



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Thursday, September 13, 2018

6:30 PM

Council Chambers

Special Meeting

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. PRESENTATION

A quorum of the Planning Commission may be present the Town Council meeting to receive a staff presentation and comments from the public regarding the East Lincoln Drive South Development Area. The Planning Commission will not give direction and no votes or actions will be taken.

18-339

Discussion of the East Lincoln Drive South Development Area

Staff Contact:

Brian Dalke, Interim Town Manager 480-348-3544

Attachments:

[Staff Introduction - Lincoln Road Development Areas Overview](#)

[Lincoln Medical Exhibits](#)

[Lincoln Medical Trip Generation Statement - Sealed TGCS v2](#)

[ANdAZ Resort Presentation](#)

[Ruttle and Livi Comments](#)

[SunChase Century Letter](#)

[Smoke Tree Resort Presentation](#)

[Smoke Tree Reference Materials](#)

[Lincoln Drive Reconstruction](#)

4. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 18-339

TO: Mayor Collins and Town Council Members

FROM: Brian Dalke, Interim Town Manager

DATE: September 13, 2018

DEPARTMENT: Town Manager

AGENDA TITLE:

Discussion of the East Lincoln Drive South/North Development Areas

TOWN VALUE(S):

- ☐ Primarily one-acre, residential community
- ☒ Limited government
- ☒ Creating a sense of community
- ☐ Partnerships with existing schools and resorts to enhance recreational opportunities
- ☒ Improving aesthetics/creating a brand
- ☐ Preserving natural open space

As part of the 2012 General Plan, the Town identified three development areas for the strategic and well-planned development and redevelopment of vacant and/or transitioning parts of Paradise Valley. Development Area policies further the Town values by seeking to balance the Town's fiscal health and quality of life, minimizing neighborhood incompatibility, planning for sound public infrastructure, encouraging public/private partnerships, among other considerations.

SUMMARY STATEMENT:

Meeting Purpose

The objective of this upcoming joint Town Council and Planning Commission presentation is to brief Town officials on design standards and circulation along Lincoln Drive adjacent to the East Lincoln Drive South and North Development Areas, include a brief update on the projects within these Development Areas, give the property owners within the South Development Area an opportunity to provide information and input, and have Town Council make inquiries of staff as deemed appropriate. Topics that may be discussed include:

- Preservation of character of the area through maintaining appropriate intensities,
- Improvement of safety for businesses, residents and tourists,
- Focus on circulation/ingress/egress for individual properties and compatibility between properties, and

- Efficient traffic flow on Lincoln Road, with focus on planned improvements the intersection at Quail Run Road/Palmeraie Boulevard.

2012 General Plan

The East Lincoln Drive South Development Area is comprised of approximately 55 acres including Smoke Tree Resort, Andaz Resort, Lincoln Plaza Medical Center, the Applewood Pet Resort, and several properties zoned R-43 residential. The East Lincoln Drive South Development Area is one of three Development Areas within town limits. The present focus on the East Lincoln Drive South Development Area is in response to present development within this Development Area and nearby properties. The second Development Area is the East Lincoln Drive North Development Area. It consists of the Ritz Carlton project that is directly north of the East Lincoln Drive South Development Area. The Ritz Carlton project has been approved and is under construction. The third Development Area is the 56th Street and Lincoln Drive Development Area. It consists of the Mountain Shadows project that is approximately 1.5 miles west of the East Lincoln Drive South Development Area. The Mountain Shadows project has been approved, mostly built, with some residential under construction.

Special Use Permit Amendment Process.

An amendment to an existing property zoned Special Use Permit requires several review process steps. There are four types of amendments: managerial, minor, intermediate, and major. All amendments first require pre-application review by Town staff. Staff reviews the request against Town codes and policies, and explains the various application processes that will be required. The next step is an application submittal from the property owner for the request. Managerial amendments are approved by the Town Manager. Minor amendments are approved by the Planning Commission, with appeal to Town Council. For intermediate and major amendments to a property zoned Special Use Permit, the amendment submittal requires the Town Council give direction to the Planning Commission via a Statement of Direction (SOD). This SOD is generally reviewed in a study session (s) and then acted upon at a separate Council meeting. The intermediate and major amendment then gets reviewed by the Planning Commission over several work session meetings. The applicant holds a neighborhood meeting before the Planning Commission makes a recommendation to Town Council at a public hearing. Town Council will then discuss the Planning Commission recommendation at work session(s) before holding a public hearing to decide on the application.

Smoke Tree Resort

The Smoke Tree Resort was purchased by a new owner in 2018. In May 2018, this owner made application for redevelopment of the property via a major amendment to the site's existing Special Use Permit - Resort zoning. The applicant's proposed redevelopment of this resort property will be a complete demolition of all existing structures. The redevelopment will maintain the site as a resort. The initial proposal includes 150 traditional hotel guest rooms as compared to the existing 32 rooms approved. It will include indoor and outdoor space for events, including a resort pavilion for banquets/meetings and pool areas. The proposal includes re-establishing a restaurant/bar on the site. It also includes construction of 30 resort residential units, among various accessory uses such as a fresh food market and resort retail. The Major Special Use Permit Amendment for the Smoke Tree Resort had one study session in May 2018, but was on hold by the applicant based on Council concerns over density and height. This application is expected back for Town Council SOD discussion on September 27, 2018.

Lincoln Plaza Medical Center

The Lincoln Plaza Medical Center was purchased by a new owner in 2018. In May 2018, this owner made application for redevelopment of the property via a major amendment to the site's existing Special Use Permit - Medical zoning. The applicant's proposed redevelopment of this property will be a complete demolition of all existing structures. The redevelopment will maintain the site for medical uses. The proposed medical building will be in a similar location as the existing building. It will be two-stories as the existing building. The proposed building will be taller, up to 36 feet to the top of the roof parapet, and larger by approximately 5,000 square feet. The Town Council issued the SOD on June 14, 2018. The Planning Commission has discussed the application at two work sessions this summer. The SOD requires the Planning Commission make a recommendation by its October 18, 2018 meeting. The applicant has not fully submitted all requested material, but there has been progress at the Planning Commission. This application is tentatively set for Council discussion and action later this year.

Andaz Resort

The Andaz Resort was the former Cottonwoods Resort. In 2012, the then resort ownership applied for a major amendment to their Special Use Permit that was later withdrawn. A managerial amendment was approved in 2014 for extensive remodeling of the resort property. In 2015, the current owner remodeled the resort and opened the Andaz Resort. In 2018, the resort has done some landscape lighting and landscaping modifications.

Applewood Pet Resort

In 2013, the Town Council approved Special Use Permit zoning for the pre-existing use of the pet resort. There are no known current proposed amendments for this site.

R-43 Properties

There are several properties within the East Lincoln Drive South Development Area owned by three separate parties. There are no known proposed plans for these sites. However, in the past some or all of these residential properties inquired about redeveloping for residential uses.

Lincoln Drive Reconstruction

The Town has an approved reconstruction project for Lincoln Drive between Mockingbird Lane and the eastern town limits. These improvements include landscaped medians, a traffic signal at Quail Run Road, sewer line extension, meandering sidewalks, landscaping, and drainage structures. For more information refer to the attached presentation.

BUDGETARY IMPACT:

Proposed Lincoln Drive improvements are already part of the approved budget. Related roadway or other improvements associated with requested amendments to Special Use Permit properties would be discussed separately as part of the Planning Commission/Town Council meetings for those applications.

ATTACHMENT(S):

File #: 18-339

East Lincoln Drive South Development Area Property Owner Information
Presentation

TOWN OF PARADISE VALLEY

Lincoln Road Development Areas Overview



Town Council
September 13, 2018

Study Session Goal

- Receive input from stakeholders, Town staff and residents to assist the Town Council and Planning Commission in policy deliberations related to the Lincoln Road Development Areas as defined in the General Plan.



Agenda for Study Session

- Overview
- Landowners/Representatives to Present
 - Lincoln Road Medical Plaza Center
 - Andaz
 - Applewood Pet Resort
 - Sunchase
 - Ruttle & Livi (2 residents)
 - Five-Star
 - Smoke Tree Resort
- Lincoln Road Design
- Public Comment
 - Residents within 1,500 feet of development area
 - All other residents
- Council Inquiries to Staff



General Plan Definition of Areas

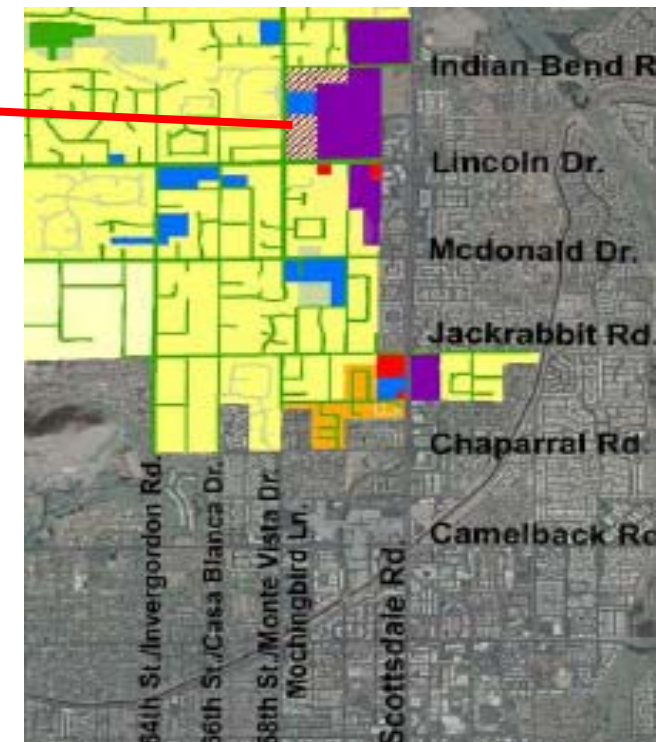
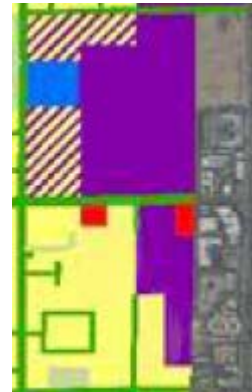
- **East Lincoln Drive North Development Area:**
comprised of approximately 110 acres, which includes the Five-Star/Ritz Carlton project
- **East Lincoln Drive South Development Area:**
comprised of approximately 55 acres including Smoke Tree Resort/Bungalows, Andaz Resort, Lincoln Medical Complex and the Applewood Pet Resort. The boundary also includes some residential properties.



Development Areas



Land Use Map



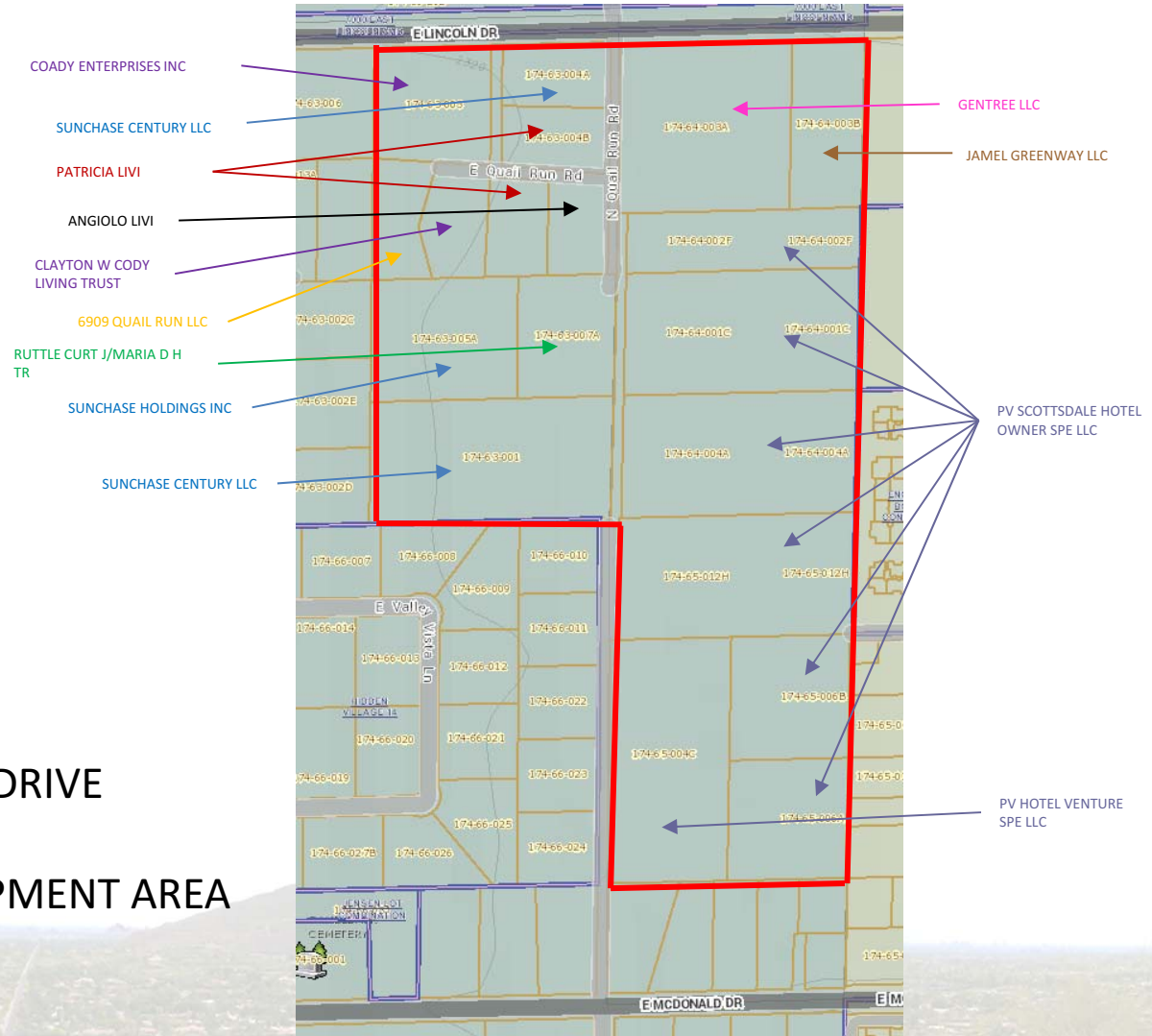
Legend

- | | |
|--|---------------------|
| Low Density Residential OR Resort/Country Club | Private Open Space |
| Private Open Space OR Resort/Country Club | Public Open Space |
| Very Low Density Residential | Medical Office |
| Low Density Residential | Public/Quasi Public |
| Medium Density Residential | Resort/Country Club |

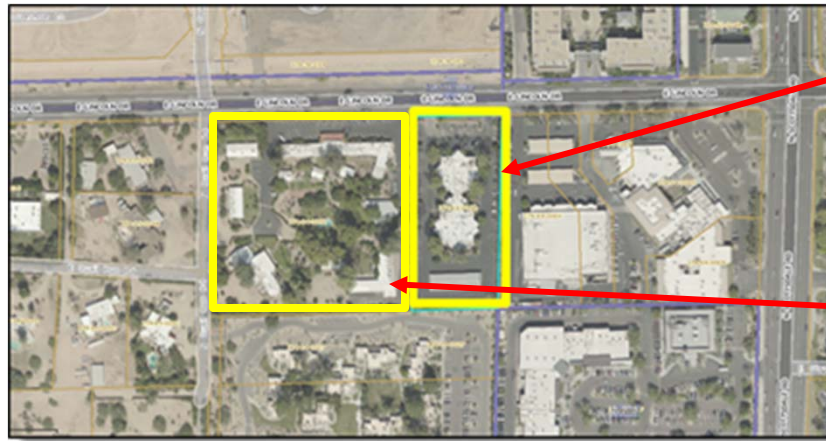


- COADY ENTERPRISES INC
- CLAYTON W CODY LIVING TRUST
Clay Coady
- SUNCHASE CENTURY LLC
- SUNCHASE HOLDINGS INC
- Todd Tupper
- PATRICIA LIVI
- Patricia Livi Pres.
- Angiolo Livi
- 6909 Quail Run LLC
- RUTTLE CURT J/MARIA D H TR
- Curt and Maria Ruttle
- Gentree LLC
Smoketree Resort
Taylor Robinson
- JAMEL GREENWAY LLC
- Lincoln Medical
- James M Shough of Jamel Greenway, LLC;
- Jason Morris
- PV SCOTTSDALE HOTEL OWNER SPE LLC
- PV HOTEL VENTURE SPE LLC
Gary Stougaard

LINCON DRIVE SOUTH DEVELOPMENT AREA



Active SUP Amendments in East Lincoln Development Area



- Lincoln Road Medical Plaza Center
- Smoke Tree Resort



General Plan Goals

- Development Area Goal DA 2.2.1 – Support ... through orderly and well-planned development; provides needs of existing/future residents; makes efficient use of land/infrastructure
- Visually Significant Corridor Policy M 4.4.3.1 – Implement program to improve/maintain ROW corridors along Lincoln (and Tatum) to represent positive character/image of Town.



Elements to Consider...

- Preserve the character of the area through maintaining appropriate intensities.
- Ensure safety is maintained for businesses, residents and resort visitors.
- Focus on circulation and ingress/egress for individual properties and compatibility between properties.
- Ensure that all traffic flow is consistent and convenient on Lincoln Road to include the intersection at Quail Run/Palmeraie Blvd.



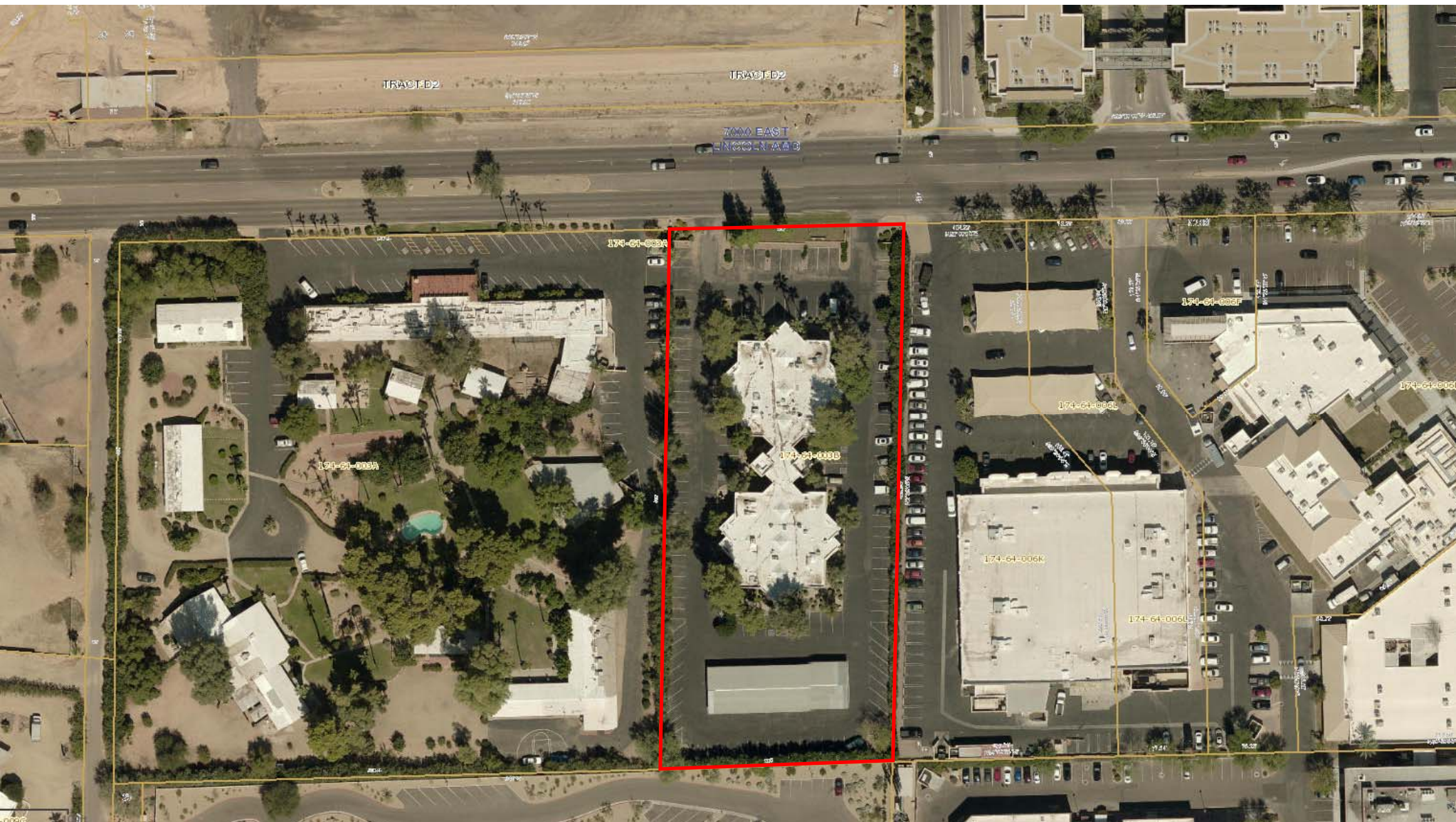
Study Session Goal

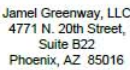
- Receive input from stakeholders, Town staff and residents to assist the Town Council and Planning Commission in policy deliberations related to the Lincoln Road Development areas as defined in the General Plan.



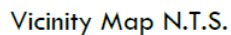
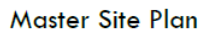


Lincoln Plaza Medical Center





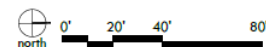
**7125 Lincoln
Medical Office**
Paradise Valley, Arizona



THE EAST 200 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

| | |
|-----------------|---|
| Project Name | Lincoln Medical Plaza |
| Project Address | 7125 E. Lincoln Drive Paradise Valley, AZ 85253 |
| Owner | Jamel Greenway, LLC 4771 N. 20th Street, Suite 822 Phoenix, AZ 85016 Contact: Lynn Evans Tel: 602-710-2122 Email: Lynn@randshops.com |
| Architect | suite6 architecture + planning 6111 N. Cattletrack Road Scottsdale, AZ 85250 Tel: 480-348-7800 Email: dean@suite6.net |

| | | |
|-----------------|------------------------------|-----------|
| Net Site Area | +/- 93,023 sf +/- 2.13 ac | |
| Lot Coverage | +/- 18.3% | |
| FAR | +/- 0.33 | |
| | existing | proposed |
| Net Leasable | 25,444 sf | 31,000 sf |
| Building Height | 30' | 36' |
| Parking Std. | 147 sp | 140 sp |
| Parking ADA | 6 sp | 6 sp |
| Parking Total | 153 sp | 146 sp |
| Parking Ratio | 6.0/1000 | 4.7/1000 |



▲ Development Review Set
 ▲ Bid Set
 ▲ City Submittal
 ▲ Construction Set

Revisions:

Ownership of Instruments of Service:

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Seal _____
 Date: August 24, 2018 _____
 Project Number: 598 _____
 Drawn by: dm/ldb _____
 Sheet Number _____

A1.0

Master Site Plan



Jamel Greenway, LLC
4771 N. 20th Street,
Suite 822
Phoenix, AZ 85016

Drawings

7125 Lincoln Medical Office Paradise Valley, Arizona

- ▲ Development Review Set
- △ Not Set
- △ City Technical
- △ Construction Set

Revisions

Ownership of Instruments of Service:

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Seal
Date: 10 July 2018
Project Number: 395
Drawn By: dch/tdh
Sheet Number

A3.0

elevations

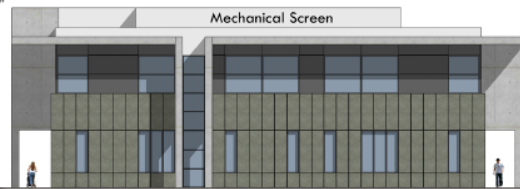


north elevation 1" = 10'-0"

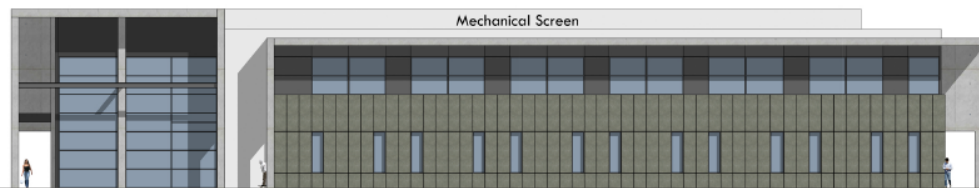


east elevation 1" = 10'-0"

top of mechanical screen 36'-0"
top of parapet 32'-0"
top of roof/parapet 30'-0"
top of window 26'-5"
bottom of window 18'-9"
top of window 11'-5"
f.f.e. = 0'-0"



south elevation 1" = 10'-0"



west elevation 1" = 10'-0"

0' 10' 20'
1" = 10'-0"



Jamel Greenway, LLC
4771 N. 20th Street,
Suite 822
Phoenix, AZ 85016

Drawings

7125 Lincoln Medical Office Paradise Valley, Arizona

▲ Development Review Set
▲ Prel Set
▲ City Submittal
▲ Construction Set

Revisions

Ownership of Instruments of Service

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Suite Six Architecture + Planning, Inc.

Seal
Date: August 24, 2018
Project Number: 005
Drawn By: dch/105
Sheet Number

A4.0
renderings



September 5, 2018

Mr. Benjamin L. Tate
Withey Morris, PLC
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016



Subject: Trip Generation Comparison Statement for Lincoln Plaza Medical Center, 7125 East Lincoln Drive, Town of Paradise Valley, Arizona

Dear Mr. Tate:

CivTech Inc. has been retained by Withey Morris, PLC to prepare a Trip Generation Comparison Statement for a proposed redevelopment of a single-tenant medical office in the Town of Paradise Valley, Arizona.

Currently, Lincoln Medical Center is approximately 25,000 square feet (SF) of gross leasable area (GLA), the proposed redevelopment will be a two-story medical center with 31,000 SF of GLA. CivTech was asked to compare the trip generation from the existing medical building to the proposed medical building.

