

Planning & Zoning Application
(Council Use Permit, BIZ Overlay & Site Plan)

PROJECT NARRATIVE

***Longbow Mixed-Use
Hotel & Retail/Restaurant***



West of SWC Longbow Parkway & Recker Road (Mesa, Arizona)

November 14, 2025
Revised January 12, 2026
Revised February 2, 2026

Case No. ZON25-00917

PROJECT TEAM

Developer:



Opwest Partners
6900 E. Camelback Rd., Suite 902
Scottsdale, AZ 85251
Phone: (602) 672-9380

**Zoning Attorney &
Developer Rep:**

ROSE LAW GROUP_{pc}
RICH ■ CARTER ■ FISHER

Jon Gillespie & Chris Webb
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone: (480) 240-5648

Site Design/Architecture:



BRR Architecture
808 E Osborn Road
Phoenix, AZ 85014
Phone: (404) 389-1655

Landscape Architect:



Hillman Workshop
Phone: (480) 686-2001

Civil Engineering:



Elevation Civil Engineers
3260 N. Hayden Road, Suite 210
Scottsdale, AZ 85251
Phone: (480) 428-7178

Property Owner:

Dover Associates, LLC
5110 N. 40th Street, Suite 254
Phoenix, AZ 85018

I. Purpose of Request

“*Longbow Mixed-Use*” is a proposed mixed-use hotel and retail/restaurant development (the “Project”), located west of the southwest corner of Longbow Parkway and Recker Road in the City of Mesa (the “City”) on 3.37 total acres comprising APN 141-41-036 (the “Site”) as shown on **Exhibit A – Aerial Vicinity Map** attached hereto.

The proposed Project consists of a 124-key, four-story hotel and up to 4,100 SF of supporting retail/restaurant and patio (up to 550 SF) space, all of which will be designed as a cohesive, high-quality development adjacent to the extensive open space of the Longbow Golf Club. It is anticipated that the hotel use, along with the site work for the entire Site, will be developed as “Phase 1” of the Project, with the retail/restaurant use itself developed as “Phase 2”.

The City’s 2050 General Plan land use designation for the Site is *Regional Center, Evolve*, and the Site, which is part of the *Longbow Business Park and Golf Club Development Master Plan*, is zoned *Light Industrial (LI)* with a *Planned Area Development (PAD)* overlay (*LI-PAD*). The Site is also located within the Falcon Field Sub-Area Plan which designates the Site as *Business Park*. Finally, the western approximately 60’ – 70’ of the Site is located within the *Airport Overlay Area 2 (AOA2)* of Falcon Field.

The proposed Project will facilitate the development of a long vacant parcel with a new, cohesive mixed-use hotel and retail/restaurant concept that is pedestrian friendly and helps “activate” the Site’s Longbow Parkway frontage by connecting the street with the buildings and patios by providing pathway connections from the street, through the Site, and out to the trail along the Longbow Golf Club. The Project will be complimentary to the Longbow Business Park, the Longbow Golf Club, the existing and planned development in the surrounding area, and will provide uses that are needed in the area that also generate new tax revenues for the City. Finally, the proposed Project is consistent and compatible with both the City’s 2050 General Plan and the Falcon Field Sub-Area Plan.

The purpose of this request is to pursue approval of the following in order to facilitate the development of the proposed mixed-use hotel and retail/restaurant Project on the Site:

1. Council Use Permit to allow for the proposed hotel use on the portion of the Site located within AOA2 of Falcon Field as outlined in Section IV below;
2. Bonus Intensity Zone (BIZ) Overlay to increase the maximum allowable building height for the proposed hotel from 40’ to 53’ as outlined in Section V below; and
3. Site Plan for the entire Site for the proposed mixed-use hotel and retail/restaurant Project as outlined in Section VI below.

II. Existing Conditions

The Site is currently undeveloped land within the *Longbow Business Park and Golf Club Development Master Plan* that has sat vacant for many years. The Site is bordered on the south by the Longbow Golf Club, on the west by an existing Hilton Home2 Suites hotel, on the north by Longbow Parkway and vacant land that is targeted for future retail development, and on the east by additional vacant land that is targeted for future office uses (see **Exhibit B – Surrounding Use Map** attached hereto). The Site currently has one existing shared access driveway onto Longbow Parkway on its west property line that it shares with the Hilton Home2 Suites hotel development.

