

# THE VILLAGE AT DANA PARK

## MASTER SITE PLAN

**JULY 27, 2015**

### ARCHITECTURAL SHEETS

Existing Zoning, Setbacks & Previous Phases  
Proposed Phasing  
Pedestrian & Vehicular Circulation  
Master Site Plan - A100  
Master Site Plan - A101  
Master Site Plan - A102  
Master Site Plan - A103  
Master Site Plan - A104  
Site Sections - Section 1  
Site Sections - Section 2  
Site Sections - Section 3  
Site Sections - Section 4  
Site Sections - Section 5  
Sightlines Between New & Existing Housing  
Aerial Massing - Southeast Corner View  
Aerial Massing - Northwest Corner View  
New North Retail Block - View from Northeast  
New South Retail Block - View from Southwest  
New Residences - Entry View from Southeast  
New Residences - View from Northwest



EAST BASELINE ROAD

MIRAMAR

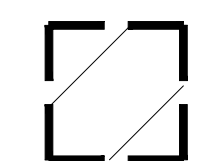
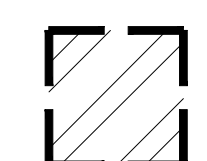
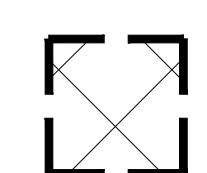
PHASE 1 & 2 ← → PHASE 3

SUPERSTITION FREEWAY I-60

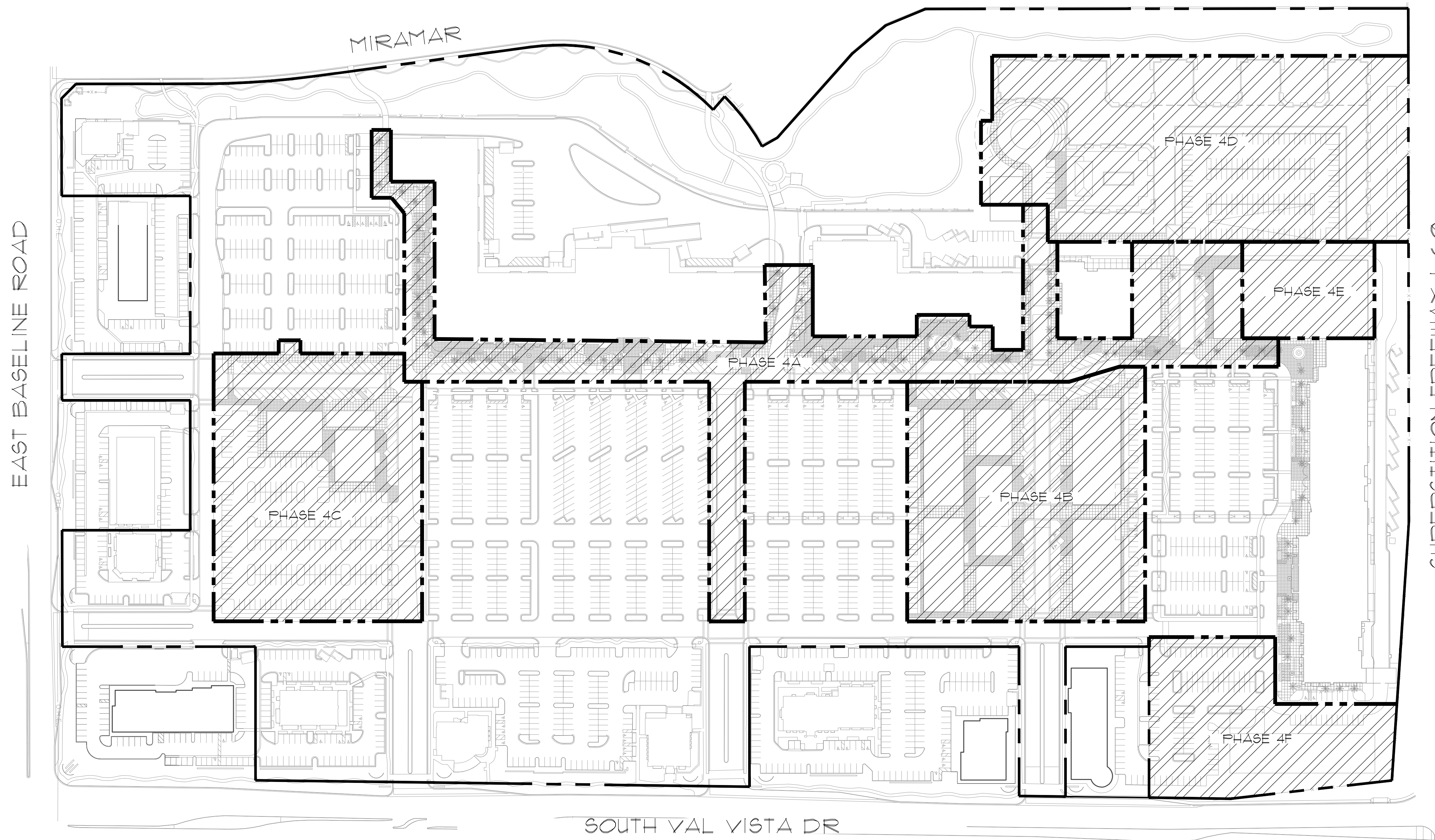
SOUTH VAL VISTA DR

PHASE 1 & 2 ← → PHASE 3

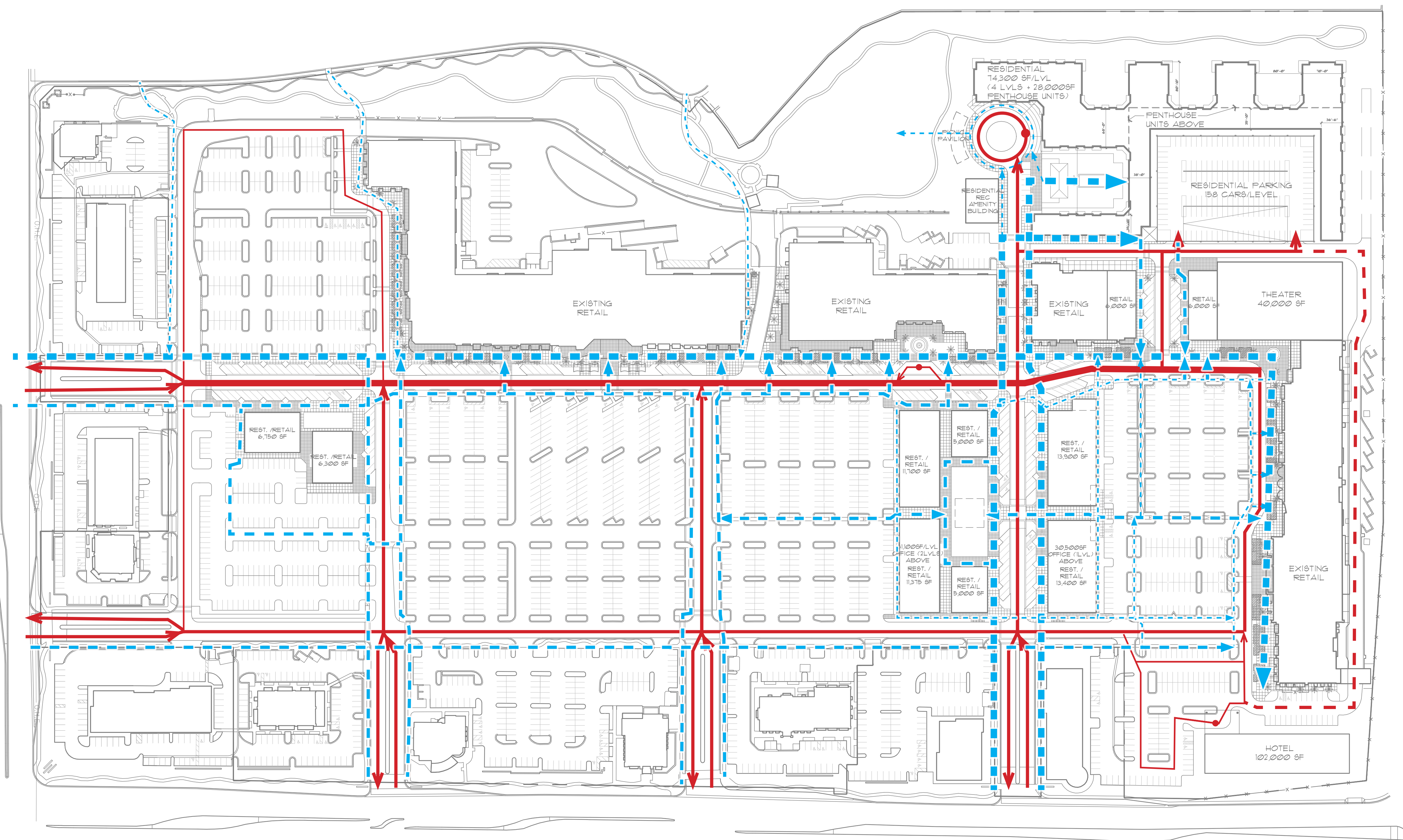
KEY

-  PHASES 1 & 2 (COMPLETED)  
CASE # Z01-49, NOV 5 2001
-  PHASES 3A (COMPLETED)  
CASE # Z05-60, AUG 15 2005
-  PHASES 3B (COMPLETED)  
CASE # Z05-60, AUG 15 2005



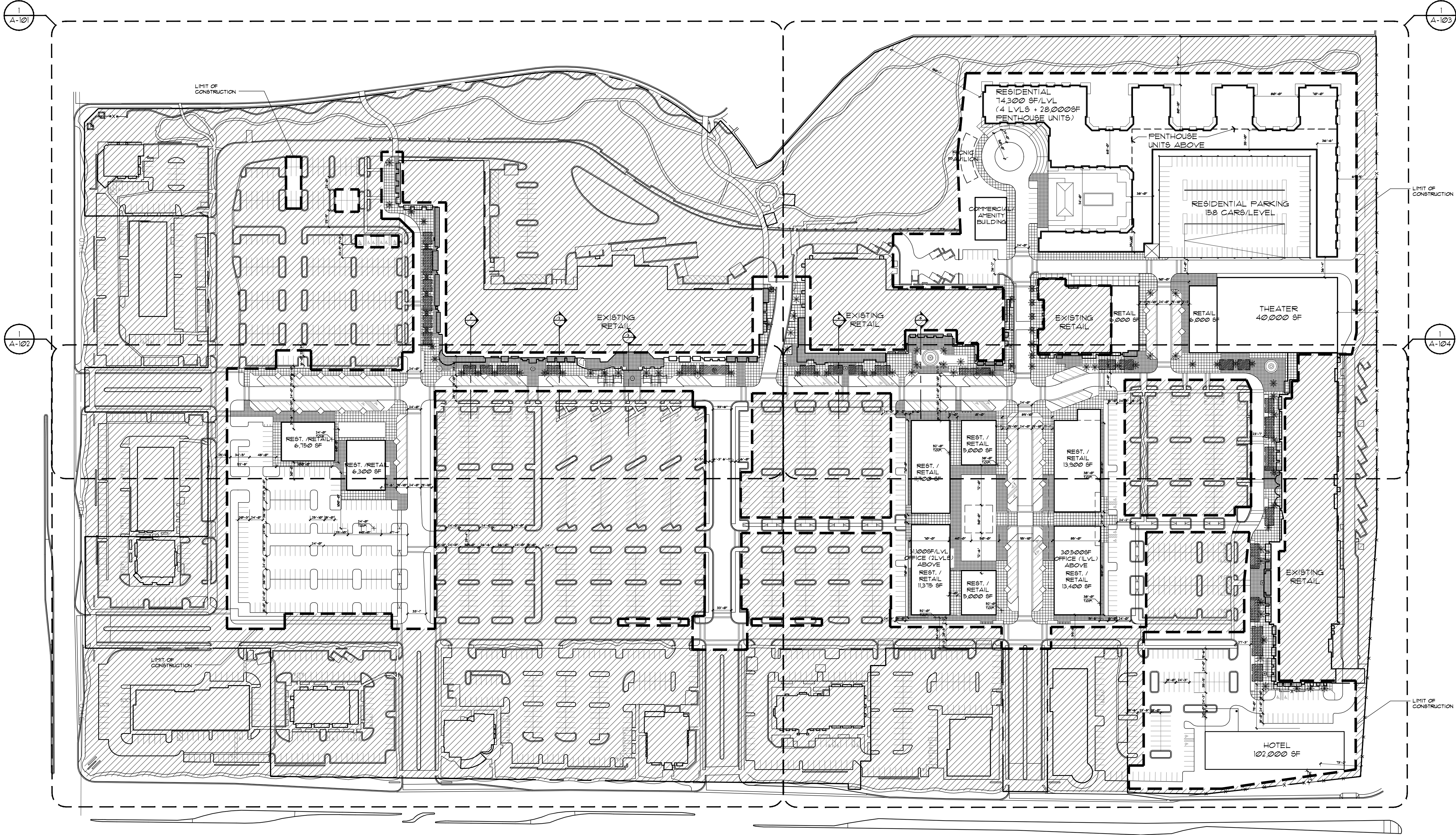






- KEY
- - - - - ▶ PEDESTRIAN CIRCULATION
  - ➔ VEHICULAR CIRCULATION
  - DROPOFF
  - - - - - SERVICE DRIVE





Proposed Site Plan SF Separate Uses	Residential sf	Retail sf	Restaurant sf	Office sf	Hotel sf	Theater sf	Total SF
New North Mixed Use		33,075	27,300	92,700			153,075
New South Mixed Use		6,750	6,300				13,050
Existing Retail to Remain		196,838					196,838
Existing Rest. to Remain			54,543				54,543
New Hotel					102,000		102,000
New Theater						40,000	40,000
New Multifamily Residential	325,304						325,304
<b>Total SF</b>	<b>325,304</b>	<b>236,663</b>	<b>88,143</b>	<b>92,700</b>	<b>102,000</b>	<b>40,000</b>	<b>884,810</b>