TRIP GENERATION

A generally accepted method of calculating trip generation rates for a proposed development is to use regression equations and/or average rates developed by the Institute of Transportation Engineers (ITE) through the compilation of the field data collected at sites throughout the United States. The 10th edition of ITE's *Trip Generation Manual* was used to calculate trip generation rates for the proposed development.

Table 1 presents the trip generation rates for the existing and proposed uses.

Table 1. Trip Generation

| Proposed Use | ITE LUC | Size | Units | Weekday Trips | | | | | | |
|--|------------|------|-------------------|---------------|----|-----|-------|----|-----|-------|
| | | | | Daily | AM | | | PM | | |
| | | | | Total | In | Out | Total | In | Out | Total |
| Existing | | | | | | | | | | |
| Medical, dental or health office buildings and clinics | 720 | 25 | 1,000 square feet | 872 | 51 | 14 | 65 | 24 | 63 | 87 |
| Proposed | | | | | | | | | | |
| Medical, dental or health office buildings and clinics | 720 | 31 | 1,000 square feet | 1,104 | 62 | 17 | 79 | 30 | 77 | 107 |
| Difference | | | | 232 | 11 | 3 | 14 | 6 | 14 | 20 |

Based on the results summarized in **Table 1**, the difference in daily trips is approximately 232 daily trips, with 14 more in the AM peak hour (11 in/3 out) and 20 more in the PM peak hour (6 in/14 out).

CONCLUSIONS

From the foregoing, the following could be concluded:

- The existing land use generated approximately 872 total daily trips with 65 in the AM peak hour (51 in/14 out) and 87 in the PM peak hour (24 in/63 out).
- The proposed redevelopment is expected to generate approximately 1,104 total daily trips with 79 in the AM peak hour (62 in/17 out) and 107 in the PM peak hour (30 in/77 out).
- The difference daily in trips between the existing development and the proposed development is approximately 232 daily trips, with 14 more in the AM peak hour (11 in/3 out) and 20 more in the PM peak hour (6 in/14 out).

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech



Dawn Cartier, PE, PTOE
President

TOWN OF PARADISE VALLEY

Lincoln Drive Development Area

Andaz Resort

September 13th, 2018





September 13th, 2018



















Maria and Curt Ruttle
6316 North Quail Run Road
Paradise Valley, AZ 85253

September 5, 2018

To: The Town of Paradise Valley Town Council and Planning Commission

RE: Ruttle and Livi Quail Run Road properties Letter of Concern
for Quail Run Road and Lincoln Drive

Jeremy T. Knapp, AICP
Engineering Services Analyst
6401 East Lincoln Drive
Paradise Valley, Arizona 85253-4399

Dear Jeremy T. Knapp:

Thank you for the information regarding Quail Run Road and the meeting on Sept. 13, 2018. I am submitting this letter Letter of Concern on behalf of the following properties.

6316 North Quail Run Road Paradise Valley 85253
6428 North Quail Run Road Paradise Valley 85253
9627 East Quail Run Road Paradise Valley 85253
6921 East Quail Run Road Paradise Valley 85253

Our collective family, of the above 4 properties, want to actively participate in the discussions of the East Lincoln Drive and surrounding property areas.

Our properties are directly attached to Quail Run off of Lincoln Drive and therefore we are the most affected by any and all changes made to the Quail Run Road and Lincoln Drive areas.

We plan on having representation at the meeting on Sept. 13th, 2018 and all other meetings that have to do with The Town Plan. We are interested in participating in all matters that affect our street.

Please keep us informed on all matters regarding Quail Run Road and adjacent properties. You can contact me at via phone at _____ or Email at _____ and for in writing correspondence at 6316 North Quail Run Road, Paradise Valley Arizona 85253.

Sincerely,

CC'd
Maria Ruttle
Curt Ruttle
Angiolo Livi
Patricia Livi



BURCH & CRACCHIOLO

EDWIN BULL
DIRECT LINE: 602.234.9913
DIRECT FAX: 602.343.7913
EBull@bcattorneys.com

September 5, 2018

Via Email and Mail

Jeremy T. Knapp, AICP
Community Development Director
Town of Paradise Valley
6401 E. Lincoln Dr.
Paradise Valley, AZ 85253

Paul Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Dr.
Paradise Valley, AZ 85253

Re: Paradise Valley East Lincoln Drive South Development Area Work Session – Sept. 13
Major Special Use Permit Amendment (SUP-18-05) - Smoke Tree Resort
Major Special Use Permit Amendment (SUP-18-06) - Lincoln Medical Plaza
Effect on Adjacent Residential Properties

Dear Mr. Knapp and Mr. Michaud:

In response to the call and email to Todd Tupper from Jeremy Knapp advising of the September 13 Work Session, I am writing on behalf of SunChase Century, LLC and SunChase Holdings, Inc. (together “SunChase”). SunChase owns approximately 9 acres, all zoned R-43, within the residential neighborhood immediately west of the Smoke Tree Resort and within the East Lincoln Drive Development Area. SunChase is aware that redevelopment of the Smoke Tree Resort is proposed and in that regard Smoke Tree is seeking an amendment to its Special Use Permit (“SUP”). While SunChase agrees that redevelopment of the Smoke Tree Resort should occur, SunChase would also like consideration of the redevelopment’s impact and effects on the neighboring residential community.

Smoke Tree currently has two access points (with full turning ability) from Lincoln Drive. Although Smoke Tree is trying to preserve those access points, we understand that current plans proposed by Town Staff for improvements on Lincoln would eliminate left turns from Lincoln into Smoke Tree, rendering those existing entrances “right in, right out” only for eastbound traffic. Smoke Tree’s proposed Site Plan in conjunction with its requested SUP amendment calls for adding two access points on its west side from Quail Run Road. Smoke Tree currently has no access to/from Quail Run, has never dedicated its 25’ for Quail Run, the existing road is a 25’ half-street on land dedicated by the adjacent existing residential properties, and Quail Run is currently a discontinuous street that does not connect Lincoln to McDonald. Smoke Tree’s proposed redevelopment also includes substantially increasing its existing room capacity, clearly increasing the vehicular movements in/out of the resort and onto Quail Run Road.

As you know, Article XI of the Paradise Valley Zoning Ordinance addresses Special Uses. Section 1102 identifies as a purpose that “development will have minimal impact on adjacent properties.” That stated purpose is consistent with numerous goals/policies of the 2012 Paradise Valley General Plan. For instance, General Plan LU 2.1.1.7 states that: “The Town shall ensure that non-residential uses shall not affect the integrity and enjoyment of adjacent residential neighborhoods.” LU 2.1.2.2 states that: “The Town shall require proposals for revitalization and improvements of Special Use Permit properties include community impact assessments.” DA 2.2.1.3, DA 2.2.3.3, and CC&H 3.1.1.2 all identify a policy of minimizing impacts on adjacent residential areas and protecting established neighborhoods. M 4.1.2.1 and M 4.4.2.9 both identify a policy to condition approval of development and redevelopment on reducing traffic impacts on residential neighborhoods and providing adequate right-of-way for all users. In conjunction with the foregoing, there are the SUP Guidelines, which when reviewed along with Smoke Tree’s proposal discloses a property that is about ¼ the intended minimum size for a new resort with about ½ the intended minimum street frontage, but is proposing redevelopment exceeding the height, lot coverage, guest unit density, and perimeter standards of SUP Guidelines Section 4. While the Town’s Zoning Ordinance, General Plan and SUP Guidelines call for the



protection of an existing residential neighborhood, we also recognize that redevelopment within appropriate parameters is also a consideration. SunChase asks the Town to consider and determine whether and how the intensity that Smoke Tree proposes, especially with access to/from Quail Run Road, can work next door to SunChase's and other residential properties in the area. For more specific reference to the Zoning Ordinance, General Plan, and SUP Guidelines, please see the memo attached as Exhibit A. SunChase would like to know what the Town can do, and intends to do, to address or protect the adjacent neighborhood.

Of course, redevelopment of Smoke Tree is not the only activity proposed or underway in this area. There is also Lincoln Medical Plaza next to Smoke Tree, the Ritz Carlton Resort being developed on the north side of Lincoln Drive, the proposed improvement to Lincoln Drive itself, and a traffic signal at the Lincoln/Quail Run intersection. That activity raises a specter of negative impacts and unintended consequences on SunChase's property, particularly the parcel fronting on Lincoln, that would be exacerbated by the proposed addition of access points for Smoke Tree on the half-street that is Quail Run Road. In conjunction with the foregoing is the uncertainty about Quail Run Road. It currently extends south from Lincoln as a half-street for approximately 360 feet. Quail Run extends north from McDonald, also as a half-street, approximately 1300 feet. While the Town has received some dedications for the other half of the street, there remains a gap of approximately 930 feet disconnecting the two segments and limiting the development of adjacent land. When does the Town plan to take any action regarding the extension (or not) and the widening (or not) of Quail Run Road for Smoke Tree, and what action does the Town intend to take?

It's understood that Smoke Tree has resisted proposed changes to the existing access points and dedicating anything for streets as effectively shrinking the developable area of its property. In contrast, please see the diagrams attached as Exhibit B and Exhibit C and consider the impact on the neighboring residential property. Exhibit B depicts the current setback situation on the SunChase lot at the southwest corner of Lincoln and Quail Run. That lot is currently improved with a single-family home that is set back 52 feet from the existing Lincoln right-of-way. Exhibit C then depicts how the developable area of that lot is reduced by a number of potential additional setbacks that would impact any new construction. (1) The currently proposed Lincoln widening is an additional 32 feet (20 feet from the current residence). (2) Depending upon whether a new residence faced Lincoln or Quail Run, the front or side yard setback would be at least 40 feet from the widened Lincoln. (3) In either orientation, there is a recorded 50 feet setback required from Quail Run. (4) And in either orientation, there is another 40 feet setback from the rear and a 20 feet setback on the remaining side. (5) After the above points 1-4, the developable area that is left could be approximately $\frac{1}{3}$ acre, for an R43 zoned lot. Now, consider the exacerbating effect that along with Smoke Tree's proposal to further burden the half-street Quail Run, but not to dedicate its 25 feet, and to improve its property within that non-dedication area, it proposes to add two access points there. So, again, SunChase would like to know what the Town can do and proposes to do to address or otherwise protect the existing residential neighborhood adjacent to Smoke Tree.

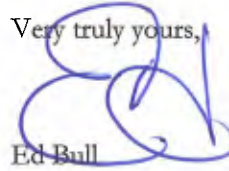
Unless solutions are found, currently what is being proposed for this area around the existing residential neighborhood southwest of the intersection of Lincoln and Quail Run negatively impacts what is supposed to be protected. Understanding that this Work Session suggests interest in a broader examination of this area, if the Town sees in the General Plan guidance for Smoke Tree's intensity, solutions for what to do with Quail Run, or some creative options not restricted to the R43 1-house/acre for the adjacent neighborhood that could ameliorate the impacts of the surrounding non-residential uses, then SunChase would be interested in participating in such a discussion. But if no creative solution is available to the challenges facing the existing residential property, then the Town should explain what can be done and what is going to be done to protect the residential neighborhood from the intensity of the proposed redevelopment of the nearby non-residential property.



Town of Paradise Valley
Letter re: East Lincoln Drive South Development Area
September 5, 2018
Page 3

Thank you for considering SunChase's questions and perspectives.

Very truly yours,

A handwritten signature in blue ink, appearing to be "Ed Bull", written over the closing "Very truly yours,".

Ed Bull

Enclosures
cc Todd Tupper



EXHIBIT A

- **Article IX of the Paradise Valley Zoning Ordinance (effective 09-15-2017)**

Section 1102 (Special Use Permits (SUPs)) – Section 1102 states that “[t]he intent of these provisions is . . . A. The implementation of the goals and policies of the General Plan. . . I. The incorporation of standards to ensure that the development will have minimal impact on adjacent properties.”

How is allowing Smoke Tree to add two access points on the half-street for Quail Run Road, where Smoke Tree currently has none and has not provided its half street, minimally impacting the adjacent S-F properties that use narrow Quail Run Road for ingress/egress?

Section 1102.1 (Nature of Special Use Permit) – Section 1102.1 states that managerial or minor amendments are not subject to referendum, but that: “The decision to grant, or to condition the grant of, a Special Use Permit or an intermediate or major amendment is, on contrast, a legislative act subject to review by referendum.”

Section 1102.3 (Creating a Special Use Permit) – Section 1102.3(C)(3)(c), states that “[a]fter the formal application is deemed complete,” “staff presents the application to the Town Council,” and “[t]he Town Council then issues a Statement of Direction.” But the Smoke Tree Statement of Direction presentation to the Town Council of May 24, 2018, states on the second powerpoint screen that “[m]any application submittal items are not fully complete, but do provide the nature of the proposed redevelopment.”

Is Smoke Tree going to resubmit its application when complete so that surrounding property owners are able to participate throughout the review and hearing process based on a complete application?

Section 1102.7 (Types of Amendments to Special Use Permits) – Section 1102.7(D) defines a “Major Amendment” as one that is not within the definitions for Managerial, Minor, or Intermediate Amendments, and anything increasing floor area by more than 40% is a Major Amendment.

So Smoke Tree should be a Major Amendment.

Section 1102.8 (Application and Approval Process for Amendments to Special Use Permits) – Section 1102.8(D) states that an applicant first completes a pre-application review, then makes a formal application pursuant to Section 1102.3, the following staff review there is “a Town Council preview for a Statement of Direction”, following which there is “standard Planning Commission review” with a “recommendation for approval or denial to the Town Council,” and then a public hearing before the Town Council to determine whether to grant the application.

Smoke Tree made a presentation seeking a Statement of Direction on May 24, 2018.

- **2012 Paradise Valley General Plan – Land Use and Development**

Goal LU 2.1.1 Quality of Life. To preserve those elements or features which contribute to the Town's quality of life and character as a premiere residential community and resort designation with strong rural and historic roots.

Policies

LU 2.1.1.7 Conversion. The Town shall consider the conversion of land from residential to non-residential uses only within Development Areas as designated on the Development Areas Map. (Figure 2.3). The Town shall ensure that non-residential uses shall not affect the integrity and enjoyment of adjacent residential neighborhoods.

How would allowing Smoke Tree, pursuant to its proposed SUP Amendment, to increase its current room capacity by more than a factor of five (and three times the SUP Guidelines limit), increase its access to Quail Run Road, and to increase building height from single story 16'3" to three-story buildings at 44' in height (including some architectural elements at 48'), preserve the integrity and enjoyment of the adjacent residential neighborhoods to the West?

Goal LU 2.1.2 Special Use Permit Property Revitalization. To encourage the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods.

Policies

LU 2.1.2.1 Encourage Revitalization. The Town shall continue to encourage Special Use Permit property revitalization and improvement within their existing geographic boundaries as long as such improvement does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods.

How would allowing Smoke Tree to add two access points from the half-street Quail Run Road, where none currently exist, without dedicating the other half of the street and without providing significant landscape buffers preserve "the integrity and enjoyment of the adjacent residential neighborhoods" to the West?

LU 2.1.2.2 Require Impact Assessments. The Town shall require that proposals for revitalization and improvement of Special Use Permit properties include community impact assessments that address beneficial as well as adverse project impacts, including but not limited to noise, traffic, parking, open space or mountain views, and light pollution.

Has Smoke Tree provided the required community impact assessment addressing the beneficial and adverse impacts that might be anticipated with respect to the adjacent, existing residential development?

LU 2.1.2.3 Compatibility of Adjoining Uses. The Town shall ensure that development within Special Use Permit properties is compatible with adjacent land uses, particularly residential uses, by requiring such features as:

- Increased building setbacks from rear or side yard property lines adjoining single-family residential uses;
- Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy;
- Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas, to the degree feasible;
- Lighting shielded to minimize impacts on adjacent residential use and protect dark skies; and
- Operational restrictions to limit the adverse impact of noise, light, and traffic and minimize the risk of crime to adjacent residences.

Pursuant to the proposed SUP Amendment, what is Smoke Tree doing to provide increased building setbacks, landscaped and screened off-street parking areas, shielded lighting, and restricted operations with respect to the adjoining residential development?

Goal LU 2.1.3 Community Form/Design. To promote development in the Town that is in harmony with the natural and built environment at both the community and neighborhood levels.

Policies

LU 2.1.3.1 Visual Openness. The Town shall maximize the benefits of visual openness throughout the Town by specific limits on floor area ratio, setbacks, side yards, and building and wall heights.

How does the plan accompanying the proposed Smoke Tree SUP Amendment satisfy the Visual Openness element when it substantially exceeds the Special Use Permit Guidelines on maximum floor area ratio and maximum building heights?

2012 General Plan – Development Area Policy

Goal DA 2.2.1 Development Area Policy. To support limited, targeted and context appropriate development and redevelopment within Development Areas through orderly and well-planned development that provides for the needs of existing and future residents, and makes efficient use of land and infrastructure.

Policies

DA 2.2.1.2 Balanced Consideration. Consideration of Development Area Special Use Permit applications should balance a need for the Town's fiscal health against a steadfast commitment to protecting adjacent low-density residential character and quality of life.

How would permitting Smoke Tree, pursuant to its proposed SUP Amendment, to increase its density to five times its existing use (three times that permitted by the SUP Guidelines) and add two access points

on the Quail Run Road half-street, where it currently has no access, serve to “protect the adjacent low-density residential character and quality of life” for the properties that dedicated and are currently the sole users of the existing half-street for Quail Run Road?

DA 2.2.1.3 Minimize Neighborhood Incompatibility. The Town shall require development or redevelopment within Development Areas to provide reasonable separation of incompatible land uses from adjacent residential areas through context- and scale appropriate land planning and architectural design, greater setback distances, noise mitigation, resort property programming, and landscape buffering.

Smoke Tree currently has ingress/egress solely from Lincoln and no access via Quail Run. Smoke Tree’s proposed SUP Amendment does not include dedicating additional ROW on Lincoln nor providing its half-street dedication for Quail Run. Smoke Tree does, however, propose adding two points of entry on the existing Quail Run half-street. It also proposes increasing its density to five times its existing use (three times that permitted by the SUP Guidelines). How does that provide the “reasonable separation” and buffering for the existing adjacent residential areas consistent with Goal Policy DA 2.2.1.3? Pursuant to the proposed SUP Amendment, what sort of land planning and architectural design, greater setback distance, noise mitigation, resort property programming, and landscape buffering is Smoke Tree providing with respect to the adjacent residential area?

Goal DA 2.2.2 Community Spaces. To conserve and enhance public open spaces, access to open spaces, open space connections, and encourage the incorporation of public art in Development Areas.

Policies

DA 2.2.2.1 Open Space. The Town shall seek to provide open spaces in Development Areas that encourage public gathering, enhanced aesthetics, and serve as buffers between uses of significantly differing function and intensity.

How would permitting Smoke Tree, pursuant to its proposed SUP Amendment, to increase its density to three times that permitted by the SUP Guidelines serve as a buffer between the adjacent residential uses to the West and the commercial uses to the East?

Goal DA 2.2.3 Infrastructure and Development. To direct orderly and well-planned development within Development Areas to support infrastructure improvements, and a concentration of development density and intensity.

Policies

DA 2.2.3.1 Public Infrastructure. The Town should promote the public and private construction of timely and financially sound public infrastructure within Development Area through the use of infrastructure and financing that is coordinated with development and funded by the developer whenever possible.

How is Smoke Tree’s proposed plan satisfying the public infrastructure requirement when it does not intend to dedicate the additional 32’ recommended for Lincoln nor its 25’ half-street and improvements for Quail Run Road, while proposing to increase its density five-fold (and three times the SUP Guideline)

and to add two access points on the existing Quail Run Road half-street which is currently serving only the adjacent residential neighborhood?

DA 2.2.3.3 East Lincoln Drive Development Areas. The Town should encourage moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Areas that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts.

Smoke Tree currently has ingress solely from Lincoln – no access via Quail Run – but the plan submitted with the proposed SUP amendment, despite increasing the current room capacity by more than factor of five (and three times the SUP Guidelines limit), does not include dedicating additional ROW on Lincoln nor providing its half-street dedication for Quail Run, while adding two points of entry on the existing Quail Run half-street. How is the “reasonable separation” and “effective buffering” for the existing adjacent residential areas going to be provided pursuant to Goal Policy DA 2.2.3.3?

2012 General Plan – Community Character & Housing

Goal CC&H 3.1.1 Residential Character. Preserve and protect the quality of residential character development within the Town while taking care to perpetuate the natural landscape, desert plants, and scenic beauty of the mountain areas of the Town.

Policies

CC&H 3.1.1.2 Protect Established Neighborhoods. The Town shall encourage new development and redevelopment, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood.

How does the proposed plan submitted with Smoke Tree SUP Amendment protect the established adjacent residential neighborhoods?

2012 General Plan – Mobility

Goal M 4.1.2 Neighborhood Traffic. To enhance the quality of life within existing neighborhoods through the use of neighborhood traffic management techniques.

Policies

M 4.1.2.1 Neighborhood Traffic Management. The Town shall continue to design streets and approve development applications to reduce high-traffic flows and traffic speeds within residential neighborhoods wherever possible.

How would allowing Smoke Tree to add two access points from the half-street Quail Run Road, where none currently exist, without dedicating the other half of the street, while increasing the intensity of use from the current 32 units to 180 units, avoid imposing higher traffic flows on the adjacent residential

neighborhoods which dedicated and are currently the sole users of the existing half-street for Quail Run Road?

Goal M 4.4.1 Roadway System. To create a roadway system that will ensure the safe and efficient movement of people, goods, and services that supports livable communities and reduces air pollution and greenhouse gas emissions.

Policies

M 4.4.1.3 Access onto Major Arterials. The Town shall require design of new developments to avoid direct access onto major arterial roadways where possible.

How would permitting Smoke Tree, which desires to increase its density five-fold and currently has ingress/egress solely from Lincoln (while keeping the present two curb cuts there), satisfy Goal Policy M 4.4.1.3 by adding two access points on the half-street for Quail Run Road without widening, improving, and matching it up for a signalized intersection?

Goal M 4.4.2 Roadway Design. To provide high-quality roadway design that promotes the character and image of the Town, reduces negative environmental impacts, and minimizes negative impacts to neighborhoods.

Policies

M 4.4.2.9 Rights-of-Way Extents. The Town shall ensure that all new public roadway projects and major reconstruction projects provide appropriate and adequate rights-of-way for all users including bicyclists, pedestrians, and motorists except where pedestrians or bicyclists are discouraged.

Given that the existing residential development to the West dedicated and is using the existing half-street for Quail Run Road, how does the proposed plan for the Smoke Tree SUP Amendment, which adds two access points on the half-street for Quail Run Road, without widening or improving it, provide adequate ROW for all users, as required by the General Plan?

2012 General Plan – Environmental Planning & Water Resources

Goal EP 6.1.3 Visual Resource Preservation. Maintain and protect significant visual resources and aesthetics that define the Town of Paradise Valley.

Policies

EP 6.1.3.3 Standards for SUP Development. The Town shall require that Special Use Permit developments not create major adverse impacts on the town's natural and semi-urban landscapes.

How does adding two access points for use by Smoke Tree on the half-street for Quail Run Road avoid adversely impacting the existing residential neighborhood to the West?

● **Special Use Permit Guidelines (eff. 07-08-2017)**

Section 4 —Resorts — Site Standards 1.a and 1.b

- a. Except for properties that have existing special use permits for resort uses, the minimum size area shall be 20 acres which shall not be bisected by any public right-of-way.
- b. Except for properties that existing special use permits for resort uses, the site shall have primary access from and frontage of a least 300 feet on a Major or Minor Arterial as designated in the Paradise Valley General Plan.

Given that Smoke Tree is about ¼ the intended minimum size for a resort and with about ½ the intended minimum street frontage, how does that become a justification for even further deviating from other guidelines such as on density, building height, setbacks, and depth of perimeter landscape buffers? What are the mitigating standards that are being exceeded to offset all of those negative deviations?

Section 4 —Resorts — Bulk and Density Standards 2.a

- a. Maximum building height:
 - i. Principal Structures – 36 feet
 - ii. Accessory Structures – 24 feet
 - iii. Service structures – 18 feet
 - iv. Towers and other architectural features may exceed maximum building heights, subject to special use permit or major amendment approval.
 - v. To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with the Open Space Criteria per Section 3 of the Special Use Permit Guidelines.

At present, the maximum building height of Smoke Tree is 16'3" to the top of parapet and all structures are one-story, but the proposed plan specifies a majority of three-story buildings at 44' in height (including some architectural elements at 48'). How is this consistent with the SUP Guidelines maximum of 36' in height for principal structures?

Section 4 —Resorts — Bulk and Density Standards 2.b

- b. Lot coverage:
 - i. Total of all structures – 25%
 - ii. Total of all impervious surfaces including building footprints – 60%
 - iii. Open space, which shall consist of land and water areas retained for active or passive recreation purposes or essentially undeveloped areas retained for resource protection or preservation purposes, a minimum of 40%

Given that Smoke Tree is proposing 34% lot coverage and a floor ratio area of 62%, how is the open space requirement going to be met?

Section 4 —Resorts – Bulk and Density Standards 2.c

- c. Maximum density of guest units – 1 unit for each 4000 sq. feet of site area.

How is the density requirement being satisfied by increasing the units on a 5.3 acre site from 32 to 180, which is three times what is permissible under the Guidelines? Are there other standards for which Smoke Tree is providing far more than the minimum to mitigate the proposed density deviation?

Section 4 —Resorts – Perimeter Standards 3.a

- a. Minimum distance from exterior property lines where the adjacent use is residential:
 - i. Principal structures – 100 feet
 - ii. Accessory structure – 60 feet
 - iii. Service structure – 100 feet

Section 4 —Resorts – Perimeter Standards 3.b

- b. Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street:
 - i. Principal structures – 100 feet
 - ii. Accessory structure – 40 feet
 - iii. Service structure – 65 feet

Based on the proposed plan's 90' distance without dedicating its 25' half-street, how are the minimum distances specified by the Guidelines being satisfied with respect to the residential properties on Quail Run Road?