III. Zoning History

The Site was originally annexed by the City in 1979 and zoned *AG* and has been rezoned a few different times over the years, most recently in 2008. In 2008, the Site was rezoned to its current *LI-PAD* designation as part of the approval of the *Longbow Business Park and Golf Club Development Master Plan* via Case No. Z08-063, which also provided for future increases to the maximum allowable building height on the Site up to 90' via approval of a *BIZ Overlay*. Finally, as noted above, the western approximately 60' – 70' of the Site is located with the *Airport Overlay Area 2 (AOA2)* of Falcon Field.

IV. Proposed Council Use Permit

As noted above, the Site is extremely well suited for the proposed mixed-use hotel and retail/restaurant development, which compliments the existing and planned uses along Longbow Parkway that include retail, restaurants, multi-family residential, entertainment, office and hotel uses. The proposed retail/restaurant component will conveniently provide high-demand services for hotel guests as well as patrons of Longbow Golf Club.

The Site is situated directly on Longbow Parkway with an existing shared full-access driveway on its western boundary and a proposed shared right-in, right-out only driveway on its eastern boundary providing easy vehicular access. Pedestrian connectivity will further “activate” the Site’s Longbow Parkway frontage by connecting the street with the buildings and patios by providing pathway connections with enhanced entrances from the street, through the Site, and out to the fitness trail along the Longbow Golf Club.

As outlined in Section 11-7-2 of the City’s Zoning Ordinance, the Site’s existing *LI-PAD* zoning already allows for hotels and retail/restaurants as permitted uses. However, in the event the subject property is located within an *AOA2* overflight area, Section 11-7-2 dictates that a Council Use Permit (“CUP”) is required for a hotel use. In this case, as noted above, only the western 60' - 70' of the Site is located within *AOA2*, and only the western approximately 20' of the hotel

building will be located within the AOA2 boundary (see **Exhibit C – AOA Boundary Map** attached hereto).

If not for this approximately 20' encroachment of the hotel building into the AOA2 overflight area, the hotel use would otherwise be permitted on the Site by right. Nevertheless, a CUP is required for the proposed hotel use due to this very slight encroachment into AOA2.

The proposed CUP would therefore simply allow the hotel use within the small AOA2 portion of the Site. It should be noted that the City recently approved a similar CUP request for the adjacent Home2 Suites hotel which is situated entirely within the AOA2 boundary. This CUP request satisfies the review criteria for approval of a CUP as outlined in Section 11-70-6(D) of the City's Zoning Ordinance as follows:

Section 11-70-6(D) – General CUP Review Criteria

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;*

The Project (including the proposed CUP) advances the goals and objectives of the City's 2050 General Plan, furthers its guiding principles and strategies, and is consistent with the 2050 General Plan's *Regional Center, Evolve* land use designation for the Site. The focus of the *Regional Center* land use designation is to promote commercial activity, with principal uses such as retail, personal services, eating and drinking establishments, entertainment and recreation, convenience services and business offices. Consequently, the proposed hotel and retail/restaurant uses are consistent with the 2050 General Plan.

The Project is also consistent with the *Evolve* growth strategy which indicates that *Regional Centers* should be mixed-use activity centers that include varied commercial uses such as retail or dining, a variety of housing choices, and recreational opportunities. Additionally, the Project design implements the applicable Urban Design Characteristics of the Site's *Regional Center* land use designation as noted in Section VI below.

Finally, the Site is located within the *Business Park* land use area of the Falcon Field Sub-Area Plan, which encourages business support amenities, such as hotels and retail establishments, to serve the area as it continues to develop.

2. *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

The *Regional Center, Evolve* land use designation contemplates the promotion of commercial activity, with principal uses such as retail, personal services, eating and drinking establishments, entertainment and recreation, convenience services and business offices. Consequently, the proposed hotel and retail/restaurant uses are in

conformance with the goals and objectives of the 2050 General Plan, as well as the Falcon Field Sub-Area Plan, which encourages business support amenities in this area, such as hotels and retail establishments, to serve the area as it continues to develop. This pattern of uses has already been established in the immediate area and the Project's location, size, design and operating characteristics are very much consistent with existing development patterns.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and*