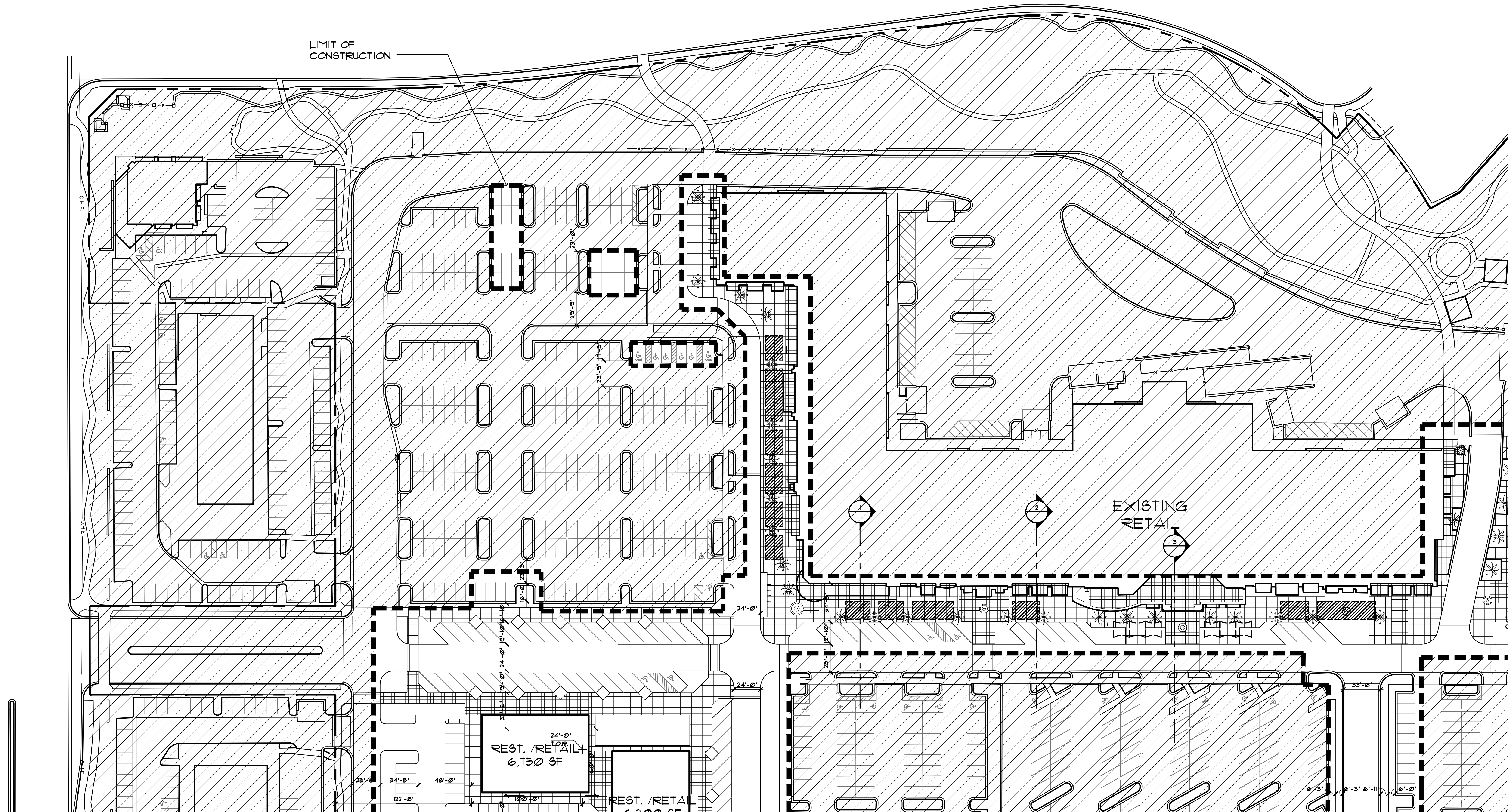
Required Cars per Separate Uses	Residential cars Req'd	Retail cars Req'd	Restaurant cars Req'd	Office cars Req'd	Hotel cars Req'd	Theater cars Req'd (1car/75st public assembly @ 30,000st)	Total Cars Req'd
<b>Minimum Standard</b>	<b>(.85 efficiency, 900st/unit avg = 307 units)</b>	<b>(1car/375st)</b>	<b>(1car/75st)</b>	<b>(1car/375st)</b>	<b>(.80 effcy, 700st/rm avg @ 1car/ room)</b>		
New North Mixed Use		89	364	248			701
New South Mixed Use		18	84				102
Existing Retail		525					525
Existing Rest.			728				728
New Hotel					116		116
New Theater						400	400
New Multifamily Residential*	461						461
<b>Total Cars Required</b>	<b>461</b>	<b>632</b>	<b>1,176</b>	<b>248</b>	<b>116</b>	<b>400</b>	<b>2,572</b>

Typical Shared Parking Model** - % Use Based on Time of Day	WEEKDAY			WEEKEND		
	12AM-7AM	7am-6pm	6pm-12AM	12AM-7AM	7am-6pm	6pm-12am
	%	%	%	%	%	%
Office	5	100	5	0	60	10
Retail	0	100	80	0	100	60
Multifamily Residential	100	55	85	100	65	75
Restaurant & Bar	50	70	100	45	70	100
Hotel	100	65	90	100	65	80
Theater	0	70	100	5	70	100
<b>Cars Required at Dana Park per Shared Parking Model</b>	<b>12AM-7AM</b>	<b>7am-6pm</b>	<b>6pm-12AM</b>	<b>12AM-7AM</b>	<b>7am-6pm</b>	<b>6pm-12am</b>
Office	12	248	12	0	149	25
Retail	0	632	506	0	632	379
Multifamily Residential*	N/A	N/A	N/A	N/A	N/A	N/A
Restaurant & Bar	588	823	1,176	529	823	1,176
Hotel	116	75	104	116	75	93
Theater	0	280	400	20	280	400
<b>TOTAL</b>	<b>717</b>	<b>2,059</b>	<b>2,199</b>	<b>666</b>	<b>1,960</b>	<b>2,073</b>
			<b>peak use</b>			

Site Parking Tabulations	
New Cars	570
Cars to be Demo'd	930
Existing Cars to Remain	1,500
Total Existing Cars	2,430
Commercial Cars parked in Residential Garage	158
Total Proposed Commercial Cars Prov'd	2,228
Total Commercial Cars Required***	2,199
Residential SF	325,304
Residential Cars Required	461
Residential Cars Prov'd = (158 cars/lot x 5 lots) - (158) cars on lot 1 given to commercial	632
Parcel SF	2,662,868
Total Site GSF	884,810
FAR	0.33

\* Residential cars will be self-parked on their own levels, separate from other uses, therefore is not included in shared parking model.  
\*\* Shared parking model sourced from City of Scottsdale Shared Parking Calculations. Please see table 9.103.A, Sec. 9.104, Article IX, Appendix B - Basic Zoning Ordinance in Scottsdale Code of Ordinances.  
\*\*\*Please refer to Shared Parking Model for calculations