Section 4 —Resorts – Perimeter Standards 3.c and 3.d

- c. There shall be a 40 foot wide landscaped area adjacent to an exterior property line where it abuts residentially zoned property.
- d. There shall be a minimum 30 foot wide landscaped area where an exterior property line abuts a public or private local collector street and a 50 foot wide landscaped area where an exterior property line abuts a Major or Minor Arterial.

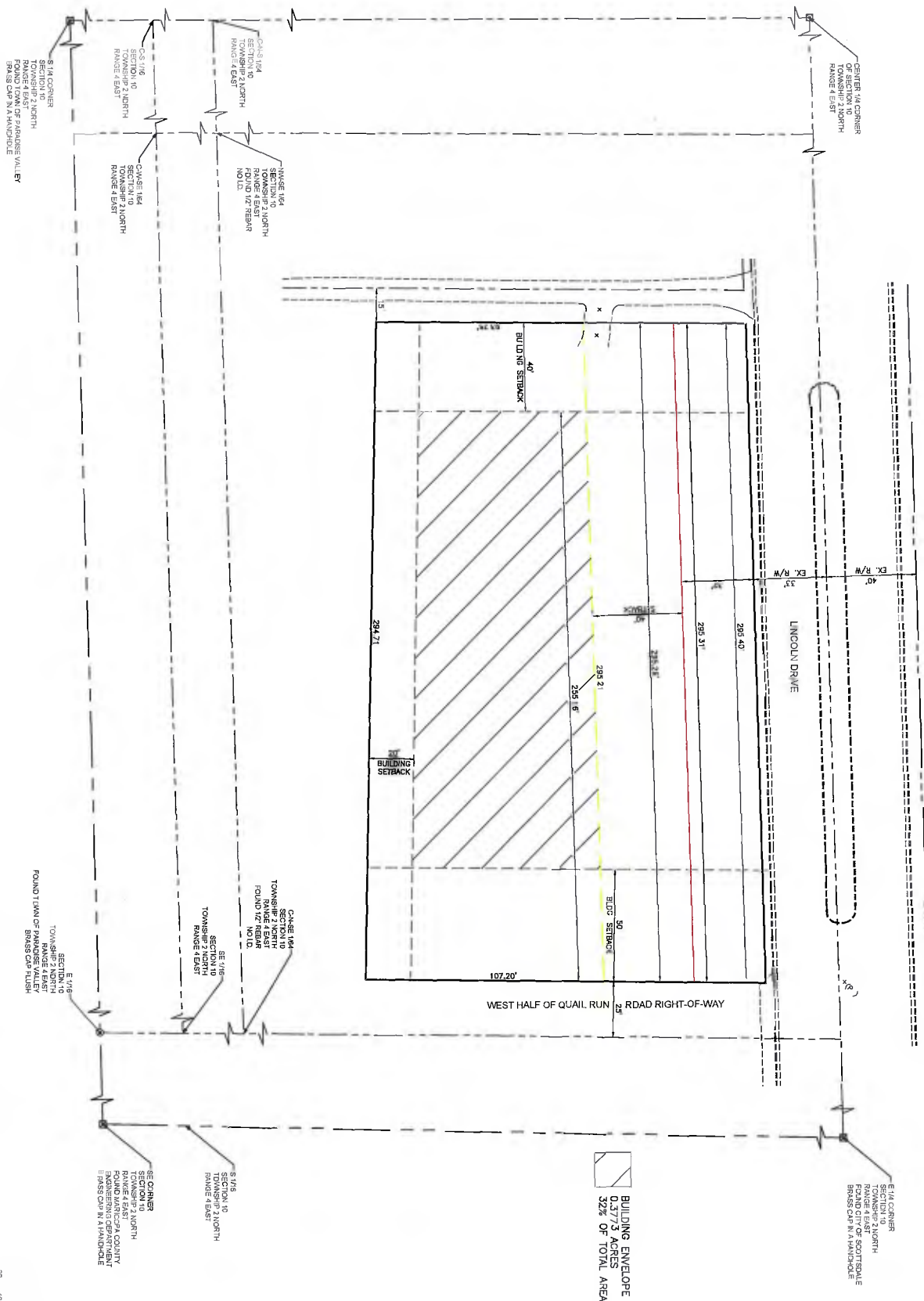
Since the proposed Smoke Tree plan only calls for 25' landscaping adjacent to the existing residential neighborhood, including along Quail Run Road, without dedicating its 25' half-street, how are the 30' and 40' minimum distance landscaped areas specified by the Guidelines being satisfied?

EXHIBIT B



4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cycli.com

EXHIBIT C



BUILDING ENVELOPE
0.3773 ACRES
32% OF TOTAL AREA

SUNCHASE QUAIL RUN EXHIBIT C



SMOKE TREE RESORT

SPECIAL USE PERMIT - MAJOR AMENDMENT APPLICATION

7101 E LINCOLN DRIVE
PARADISE VALLEY, AZ 85253

September 13, 2018

Geneva Holdings

Ventana Hotels &
Resorts

Beus Gilbert

PHX Architecture

Coe & Van Loo
Consultants

Greey Pickett

Civtech





- The Smoke Tree Application conforms with the General Plan
- § 1.4 Town Vision and Values:
 - Protect against “blighted properties”
 - The restaurant has been closed for years.
 - The property lacks critical amenities and room count, and is functioning on life support.
 - The property looks and feels neglected.
 - Only some of the rooms are being used.
 - Provide sufficient revenue – approval of this application will increase the Town’s revenue from \$30,000 annually to \$700,000 annually.



- The Smoke Tree Application conforms with the General Plan
- Goal LU 2.1.2 – To encourage the continued revitalization and improvement of SUP properties while protecting the adjacent residential neighborhoods.
 - This Goal has been our lodestar throughout the design process.
 - Areas of greater density and height are located away from residential and closer to the commercial areas on the east and south.
 - Minimizes visual impact.
 - View corridors are maintained throughout the property to enhance open space.
- § LU 2.1.2.1 - The Town shall continue to encourage SUP property revitalization and improvement within their existing geographic boundaries as long as such improvement does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods.
 - This application stays within its existing boundaries and does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods.



- The Smoke Tree Application conforms with the General Plan
- § LU 2.1.2.5 - The Town shall encourage context-appropriate and responsive building design and site planning on SUP properties that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.
 - This application accomplishes all of these goals by:
 - Varying the building heights;
 - Adding architectural elements;
 - Avoiding massing by locating height and density along the commercial areas;
 - Inviting pedestrian activity by creating walkable pathways and community gathering areas;
 - Utilizing existing setbacks for consistency;
 - Creating movement in the architecture to avoid the appearance of a single block structure.



- The Smoke Tree Application conforms with the General Plan
- § LU 2.1.3.8 – Major entrances to the Town should be given symbolic markers and landscaping to strengthen community identity and to highlight community design standards.
 - The Smoke Tree Resort sits at the gateway to Paradise Valley.
 - It makes a statement immediately upon entering the Town.
 - Unfortunately it's making the wrong statement.



- The Smoke Tree Application conforms with the General Plan
- § 2.2 Development Areas
 - Development Areas are intended to focus resort development into “targeted areas that are most appropriate for accommodating the variety of land uses associated with such use.”
 - The Smoke Tree property is an existing resort and is most appropriate for such use.
 - The property is at the edge of Town, adjacent to commercial use to the east, and major resort uses to the north and south.
 - “Development Areas are meant to encourage new resort development and redevelopment that reflects the Town’s needs for fiscal health, economic diversification, and quality of life.”
 - The Smoke Tree application will redevelop an existing, but underutilized resort, which will provide needed revenue to support the Town’s fiscal health and economic diversification.



- The Smoke Tree Application conforms with the General Plan
- § 2.2 Development Areas
 - § 2.2.1.2 – Consideration of Development Area SUP applications should balance a need for the Town's fiscal health against a steadfast commitment to protecting adjacent low-density residential character and quality of life.
 - The Smoke Tree application does both.
 - § 2.2.2.1 – The Town shall seek to provide open spaces in Development Areas that encourage public gathering, enhance aesthetics, and serve as buffers between uses of significantly differing function and intensity.
 - The Smoke Tree application encourages community pedestrian gathering, greatly enhances the aesthetics of the existing ramshackle facility, and provides appropriate buffers between the Resort and adjacent residential neighbors.



- The Smoke Tree Application conforms with the General Plan
- § 3.1 Community Character
 - § CC&H 3.1.2.3 – Encourage SUP properties to incorporate strategically located community gathering spots that include small and appropriately scaled community-oriented services or amenities designed to support the interaction of residents.
 - The Smoke Tree application embodies this Community Character Goal
 - § § CC&H 3.1.3.4 and 3.1.4.1 – The Town shall designate Visually Significant Corridors; streetscape guidelines will be developed to maintain views and mitigate the negative impact of traffic while respecting private property rights. The Town shall protect and maintain views of the mountains seen from Visually Significant Corridors.
 - The Smoke Tree application protects views of the mountains for the adjacent residential neighbors, and has developed a landscaping plan that will not impede those views.
 - § CC&H 3.2.1.2 – The Town shall consider less than one acre per residence housing only on SUP resort properties and to serve the Town's existing resident population, including single-owner resort housing.
 - The Smoke Tree application includes single-owner resort housing that serves the Town's existing resident population.



- Article XI. Special Uses and Additional Use Regulations
- § 1102 Special Use Permits (SUPs).
 - § 1102.2 Uses Permitted
 - § A. Resorts
 - § 2.a. Allowed Uses - The primary use in a resort is the guest units, including facilities necessary for administering and servicing the facility and on site parking.
 - The guest units are the primary use in the proposed Smoke Tree site plan.
 - § 2.b.vi. Accessory uses may include - Dwelling units
 - Dwelling units have been incorporated into the proposed Smoke Tree site plan as an accessory use.



- The Smoke Tree Application conforms with the General Plan
- The SUP Guidelines recognize that each SUP request should have enough flexibility to respond to its respective unique setting and circumstances.
- § 1, SUP Guidelines - The SUP Guidelines are guidelines and should not be construed as an ordinance.
- § 1, SUP Guidelines - The nature of the request, the architecture of the development, the unique characteristics of the site, among other factors; may merit less or more restrictive standards as determined during a complete review of each individual request.
- The Town made modifications to the SUP Guidelines in connection with the approvals for:
 - Mountain Shadows
 - Ritz-Carlton
 - Andaz
- The SUP Guidelines are not just for new resorts.
 - The SUP Guidelines acknowledge that there may be properties with existing special use permits for resort uses, such as Smoke Tree.



- The Smoke Tree Application conforms with the General Plan
- The SUP Resort Guidelines clearly are written for, and intended to apply to, resort properties of 20 or more acres.
 - § 4.1.a, SUP Guidelines - “Except for properties that have existing special use permits for resort uses, the minimum site area shall be 20 acres....”
 - The Smoke Tree Resort is unique even among other unique resort properties in the Town.
 - A 5.36 acre property with an existing special use permit for resort uses, not a 20-acre property.
- The developers have made, and will continue to make, every effort to adhere to the SUP Resort Guidelines, however some significant modifications are warranted because of the unique nature of the property.



- The Smoke Tree Application conforms with the General Plan
- § 4.1.f of the SUP Resort Guidelines suggests an individual office or retail business should be a maximum of 2,000 square feet.
 - 2,000 square feet is sufficient for retail uses commonly found in resorts (such as gift shops).
 - A small increase is needed here to accommodate a resort market that will primarily serve hotel guests and others.
- § 4.2.c of the SUP Resort Guidelines suggests a maximum density of one guest unit for each 4,000 square feet of lot area.
 - The Smoke Tree Resort is approximately five total acres.
 - Equivalent to the “core” of larger resorts.
 - The proposed site plan has roughly equivalent density when compared to the “core” hotel portions of other Town resorts.



- Density
 - 150 rental rooms and 30 for sale units not a number arrived at randomly.
 - Location, nearby hotels, and competitive room pricing drive the economics.
 - Smoke Tree will fill a niche not currently present in Paradise Valley.
 - In order to make the revitalization economically feasible, and for resort income to exceed operational expenses, a “critical mass” of units and square footage is vital.
 - Simply put, every unit and every square foot is a piece of the puzzle necessary to make Smoke Tree work as a long-term, first-class resort.



- The Smoke Tree Application conforms with the General Plan
- § 4.2.a.i. of the SUP Resort Guidelines suggests the principal building height should not exceed 36 feet.
 - The submittal includes principal buildings that reach 44 feet (three stories with architectural elements) at limited accent points.
 - The height increase is necessary because the unusually small size of the property will not allow lower buildings to spread out over a larger campus.
 - The Ritz-Carlton, which is across the street to the North and on a much larger parcel, is also three stories in height, with a small portion up to 48ft.
 - The Smoke Tree Resort is in close proximity to the City of Scottsdale where taller buildings have been permitted, and adjacent to an existing medical office complex to the East.
 - The site plan has been designed to minimize the visual impact of the proposed height.
 - Taller buildings oriented with the long axis perpendicular to Lincoln Drive or located in the Southerly end of the site, significantly limiting the impression of height from Lincoln Drive and the residential properties to the West.
 - View corridors are maintained through the property to enhance the feeling of open space.



- The Smoke Tree Application conforms with the General Plan
- § 4.3.b.i. of the SUP Resort Guidelines suggests a minimum setback of 100 feet from a principal structure to a public street.
 - The Smoke Tree application proposes a 95-foot setback from the Lincoln Drive centerline.
 - Consistent with and maintains the existing setback approved in 1969.
 - Allows existing building faces to be preserved while increasing the right-of-way easement for Lincoln Drive from 33 feet to 40 feet.
 - Also provides enhanced interior vehicular circulation and multiple access points, and provides convenient screened parking near the restaurant and market.
 - Helps separate the traffic from neighborhood residents.



- The Smoke Tree Application conforms with the General Plan
- § 4.3.c of the SUP Resort Guidelines suggests providing a 40-foot landscaped area adjacent to residentially-zoned property.
 - The Smoke Tree application proposes a 25-foot access easement plus a 25-foot landscape buffer with a driveway that would be shared by the residences and the resort.
 - The combination of driveway and landscaped buffer is more beneficial to the residential neighborhood than the usual 40 feet of landscaping.
 - Provides access to Lincoln Drive without enduring cut through traffic from Lincoln Drive.
- § 4.3.d of the SUP Resort Guidelines suggests a 50-foot landscape area adjacent to an arterial street.
 - There is limited space between Lincoln Drive and the existing buildings.
 - The existing condition, vehicle driveways, and parking in the Lincoln Drive frontage, has worked well for more than 50 years.



- The Smoke Tree Application conforms with the General Plan
- § 4.2.a.v of the SUP Resort Guidelines suggests conformance with the Open Space Criteria.
 - The Open Space Criteria are exceeded on the West side of the property adjacent to a residential area.
 - However, there are commercial neighbors to the South, East, and North.
 - The developers have compensated for exceeding the Open Space Guidelines by providing view corridors throughout the site, and orienting the structures in a way that allows visual openness into the resort.
- § 4.2.b.i of the SUP Resort Guidelines suggests a lot coverage limit of 25% of the gross property area.
 - The Smoke Tree application requests approximately 34% lot coverage of the gross property area.
 - Proposal designed with transition density.
 - Contemplates structures required to achieve the resort use with the amenities necessary to provide a quality resort commensurate with the Town's standards.
- § 4.2.b.iii of the SUP Resort Guidelines suggests a minimum of 40% open space.
 - The property is limited in size and must balance the minimum improvements needed for a quality resort as well as large open spaces.
 - The buildings have been shifted to the East to set back from the adjacent residential neighborhood, and to the West and to maintain view corridors through the site.
 - The proposed height and density allows for as much of the site to become open spaces as is possible and avoid sprawling buildings.



- Development Areas are meant to encourage new resort development and redevelopment that reflects the Town's needs for fiscal health, economic diversification, and quality of life. (General Plan 2.2)
- 5 Acre size is a pre-existing special use permit that is one quarter of the typical resort size. [...] the unique characteristics of the site, among other factors; may merit less or more restrictive standards as determined during a complete review of each individual request. (Special Use Permit Guidelines Section1 General Purpose)
- Paradise Valley Character - The Town shall encourage Special Use Permit properties to incorporate strategically located (e.g., accessible to surrounding neighborhoods) community gathering spots that include small and appropriately scaled community-oriented services or amenities designed to support the interaction of Town residents. (General Plan 3.1.2.3 "Community Character")



Existing

- \$30,000 Tax Revenue to Town
- Use – Resort
- Density – 24,000sf footprint
- Height – 36ft

Proposed

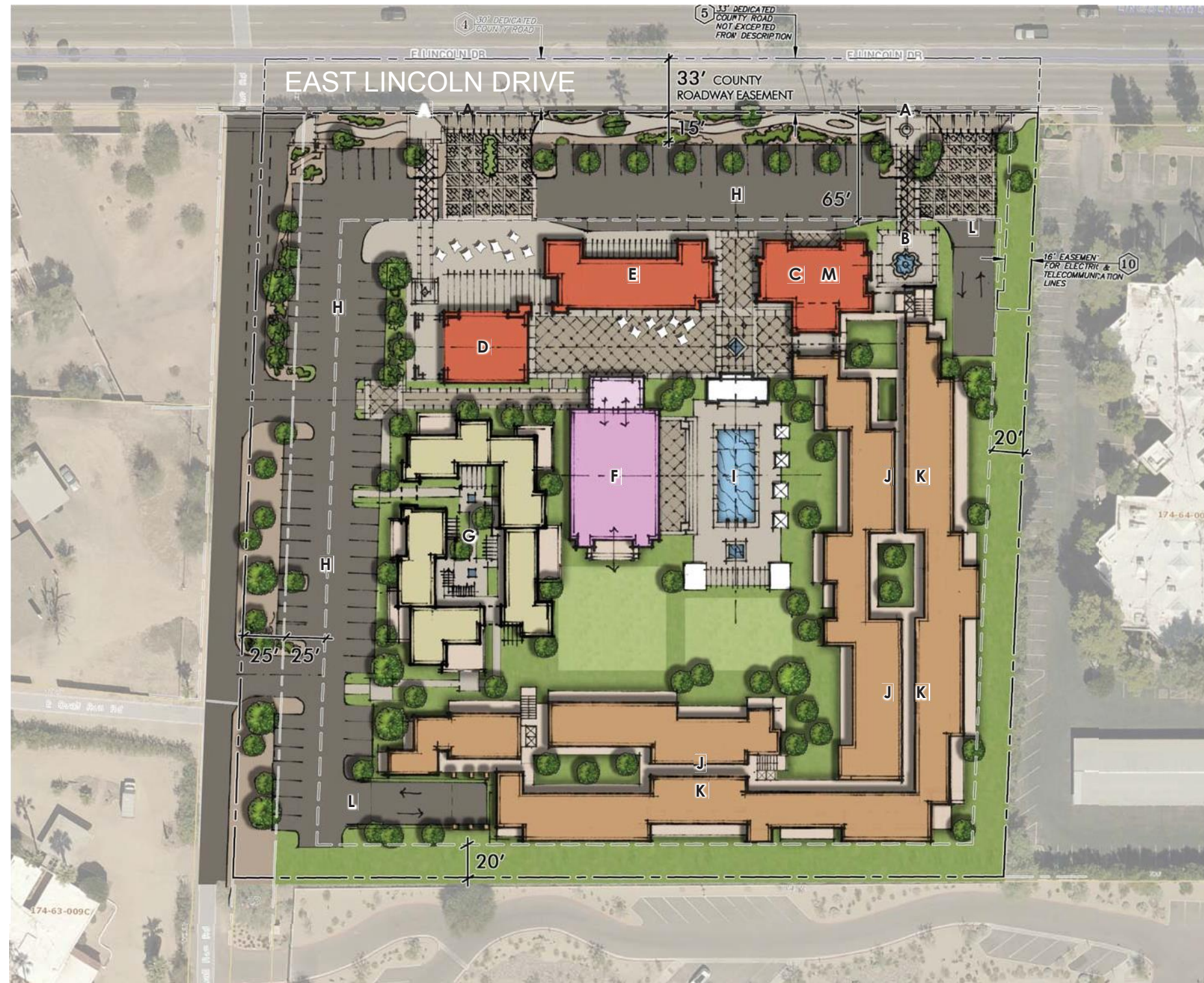
- \$700,000 Tax Revenue to Town
- Use – Resort
- Density – **80,000sf** footprint
- Height – **44ft** (arch details only)







PROPOSED SITE PLAN

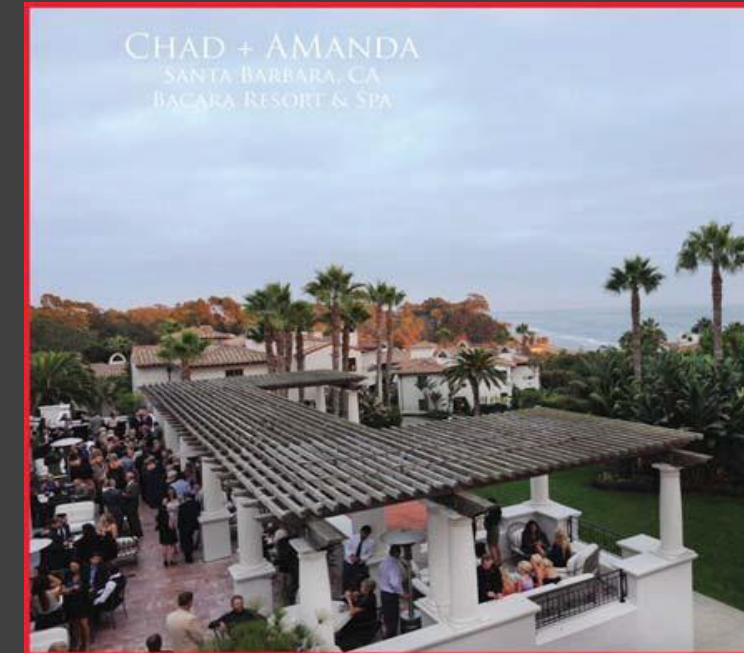


0' 40' 80' 160'

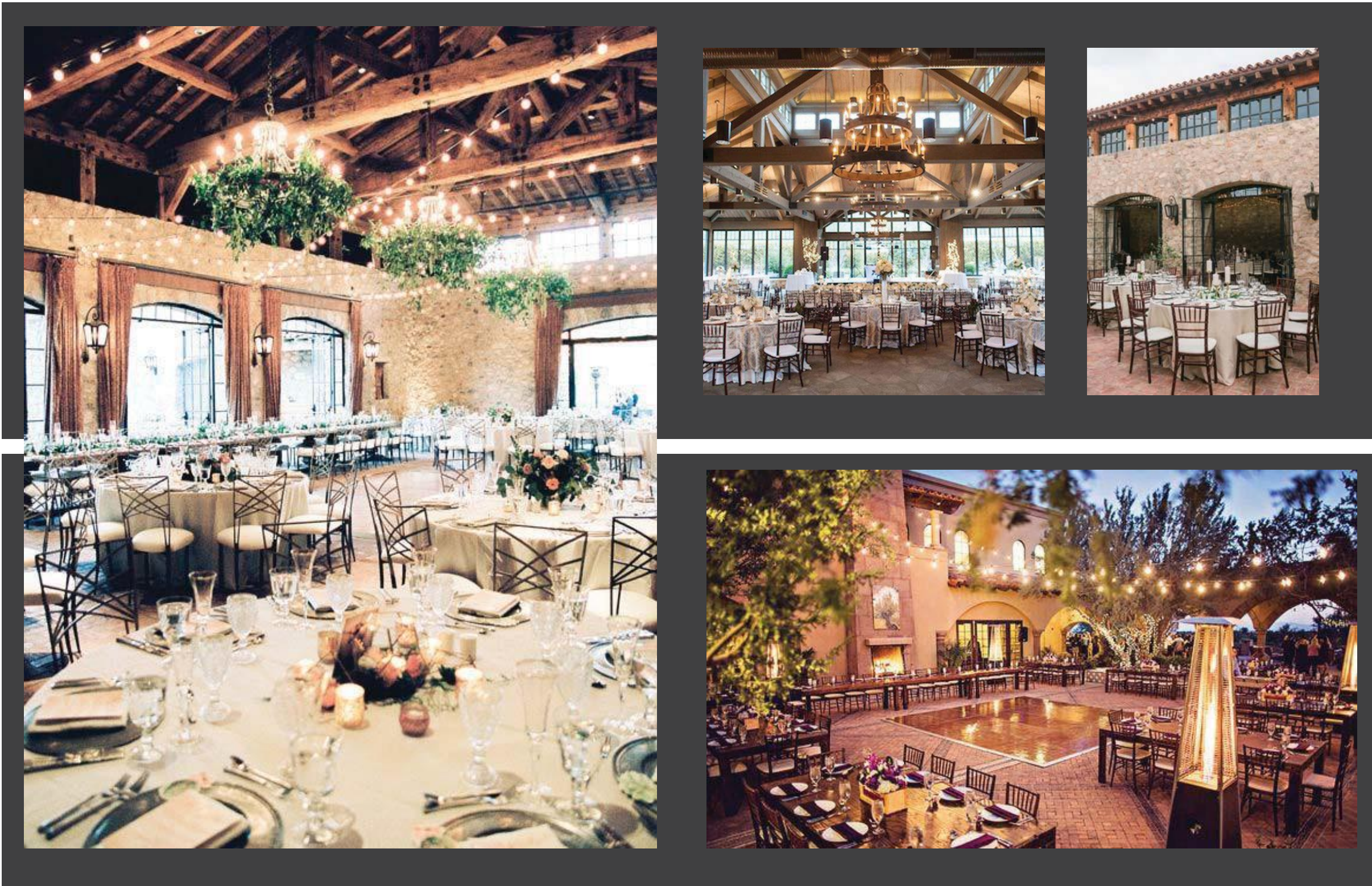








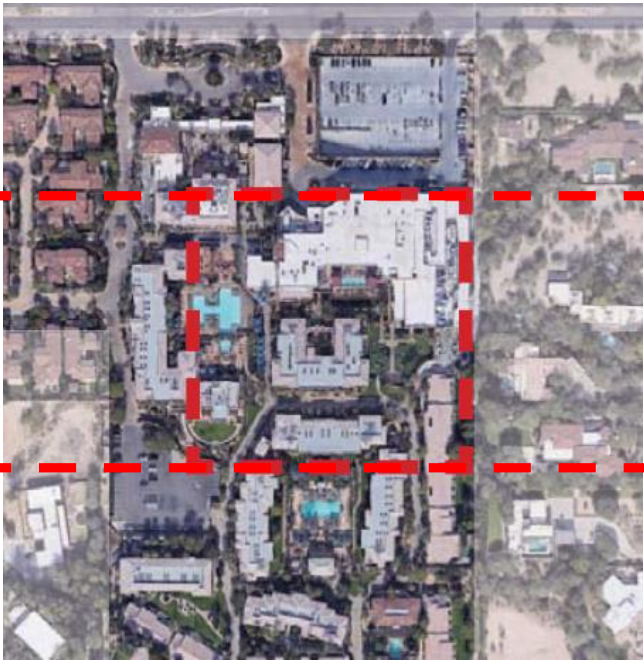








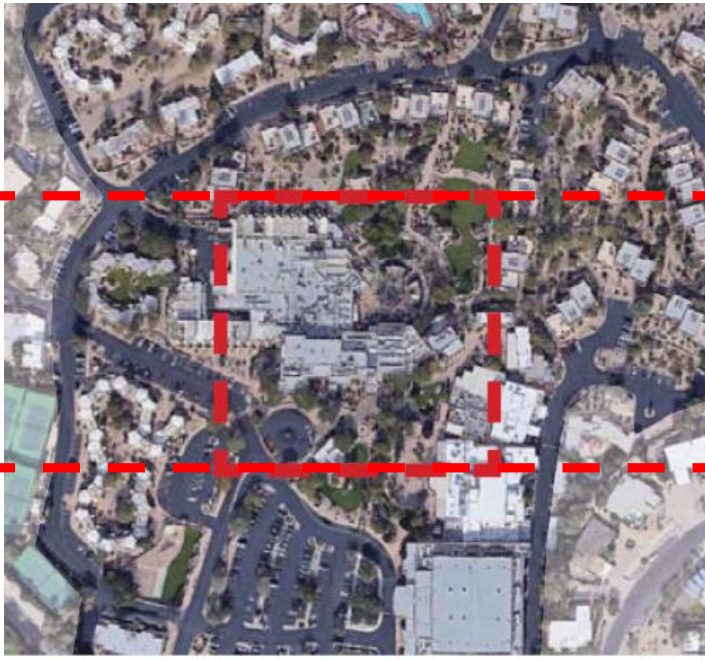
| Town Code, Guideline, or Policy | Proposed by Applicant | Basis | Proposed SOD |
|---|---|---|---|
| <ul style="list-style-type: none">DA2.2.3.3 - Development AreaCC&H 3.2.1.2 – Single-Owner Resort Units25% Lot Coverage1 Unit/4,000SF | <ul style="list-style-type: none">180 total doors1 Unit/1,300SF34% Coverage | <ul style="list-style-type: none">The Sanctuary effective density is 34%Omni (Montelucia) is 53%ROW dedication reduces useable area by 33%Parking is underground as opposed to surface | <ul style="list-style-type: none">Minimize impact on adjacent Residential ParcelsGrant 180 units at 34% coverageGuide PZ to evaluate setbacks, heights, etc. based on a sample of existing PV resort' 5-acre core |