The proposed mixed-use hotel and retail/restaurant Project will be an excellent complimentary use to the adjacent and surrounding properties and the City as a whole and will not be injurious or detrimental. This Project is located in the middle of the *Longbow Business Park and Golf Club Development Master Plan* and surrounded by other similar uses. As noted above, the Site is bordered on the south by the Longbow Golf Club, on the west by an existing Hilton Home2 Suites hotel, on the north by Longbow Parkway and vacant land that is targeted for future retail development, and on the east by additional vacant land that is targeted for future office uses. The nearest residential use (a multi-family project) is over 1,000' away.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

The Site has immediate access to Longbow Parkway and is just west of its intersection with Recker Road and its interchange with the Loop 202 freeway. Longbow Parkway already has sufficient vehicle capacity for the project. The City already has existing public water and sewer infrastructure in Longbow Parkway to serve the Project and is already providing public services such as police and fire in the surrounding area. Any additional improvements required to public infrastructure or facilities will be at the cost of the developer.

V. Proposed Bonus Intensity Zone (BIZ) Overlay

This request proposes approval of a *BIZ Overlay* to increase the maximum allowable building height for the hotel use as previously contemplated in the prior approval of the *Longbow Business Park and Golf Club Development Master Plan* (Case No. Z08-063). The table below outlines the maximum allowable building height standard that will be established by the proposed *BIZ Overlay* (proposed modifications shown in **bold**):

Development Standard	LI-PAD Standard	Max. Allowable per Case No. Z08-063	Proposed BIZ Overlay Standard
Max. Building Height (ft)	40	90	53 (hotel only)

The requested modification to the *LI-PAD* zoning district development standard (as noted in the table above) is necessary and justified for the hotel component of the Project as explained below:

1. Maximum Building Height - The maximum building height is proposed to be increased from 40' to 53' to accommodate a 4-story hotel building. As noted above, the *Longbow Business Park and Golf Club Development Master Plan* contemplated a maximum building height of up to 90' for the Site, which represents a 50' increase above the current maximum building height. The proposed *BIZ Overlay* would only increase the maximum building height by 13', up to a total of 53'. It should also be noted that the existing Home2 Suites hotel project to the west of the Site, which is located entirely within AOA2, was also approved with a maximum building height of 53'. Finally, only the western approximately 20' of the hotel building will be situated within the AOA2 portion of the Site.

This *BIZ Overlay* request is consistent with the purposes of a *BIZ Overlay* as outlined in Section 11-21-1 of the City's Zoning Ordinance as follows:

- A. *Encourage unique, innovative development of superior quality that utilizes sustainable development practices and promotes pedestrian activity.*

The Project, including the hotel building architecture, has been designed with a superior level of quality, incorporates sustainable development practices, and promotes pedestrian activity. Multiple shaded pedestrian corridors, including a central pedestrian corridor, have been created through the Project, "activating" the Longbow Parkway frontage by connecting pedestrians from Longbow Parkway to the retail/restaurant patios and entrances adjacent to the street, on to the main entrance of the hotel, and finally to the rear of the Site and the fitness trail adjacent to the Longbow Golf Club. Additional pedestrian engagement could also be created via a walk-up window at the future retail/restaurant building.

- B. *Allow for the establishment of unique land use regulations and development standards to achieve the goals of the General Plan for the area.*

The requested *BIZ Overlay* only needs to modify one development standard (maximum building height) as noted above. Otherwise, the existing land use regulations and development standards governing the Site are conducive to the development of the Project which helps achieve the goals of the General Plan for the area as further explained in Section IV above.

- C. *Promote development patterns that encourage conservation of natural resources and provide opportunities for renewable energy production.*

The *Longbow Business Park and Golf Club Development Master Plan* was envisioned to provide for development that compliments and preserves the open space resource of the Longbow Golf Club. The Project continues an already established development pattern that continues to preserve and compliment this valuable open space.

Finally, the proposed *BIZ Overlay* and the Project further the guiding principles and strategies of the City's 2050 General Plan and are consistent with the goals and objectives of the General Plan's *Regional Center, Evolve* land use designation. As noted above, the focus of the *Regional Center* land use designation, which drives its specific goals and objectives, is to promote commercial activity, with principal uses such as retail, personal services, eating and drinking establishments, entertainment and recreation, convenience services and business offices. Consequently, the proposed hotel and retail/restaurant uses are consistent with the goals and objectives of the 2050 General Plan. Additionally, the Site is located within the *Business Park* land use area of the Falcon Field Sub-Area Plan, which encourages business support amenities, such as hotels and retail establishments, to serve the area as it continues to develop. The hotel and retail/restaurant uses will provide significant new tax revenues for the City, furthering the economic development objectives of the 2050 General Plan.