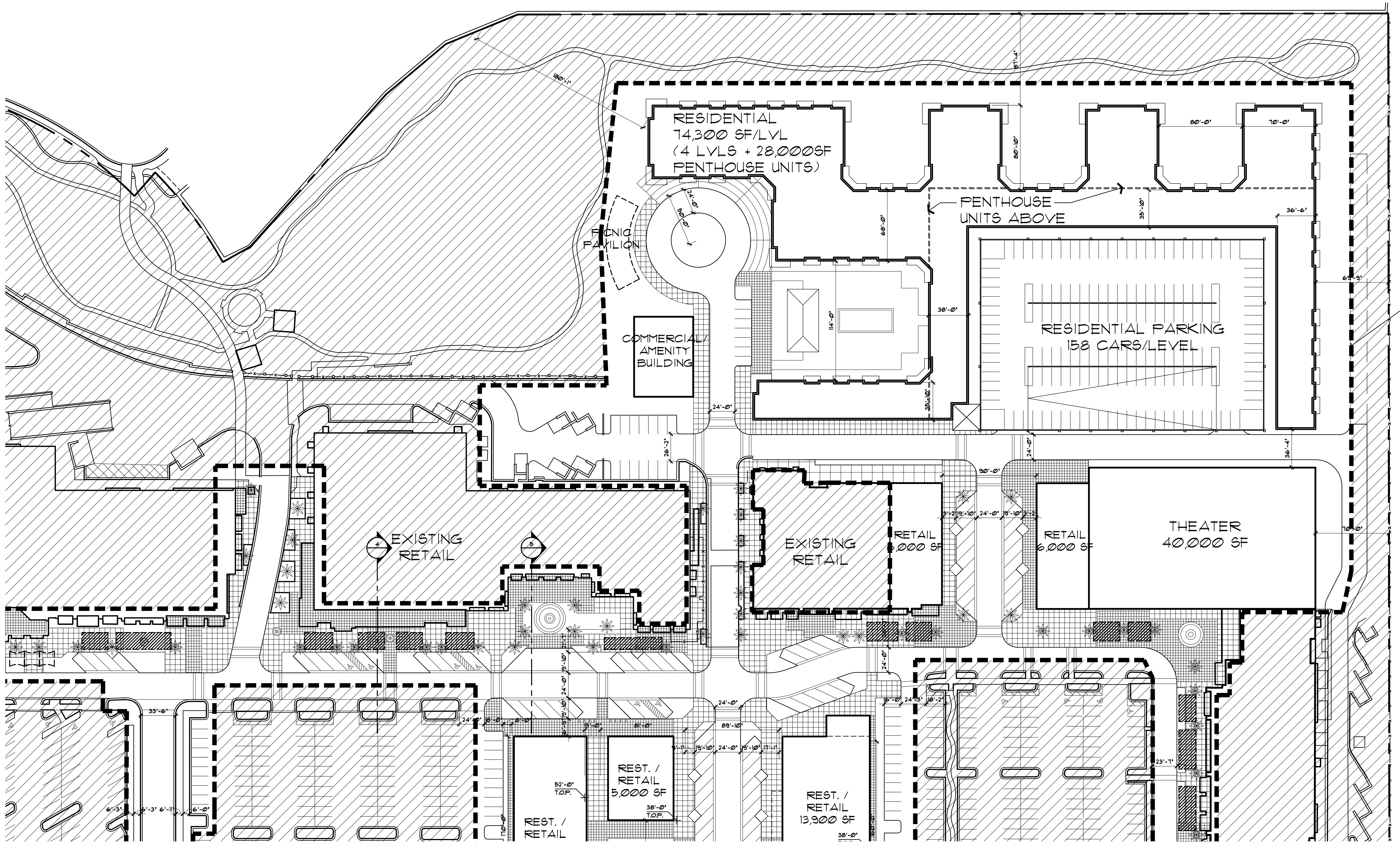


Extents of Construction



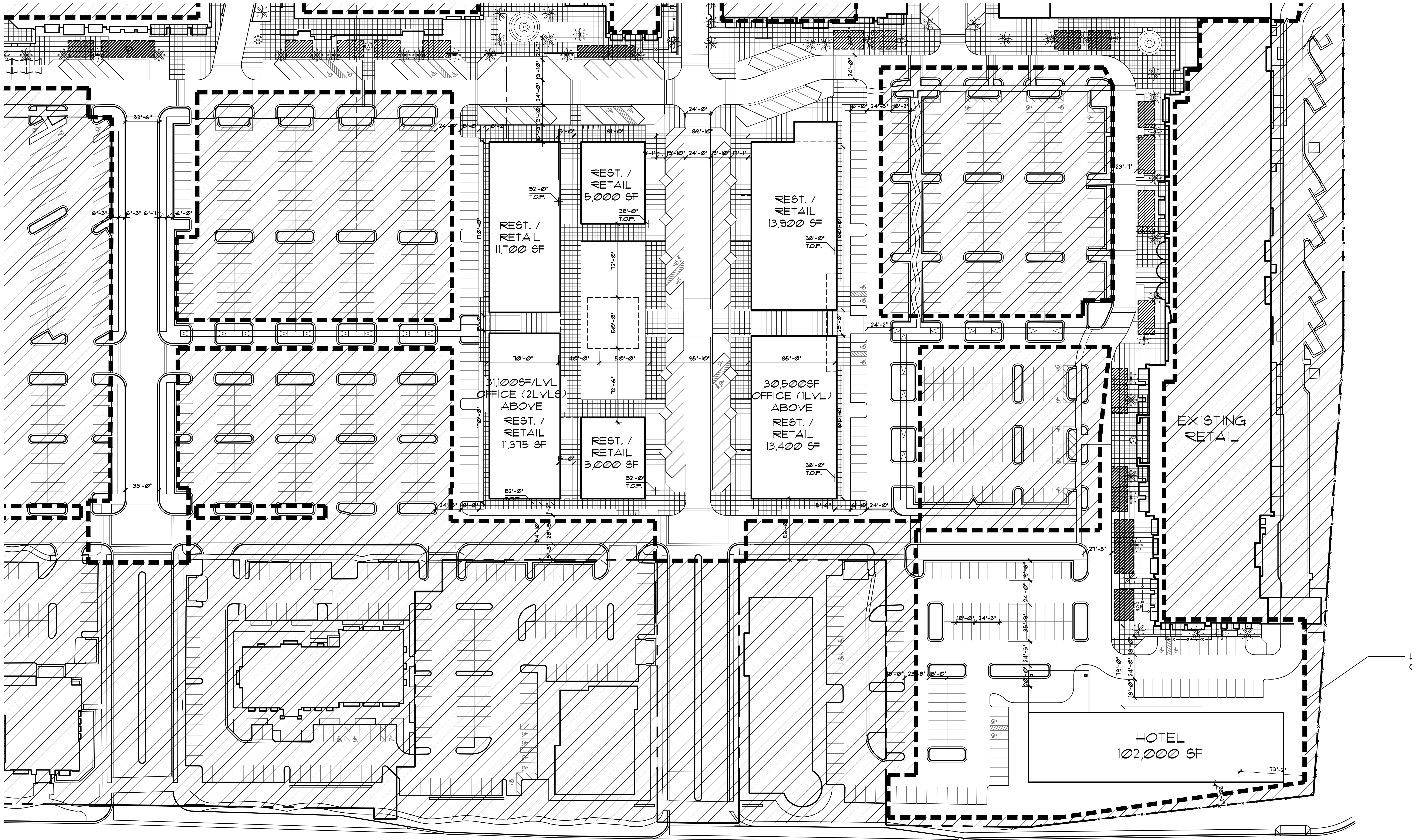






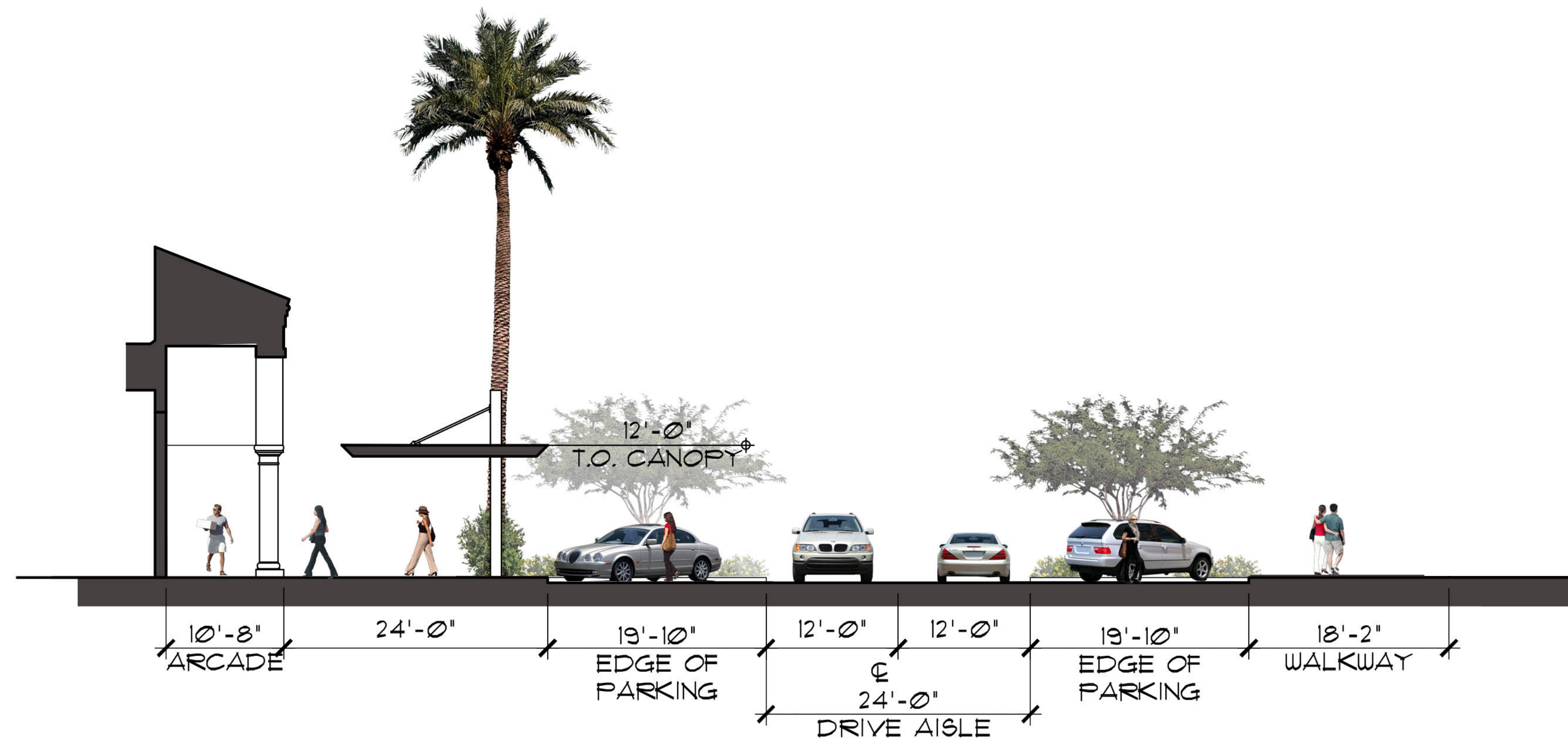
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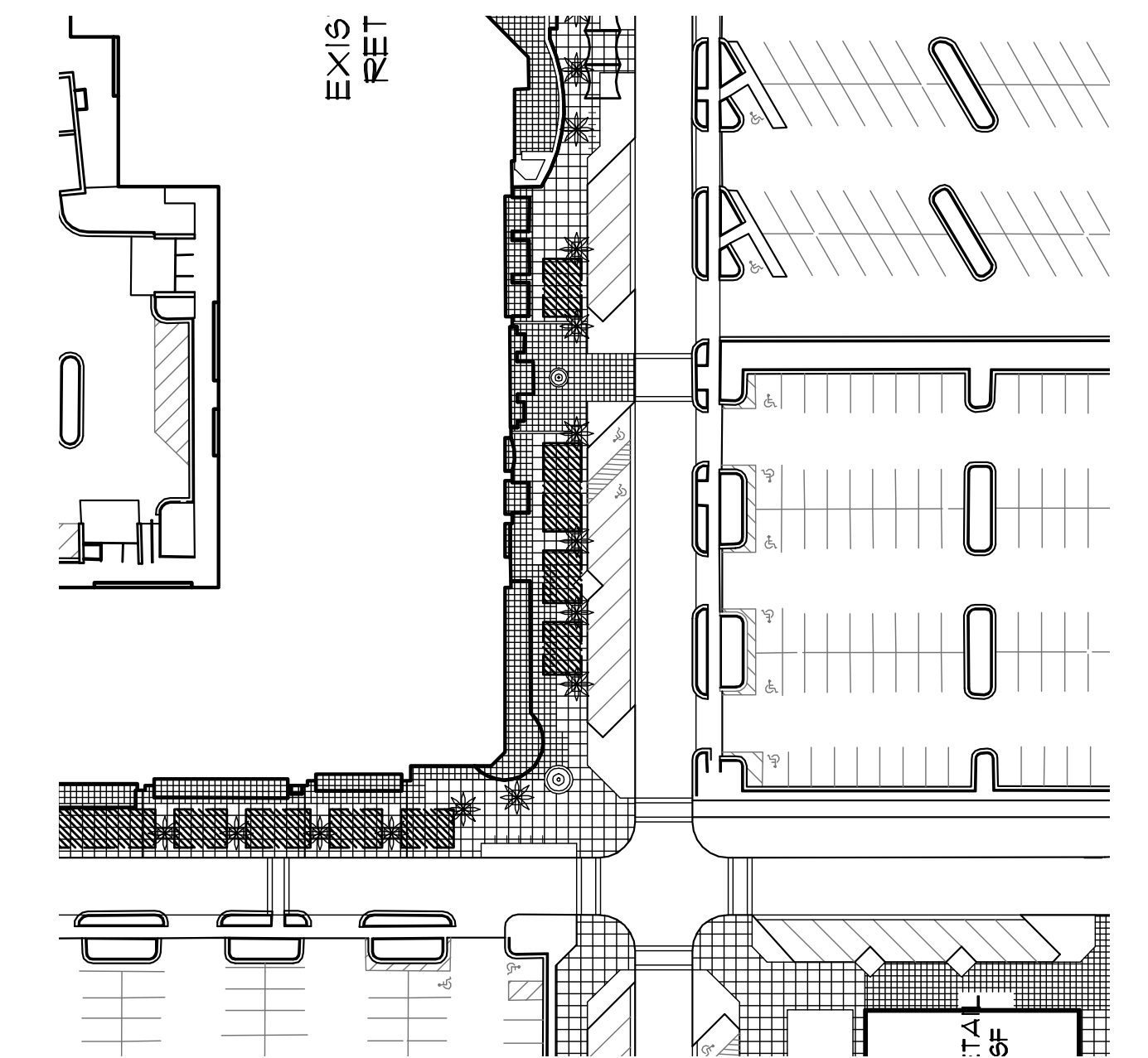


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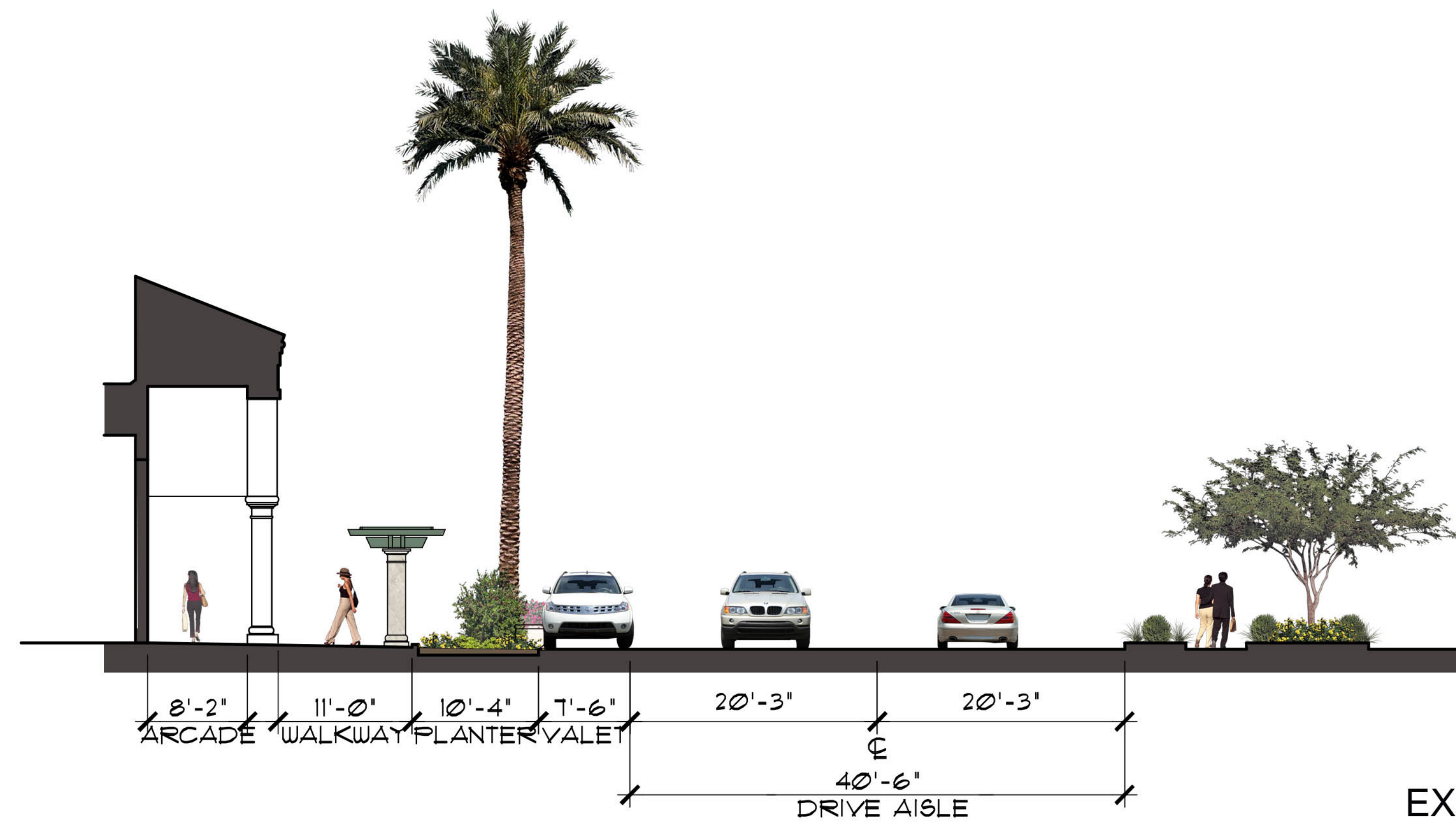