Omni (Montelucia)
53.7% Coverage



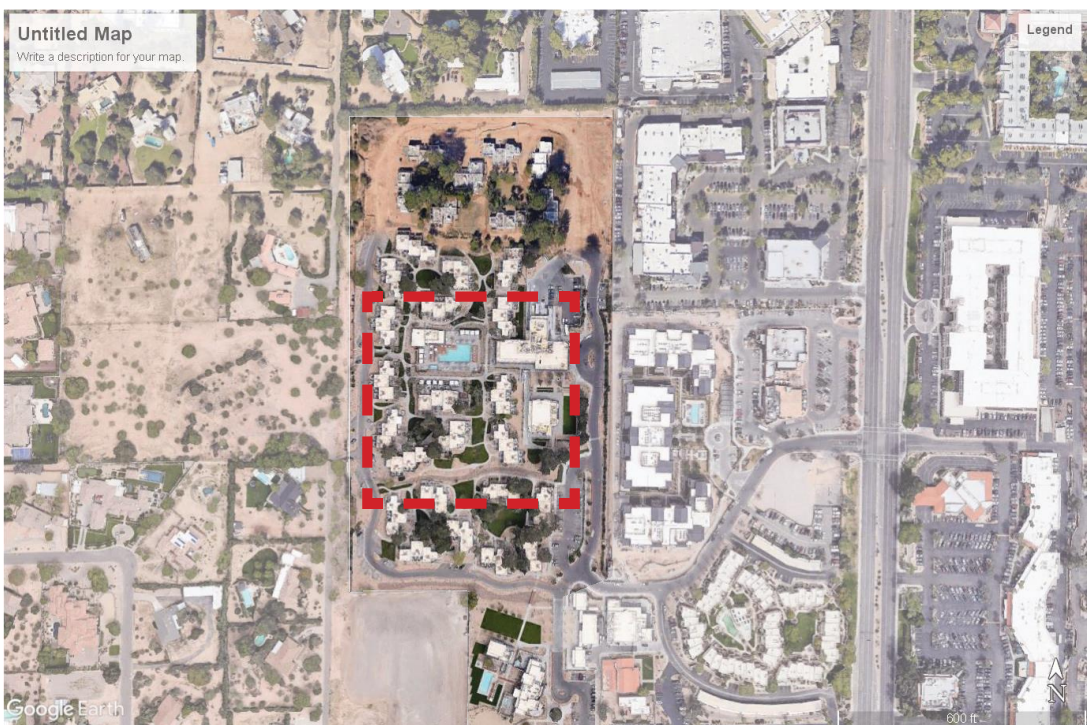
Proposed Smoke Tree Resort
34% Coverage



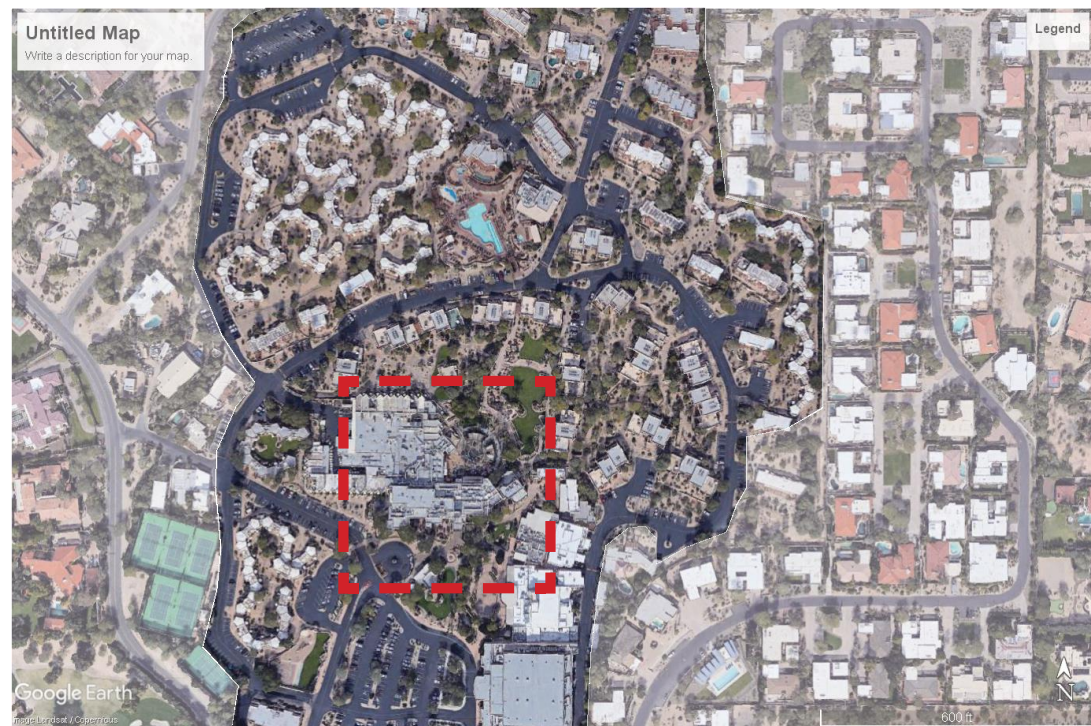
Camelback Inn
42.8% Coverage



PROPOSED SMOKE TREE RESORT
APPROX DENSITY 5 ACRE: 34%



ANDAZ SCOTTSDALE RESORT & SPA
APPROX DENSITY 5 ACRE: 30.2%



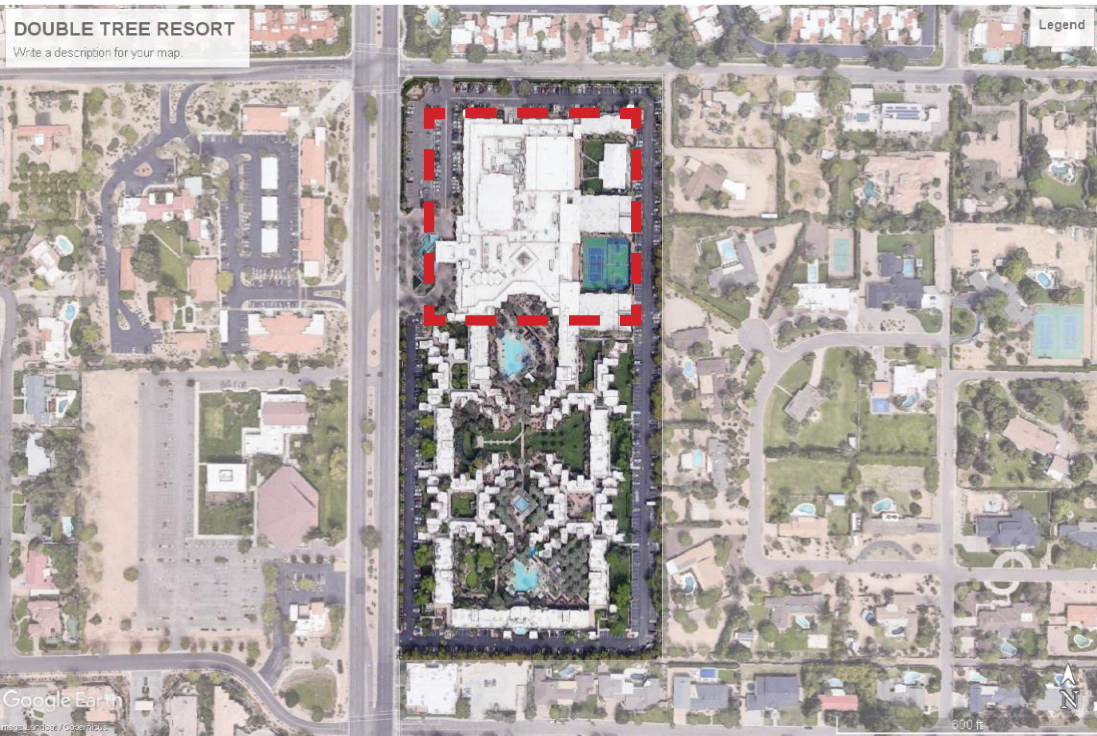
SCOTTSDALE CAMELBACK INN RESORT & SPA
APPROX DENSITY 5 ACRE: 42.8%



OMNI SCOTTSDALE RESORT & SPA AT MONTELUCIA
APPROX DENSITY 5 ACRE: 53.7%



MOUNTAIN SHADOWS RESORT
APPROX DENSITY 5 ACRE: 40.1%



DOUBLE TREE SCOTTSDALE RESORT
APPROX DENSITY 5 ACRE: 65.1%



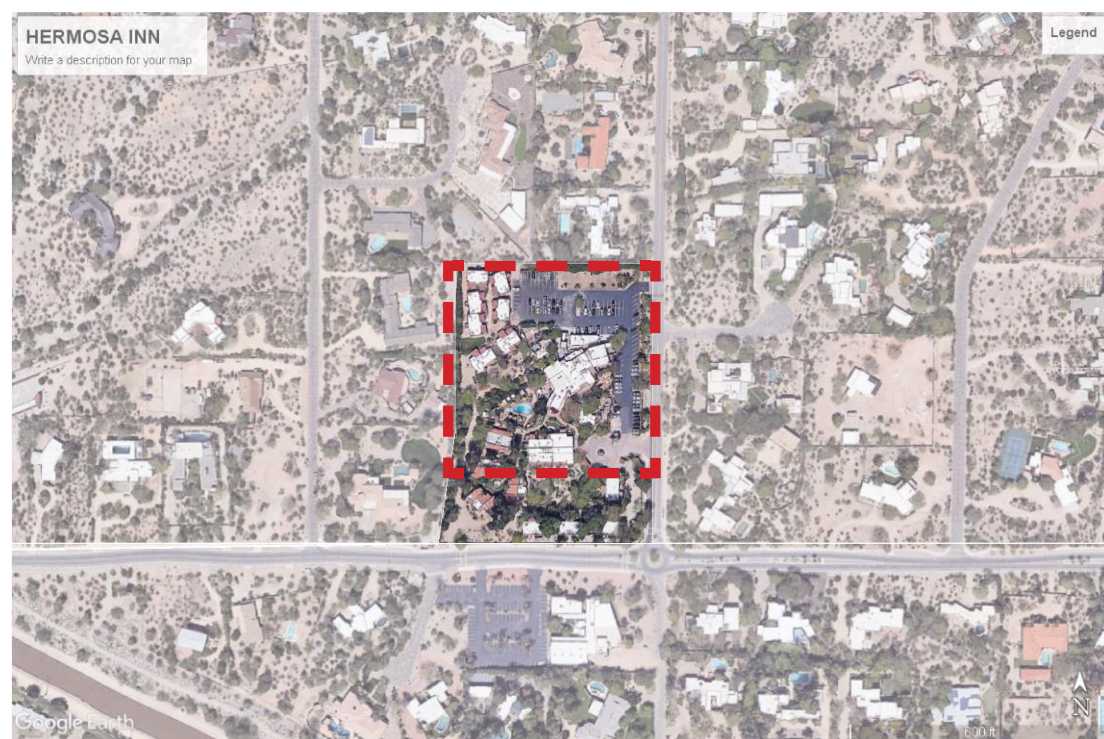
THE RITZ-CARLTON RESORT - VILLAS
APPROX DENSITY 5 ACRE: 47.9%



THE SCOTTSDALE PLAZA RESORT
APPROX DENSITY 5 ACRE: 51.8%



SANCTUARY CAMELBACK MOUNTAIN RESORT
APPROX DENSITY 5 ACRE: 34.0%



THE HERMOSA INN
APPROX DENSITY 5 ACRE: 22.2%



EL CHORRO
APPROX DENSITY 5 ACRE: 26.4%



SMOKE TREE RESORT
PROPOSED DESIGN

5 acres = 217,800 sqft
74,085 COVERAGE / 217,800 sqft =
34% COVERAGE



ANDAZ SCOTTSDALE
RESORT AND SPA

5 acres = 217,800 sqft
65,685 COVERAGE / 217,800 sqft =
30.2% COVERAGE



SCOTTSDALE CAMELBACK INN
RESORT & SPA

5 acres = 217,800 sqft
93,317 COVERAGE / 217,800 sqft =
42.8% COVERAGE



OMNI SCOTTSDALE RESORT &
SPA AT MONTELUCCIA

5 acres = 217,800 sqft
117,023 COVERAGE / 217,800 sqft =
53.7% COVERAGE



MOUNTAIN SHADOWS
RESORT

5 acres = 217,800 sqft
89,263 COVERAGE / 217,800 sqft =
40.1% COVERAGE

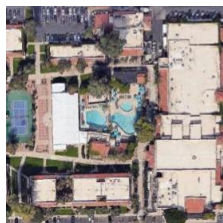


THE RITZ-CARLTON RESORT -
VILLAS

5 acres = 217,800 sqft
104,223 COVERAGE / 217,800 sqft =
47.9% COVERAGE



| | | 5 ACRE COVERAGE | CALCULATION 5 ACRES = 217,800 SQFT | % COVERAGE |
|----|---------------------------------------|--------------------|---------------------------------------|---------------|
| 1 | DOUBLE TREE SCOTTSDALE RESORT | 141,720 SF | 141,720 COVERAGE / 217,800 SQFT | 65.1% |
| 2 | OMNI RESORT & SPA AT MONTELUCIA | 117,023 SF | 117,023 COVERAGE / 217,800 SQFT | 53.7% |
| 3 | THE SCOTTSDALE PLAZA RESORT | 112,743 SF | 112,743 COVERAGE / 217,800 SQFT | 51.8% |
| 4 | THE RITZ-CARLTON RESORT - VILLAS | 104,223 SF | 104,223 COVERAGE / 217,800 SQFT | 47.9% |
| 5 | SCOTTSDALE CAMELBACK INN RESORT & SPA | 93,317 SF | 93,317 COVERAGE / 217,800 SQFT | 42.8% |
| 6 | MOUNTAIN SHADOWS RESORT | 89,263 SF | 89,263 COVERAGE / 217,800 SQFT | 40.1% |
| 7 | SANCTUARY CAMELBACK MOUNTAIN RESORT | 74,118 SF | 74,118 COVERAGE / 217,800 SQFT | 34.0% |
| 8 | PROPOSED SMOKE TREE RESORT | 74,085 SF | 74,085 COVERAGE / 217,800 SQFT | 34.0% |
| 9 | ANDAZ SCOTTDALE RESORT & SPA | 65,685 SF | 65,685 COVERAGE / 217,800 SQFT | 30.2% |
| 10 | EL CHORRO | 57,534 SF | 57,534 COVERAGE / 217,800 SQFT | 26.4% |
| 11 | THE HERMOSA INN | 48,388 SF | 48,388 COVERAGE / 217,800 SQFT | 22.2% |



1



2



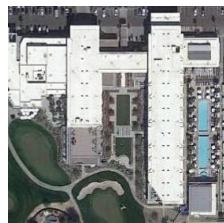
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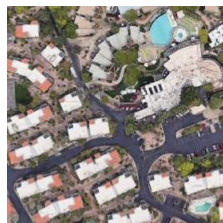
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5



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10



11



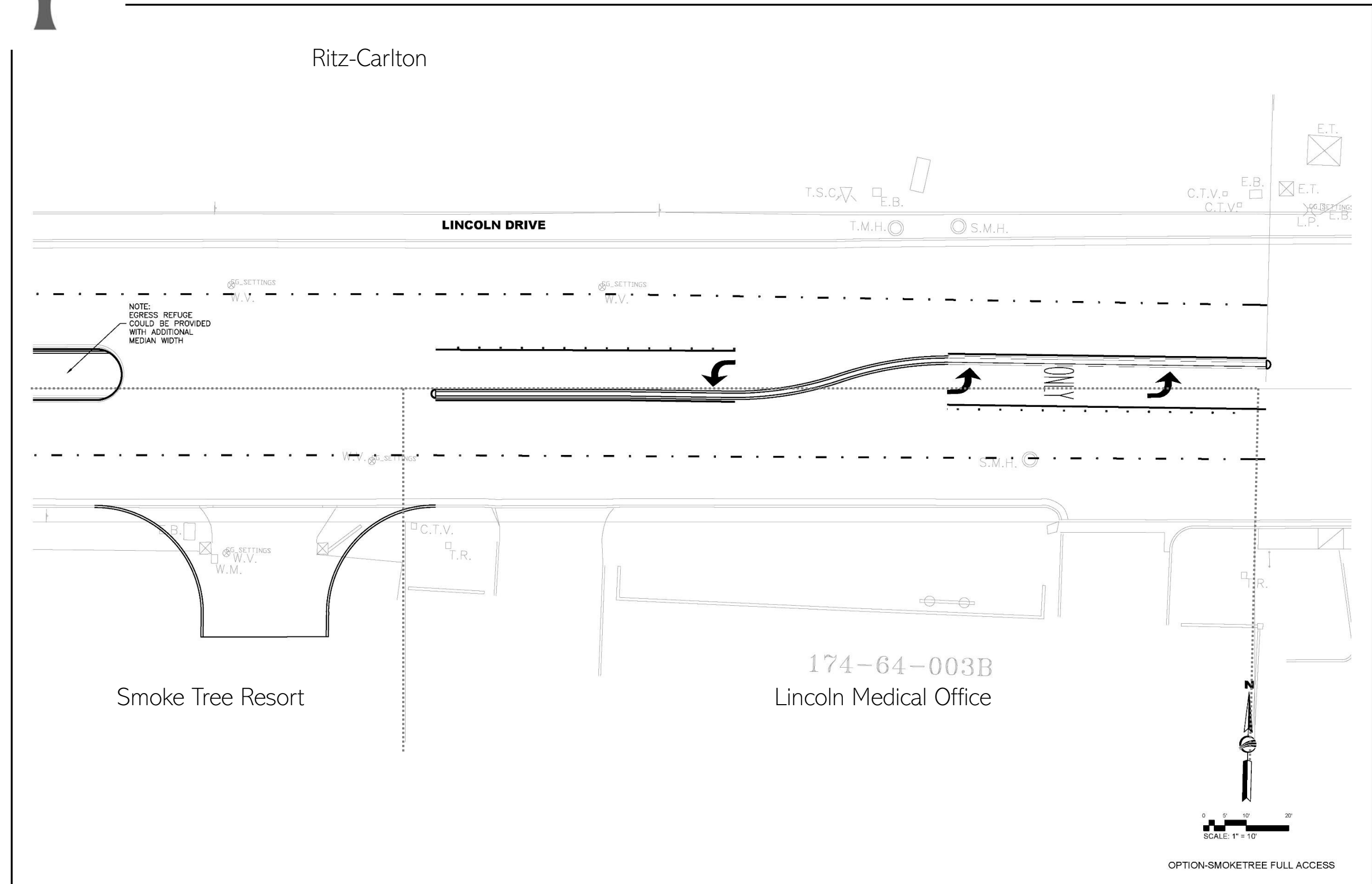
| Town Code, Guideline, or Policy | Proposed by Applicant | Basis | Proposed SOD |
|--|--|--|---|
| <ul style="list-style-type: none"> Setback on North to be 75' Setback on West to be 75' Setback on East to be 50' Setback on South to be 50' | <ul style="list-style-type: none"> North setback to be 65' West setback to be 50' East setback to be 20' South setback to be 20' | <ul style="list-style-type: none"> Consider views corridors Setback along Lincoln Drive to energize the street scape and create a walkable environment Setback to the adjacent neighborhood with parking as an additional buffer Tier building heights to consider the impact and views along the Lincoln corridor | <ul style="list-style-type: none"> Improve Lincoln corridor Integrated landscaping and pedestrian corridors for neighborhood access No typical walls or gates surrounding the perimeter Minimize impact on adjacent Residential Parcels |



20-Acre Guideline Application



Proposed SUP Amendment





Previously Submitted SUP Amendment Application



Geneva Holdings, LLC

3620 East Campbell Avenue, Suite B
Phoenix, AZ 85018
(602) 952-8811

Coe & Van Loo Consultants

4550 North 12th Street
Phoenix, AZ 85014
(602) 264-6831

Ventana Hotels & Resorts

9170 East Bahia Drive, Suite 102
Scottsdale, AZ 85260
(480) 788-0431

Greey Pickett

7144 East Stetson Drive, Suite 205
Scottsdale, AZ 85251
(480) 609-0009

PHX Architecture

15990 North Greenway Hayden Loop, C-100
Scottsdale, AZ 85260
(480) 477-1111

Civtech

10605 North Hayden Road, Suite 140
Scottsdale, AZ 85260
(480) 659-4250

Beus Gilbert

701 North 44th Street
Phoenix, AZ 85008
(480) 429-3000



PROJECT NARRATIVE – OVERVIEW

The Smoke Tree Resort, located at 7101 East Lincoln Drive in the Town of Paradise Valley, is designated for Resort Use (SUP-R zoning) under the General Plan and within the designated East Lincoln Drive Development Areas (the “Resort”). Gentree LLC recently purchased the Resort and is proposing a Major Amendment to the existing Special Use Permit that is harmonious with Town Plan Goal 2.2.

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

Gentree LLC is comprised of Arizona-local member principles with development project experience of this scale and within the Hotel/Resort sector.

Originally opened in 1966 and operating in perpetuity since, the 5.3-acre Resort resides at the commercial interface of Lincoln Drive and Scottsdale Road. The resort has historical presence at the entrance to the Town of Paradise Valley and serves as the gateway to the Town. Since inception, the Resort has yet to undergo any significant renovations or expansions beyond general maintenance and upkeep. Restaurant operations ceased over a decade ago, the Resort is notably dated in comparison to other resorts in the Town of Paradise Valley and has become a clear candidate for revitalization. The viability of the Resort today is dependent upon expansion of the guest room inventory coupled with a refurbishment of amenities.

The intent of this submittal is to set forth standards for Gentree LLC’s revitalization of the Resort subject to the following key considerations:

- a)Alignment with pre-existing resort and accesory uses and building setbacks
- b)Given its size of less than 20 acres, guidelines and stipulations need to be modified
- c)Acknowledgment of its proximity to the adjacent commercial corridor via an appropriate level of programmatic interaction
- d)Special consideration that this unique as the intimate site requires to make a revitalization viable





PROJECT NARRATIVE – OVERVIEW

The vision for the transformation of the Smoke Tree Resort is to welcome guests to a four-star “local-centric” hospitality experience in both form and substance. This is to be achieved through active forward-facing components and lifestyle programmatic aspects. The existing resort often goes unnoticed in its unassuming character along Lincoln Drive, with only 23 of its 32 guest rooms currently in use. The revitalization of the Resort will retain its charming essence while providing the scale and quality of amenities sought by today’s traveler; the specifics of which include 150 guest rooms, 30 resort dwelling units, special event venues, and a neighborhood local-centric fresh market & eatery concept. The relaxed, pedestrian friendly environment will not include the typical resort perimeter walls or gates; instead, setbacks that align with existing buildings are desired, including a bicycle/pedestrian path that shall weave the resort into the local tapestry.

