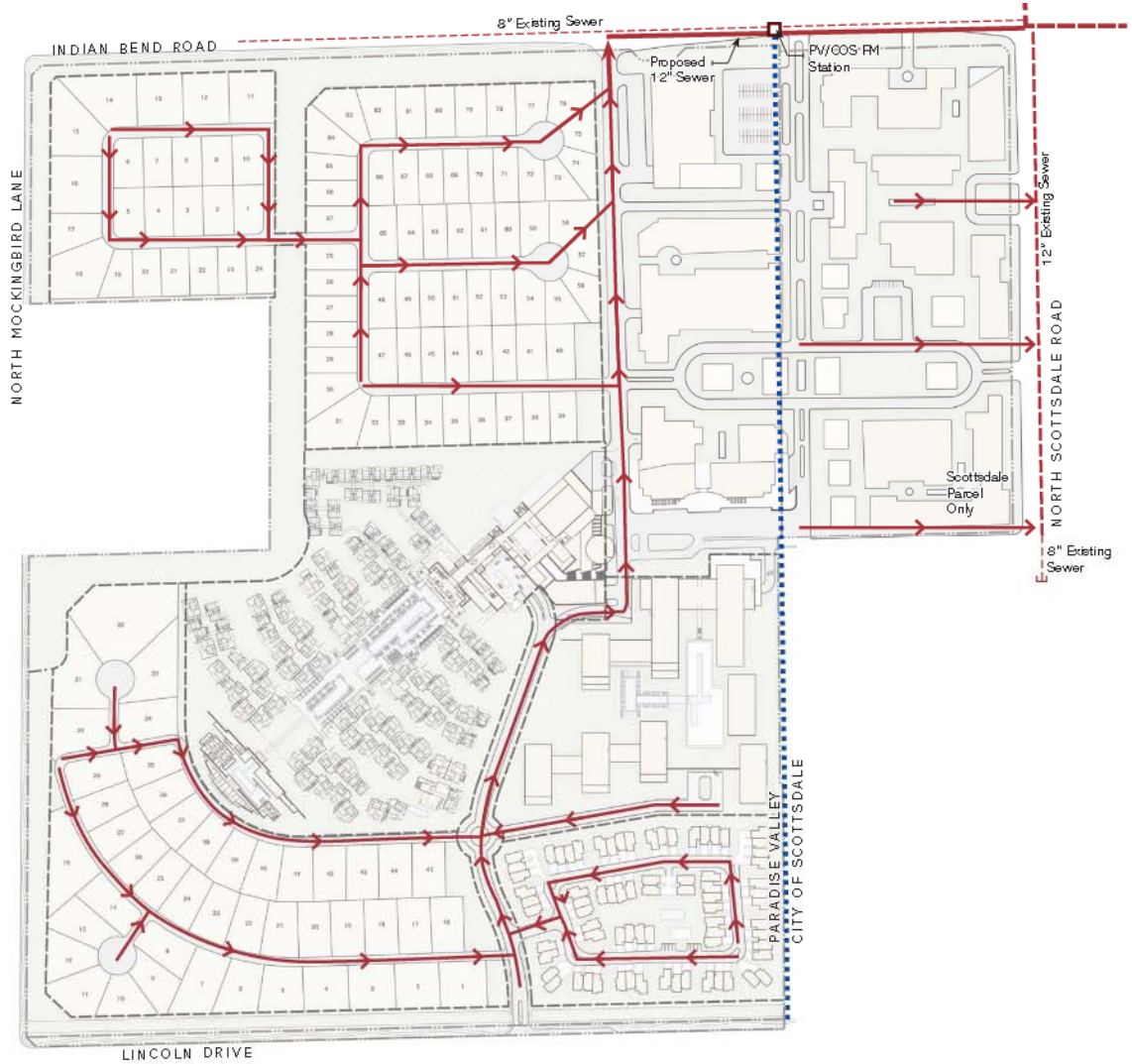
JOB NO.
0268901

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

Exhibit 3