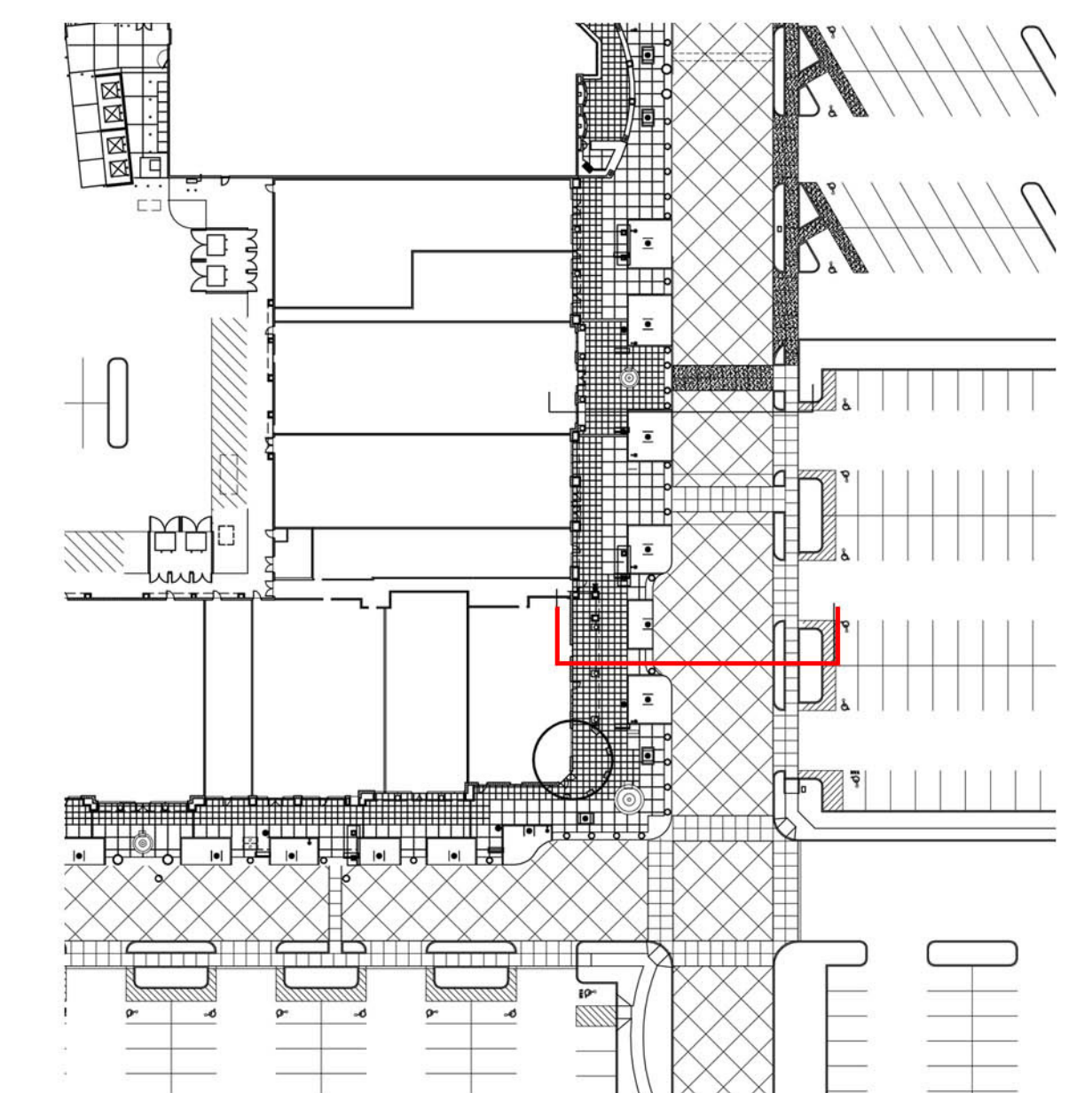
PROPOSED SITE SECTION



PROPOSED KEY PLAN

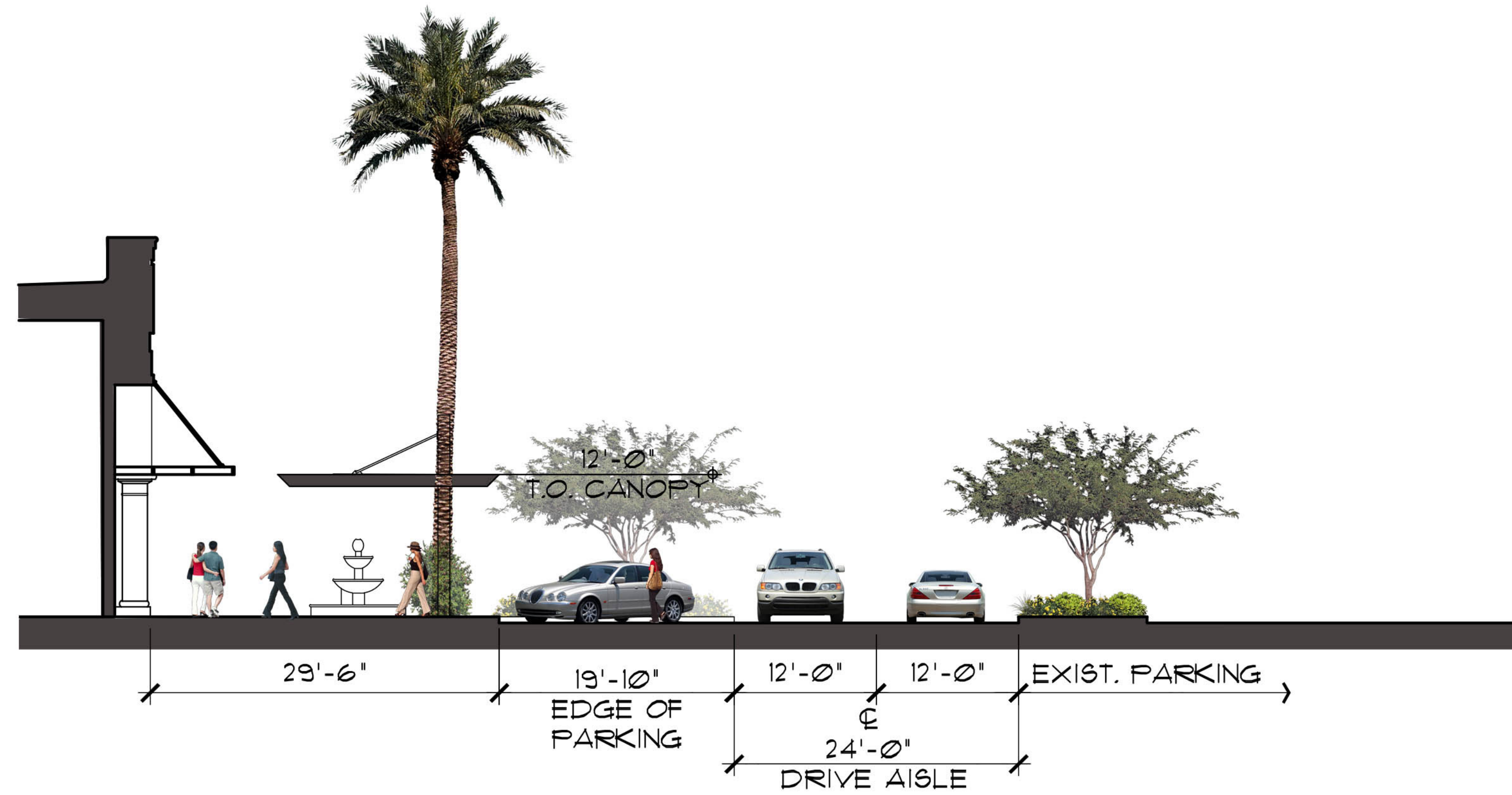


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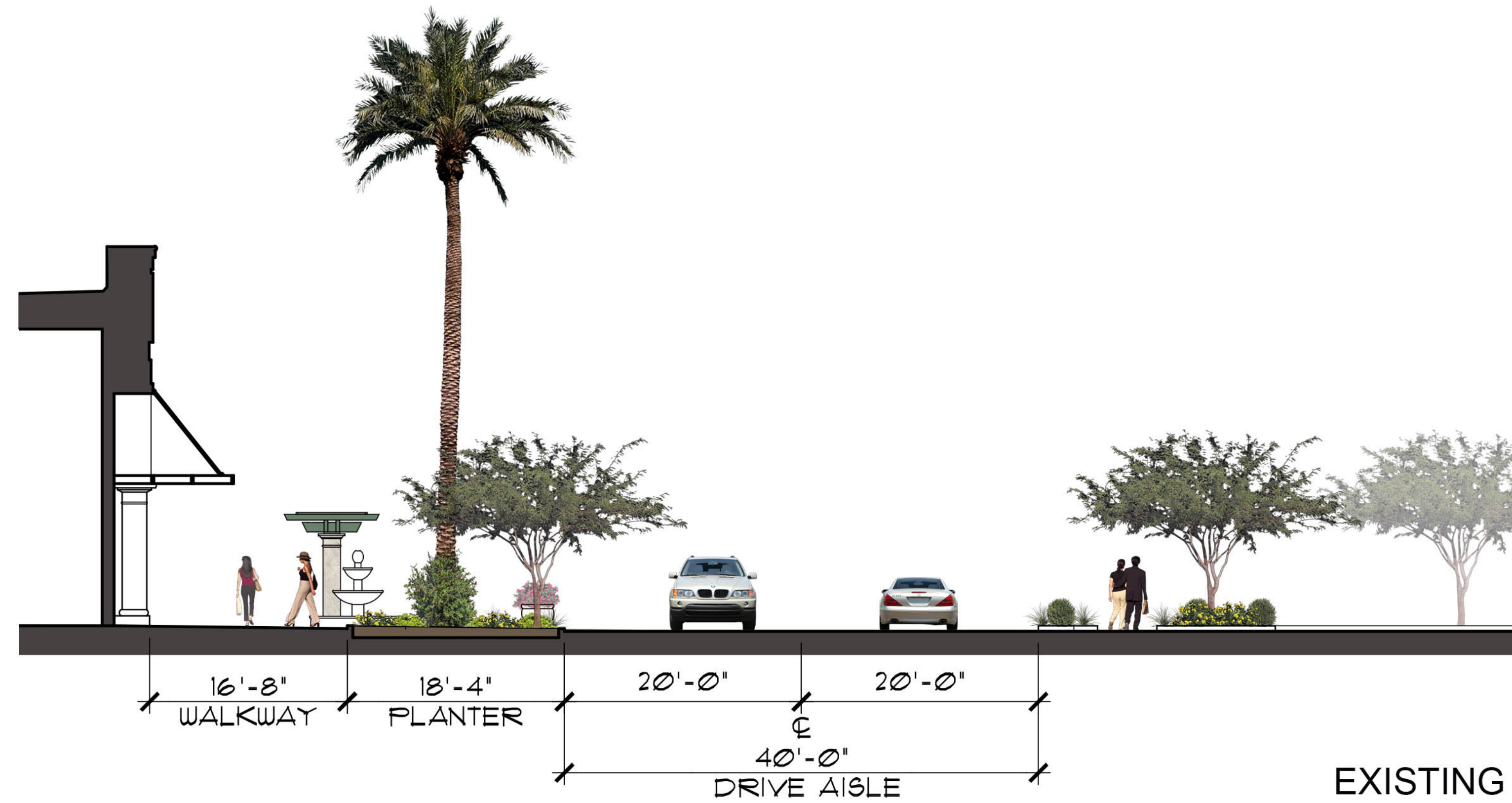