Gentree LLC understands that thoughtful design, unified independent management, and attentive local stewardship are key ingredients for the success of this project at such a pivotal location and has already engaged adjacent property owners in fruitful collaborative dialog, exploring synergistic opportunities along common property lines.





The Resort property occupies a tidy 5.363 acres of land at 7101 East Lincoln Drive in the Town of Paradise Valley. The existing Resort is comprised of 11 buildings, a closed restaurant, a pool and surrounding pool area, 2 bocce courts and 130 surface parking spaces. Attached exhibits reveal the current conditions with visuals of sight lines, existing oleander perimeters, and setbacks.

Setbacks: The attached setback exhibit outlines existing setbacks, which are proposed to be maintained in the revitalization of the property. The objective is to retain the existing building relationships along East Lincoln Drive and the 65-foot setback from the County roadway easement which is at the center line of East Lincoln Drive, by either keeping a portion of the existing building face intact or construction of a new building(s) along the existing northern foundation footer.

The East and South setbacks are proposed at 20' in conformance with the existing site conditions and in consideration of the abutting SUP property uses.

The West setback is proposed at 50' from the property line (25' from the western access easement) which exceeds the Town of Paradise Valley's Open Space Criteria ("OSC") in relation to the neighboring residential lots.

East Lincoln Drive ("Lincoln"): As illustrated in the setback diagram, plans accurately reflect the existing 33' roadway easement along Lincoln and the two existing vehicular access points which allow right and left turns and are designated as primary access for the Resort in order to minimize any related increase in traffic through the existing residential neighborhood to the Southwest.

Western Boundary: It is proposed to limit improvement of the western boundary access easement ("WBA") to only a section from Lincoln to a secondary access point for the Resort on the WBA to maintain the neighborhood-centric feel and functions of the revitalized interface.

Heights: Per the setback diagram, the proposed buildings are to be no more than 3 stories and within two height tiers of 36' and 44' as illustrated by shading in the exhibit. The 44' tier area is requested to accommodate the primary hotel facility, events pavilion and related roof structure design and screened equipment. The height is proposed to be measured from finished grade to the top of the finished structure. This request is complimentary to the characteristics of other nearby developments to the North and East along Lincoln and derived in a methodology that yields consideration of adjacent property uses in context of the Town of Paradise Valley's Open Space Criteria ("OSC"). Specific to the OSC, the Resort is abutted on two sides (East and South) by Special Uses, for which the OSC is not intended to apply, and on the West boundary, as previously indicated, the Resort exceeds the OSC in relation to the residential lots.





Coverage: Calculation of the proposed lot coverage is 34% with a floor area ratio of 62%. These calculations are based on the existing parcel boundaries per the legal description.

The SUP guideline of 25% maximum is for resorts greater than 20-acres and is not applicable here. At 5.3 acres, the Resort falls into a void of objective guidelines, therefore, the proposed plans have been thoughtfully derived in consideration of Goal 2.2 and Implementation Policy 2.2.3.3 which state:

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

Ingress/Egress: The ingress and egress diagram illustrates the proposed access points for the Resort. The two primary access points will remain at the existing Lincoln locations. Two secondary access points are proposed along the western boundary. Civtech, Inc. has begun work on the related traffic study to provide more information on the points of access.

Sidewalk: The ingress and egress diagram illustrates a proposed pedestrian path integrating the Resort within the existing network of sidewalks and providing pedestrian connectivity to nearby commercial areas. Within the site, the pedestrian path transverse the forward-facing Resort area, connects the lobby/entrance, and is within the proposed landscaping easement along Lincoln.

Parking: The proposed revitalization plan will have a mix of surface and underground parking. The existing parking along Lincoln Drive is to be kept in place to allow for convenient local patron access to the forward-facing Resort features. Dedicated hotel guest, dwelling owner and valet parking will be available in a subterranean parking garage. Civtech, Inc. has begun work on the related parking study to provide more information on the following items: shared parking, parking for all proposed uses, overflow parking during special events, dedicated parking for the Resort Dwelling units and drop off/pick up circulation/parking since many persons may use ride share vehicles or means other than their private vehicle.

Emergency Vehicle Access: The ingress and egress diagram depicts the proposed Emergency Vehicle Access route, including an alternate entrance on the western boundary to the property south of the site. We would propose to share access North and East through the site for emergencies.

View Corridors: The revitalization of the Resort will allow for several view corridors into the site providing scenic features for the public.





Landscape Design

Landscape Design: As evaluated by Greey Pickett, the existing landscape on site consists of mature Eucalyptus and Pines with exposed root systems that have begun losing their form due to mature branches splitting off. There are also Mexican Fan Palms, all of which are different ages and heights, and Oleander and Sage bush that have become woody due to age and over pruning. There is no native planting or cacti on site that would need to be salvaged. The salvageability of the existing trees is not recommended due to age, size, and diseased quality.

The proposed forward-facing landscaping palette is anticipated to be comprised of regionally appropriate selections, low water- use trees, shrubs, ground cover and accent plants to enhance the entry and provide shade for pedestrians. Landscape and related lighting along Lincoln Drive will be conforming with the Town guidelines.





PROJECT NARRATIVE – RESORT, DWELLINGS & DESIGN



Resort: The independent four-star Resort will be owned by Gentree LLC and operated by an affiliated resort operator:

- 150 Guest Room units with various categories of sizes and configurations
- 30 Dwelling Units and related rental pool
- Forward facing resort facility to include a combination of 3-5 of the following potential components: Fresh Market, Café/Eatery, Restaurant, Bar/Lounge, Micro-Brewery, Speakeasy, Private dining vignettes, Pop-up Retail, Coffee Shop, Florist, Sandwicheria, Bakery, Epicurean Retail and Sundries
- Resort Pavilion: appropriately sized for banquets, meetings, ceremonies, and special events
- Open space gardens and grounds Resort pool areas
- 180 parking stalls comprised of 90 surface and 90 subterranean garage

Resort Dwelling Units: In the tradition of other Town of Paradise Valley Resorts, a small number of resort dwelling units (30) will be marketed and sold to individual owners in compliance with Section 1102.2 of the Zoning Ordinance:

- Average size of approximately 1,250 sf, two bedrooms, with lock off feature.
- Access to Resort rental program
- Multiple FF&E packages available (mandatory for rental program) Owner use only restrictions – unless in Resort rental program CC&R's in alignment with the Town of Paradise Valley's Zoning & Ordinance
- Rental program will abide by the Town's Bed and Non-Residential Rental Business Activity Tax code

Architectural Design: Within the property, each component will speak its own dialect, but all within a common design language. This is desired as a means to guide patrons through the variety of areas and purposes via the use of visual cues achieved via the architecture. The predominate architectural design pallet will be strongly rooted in Spanish Revival but accentuated with notably transitional components.



PROJECT NARRATIVE – CONCLUSION

Conclusion:

The historic Smoketree Resort has been operated and maintained continuously by the Williams family for over 50 years as a charming, small-scale retreat where the Town of Paradise Valley meets the City of Scottsdale. Development at this interface has well outpaced the venerable cluster of private rooms still maintained behind Dale Anderson's long-closed "Other Place". The time has come to revitalize this important contributor to The Town with the following updates:

- Additional hotel rooms with resort residence quality
- Neighborhood amenities: local-centric Café/Market/Restaurant/Bar
- Onsite entertainment venues for small events and family gatherings
- Integrated landscaping and pedestrian corridors for neighborhood access
- Modern guest amenities and building design to compliment the pivotal site
- Tax Revenue increase estimated at twelve times current level

The local team of new owners and operator, together with PHX Architects, has crafted an exciting plan of moderate-intensity which synergies with the Town's need for fiscal health, economic diversification, and quality of life. Balancing the critical mass of modern day resort programming within the small scale of this 5-acre Lincoln Drive frontage site can be achieved within the flexibility of the current resort zoning and the East Lincoln Drive Development overlay to the best interests of the Town of Paradise Valley.

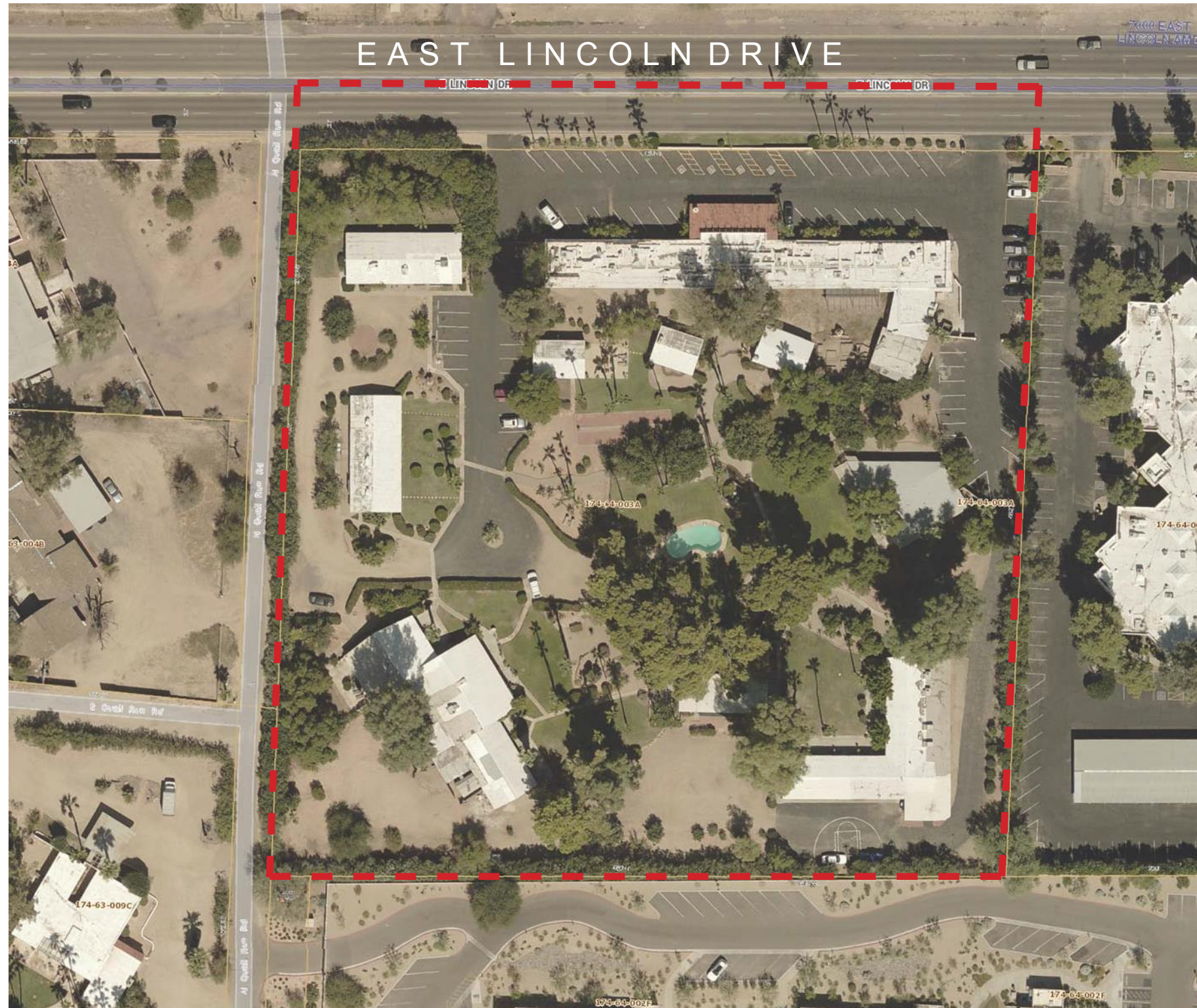




SITE PLANS



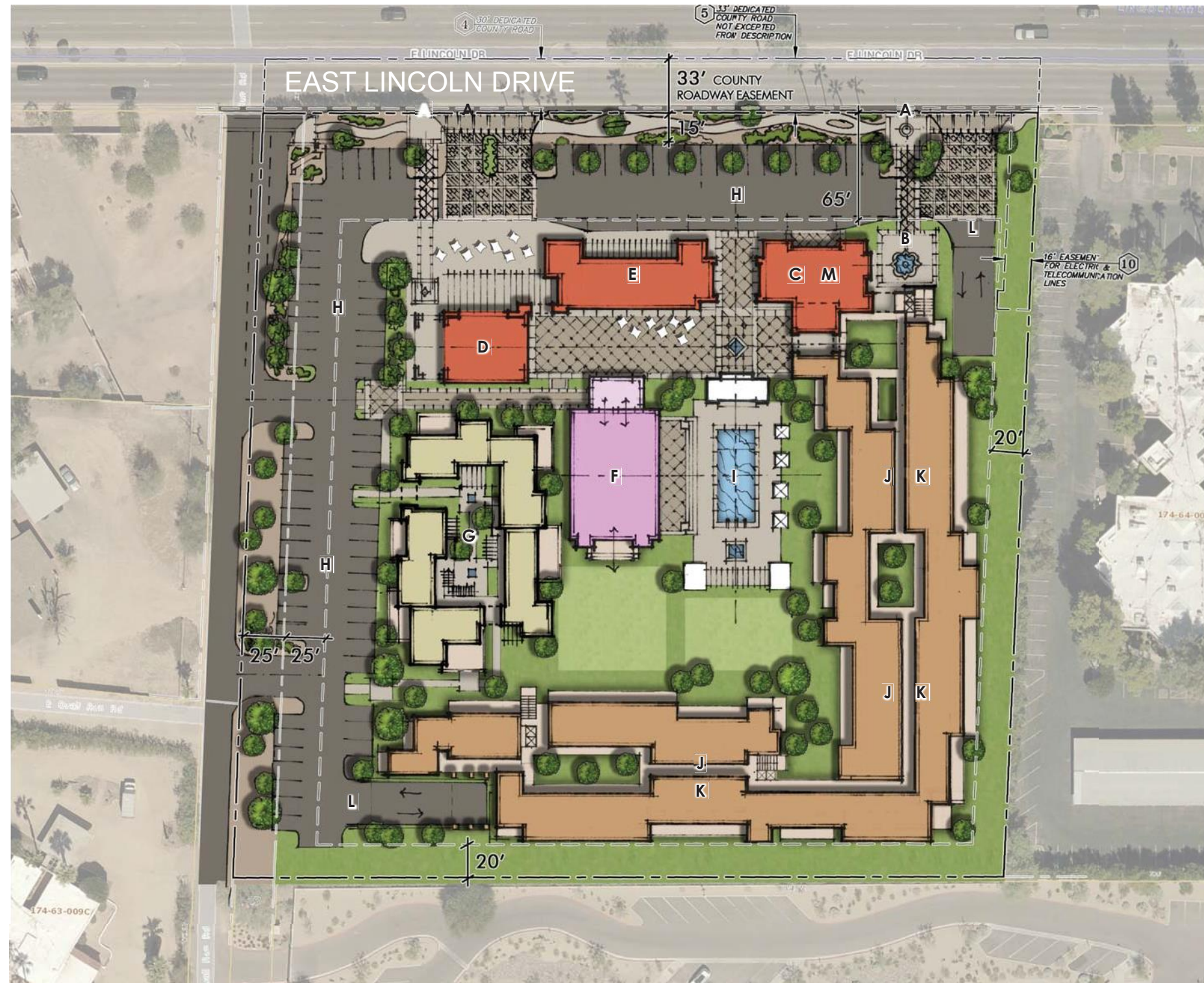
EXISTING SITE AERIAL



0' 40' 80' 160'



PROPOSED SITE PLAN - GROUND LEVEL



R RAM

- A. Pedestrian Entry
- B. Resort Reception Entry Plaza
- C. Resort Reception (2,000 sf.)
- D. Resort Market (2,500 sf.)
- E. Resort Restaurant (3,500 sf.)
- F. Resort Clubhouse (5,000 sf.)
- G. Resort Villas
- H. Surface Parking
- I. Resort Pool
- J. Resort Bedrooms (first 2 floors)
- K. Resort Residences (3rd floor)
- L. Underground parking access
- M. Administration (2nd floor)

TEL NIT - 1 Units

- Connected building
- On first and second level

RESORT RESIDENCES (30 Units)

- VILLA
- 10units

ERTT PRE IDEN E

- 20 Units
- 3rd Level of Resort buildings
- Exterior uncover parking

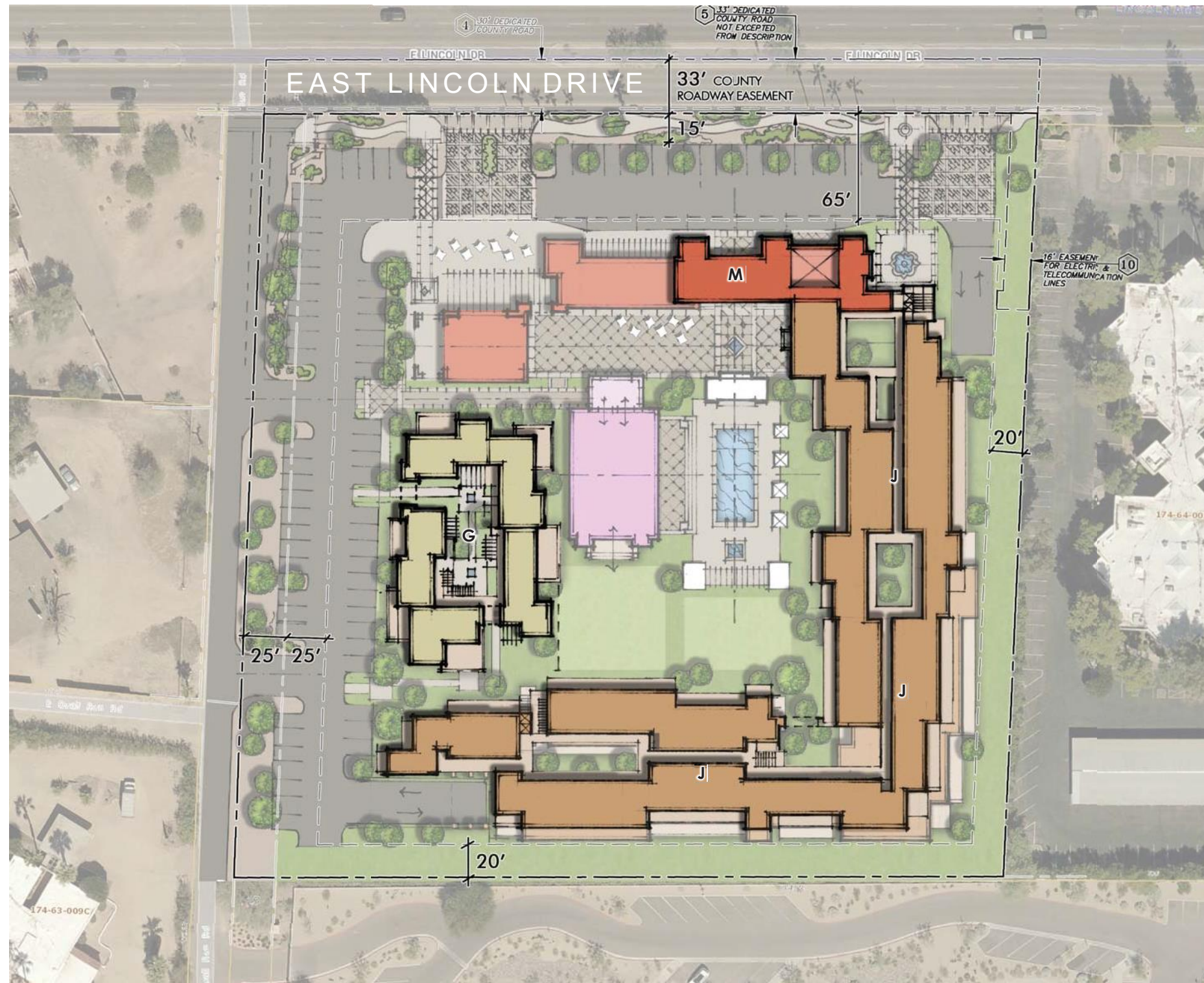
SURFACE PARKING = 83 Spaces



0' 40' 80' 160'



PROPOSED SITE PLAN - SECOND LEVEL



R RAM

. Resort Villas

J. Resort Bedrooms (first 2 floors)

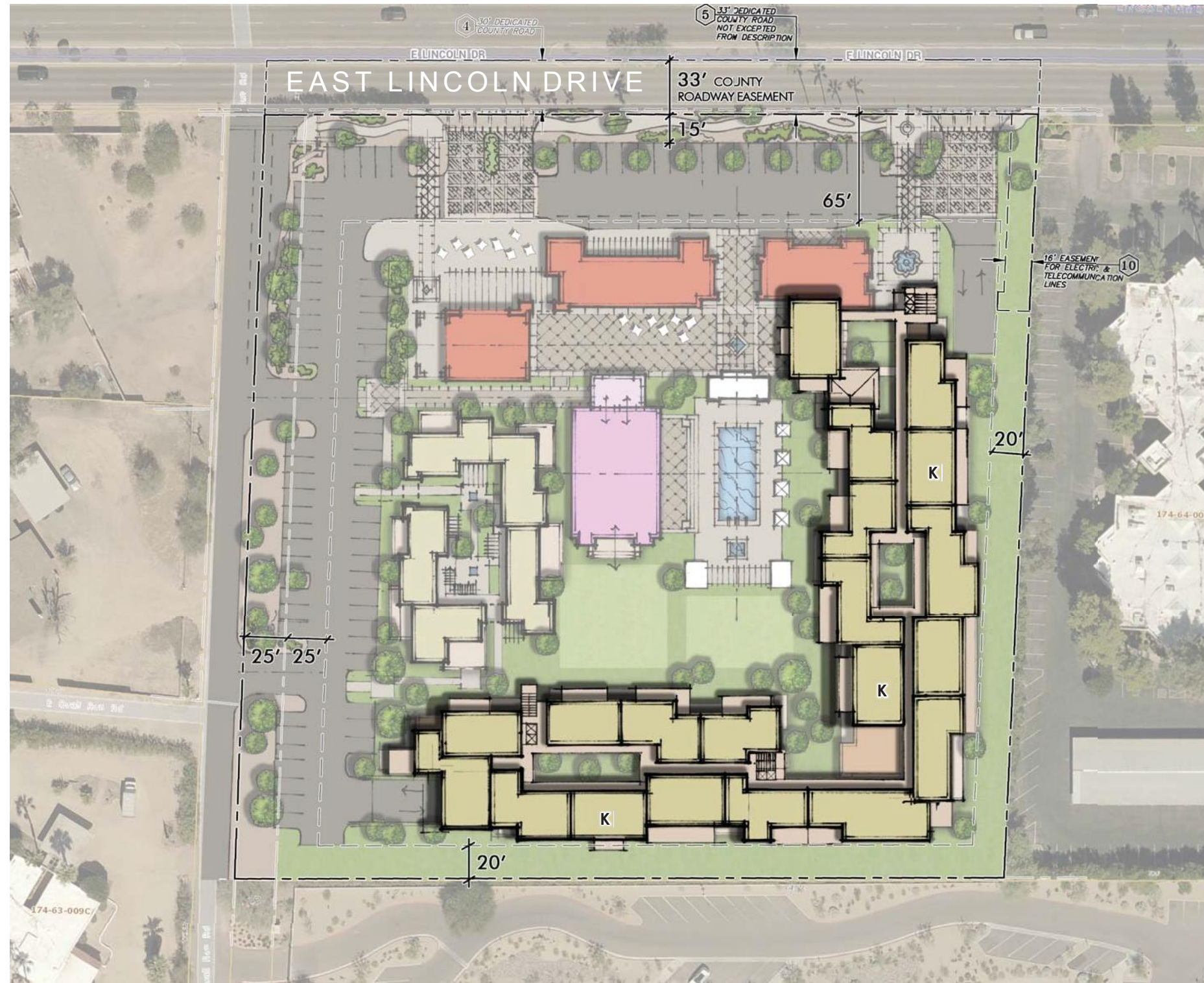
M. Administration (2nd floor)



0' 40' 80' 160'