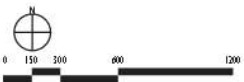
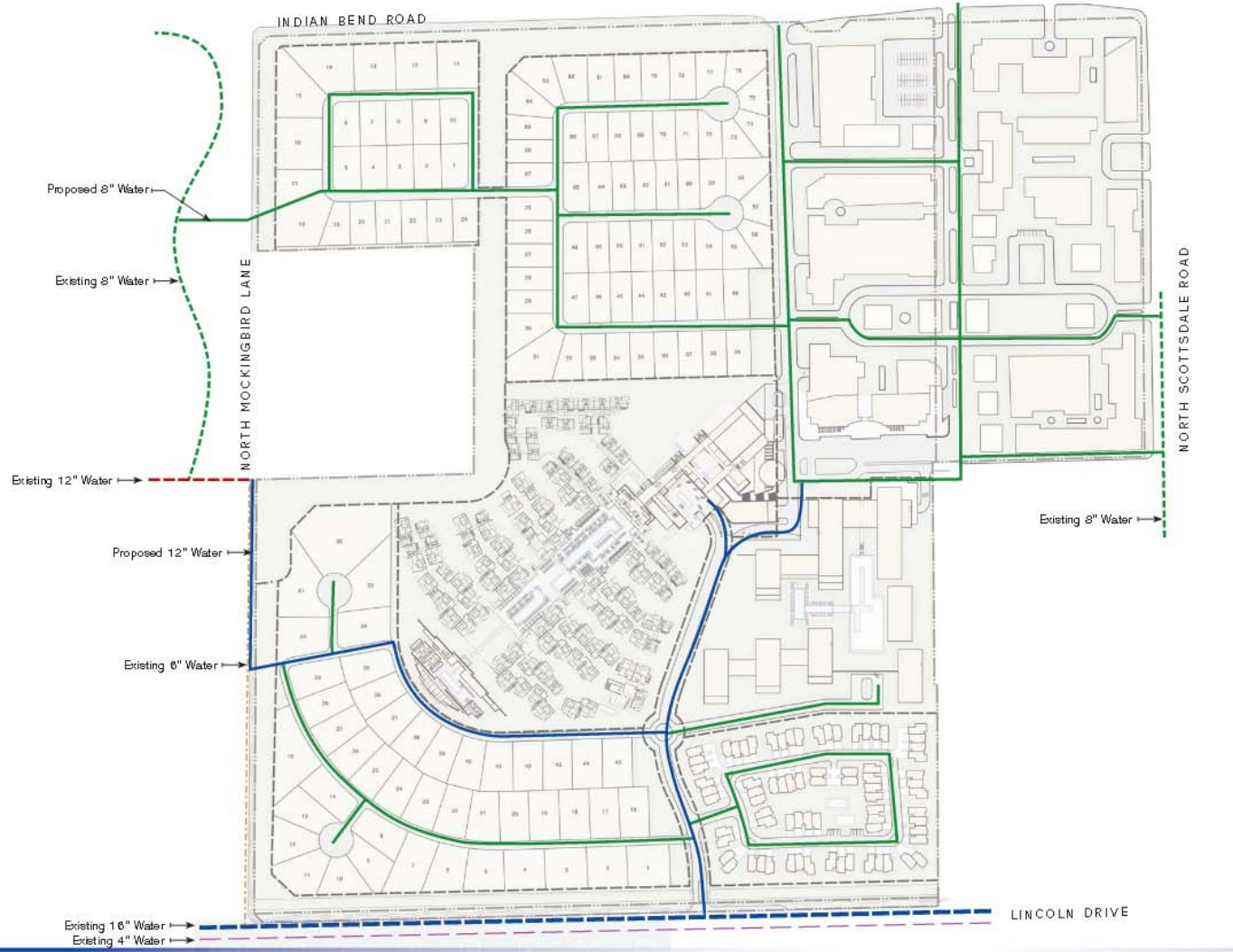
LEGEND

- - - - - 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?