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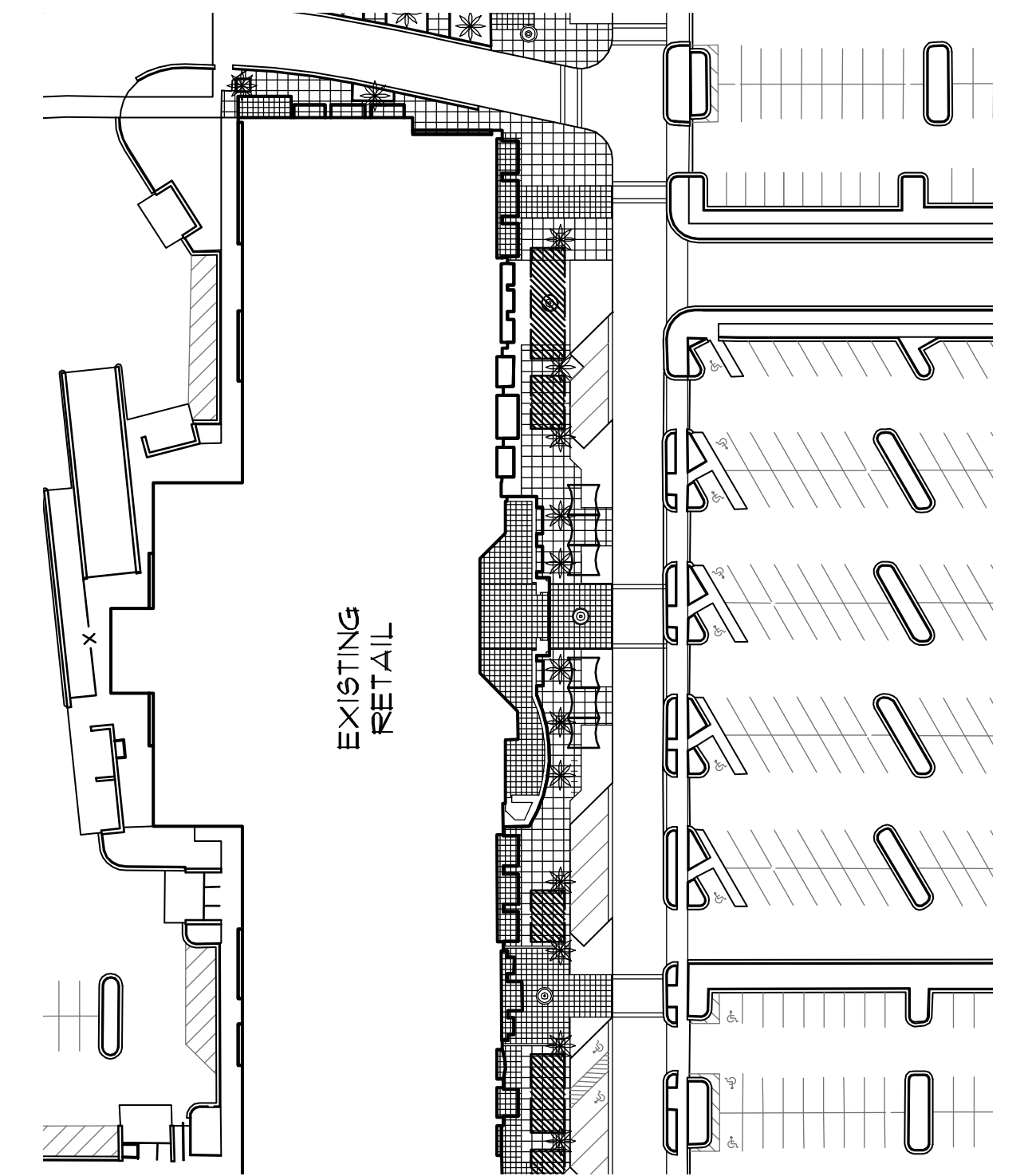




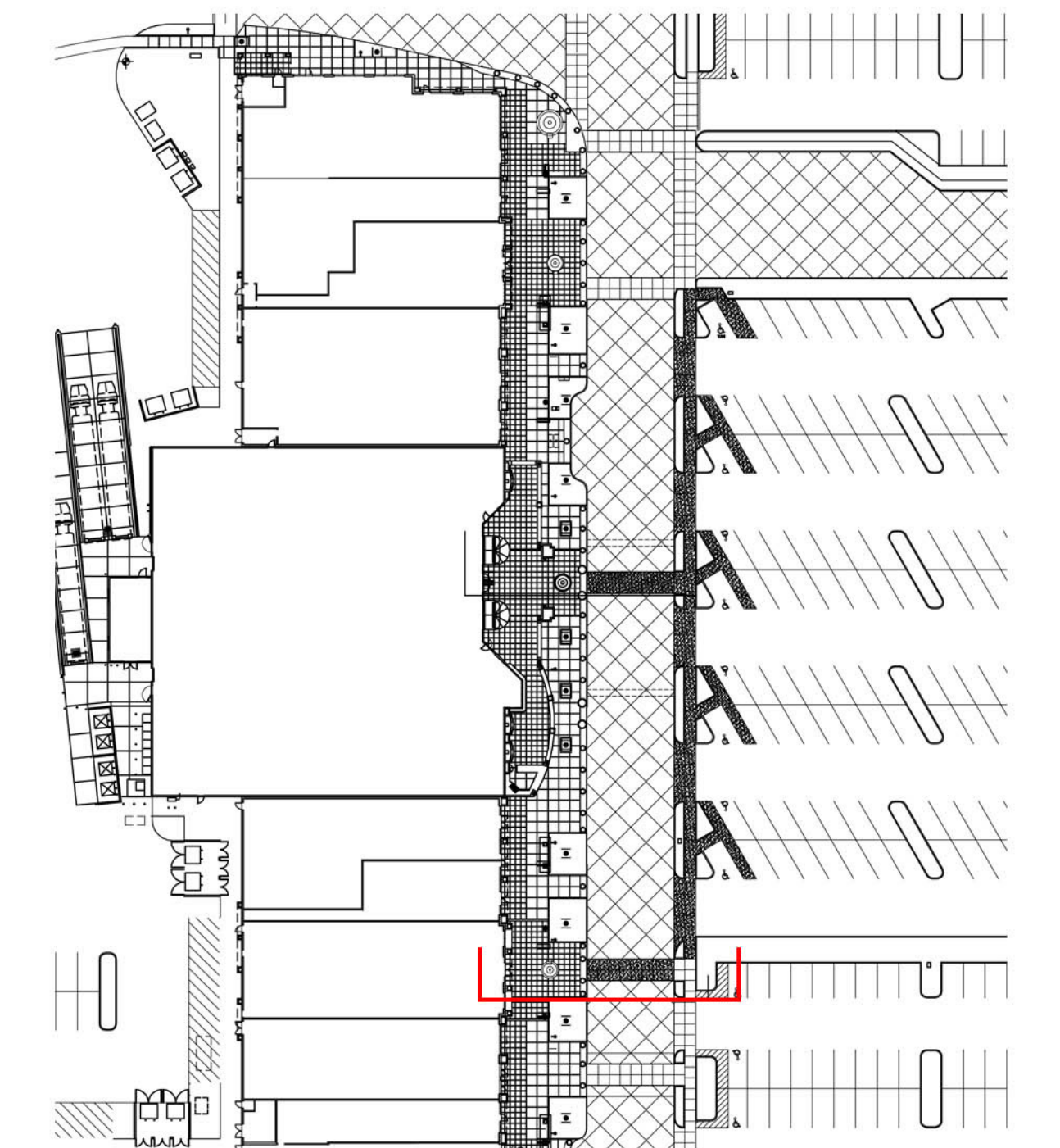
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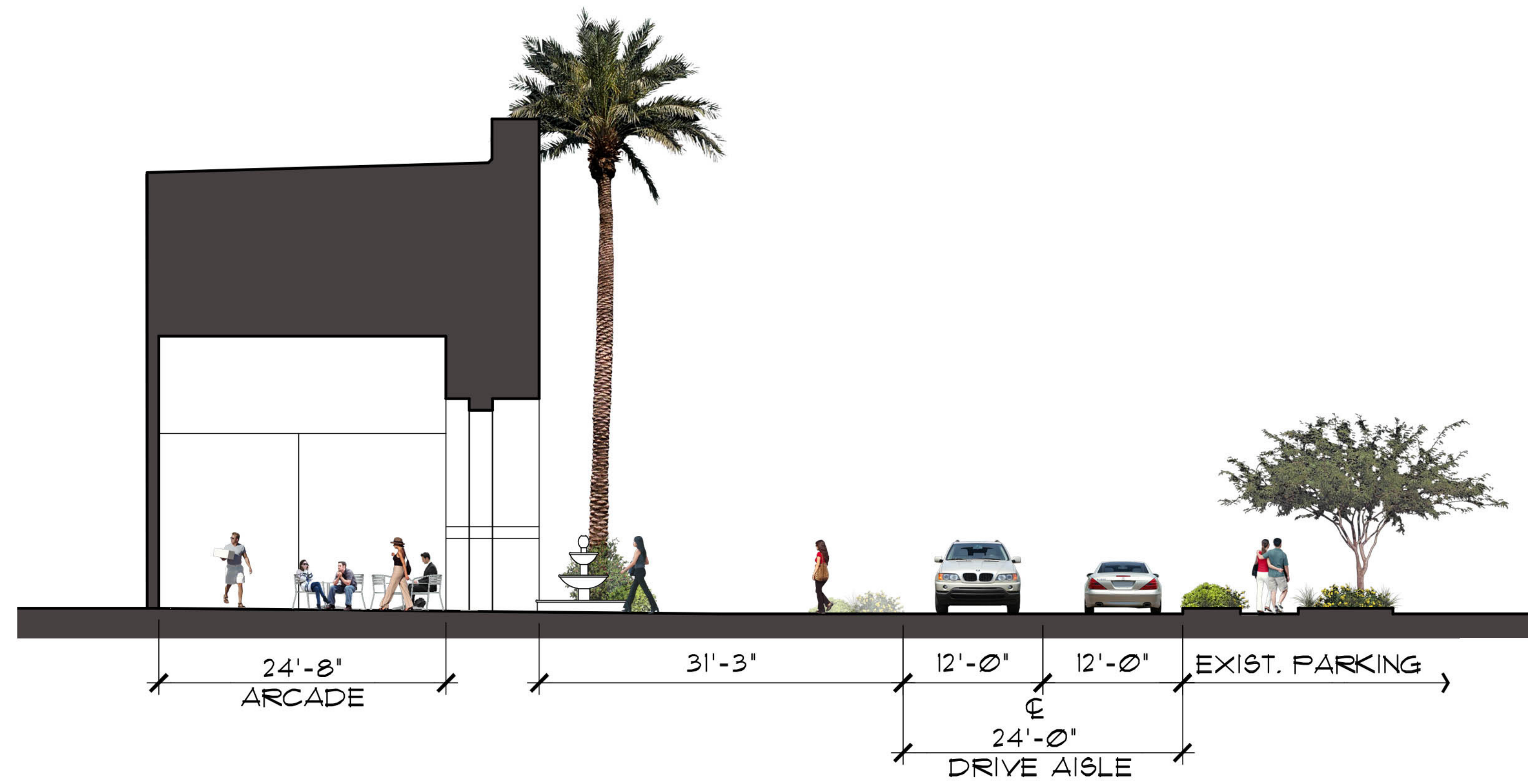


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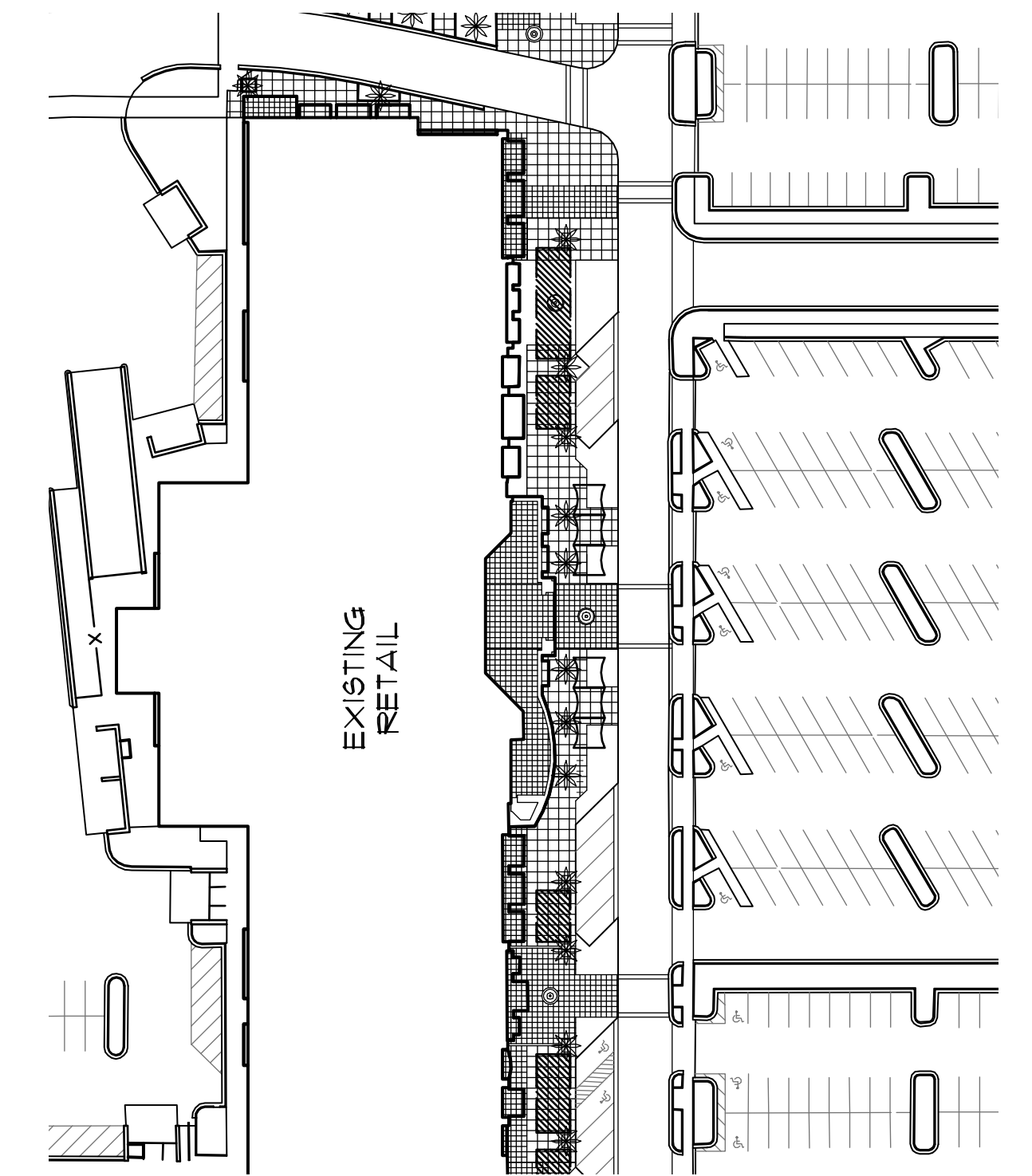