PROPOSED SITE PLAN - THIRD LEVEL



R RA

K. Resort Residences (3rd floor)

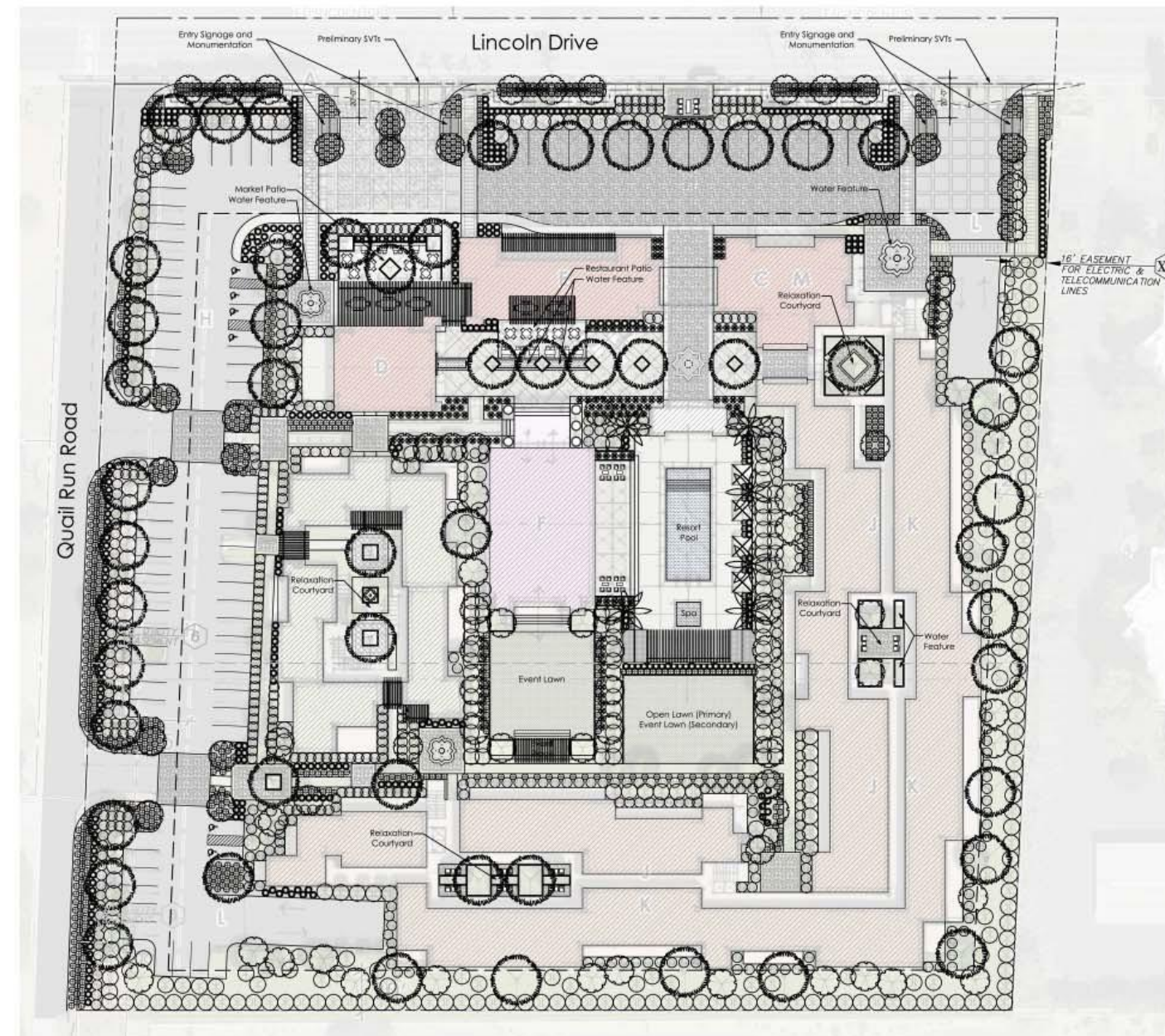


0' 40' 80' 160'
0' 40' 80' 160'

SMOKE TREE RESORT



PROPOSED LANDSCAPE PLAN



PLANT MATERIALS LEGEND

| Sym. | Plant Type |
|---------------------------------------|---|
| Trees | |
| | Large / Medium Shade Tree 36" min. Box |
| | Accent Tree 36" min. Box |
| | Phoenix dactylifera (Date Palm) 16' min. |
| Shrubs / Ground Cover / Accent | |
| | Large Shrub 5 gal / 15 gal / 24" Box |
| | Medium Shrub 5 gal / 15 gal |
| | Small Shrub 5 gal / 15 gal |
| | Rose / Rose Garden 15 gal |
| | Ground Cover 1 gal / 5gal |
| | Accent Plants / Cacti 5 gal / 15 gal / 24" Box |



0' 40' 80' 160'



OPEN SPACE DIAGRAM - SITE SECTIONS

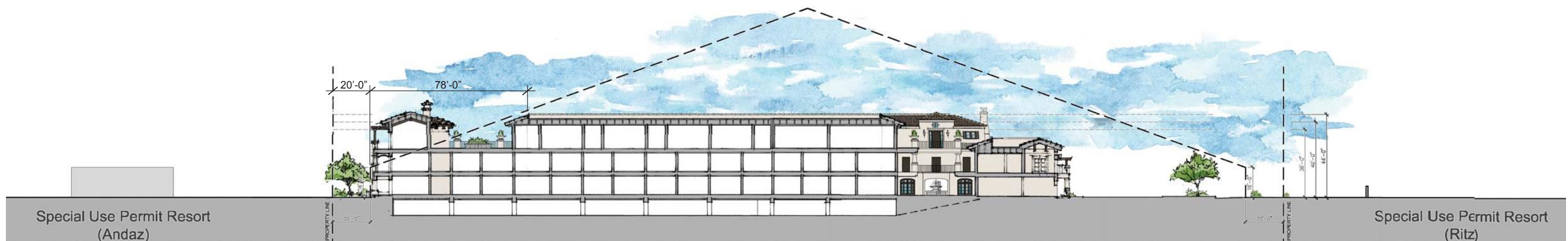
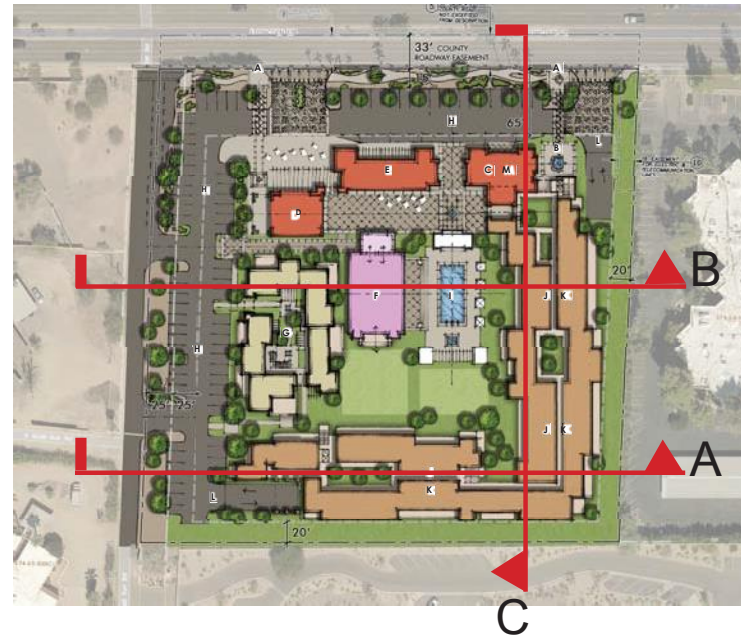
SITE SECTION KEY MAP - NOT TO SCALE





OPEN SPACE DIAGRAM - SITE SECTIONS

SITE SECTION KEY MAP - NOT TO SCALE

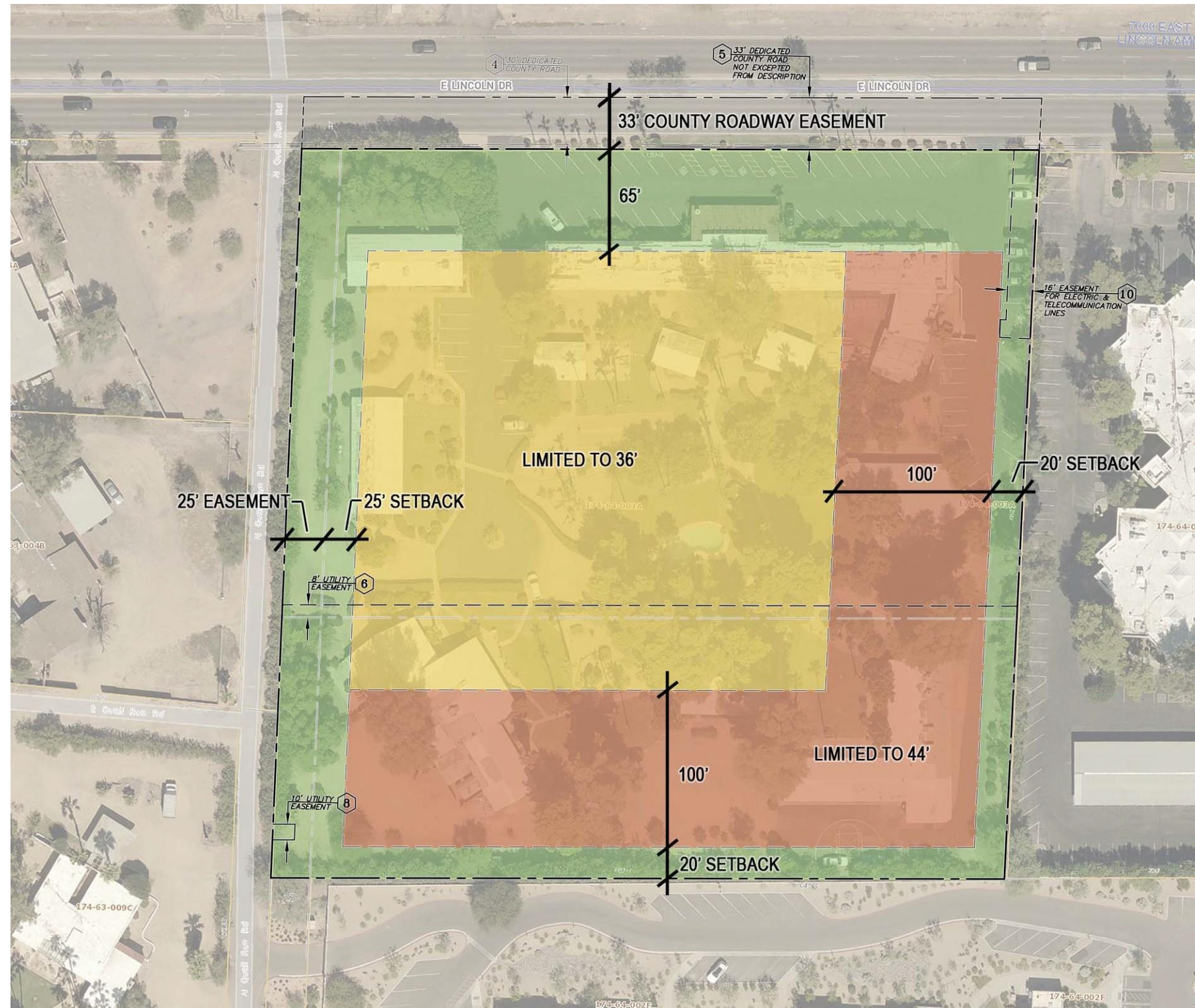


SECTION C

0' 25' 50' 100'



PROPOSED SITE SETBACKS



0' 40' 80' 160'



PROPOSED PROJECT DATA

| Smoke Tree Resort - Area Calculations | | | |
|---------------------------------------|--|--------------------------|--------------------------|
| | | Total interior Area (sf) | Total Footprint Area(sf) |
| Total Areas | | 145,000 sf. | 80,000 sf. |

| | |
|-----------------|------------|
| Site Gross Area | 233,630 sf |
|-----------------|------------|

| | | |
|---------------|--|---------|
| Site Coverage | (Footprint Area / Site Gross Area * 100) | 34.24 % |
|---------------|--|---------|

| | | |
|--------|--|---------|
| F.A.R. | Total Interior Area / Site Gross Area * 100) | 62.06 % |
|--------|--|---------|





RENDERINGS & CONCEPTS



CONCEPT IMAGE





CONCEPT IMAGE





CONCEPT IMAGE





CONCEPT IMAGE



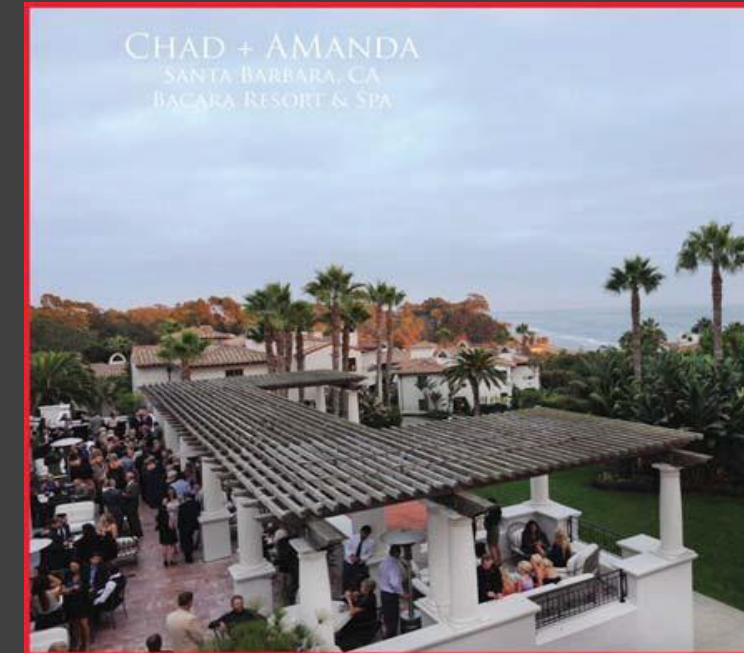


DESIGN CONCEPT – RESORT ARCHITECTURAL FEATURES





DESIGN CONCEPT – RESORT ARCHITECTURAL FEATURES



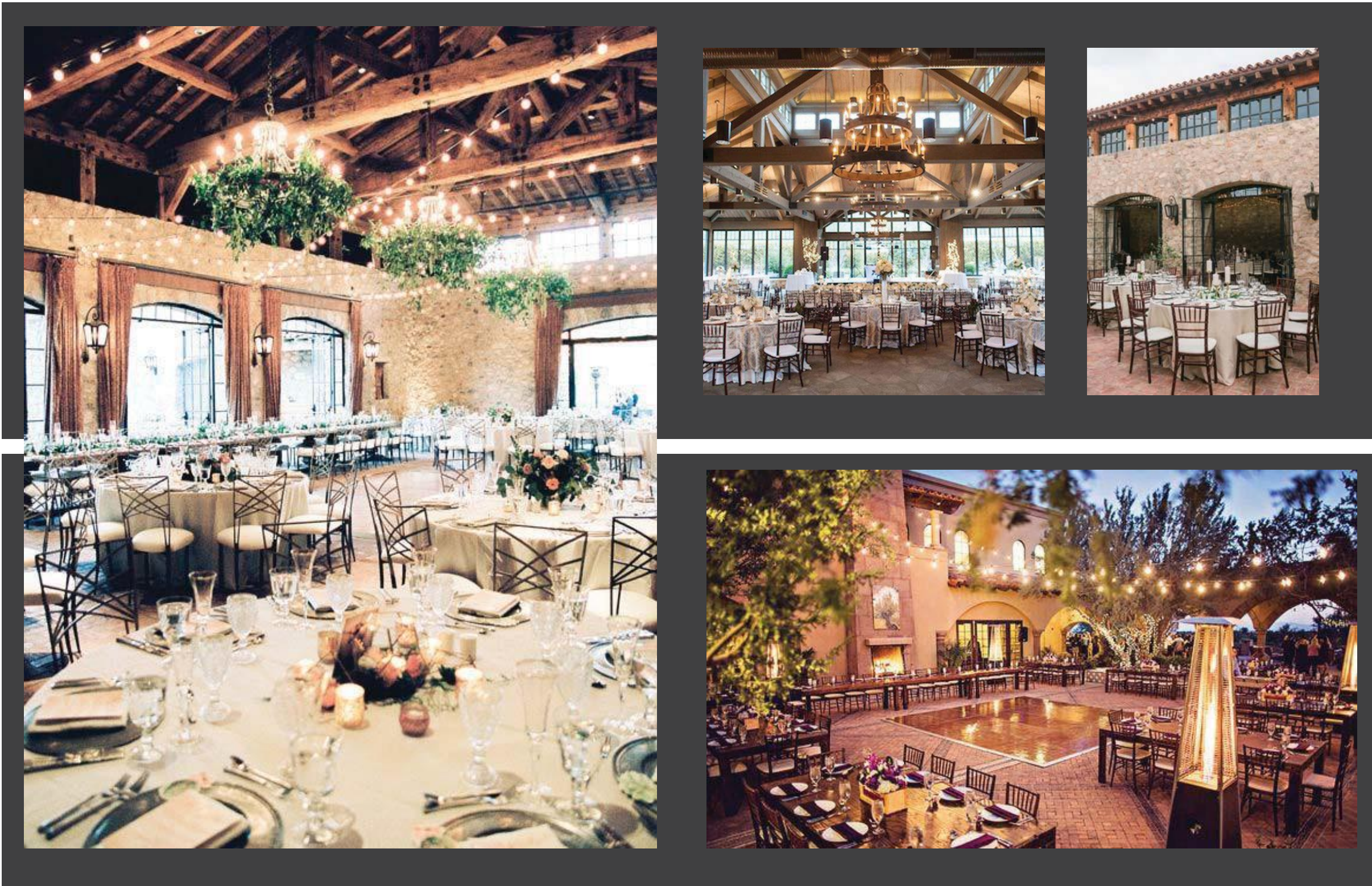


DESIGN CONCEPT – POOL, LOBBY AND GUEST ROOMS





DESIGN CONCEPT – RESORT PAVILION





CONSULTANT REPORTS



ALTA SURVEY

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., issuing agent for Fidelity National Title Insurance Company, Order Number 88012753-088-B5, dated October 12, 2017.
- BASIS OF BEARING: The monument line of Lincoln Drive, also being the North line of the Southeast quarter of Section 10, using a bearing of North 88 degrees 36 minutes 34 seconds East.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated October 6, 2012, recorded in Book 1127, Page 5, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: The United States of America Recording Date: June 17, 1915 Recording No: Book 115 of Deeds, Page 138 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: roadway
Recording Date: July 21, 1945
Recording No: Book 5 of Road Maps, Page 28 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: roadway
Recording Date: July 15, 1946
Recording No: Book 6 of Road Maps, Page 12 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines and appurtenant facilities
Recording Date: October 29, 1968
Recording No: Booklet 7328, Page 755 (PLOTTABLE MATTERS SHOWN HEREON)
- A resolution in favor of the Town of Paradise Valley For: Relating to personal wireless service facilities, identifying possible site locations
Recording Date: March 19, 1998
Recording No: 98-0213661 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utility
Recording Date: June 07, 2005
Recording No: 2005-0760319 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters shown on record of survey:
Recording No.: Book 865 of Maps, Page 15
Recording No.: Book 1127 of Maps, Page 5 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utility
Recording Date: September 09, 2008
Recording No: 2008-0779398 (PLOTTABLE MATTERS SHOWN HEREON)

LEGEND

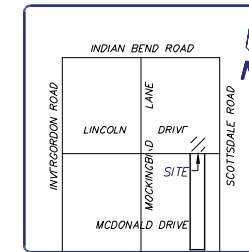
- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Electric Box
- Electric Cabinet
- Electric Transformer
- Gas Meter
- Pool Equipment
- Guard Post or Gate Post
- Handicapped Space
- Light Pole
- Manhole
- Power Pole
- Power Pole W/ Underground Electric
- Sprinkler Hook-Up (fire department)
- Telephone River
- TV Junction Box
- Water Meter
- Water Valve
- Physical Access To & From Adjoining Property
- See Reference Documents

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

| TREE NO. | TREE TYPE | SIZE |
|----------|------------|------|
| 1 | TREE | 16" |
| 2 | TREE | 12" |
| 3 | EUCALYPTUS | 24" |
| 4 | EUCALYPTUS | 30" |
| 5 | PALM | 30" |
| 6 | EUCALYPTUS | 36" |
| 7 | PINE | 30" |
| 8 | TREE | 20" |

| BUILDING | HEIGHT | SQ. FEET | TYPE |
|----------|--------|----------|-----------------|
| 1 | 11.5' | 1,805 | ONE STORY BLOCK |
| 2 | 11.5' | 8,372 | ONE STORY BLOCK |
| 3 | 11.5' | 542 | ONE STORY BLOCK |
| 4 | 11.5' | 469 | ONE STORY BLOCK |
| 5 | 11.5' | 727 | ONE STORY BLOCK |
| 6 | 11.5' | 1,801 | ONE STORY BLOCK |
| 7 | 11.5' | 2,208 | ONE STORY BLOCK |
| 8 | 15.4' | 5,276 | ONE STORY BLOCK |
| 9 | 11.5' | 1,127 | ONE STORY BLOCK |
| 10 | 11.5' | 4,721 | ONE STORY BLOCK |



VICINITY MAP
NOT TO SCALE

| MONUMENT TABLE |
|--|
| 1. CEN. OF SEC. 10 - FND BRASS CAP IN HANDHOLE |
| 2. E. 1/4 COR. SEC. 10 - FND BRASS CAP IN HANDHOLE |
| 3. SE. COR. SEC. 10 - FND BRASS CAP IN HANDHOLE |
| 4. S. 1/4 COR. SEC. 10 - FND BRASS CAP FLUSH |
| 5. FND PK NAIL & WASHER L.S. 34399 AS SHOWN ON (R1) |
| 6. FND 1/2" REBAR W/CAP L.S. 21780 AS SHOWN ON (R1) |
| 7. FND 1" IRON PIPE W/TAG L.S. 31020 PER (R1) - ALSO FND 1/2" REBAR NO I.D. - N. 06' W. 0.41' AS SHOWN ON (R1) |
| 8. FND 1/2" REBAR NO I.D. 0.20' BELOW SURFACE AS SHOWN ON (R1) |

PARCEL DESCRIPTION

PARCEL NO. 1:
The North half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:
The North half of the South half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
EXCEPT the East 200 feet, thereof.

SITE INFORMATION

ADDRESS: 7101 E. LINCOLN DRIVE, PARADISE VALLEY, ARIZONA

A.P.N.: 174-C4-003-A

LAND AREA:
GROSS AREA = 5.363 ACRES - 233,630 SQ. FT.
NET AREA = 5.007 ACRES - 218,096 SQ. FT.
NET AREA IS THE GROSS AREA LESS EASEMENT (5) FOR COUNTY ROAD

STRIPED PARKING SPACE TABULATION:

Regular: 70
Handicapped: 4
Total: 74

REFERENCE DOCUMENTS

- (R) R.O.S. PER BOOK 865, PAGE 15, M.C.R.
- (R1) R.O.S. PER BOOK 1127, PAGE 5, M.C.R.

CERTIFICATION

TO:
Geneva Holdings, L.L.C., an Arizona limited liability company; Smoke Tree Resort, a limited partnership; Fidelity National Title Agency, Inc.; and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on October 23, 2017.

November 1, 2017
C. Bryan Goetzberger
R.L.S. 31020



SMOKE TREE RESORT
7101 E. LINCOLN DRIVE, PARADISE VALLEY, ARIZONA

ALLIANCE
LAND SURVEYING LLC

7000 N. 70TH AVENUE, SUITE 104
DENVER, CO 80231

Phone: (800) 899-8800
Fax: (303) 755-8800
www.alliancesurveying.com

SHEET: 1 OF 1 DATE: 11-1-17 JOB NO.: 171026



LEGAL DESCRIPTION

April 12, 2018

LEGAL DESCRIPTION FOR SMOKE TREE RESORT

PARCEL NO. 1:

The North Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:

The North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.



N:\01\0315301\Admin\Legal Descriptions\LG OVERALL.docx

Page 1 of 1

4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928





WATER, DRAINAGE & SEWER NARRATIVES

Smoke Tree Resort

Water Supply Narrative

The subject parcel is within the designated water service area of EPCOR Water and a copy of their “Will Serve” Letter is attached.

A Water Impact Service Study and a Certificate of Assured Water Supply will be prepared and made part of our formal application as we proceed thru the formal approval process.

Smoke Tree Resort

Drainage Narrative

The existing 5 acre resort parcel falls approximately four feet from west to east with no significant or defined drainage ways, such that the entire parcel experiences sheet flow from west to east with no defined inlet or outlet.

The proposed resort will honor the existing flow patterns in the area while providing stormwater retention in accordance with the proposed Town of Paradise Valley Storm Drain Design Manual based on a 100 year 2 hour storm with 2.2” of rainfall.

Smoke Tree Resort

Sewer Narrative

Sanitary sewer service to the proposed resort will be provided by the existing 8” gravity sewer line in Lincoln Drive.

A “Will Serve Letter” relative to this matter is presently being prepared by the Town Engineering Department.



2355 West Pinnacle Peak Road, Suite
300 Phoenix, AZ 85027 USA
epcor.com

April 5, 2018

Coe & Van Loo Consultants, Inc. Attn: Fred Fleet, P.E.
4550 N. 12th Street Phoenix, AZ 85014

Sent via e-mail to: fef_cvlci.com

Re: Will-Serve Letter for Water Service 7101 E. Lincoln Drive, Paradise Valley APN 174-64-003A

Dear Mr. Fleet;

This letter is in response to your request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to a proposed resort hotel to be located at 7101 E. Lincoln Drive in Paradise Valley (the "Development") as shown in **Exhibit A**. EPCOR provides the following information for your consideration:

- 1.EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") for water service as issued by the Arizona Corporation Commission.
2. Water service to the Development by EPCOR may be conditioned upon developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon EPCOR and developer fully performing its respective obligations under the MXA. The MXA, if needed, will provide, among other things, that developer will be responsible for constructing at its cost all water main extensions necessary to distribute water from EPCOR's water system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. Based on the water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon EPCOR's and developer's fulfillment of its respective obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will also be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2402 or at bfinke@epcor.com.