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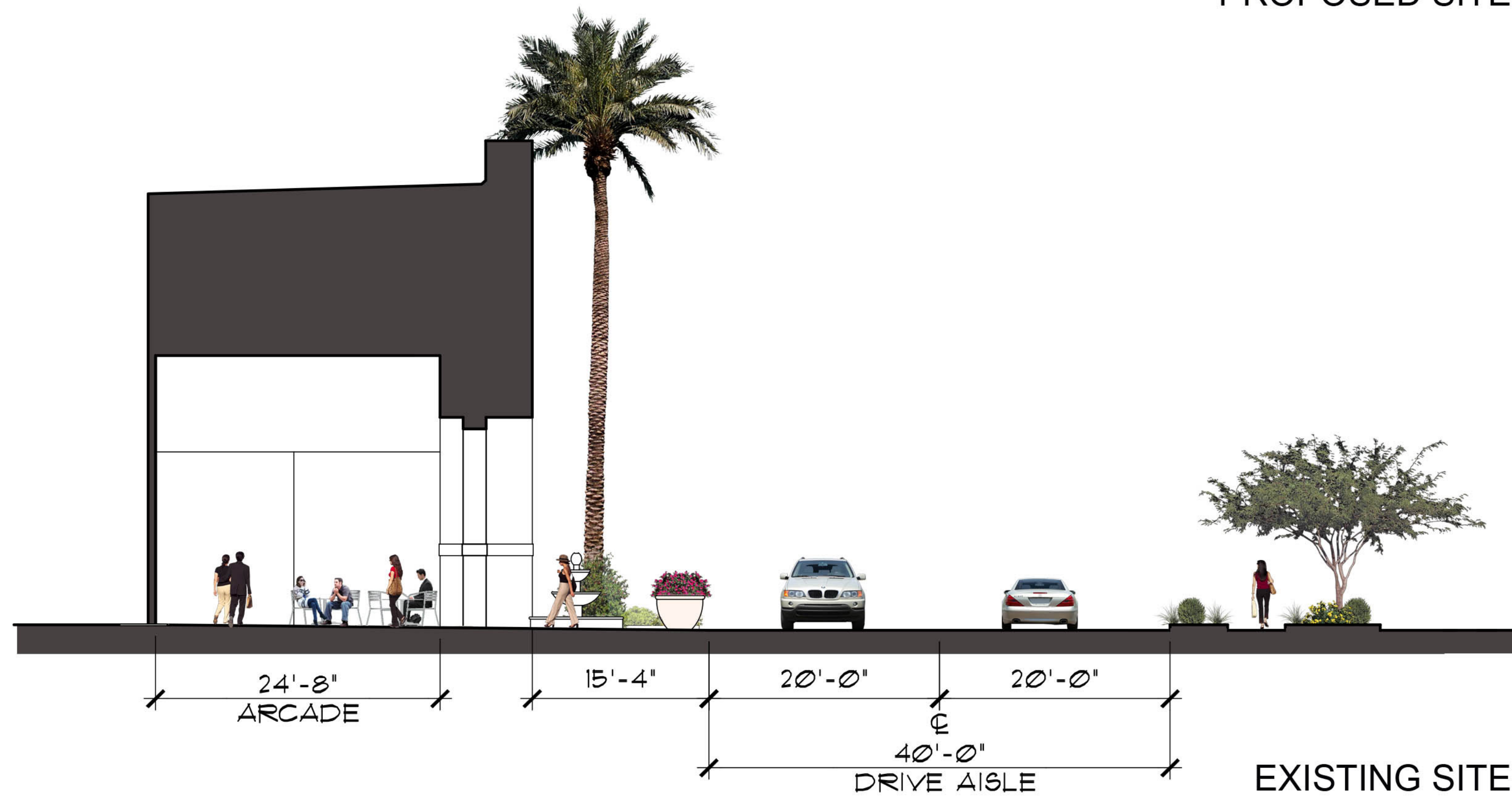




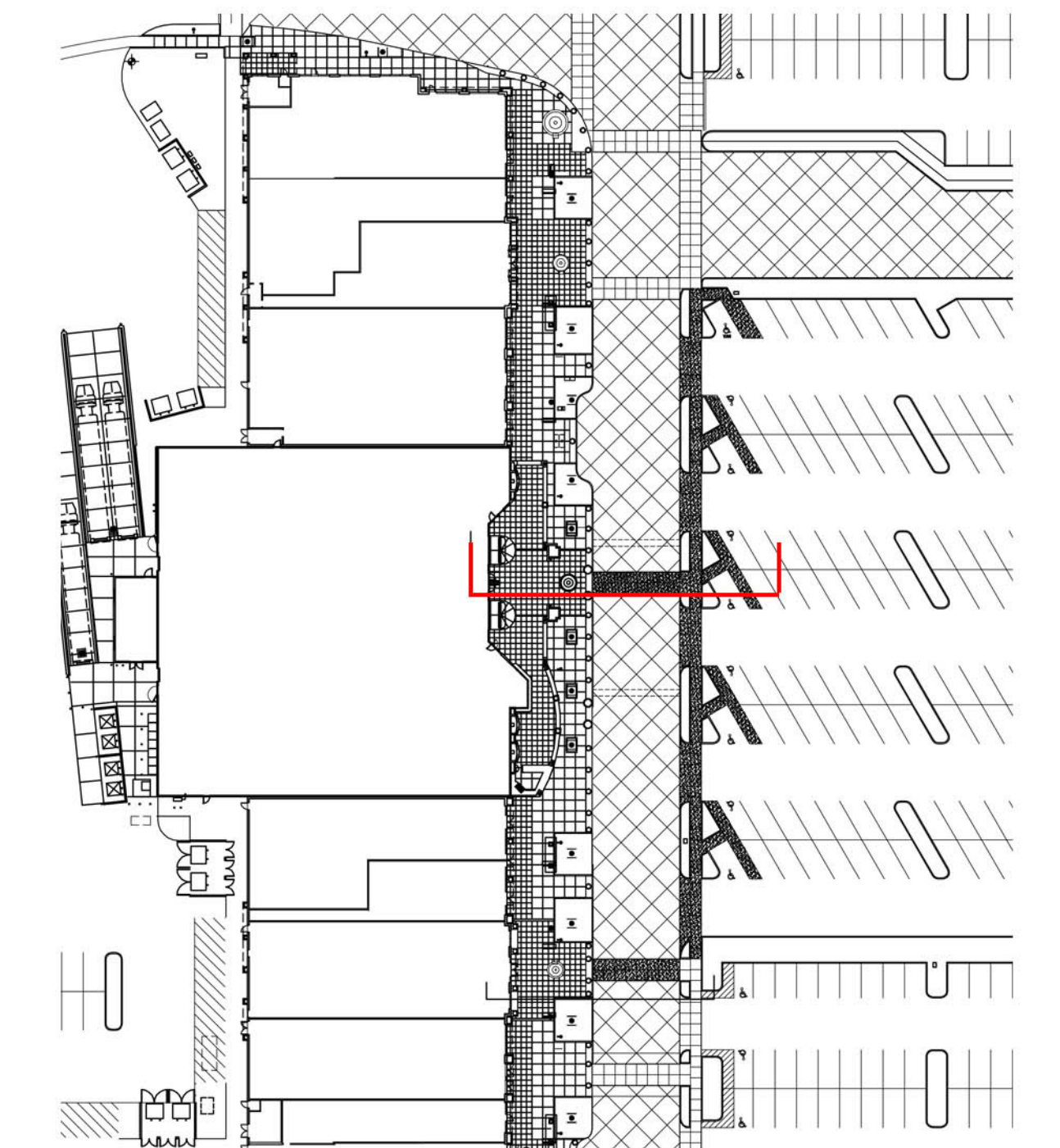
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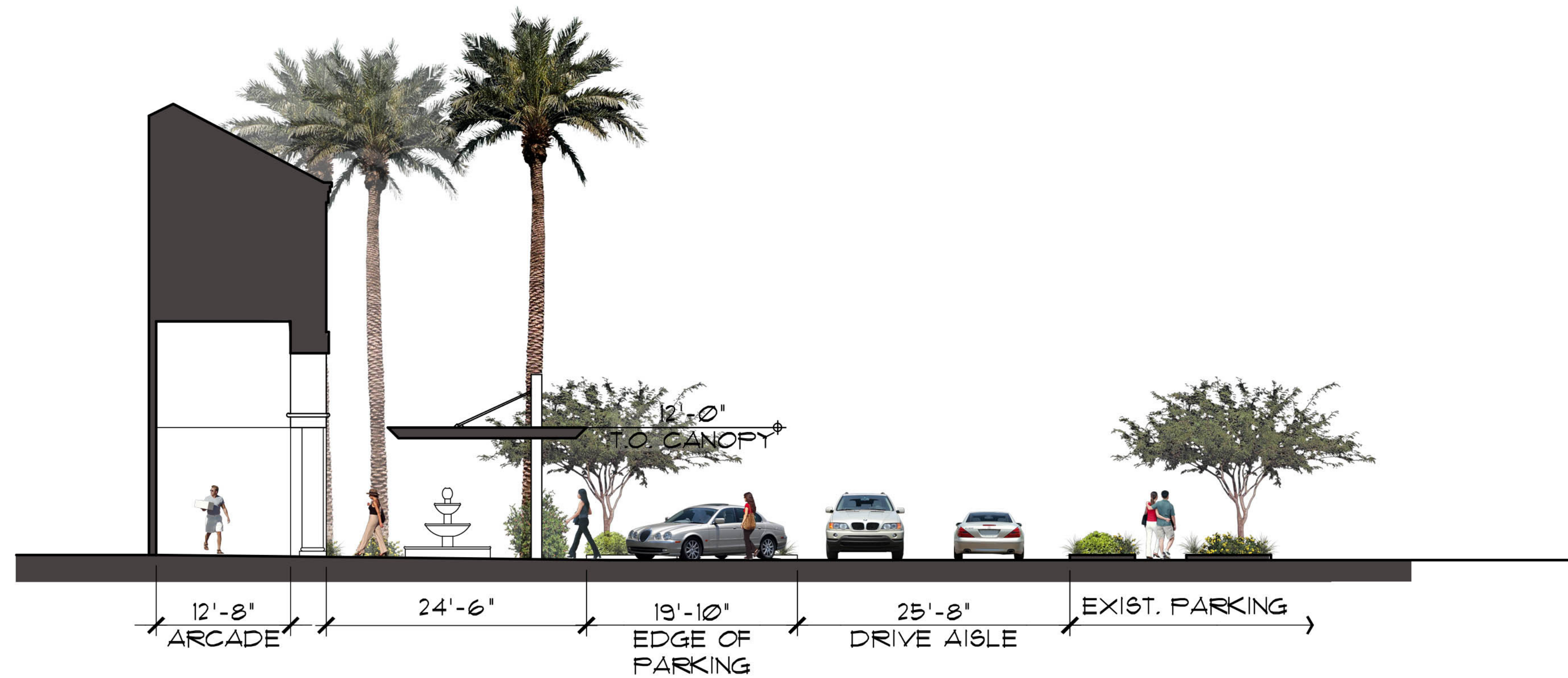


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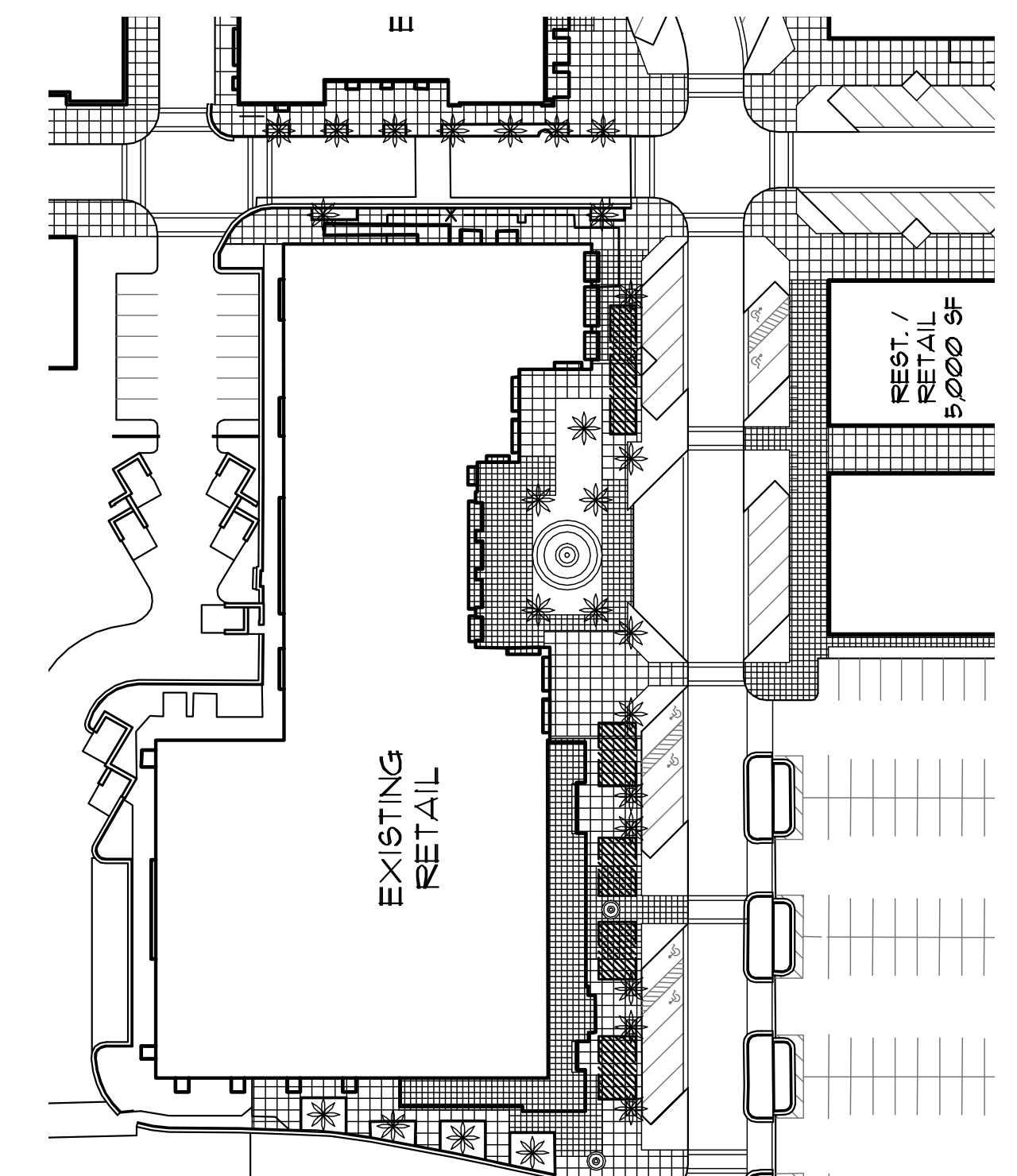


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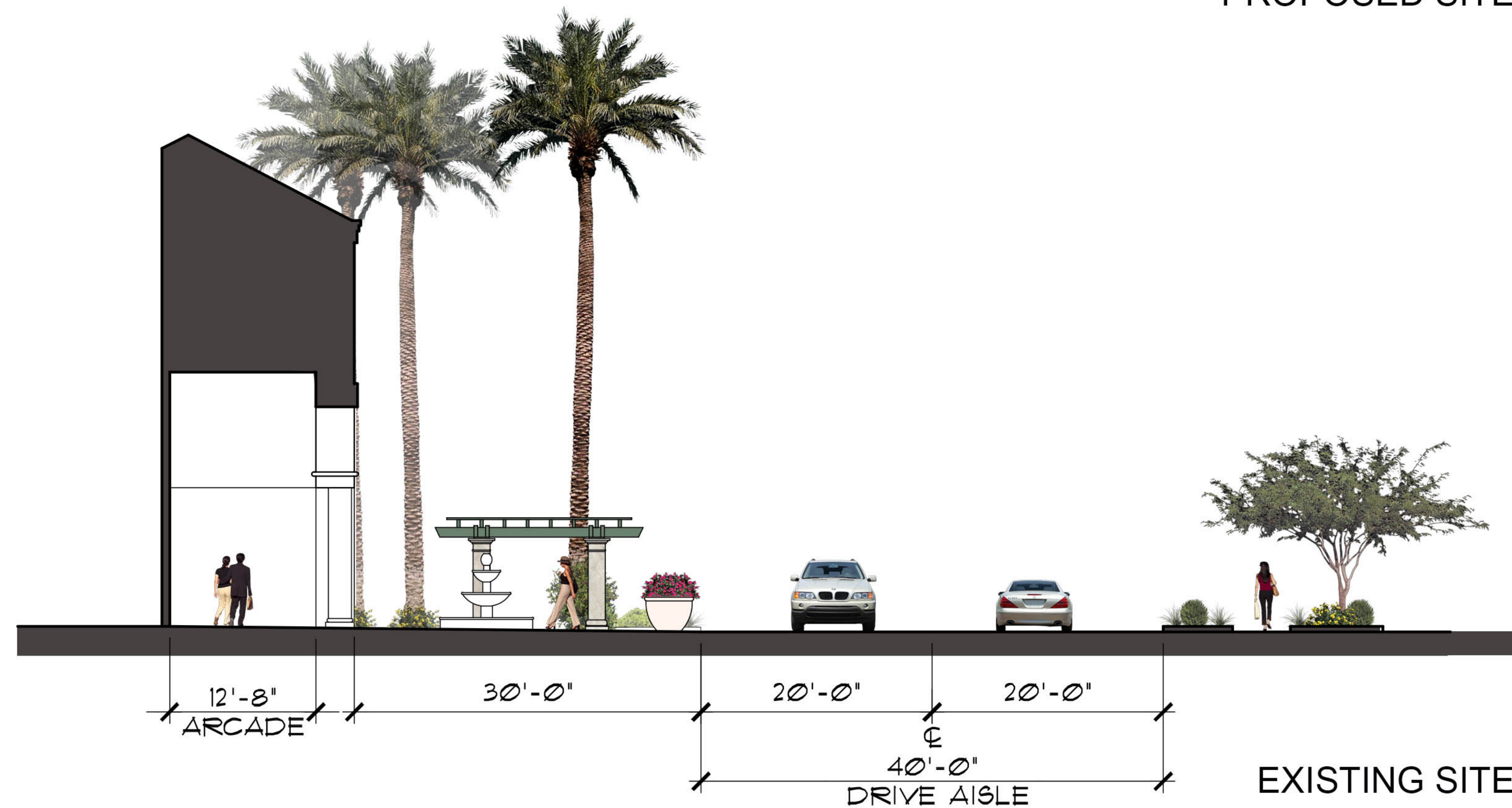




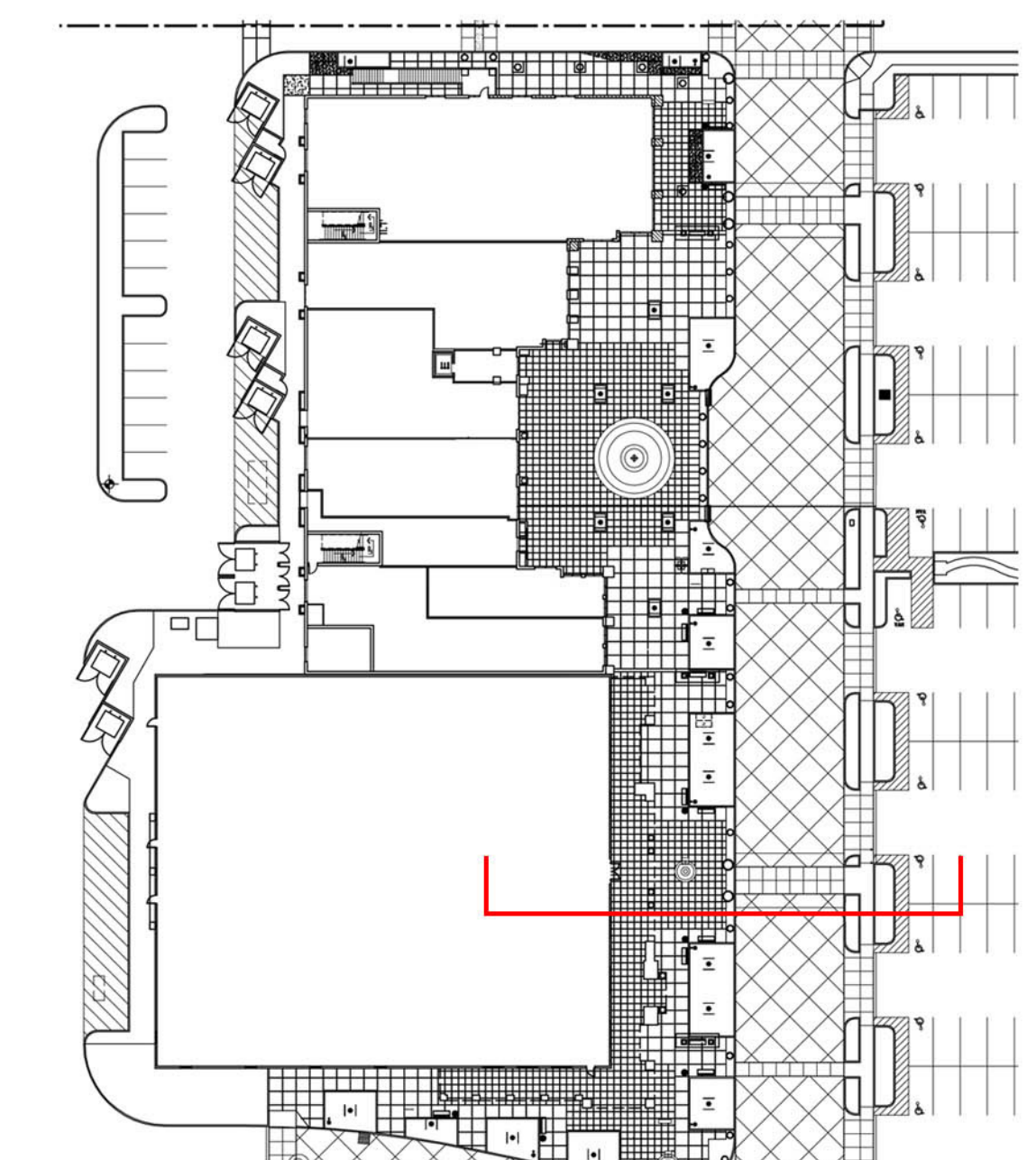
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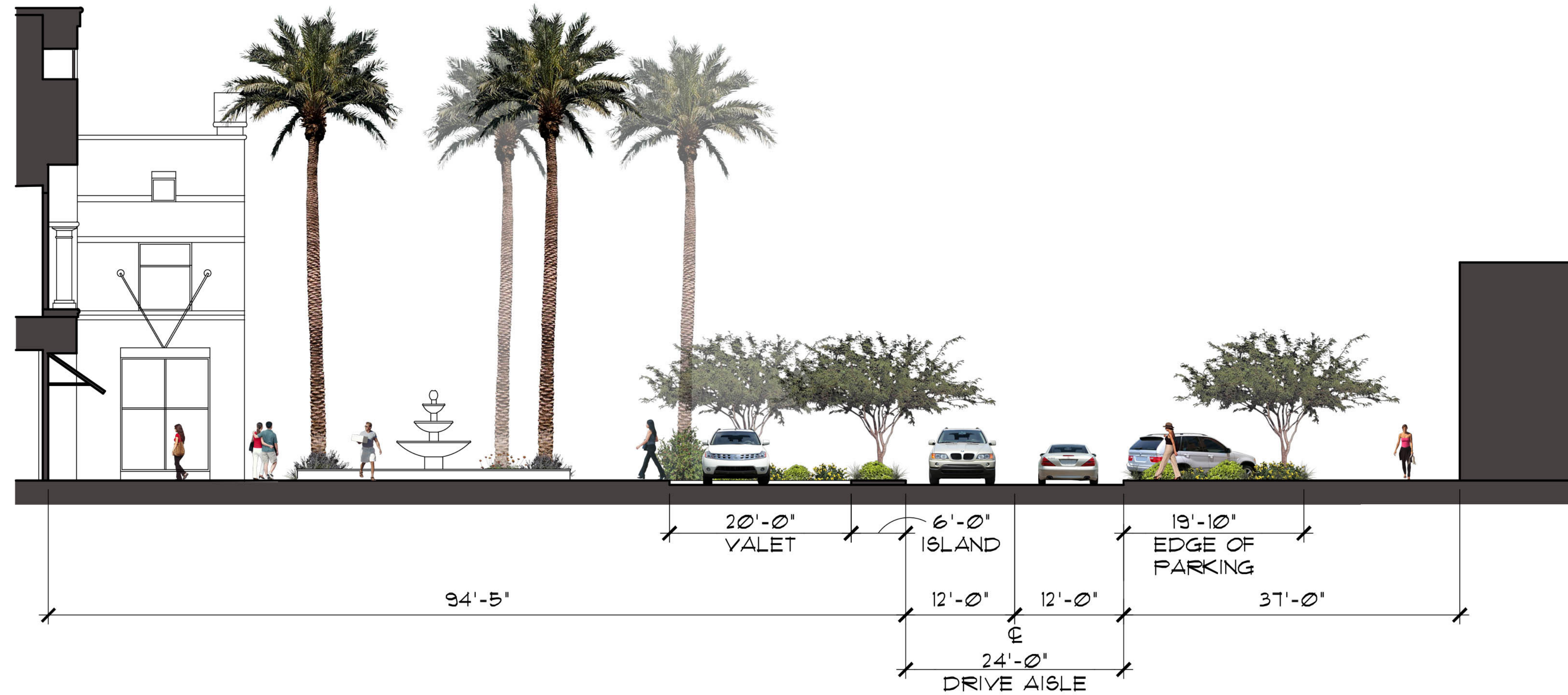