Sincerely,

Brad Finke, P.E.
Engineering Manager

Enclosure: Exhibit A – Location Description of Development

EXHIBIT A

Location of Development





E·J | Flow Test Summary

Project Name: Project EJFT 16154
Address: Date of Flow 6720 N Scottsdale Rd, Scottsdale, AZ 85253 2016-09-30
Test: Time of Flow 7:25 AM
Test: Data Reliable 2017-03-30
Until: Conducted By: Austin Gourley & Eder Cueva (EJ Flow Tests)
Witnessed By: 602.999.7637 Lee Huddleston (EPCOR Water)
City Forces Contacted: 602.882.4846
EPCOR Water (602.882.4846)

City of Scottsdale requires a maximum static pressure of 72 psi for use as a safety factor

Raw Flow Test Data

Static Pressure: 112.0 PSI
Residual Pressure: 100.0 PSI
Flowing GPM: GPM @ 2,374
20 PSI: 7,131

Data With A 40 PSI Safety Factor

Static Pressure: 72.0 PSI
Residual Pressure: 60.0 PSI
Flowing GPM: 2,374
GPM @ 20 PSI: 5,240

Hydrant F₁

Pitot Pressure (1): 50 PSI
Coefficient of Discharge (1): 0.9
Hydrant Orifice Diameter (1): 2.5 inches
Pitot Pressure (2): 50 PSI
Coefficient of Discharge (2): 0.9
Hydrant Orifice Diameter (2): 2.5 inches



Static-Residual Hydrant

Flow Hydrant

Main Size 8 inches
Distance Between F₁ and R 382 ft (measured linearly)

Static-Residual Elevation
1306 ft (above sea level)

Flow Hydrant (F₁) Elevation 1306 ft (above sea level)

Elevation & distance values are approximate

EJ Flow Tests, LLC
21505 North 78th Ave. | Suite 125 | Peoria, Arizona 85382 | (602) 999-7637 | www.ejengineering.com John L. Echeverri | NICET Level IV 078493 SME | C-16 FP Contractor ROC 271705 AZ | NFPA CFPS 1915

E·J | Flow Test Summary

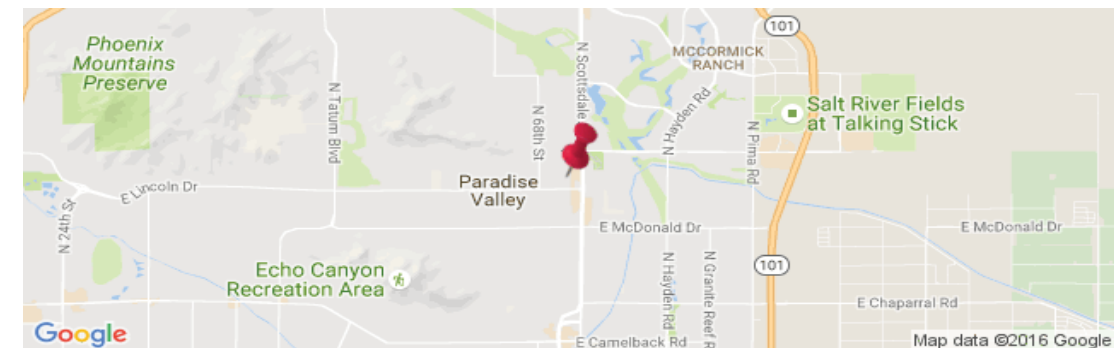
Static-Residual Hydrant



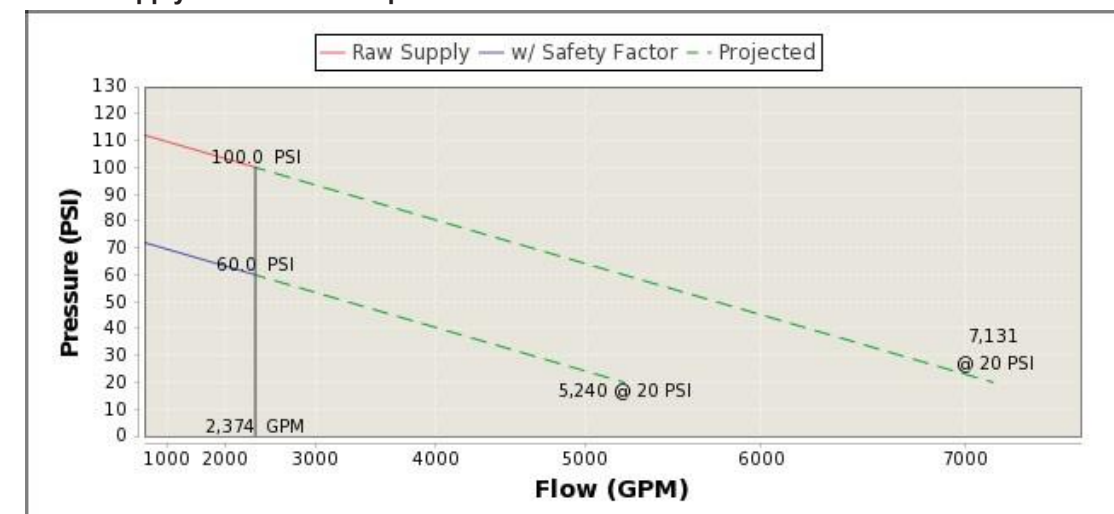
Flow Hydrant (only hydrant F₁ shown for clarity)



Approximate Project Site



Water Supply Curve - N^{1.85} Graph



EJ Flow Tests, LLC
21505 North 78th Ave. | Suite 125 | Peoria, Arizona 85382 | (602) 999-7637 | www.ejengineering.com John L. Echeverri | NICET Level IV 078493 SME | C-16 FP Contractor ROC 271705 AZ | NFPA CFPS 1915



Plant Palette Along Lincoln Drive

FX Luminaire.

Accent Lights

Optional Long Shroud

| | |
|----------|--|
| PROJECT | |
| CATALOG# | |
| TYPE | |
| NOTES | |

FR Up Light

The FR brings the elegance and performance of precious metals to FX Luminaire. As a close extension of the existing NR fixture, the FR's smaller size enables up to a 3 LED output, with all the color filters, beam angles, and other features associated with FX's integrated LEDs.

Quick Facts

- Machined brass and anodized copper
- 10-foot lead
- 1/2 NPS thread
- Cree® integrated LEDs
- Temper-resistant features
- Color temperature filters
- Compatible with Luster® technology
- Input voltage: 10-15V
- Suite M60-11 lens accessories (then ballies, speed lens, etc.)

Technical drawings of the FR Up Light showing dimensions:

- Top view: 2 1/8" diam.
- Front view: 4 1/2" diam., 4 1/2" diam., 1 1/2" NPS
- Side view: 2 1/8" diam., 4 1/2" diam., 1 1/2" NPS

LANDSCAPE LIGHTING

A Klüber Industries Company

FX Luminaire.

LED Down Lights

The PS equips the next generation of best smart LED down lights. It is designed for top mounting, and is available with an optional copper cover. The PS series with 1, 3, 6 or 12 LED boards and is available in all of our metal and powder coat finishes. A mounting bracket is included for installation.

PS: Down Light

| NUMBER OF LEDS | 1 | 3 | 6 | 9 | 20C |
|---|-----------|-----------|-----------|-----------|-----------|
| AIR DOWN LUMEN OUTPUT EQUIVALENT | 10 Watt | 20 Watt | 30 Watt | 30 Watt | 20 Watt |
| INTERNAL LED LIFE (Hr) | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| INPUT VOLTAGE | 50-59V AC | 50-59V AC | 50-59V AC | 50-59V AC | 50-59V AC |
| WATT TOTAL (See the number in the life table below) | 1.4 | 4.5 | 15.5 | 16.5 | 9.0 |
| WATT LOSS | 0.8 | 4.2 | 15.1 | 16.1 | 8.7 |
| LUMENS PER WATT EFFICIENCY | 66 | 50 | 43 | 46 | 58 |
| MAX LUMENS | 90 | 222 | 667 | 766 | 521 |
| CRI | 82 | 90 | 79 | 78 | 89 |
| CRI-C | 97% | 97% | 90% | 91% | 92 |

Learn more about FX luminaires down lights. Visit fx.com

900.744.5240

FXLuminaire

LED Up Lights

Our largest wall-wash up light, the LC, projects a broad spectrum of light on large walls and spaces. It is available in 1, 3, 6 and 16 LED, and is available in an array of finishes to suit the needs of any design context for a large-scale wall-wash up light.

LC: Up Light

| NUMBER OF LIGHTS | 1 | 3 | 6 | 9 |
|---|---------------------|---------------------|---------------------|---------------------|
| MINIMUM EXPOSURE/UPFRT REQUIREMENTS | 10 Watt | 20 Watt | 25 Watt | 60 Watt |
| MINIMUM LED LIFE (L70) | 50,000 hrs. avg. | 50,000 hrs. avg. | 50,000 hrs. avg. | 50,000 hrs. avg. |
| ENERGY (W/LUM) | 10 to 60 V | 10 to 12 V | 10 to 12 V | 10 to 12 V |
| THE INITIAL DOWN TURN-ON LIGHTING REQUIREMENT | 2 A | 4.5 | 10.5 | 13.5 |
| WARRANTY PERIOD | 2 Yr | 4 Yr | 6 Yr | 9 Yr |
| EXPOSURE/UPFRT REQUIREMENTS | 30 V | 36.5 | 36.5 | 36.5 |
| UPFRT (LUMENS) | 63 | 754 | 138 | 436 |
| UPFRT (W) | 62.8 | 80.2 | 82.2 | 79.2 |

Learn more about FX Luminaire up lights. Visit: fxl.com

7601 764 03-03

FXLuminaire.

Path and Area Lights

The JS is a solid path light built to last in the harshest environments and provide without compromise. Available in both 12 LED with the ability to dimed soft light that's functional and beautiful, the JS is an excellent path light for many applications.

JS: Path Light

| NUMBER OF LEDS | 1 | 2 | 20K |
|------------------------------|-----------------|-----------------|-----------------|
| WATTS (NON-EQUIVALENT) | 50 watt | 20 watt | 10 watt |
| STANDARD LIFE (L70) | 20,000 hrs avg. | 20,000 hrs avg. | 30,000 hrs avg. |
| INPUT VOLTAGE | 90-100V | 120V/120V | 120V/120V |
| VA TOTAL* | 3.4 | 8.3 | 1.2 |
| WATTS USED | 7.0 | 4.2 | 3.0 |
| LUMENS PER WATT (EFFICIENCY) | 76 | 35 | 95 |
| TOTAL LUMENS | 36 | 105 | 54 |
| CR-100 | 85 | 97 | 90 |
| CC | | | |
| AMBER FILTER | 250K | 2700K | 74K |
| FRUITED FILTER | 800K | 2000K | 74K |
| GREEN FILTER | 400K | 800K | 74K |
| BLUE FILTER | 5000K | 5000K | 74K |

(*Use this number to size the transformer)

LANDSCAPE LIGHTING

A Hunter Industries Company

RESORT LIVING PLANT ZONE

Design Guidelines

Resort Living Plant List

| Botanical Name Common Name | H | W | Seasonal Color | On TOPP Plant List? | Botanical Name Common Name | H | W | Seasonal Color | On TOPP Plant List? |
|---|---------|-----|---|------------------------|---|---------|-----|---|------------------------|
| <i>Reptans leucophaea</i> Anacacho Verde Tree | 8' | 6' |   | | <i>Gaura lindheimeri</i> Gaura | 16" | 3' |   | |
| <i>Chilopsis linearis</i> Desert Willow | 25-28' | 25' |   | Yes | <i>Hardenbergia violacea</i> Purple Coral Pole Vine | 8'-15' | 15' |   | No |
| <i>Chrysea linearis</i> Ironweed | 20-25' | 20' |   | Yes | <i>Leptostegia repens</i> Hydrangea | 2'-3' | 3' |   | Yes |
| <i>Purshiana</i> ssp. <i>Desert Museum Palo Verde</i> Desert Museum Palo Verde | 25-27' | 25' |   | No | <i>Hydrophyllum capillare</i> Pist Moss Grass | 3'-3' | 3' |   | No |
| <i>Ipomoea chinensis</i> Chinese Potatoe | 40-30' | 30' |   | | <i>Abutilon palmeri</i> Palmer's Indian Mallow | 5'-6' | 3' |   | No |
| <i>Prosopis juliflora</i> Mesquite | 40-30' | 30' |   | Yes | <i>Anticarsus rubra</i> Desert Honeycucula | 3'-4' | 3' |   | No |
| <i>Sophora secundiflora</i> Texas Mountain Laurel | 25-28' | 25' |   | | <i>Ceanothus griseus</i> Desert Bird of Paradise | 6'-6' | 6' |   | Yes |
| <i>Vochelia flammaria</i> Sweet Acacia | 35-30' | 30' |   | Yes | <i>Ceanothus pulcherrimus</i> Red Bird of Paradise | 10'-10' | 10' |   | Yes |
| <i>Vitis aestivalis</i> Chaste Tree | 25-25' | 25' |   | | <i>Duranta erecta</i> Soyflower | 15-15' | 15' |   | |
| <i>Agave americana</i> var. <i>Mexicana</i> White Striped Century Plant | 4'-6' | 6' |   | | <i>Emmenanthe incana</i> var. <i>bracteata</i> Mentoria Etna Bush | 6'-6' | 6' |   | |
| <i>Agave chameleonea</i> Smooth Agave | 3'-3' | 3' |   | | <i>Mesquitea peruviana</i> Red Yucca | 6'-6' | 6' |   | No |
| <i>Agave</i> ssp. <i>Blue Bird Agave</i> | 2'-2' | 2' |   | No | <i>Justicia spicigera</i> Firecracker Plant | 3'-3' | 3' |   | Yes |
| <i>Aloe davisii</i> Davis's Aloe | 3'-3' | 3' |   | | <i>Leucophyllum frutescens</i> Largemouth Sage | 5'-5' | 5' |   | No |
| <i>Asclepias tuberosa</i> Ruth Milkweed | 4'-4' | 4' |   | | <i>Persea indica</i> Canyon Penstemon | 2'-2' | 2' |   | No |
| <i>Cercocarpus alaternus</i> Sageuano | 22-25' | 25' |   | Yes | <i>Plumbago auriculata</i> Cape Plumbago | 8'-12' | 12' |   | |
| <i>Echinocactus grusonii</i> Golden Barrel | 5'-5' | 5' |   | | <i>Salvia greggii</i> Autumn Sage | 3'-3' | 3' |   | Yes |
| <i>Fouquieria splendens</i> Cockle | 20-25' | 25' |   | Yes | <i>Salvia leucantha</i> Mexican Bush Sage | 4'-4' | 4' |   | |
| <i>Bougainvillea spectabilis</i> Great Bougainvillea Vine | 15-20' | 20' |   | | <i>Reynoldsia capensis</i> Cape Honeysuckle | 8'-8' | 8' |   | No |
| <i>Rubus</i> ssp. <i>Rubens</i> Rubus | 18"-18" | 18" |   | No | <i>Trixis capitata</i> Trixis | 8'-8' | 8' |   | |
| <i>Chrysanthemum mexicanum</i> Dahmarita | 2'-2' | 2' |   | No | | | | | |

General Plant Palette (Per P.V. Guidelines)

[illegible]

ORDERING INFORMATION

LED

PS: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 (optional) + 5

| Step | Description | Code |
|------|--------------------------|---|
| 1 | FIXTURE | PS |
| 2 | DOWN OPTION | PS-200 (optional) |
| 3 | LAMP | 9-15, 9-15T, 9-15T2, 9-15T3 (optional) * |
| 4 | OPTIONAL HANGING BRACKET | HB (hanging bracket, Please see colors only) |
| 5 | FINISH | 10-AL, 82-BE, 82-LT, 82-AT, 82-UT, 82-GL, 82-WL, 82-GR, 82-LS, 82-LSL, 82-LSR, 82-LSL2, 82-LSL2R, 82-LSL3, 82-LSL3R, 82-LSL4, 82-LSL4R, 82-LSL5, 82-LSL5R, 82-LSL6, 82-LSL6R, 82-LSL7, 82-LSL7R, 82-LSL8, 82-LSL8R, 82-LSL9, 82-LSL9R, 82-LSL10, 82-LSL10R, 82-LSL11, 82-LSL11R, 82-LSL12, 82-LSL12R, 82-LSL13, 82-LSL13R, 82-LSL14, 82-LSL14R, 82-LSL15, 82-LSL15R, 82-LSL16, 82-LSL16R, 82-LSL17, 82-LSL17R, 82-LSL18, 82-LSL18R, 82-LSL19, 82-LSL19R, 82-LSL20, 82-LSL20R, 82-LSL21, 82-LSL21R, 82-LSL22, 82-LSL22R, 82-LSL23, 82-LSL23R, 82-LSL24, 82-LSL24R, 82-LSL25, 82-LSL25R, 82-LSL26, 82-LSL26R, 82-LSL27, 82-LSL27R, 82-LSL28, 82-LSL28R, 82-LSL29, 82-LSL29R, 82-LSL30, 82-LSL30R, 82-LSL31, 82-LSL31R, 82-LSL32, 82-LSL32R, 82-LSL33, 82-LSL33R, 82-LSL34, 82-LSL34R, 82-LSL35, 82-LSL35R, 82-LSL36, 82-LSL36R, 82-LSL37, 82-LSL37R, 82-LSL38, 82-LSL38R, 82-LSL39, 82-LSL39R, 82-LSL40, 82-LSL40R, 82-LSL41, 82-LSL41R, 82-LSL42, 82-LSL42R, 82-LSL43, 82-LSL43R, 82-LSL44, 82-LSL44R, 82-LSL45, 82-LSL45R, 82-LSL46, 82-LSL46R, 82-LSL47, 82-LSL47R, 82-LSL48, 82-LSL48R, 82-LSL49, 82-LSL49R, 82-LSL50, 82-LSL50R, 82-LSL51, 82-LSL51R, 82-LSL52, 82-LSL52R, 82-LSL53, 82-LSL53R, 82-LSL54, 82-LSL54R, 82-LSL55, 82-LSL55R, 82-LSL56, 82-LSL56R, 82-LSL57, 82-LSL57R, 82-LSL58, 82-LSL58R, 82-LSL59, 82-LSL59R, 82-LSL60, 82-LSL60R, 82-LSL61, 82-LSL61R, 82-LSL62, 82-LSL62R, 82-LSL63, 82-LSL63R, 82-LSL64, 82-LSL64R, 82-LSL65, 82-LSL65R, 82-LSL66, 82-LSL66R, 82-LSL67, 82-LSL67R, 82-LSL68, 82-LSL68R, 82-LSL69, 82-LSL69R, 82-LSL70, 82-LSL70R, 82-LSL71, 82-LSL71R, 82-LSL72, 82-LSL72R, 82-LSL73, 82-LSL73R, 82-LSL74, 82-LSL74R, 82-LSL75, 82-LSL75R, 82-LSL76, 82-LSL76R, 82-LSL77, 82-LSL77R, 82-LSL78, 82-LSL78R, 82-LSL79, 82-LSL79R, 82-LSL80, 82-LSL80R, 82-LSL81, 82-LSL81R, 82-LSL82, 82-LSL82R, 82-LSL83, 82-LSL83R, 82-LSL84, 82-LSL84R, 82-LSL85, 82-LSL85R, 82-LSL86, 82-LSL86R, 82-LSL87, 82-LSL87R, 82-LSL88, 82-LSL88R, 82-LSL89, 82-LSL89R, 82-LSL90, 82-LSL90R, 82-LSL91, 82-LSL91R, 82-LSL92, 82-LSL92R, 82-LSL93, 82-LSL93R, 82-LSL94, 82-LSL94R, 82-LSL95, 82-LSL95R, 82-LSL96, 82-LSL96R, 82-LSL97, 82-LSL97R, 82-LSL98, 82-LSL98R, 82-LSL99, 82-LSL99R, 82-LSL100, 82-LSL100R, 82-LSL101, 82-LSL101R, 82-LSL102, 82-LSL102R, 82-LSL103, 82-LSL103R, 82-LSL104, 82-LSL104R, 82-LSL105, 82-LSL105R, 82-LSL106, 82-LSL106R, 82-LSL107, 82-LSL107R, 82-LSL108, 82-LSL108R, 82-LSL109, 82-LSL109R, 82-LSL110, 82-LSL110R, 82-LSL111, 82-LSL111R, 82-LSL112, 82-LSL112R, 82-LSL113, 82-LSL113R, 82-LSL114, 82-LSL114R, 82-LSL115, 82-LSL115R, 82-LSL116, 82-LSL116R, 82-LSL117, 82-LSL117R, 82-LSL118, 82-LSL118R, 82-LSL119, 82-LSL119R, 82-LSL120, 82-LSL120R, 82-LSL121, 82-LSL121R, 82-LSL122, 82-LSL122R, 82-LSL123, 82-LSL123R, 82-LSL124, 82-LSL124R, 82-LSL125, 82-LSL125R, 82-LSL126, 82-LSL126R, 82-LSL127, 82-LSL127R, 82-LSL128, 82-LSL128R, 82-LSL129, 82-LSL129R, 82-LSL130, 82-LSL130R, 82-LSL131, 82-LSL131R, 82-LSL132, 82-LSL132R, 82-LSL133, 82-LSL133R, 82-LSL134, 82-LSL134R, 82-LSL135, 82-LSL135R, 82-LSL136, 82-LSL136R, 82-LSL137, 82-LSL137R, 82-LSL138, 82-LSL138R, 82-LSL139, 82-LSL139R, 82-LSL140, 82-LSL140R, 82-LSL141, 82-LSL141R, 82-LSL142, 82-LSL142R, 82-LSL143, 82-LSL143R, 82-LSL144, 82-LSL144R, 82-LSL145, 82-LSL145R, 82-LSL146, 82-LSL146R, 82-LSL147, 82-LSL147R, 82-LSL148, 82-LSL148R, 82-LSL149, 82-LSL149R, 82-LSL150, 82-LSL150R, 82-LSL151, 82-LSL151R, 82-LSL152, 82-LSL152R, 82-LSL153, 82-LSL153R, 82-LSL154, 82-LSL154R, 82-LSL155, 82-LSL155R, 82-LSL156, 82-LSL156R, 82-LSL157, 82-LSL157R, 82-LSL158, 82-LSL158R, 82-LSL159, 82-LSL159R, 82-LSL160, 82-LSL160R, 82-LSL161, 82-LSL161R, 82-LSL162, 82-LSL162R, 82-LSL163, 82-LSL163R, 82-LSL164, 82-LSL164R, 82-LSL165, 82-LSL165R, 82-LSL166, 82-LSL166R, 82-LSL167, 82-LSL167R, 82-LSL168, 82-LSL168R, 82-LSL169, 82-LSL169R, 82-LSL170, 82-LSL170R, 82-LSL171, 82-LSL171R, 82-LSL172, 82-LSL172R, 82-LSL173, 82-LSL173R, 82-LSL174, 82-LSL174R, 82-LSL175, 82-LSL175R, 82-LSL176, 82-LSL176R, 82-LSL177, 82-LSL177R, 82-LSL178, 82-LSL178R, 82-LSL179, 82-LSL179R, 82-LSL180, 82-LSL180R, 82-LSL181, 82-LSL181R, 82-LSL182, 82-LSL182R, |

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| 4. TYPES | |
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| 1 | <i>Alnus incana</i> grey alder |
| 2 | <i>Alnus glutinosa</i> black alder |
| 3 | <i>Alnus fraxinifolia</i> ash, dog alder |
| 4 | <i>Alnus viridis</i> green alder |
| 5 | <i>Alnus glutinosa</i> black alder |
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| 92 | <i>Alnus glutinosa</i> black alder |
| 93 | <i>Alnus fraxinifolia</i> |



CenturyLink Engineering
135 W. Orion St. 1st Floor
Tempe, AZ 85283
BICS@Centurylink.com

April 16, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014

RE: CVL #1-01-03153-01

Mr. Fleet,

The above mentioned project is located in a parcel of land located in Section 10, Township 2N and Range 4E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at 7101 East Lincoln Drive, Paradise Valley, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

Stacey Alfier
CenturyLink Engineer II/Supervisor of Engineering Support
135 W Orion Street, 1st Floor
Tempe, AZ 85283
480/768-4294 (Office)
Stacey.Alfier@centurylink.com



April 17, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

Project: Commercial Project
7101 East Lincoln Drive
Scottsdale, AZ 85253
Parcel 174-64-003A
Map 127 2N 4E S:10 SE

Dear Mr. Fleet:

This letter is to confirm that Cox Communications is a licensed telecommunications operator for the City of Scottsdale in which this project resides. Cox Communications may be able to provide cable services or other required telecommunication services for this project, however, the final requirement of a service agreement will be necessary.

As you move forward with this project, please contact Angela Kiesgen, Cox Business Account Executive at (office) 623-322-7159 or (email) angela.kiesgen@cox.com who will be able to assist you with your telecommunications needs.

If you have any questions, please feel free to contact me.

Sincerely,

Annie Sandoval
Cox Business 623-328-2431



P.O. Box 53933
Phoenix, AZ 85072

4/18/2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

Re: 7101 East Lincoln Drive

Dear Fred,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed Schedule 3 policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 602-493-4468 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Heather Legg
Customer Project Manager
Customer Construction East

Enclosure



SOUTHWEST GAS CORPORATION

April 19, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

RE: Natural Gas Service to: 7101 East Lincoln Drive in Paradise Valley, AZ 85253

Dear Mr. Fred Fleet:

Thank you for your inquiry regarding gas availability for the above referenced project. Southwest Gas has natural gas facilities available to serve this project and can be extended to serve your project in accordance with our Rule Six as filed with the Arizona Corporation Commission. Southwest Gas currently has a 2.5" Distribution Pressure Gas main running east and west on Lincoln Dr.

Without reviewing the preliminary engineering plans on the project we cannot determine what fees would be required.

Southwest Gas is very interested in serving this project with the preferred fuel *natural gas*, and I look forward to working with you as the project progresses.

If you should have any questions or require additional information, please contact me at 602/768-8146, or email me at Laurie.Cleland@swgas.com.