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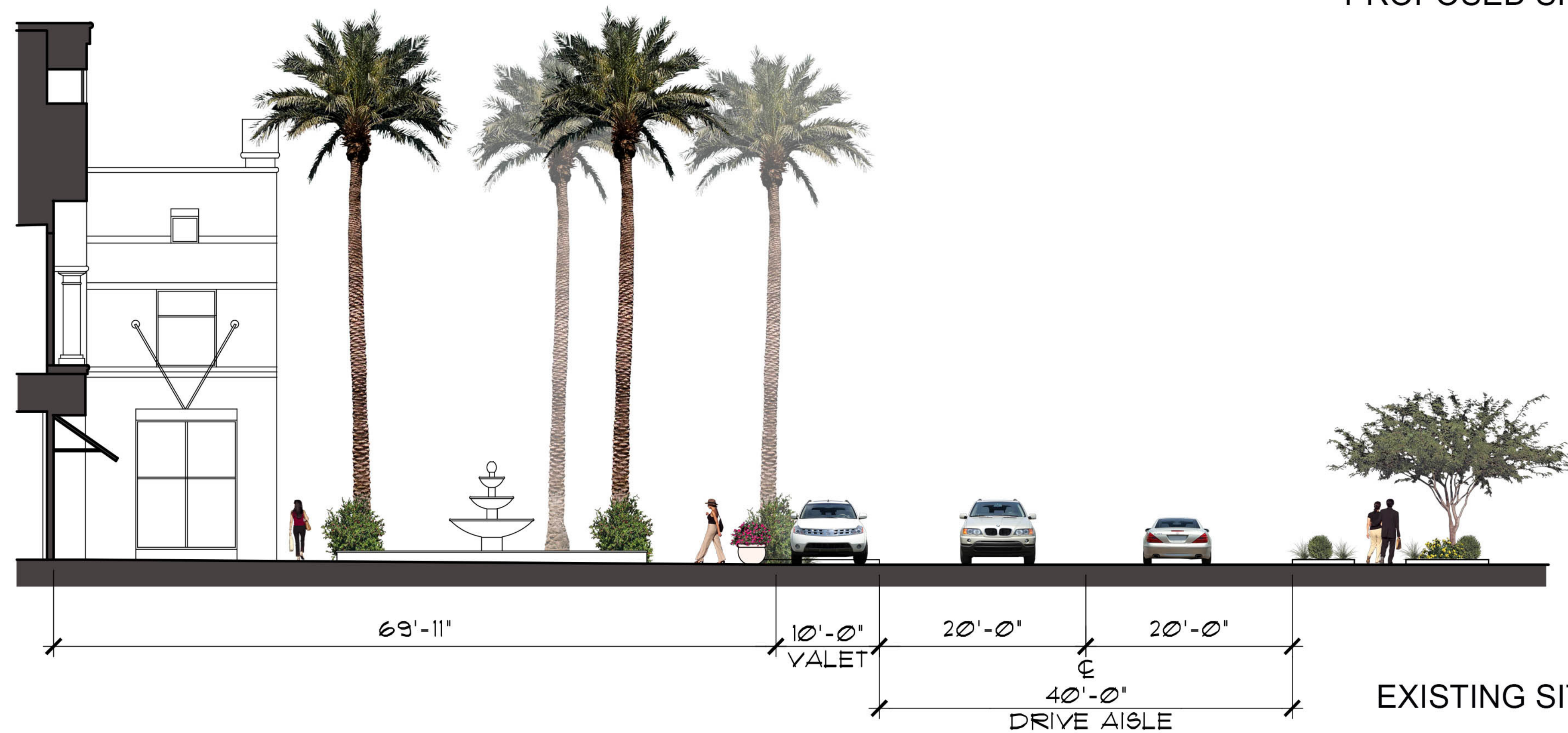


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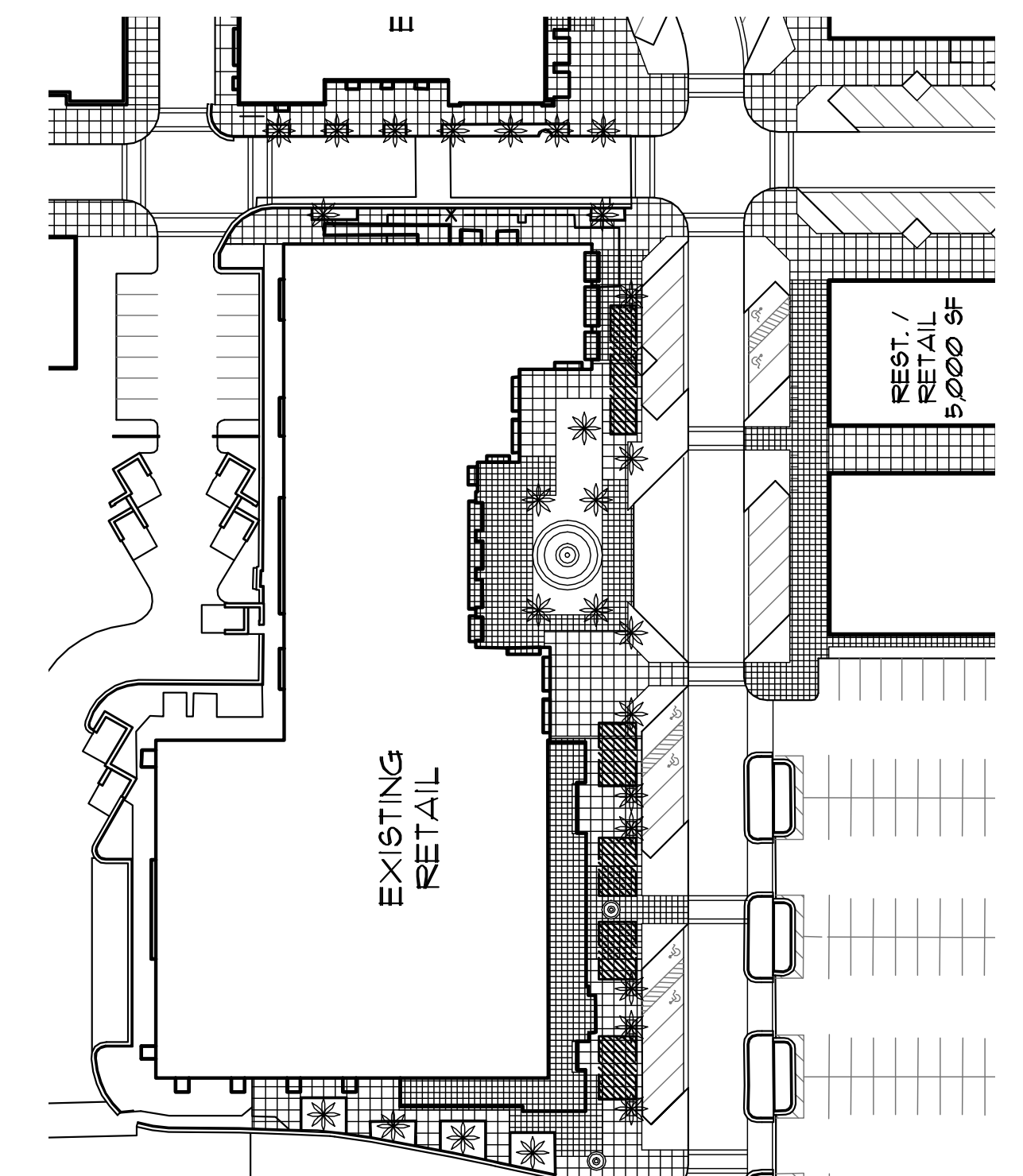




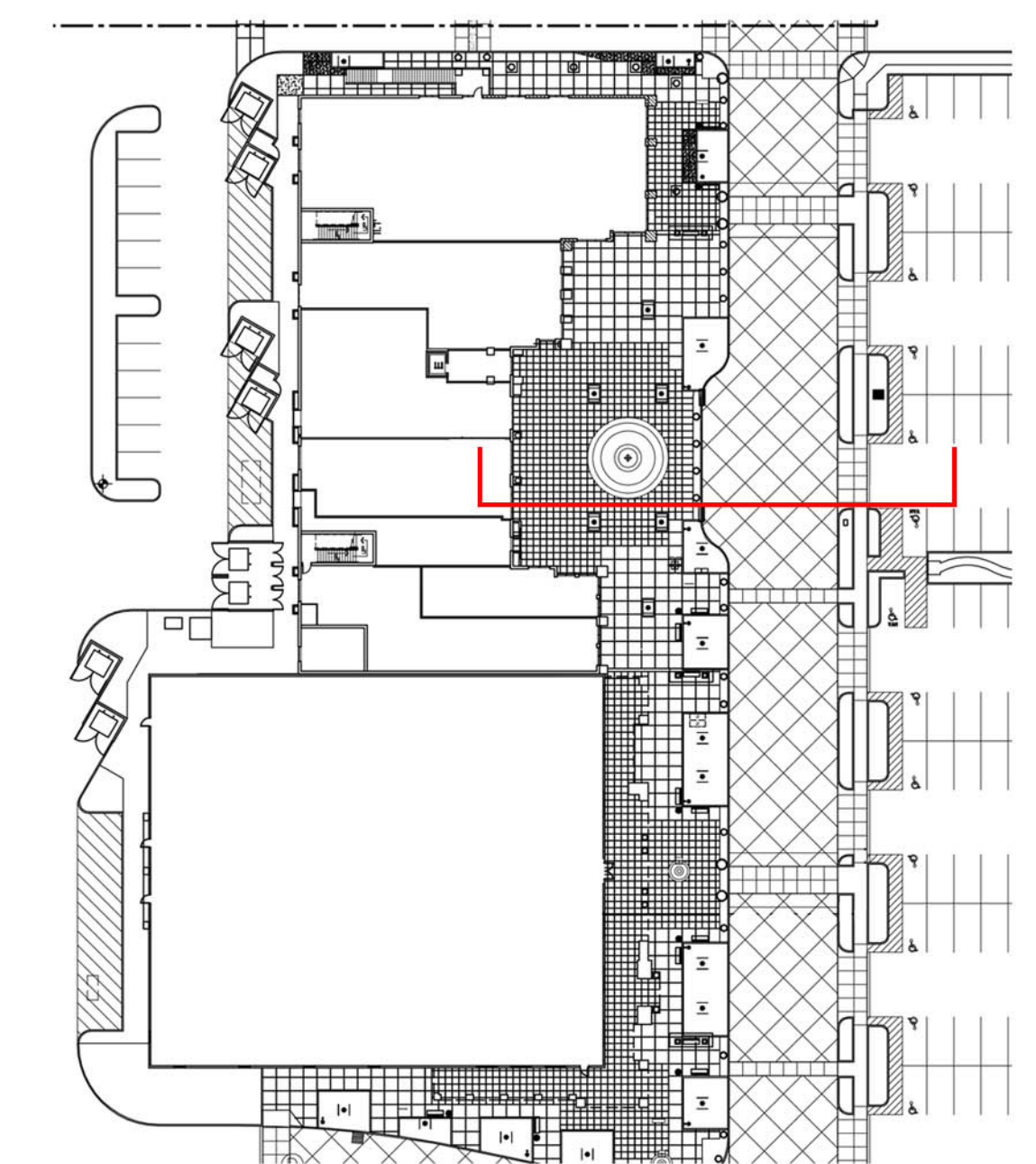
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EXISTING SITE SECTION



PROPOSED KEY PLAN



EXISTING KEY PLAN