Sincerely,

Laurie Cleland
Energy Analyst
Energy Solutions Department
Central Arizona Division

1600 E. Northern Avenue / Phoenix, Arizona 85020-3982
P.O. Box 52075 / Phoenix, Arizona 85072-2075 / (877) 860-6020
www.swgas.com



GREEY|PICKETT

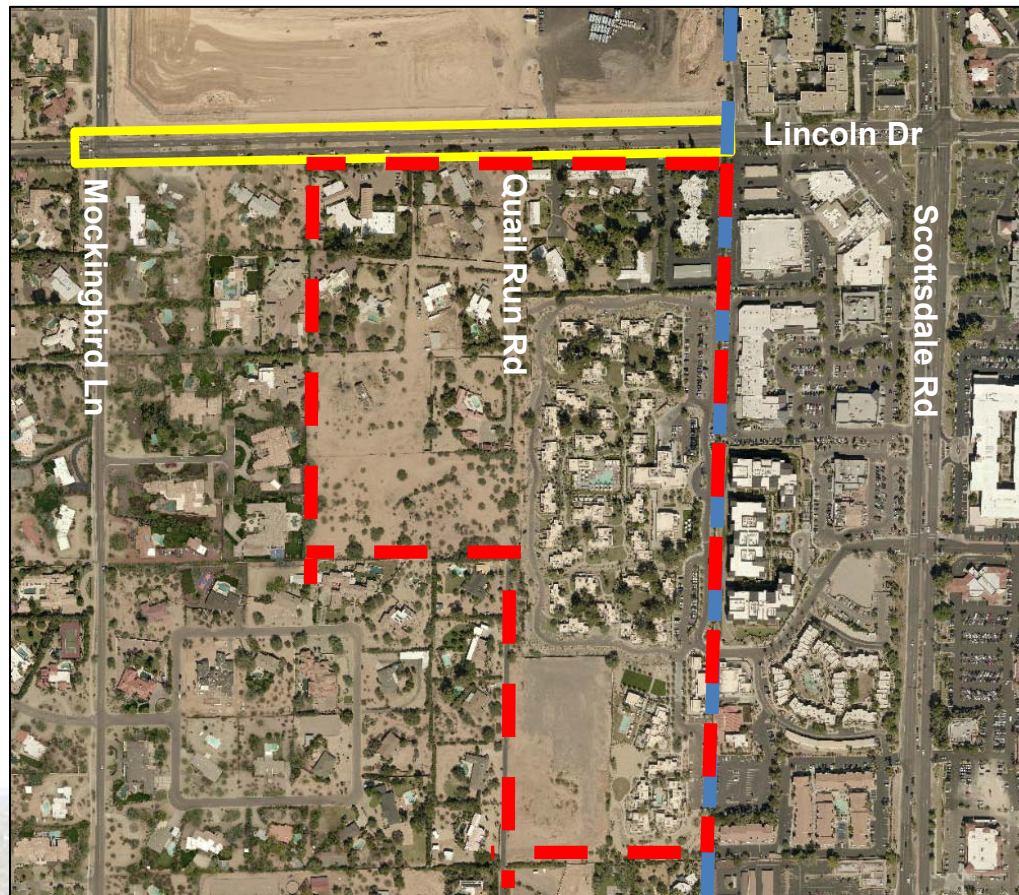
TOWN OF PARADISE VALLEY

Lincoln Drive Roadway Improvements

September 13th, 2018



PROJECT LIMITS



Town Limits 

Project Limits 

Development Area 



September 13th, 2018

PROJECT SCOPE

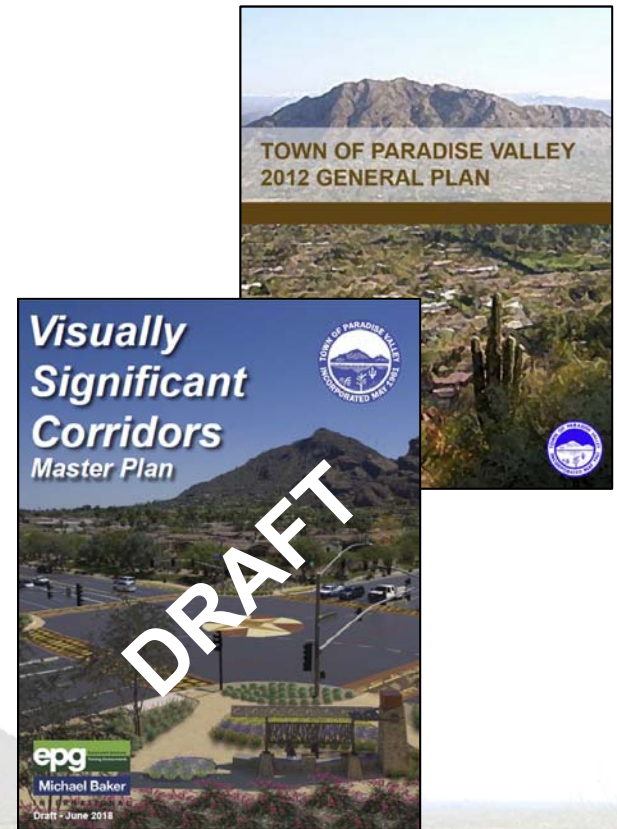
- **Reconstruct Lincoln Drive between Mockingbird Lane and Town Limits**
- **Improvement include:**
 - Landscaped medians
 - Quail Run Signal
 - Sewer Line Extension
 - Meandering Sidewalks
 - Landscaping
 - Drainage structures



September 13th, 2018

DESIGN CONSIDERATIONS

- What drives design?
 - General Plan, specifically Mobility Element
 - Visually Significant Corridors Master Plan
 - Development Agreement
 - Engineering Standards (McDOT, CoS, Etc.)



September 13th, 2018

GENERAL PLAN

- Classifies Lincoln Drive as a Major Arterial

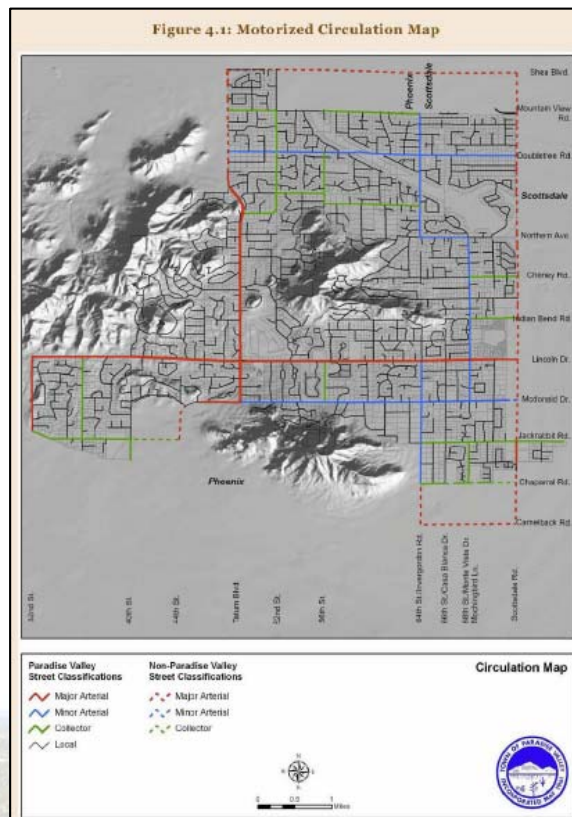
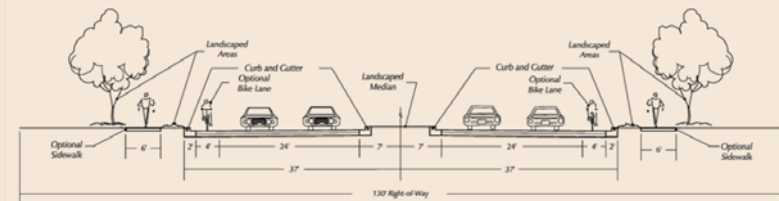


Table 4.1: Circulation Map Classifications and Standards

| Classification | Function | Design Character (also see Cross-Sections) |
|----------------|---|---|
| Major Arterial | To provide regional unity and continuity. | <ul style="list-style-type: none"> Channelized intersections, limited access, crossings, and stops Parking on rights-of-way prohibited Landscaped medians and rights of way Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes Bike lanes only where necessary to interconnect bikeway system 4 through lanes Full curbs and gutters 130-foot right-of-way |

Figure 4.2: Typical Major Arterial Cross-Section



September 13th, 2018



GENERAL PLAN

- **Policies include:**

M 4.4.1.3 Access onto Major Arterials. The Town shall require design of new developments to avoid direct access onto major arterial roadways where possible.

M 4.4.2.9 Rights-of-Way Extents. The Town shall ensure that all new public roadway projects and major reconstruction projects provide appropriate and adequate rights-of-way for all users including bicyclists, pedestrians, and motorists except where pedestrians or bicyclists are discouraged.

M 4.4.3.2 Visually Significant Corridor Treatment. Town rights-of-way along Visually Significant Corridors shall have attractive, experientially rewarding, and cohesive design elements, including signage, landscaping, medians, interchanges and sidewalks while permitting a reasonable range of treatments of individual properties. Elements that create visual clutter such as unnecessary signage or utility boxes will be eliminated, or their visibility reduced.



VISUALLY SIGNIFICANT CORRIDOR

- Lincoln Drive at eastern town limits is a designated gateway

GATEWAYS + FOCUS AREAS
Gateways

To aid in evoking a sense of arrival, gateways have been identified for each of the four major entrances into the Town indicated on Figure 2.2 below. These gateways should include the following:

Threshold Paving

- A visual and tactile component such as the use of rustic pavers at the gateway, which transition into rubberized asphalt to create a brief change in driver awareness of crossing a threshold into the Town.

Visual Traffic Calming

- Visual narrowing of the road through the use of roadside enhancements and landscaped medians that encourage vehicle users to slow down to the 40 MPH posted speed limit on the two identified Visually Significant Corridors.

Enhanced Streetscape

- Pedestrian and bike friendly entry into Town, with shaded nodes, site furnishings and lush desert landscape selected from the appropriate Character Zone plant list.
- Enhanced versions of the standard Town of Paradise Valley entry monument as shown below in Figure 2.3.

Figure 2.2: Gateway Locations


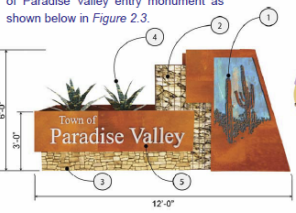


Figure 2.3: Gateway Entry Monument

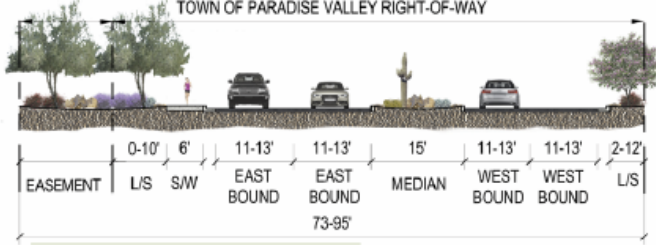


- Weathered steel panel with selective cut-outs and patina background
- Gabion baskets and 4"-6" riprap
- Stone veneer base
- Steel agave sculptures with patina finish
- Raised white lettering

GUIDELINES Page 2.6

Lincoln Drive: Mockingbird Lane to Scottsdale Road

TOWN OF PARADISE VALLEY RIGHT-OF-WAY



Characteristics

- ROW: 73 and 80 feet wide plus 25-foot easement along Ritz-Carlton SUP
- Sidewalks: Portions of South side
- Back of Curb: 6 and 12 feet on South, 30 feet on North

Existing Characteristics

Page 3.10



DEVELOPMENT AGREEMENT

- **Elements required to be incorporated per the Development Agreement, Exhibit E:**
 - **Westbound Lincoln to northbound Mockingbird right hand turn lane**
 - **Signalize the intersection of Quail Run Road and Lincoln Drive, modify median east and west for 150 linear feet of storage**
 - **Construct Lincoln Drive to Visually Significant Corridor Standards**
 - **Install Town entry signs on north and south side of Lincoln Drive**
 - **Existing ADT per 2015 TIA – 13,870**
 - **2033 ADT per 2015 TIA – 21,800**

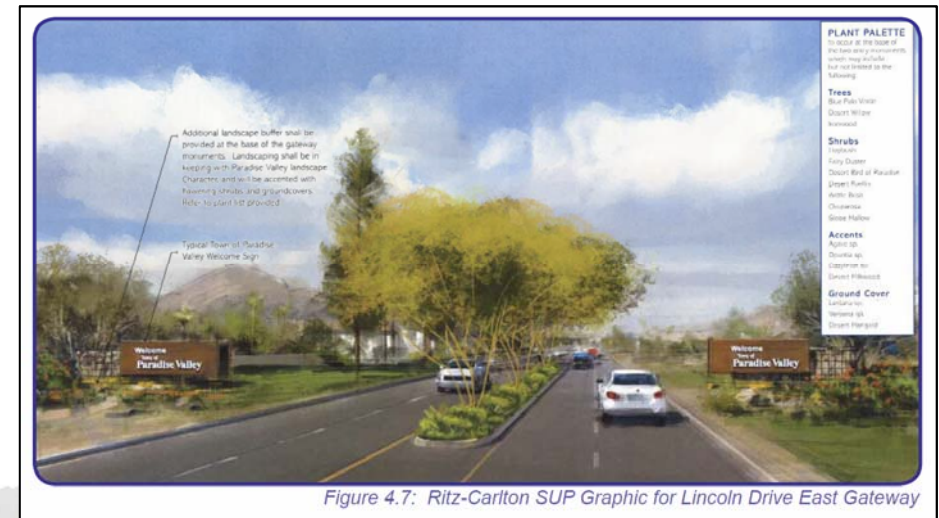


Figure 4.7: Ritz-Carlton SUP Graphic for Lincoln Drive East Gateway

September 13th, 2018

ENGINEERING DESIGN STANDARDS

- Driveway Location Guidelines**

| Description of Criteria | Design Requirements | Code Section |
|-------------------------|---|--------------|
| Number of Driveways | Each parcel – one two-way driveway or pair of one-way driveways. Where a property has access to more than one road, access may be limited to the lowest volume road where the impacts of a new access will be minimized. Access on higher volume roads may be denied. | MCDOT 7.8 |
| | For sites that have frontage on two streets, primary access should be onto the minor street frontage. A maximum of two driveway openings is permitted to a site or parcel from the abutting street(s). | COS 5-3.201 |
| Driveway Spacing | 360 ft minimum | MCDOT 7.9.2 |
| | 330 ft standard 250 ft minimum | COS 5-3.201 |
| Joint Access | Joint access required for two adjacent developments where a proposed new access will not meet spacing requirements. | MCDOT 7.9.3 |
| | Where development adjoins other similarly zoned property or compatible land uses, a cross access easement may be required to permit vehicular movement between the parcels. | COS 5-3.201 |



ENGINEERING DESIGN STANDARDS

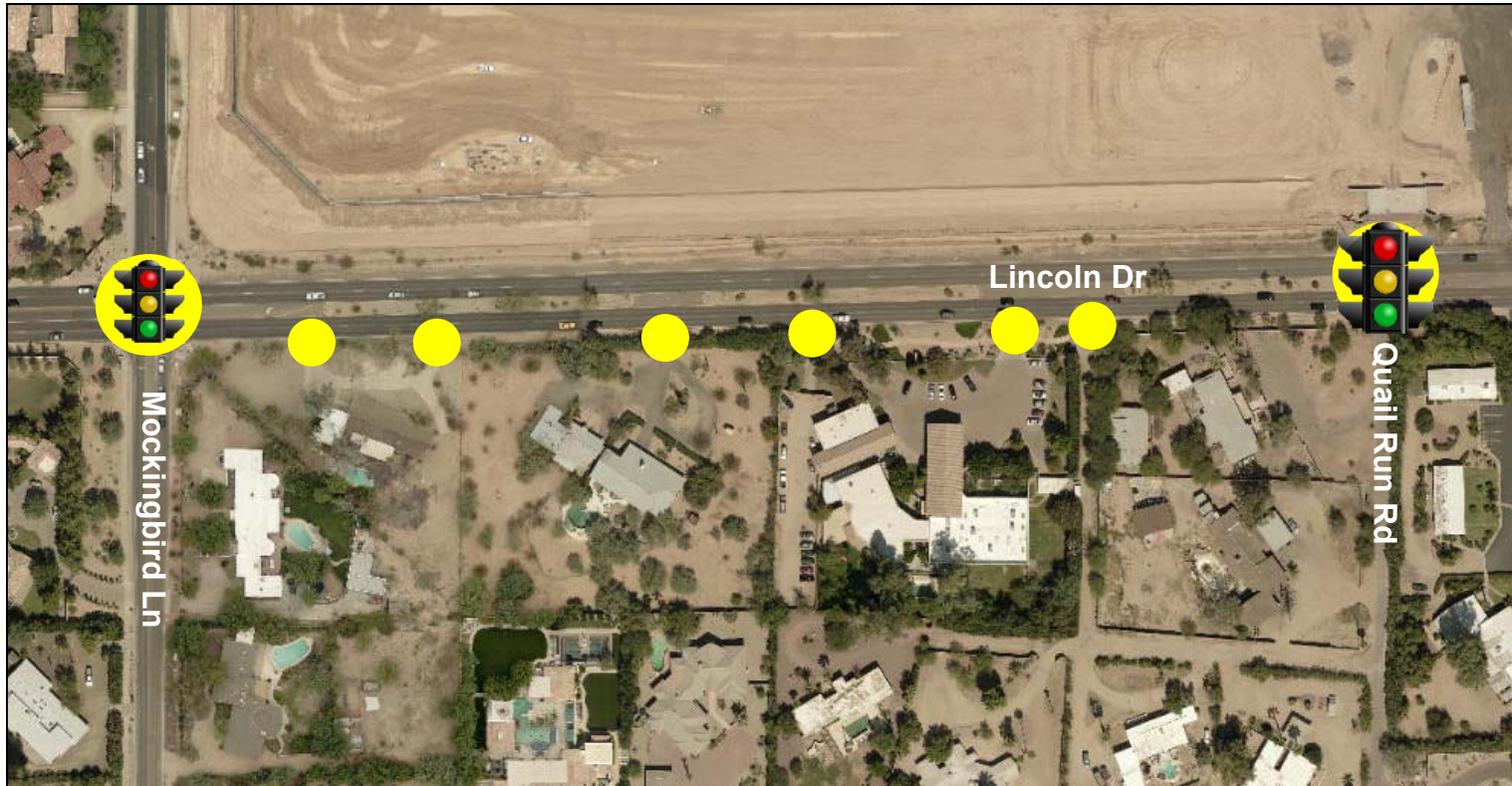
Spacing and Location of Median Openings COS 5-3.123 F

If a street has a raised median, it is not possible to provide an opening in the median for every street intersection or driveway location. Full median openings should occur at not less than 1/4-mile intervals (1320 feet) on TRANSPORTATION CHAPTER 5 Design Standards & Policies Manual Page 309 City of Scottsdale - 2018 major arterial streets. Partial median openings, which allow only left turns off the major street, are acceptable at 1/8 mile spacing (660 feet). On minor arterials, full median breaks should be no closer than 1/8-mile intervals with preferable 1/4 mile spacing. In built up areas, where reasonable alternate access is not available, median openings may be provided at smaller intervals with the approval of the Transportation Department.



September 13th, 2018

DESIGN CHALLENGES



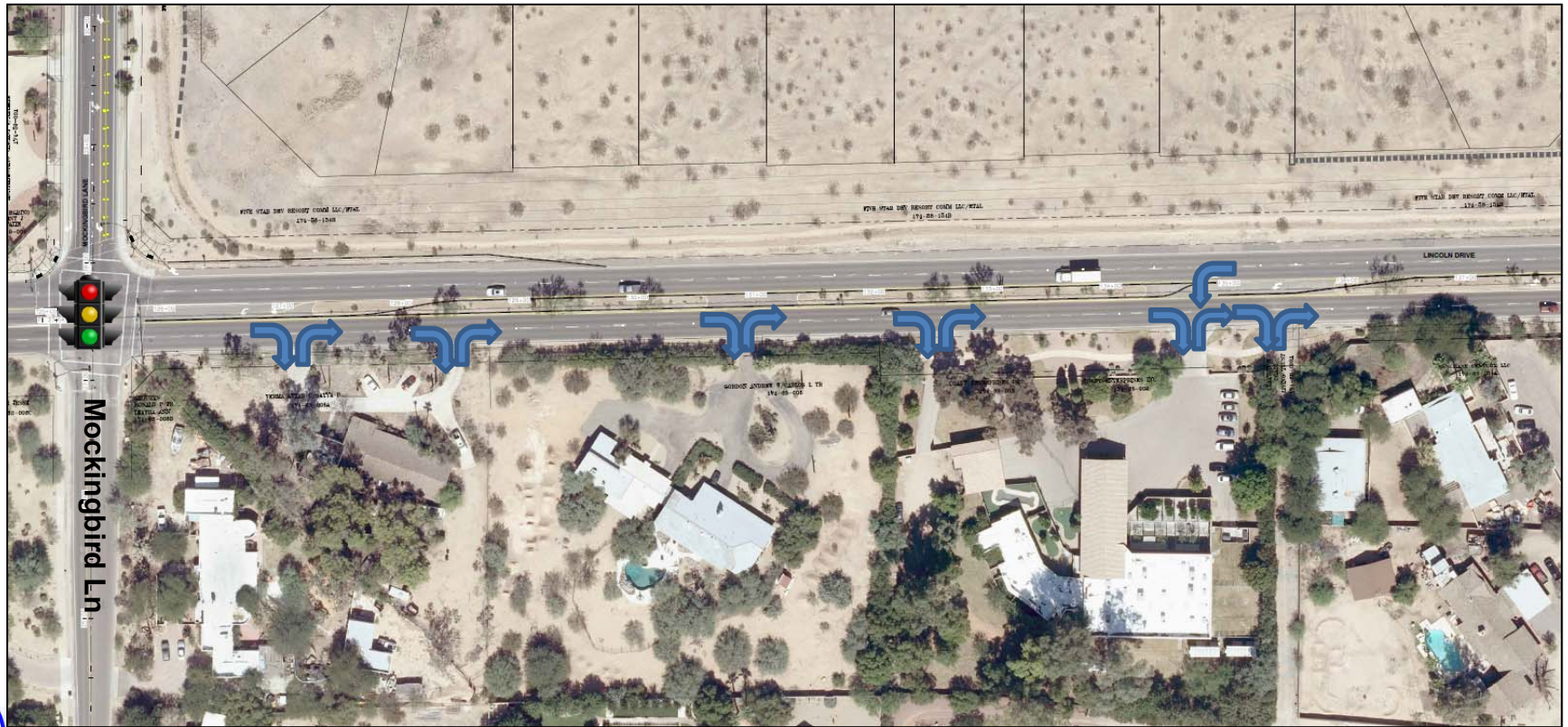
September 13th, 2018

DESIGN CHALLENGES



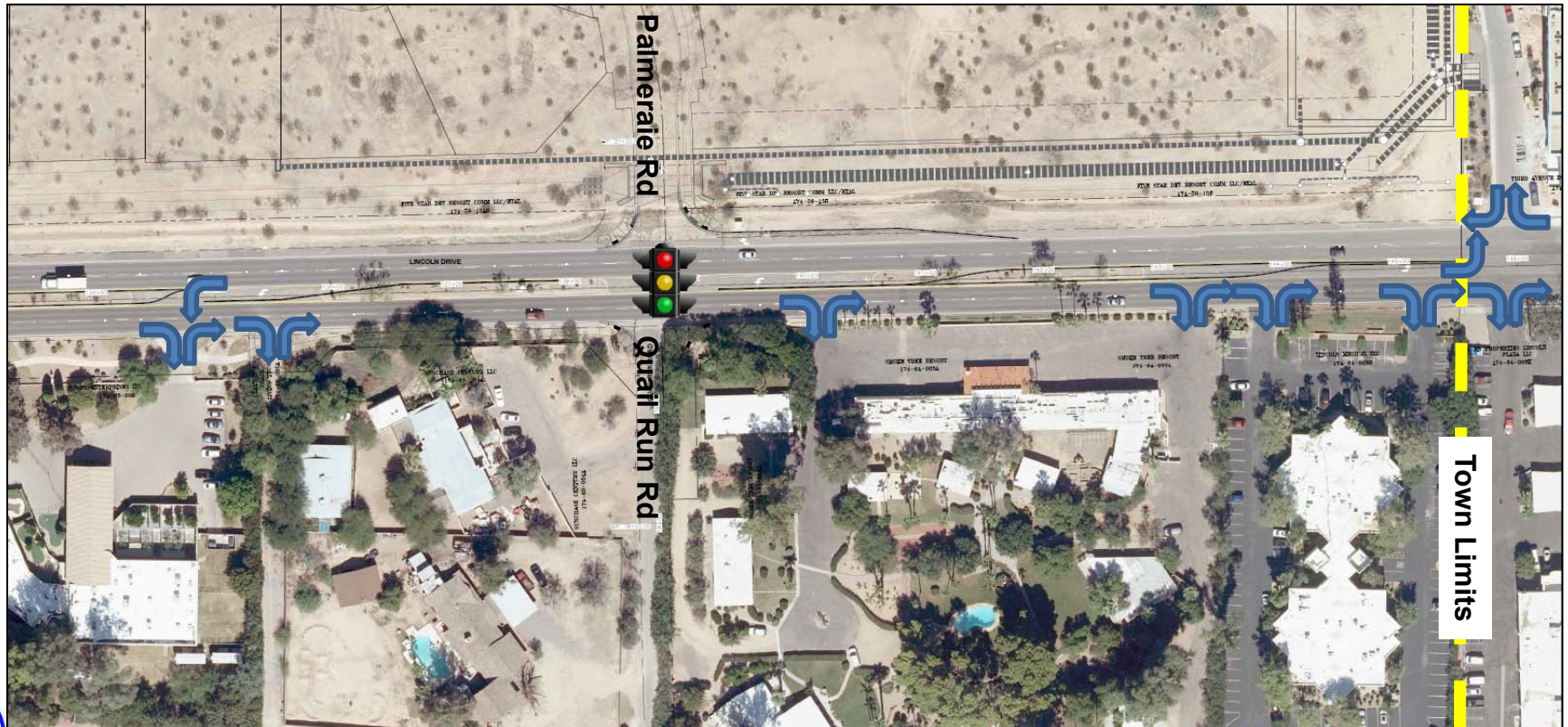
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30% DESIGN



September 13th, 2018

30% DESIGN



September 13th, 2018

SCHEDULE

- **30% plans delivered in August**
- **First public meeting in late September**
- **60% plans expected in October**
- **90% plans expected in December**
- **Second public meeting in January 2019**
- **Construction contract award in January 2019**
- **Construction February 2019 to March 2020 on all phases of project**



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LINCOLN DRIVE ROADWAY IMPROVEMENTS

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THANK YOU!



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