VI. Proposed Site Plan

This request also proposes approval of a Site Plan for the entire Site for the proposed mixed-use hotel and restaurant Project, which features the following:

Mixed-Use Hotel & Retail/Restaurant Concept

The proposed Project consists of a 124-key, four-story hotel and up to 4,100 SF of supporting retail/restaurant and patio (up to 550 SF) space, all of which will be designed as a cohesive, high-quality development adjacent to the extensive open space of the Longbow Golf Club. As noted above, it is anticipated that the Project will be developed in two phases, with the hotel use, and the site work for the entire Site comprising "Phase 1" and the retail/restaurant use itself comprising "Phase 2". It should be noted that a Minor Plat application has been submitted to the City that will ultimately split each of the two phases into its own separate parcel. It is anticipated that the Minor Plat will be approved and recorded prior to the issuance of building permits for Project.

The hotel building has been situated at the rear of the Site to provide views of the adjacent Longbow Golf Club for guests, with the hotel amenities (pool, patios, etc.) located immediately adjacent to Longbow Golf Club. The supporting retail/restaurant building, which may include a walk-up window, thereby providing a great amenity and service to hotel patrons and City

residents alike, has been strategically pushed to the front of the Site, as close as possible to Longbow Parkway, in order to “activate” the street in this area and ensure that the walkability of Longbow Parkway is maintained (see **Proposed Site Plan** included with this request). It should be noted that the parcels along the south side of Longbow Parkway, including this Site, have been planned to include a cross-access easement through their northernmost drive aisles to facilitate cross-access between the parcels and minimize access points onto Longbow Parkway.

Open Space & Landscaping

As noted above, the Site is located immediately adjacent to the extensive open space of the Longbow Golf Club, and the Project has been designed to both compliment and provide visual and pedestrian access to this open space amenity. The hotel building has been situated at the rear of the Site to provide views of the adjacent Longbow Golf Club for guests, with the hotel amenities (pool, patios, landscaped area, etc.) located immediately adjacent to Longbow Golf Club. Further, pedestrian connections have been provided on both sides of the Site, as well as through the middle of the Site, to the fitness trail that will extend along the length of Longbow Golf Club (see **Preliminary Landscape Plan** included with this request).

The design intent for the Project will be to utilize the desert plant material per the approved plant list in the Longbow Design Guidelines to create an environmentally sensitive design that also provides an aesthetic quality of emphasizing color, texture, and scale within the landscape.

Landscaped parking lot islands have been provided throughout the Project’s parking lot, including along the pedestrian pathways through the Site, in order to create and promote a shaded and healthy elevated pedestrian experience. Perimeter landscape buffers have been provided on the north, east, and west sides of the Site to provide some sense of separation from the adjacent uses and additional visual interest for the Project as a whole. One of the key features for the Site is the rear landscape buffer and fitness trail between the hotel and Longbow Golf Club. This space will provide visitors and guests opportunities for both passive and active recreation.

Pedestrian Connectivity

Pedestrian connectivity is a major theme of the Project’s design. As noted above, multiple pedestrian corridors, including a central pedestrian corridor, have been created through the Project, “activating” the Longbow Parkway frontage by connecting pedestrians from Longbow Parkway to the retail/restaurant patios and entrances adjacent to the street, on to the main entrance of the hotel, and finally to the rear of the Site and the fitness trail adjacent to the Longbow Golf Club. An additional pedestrian pathway has been provided along the eastern boundary of the Site to provide one more route through the Site and to facilitate future connections to the property to the east once it is developed. Finally, a walk-up window may also be incorporated into the design of the future retail/restaurant building.

Vehicular Access & Circulation

The Site is situated directly on Longbow Parkway with an existing shared full-access driveway on its western boundary and a proposed shared right-in, right-out only driveway on its eastern boundary providing easy vehicular access. The Site has been designed to easily circulate vehicles through the site passing to the hotel and/or retail/restaurant uses and on to the Longbow Parkway access on the opposite side of the Site. Internal drives comply with the City's requirements, including fire access. As noted above, the parcels along the south side of Longbow Parkway, including this Site, have been planned to include a cross-access easement through their northernmost drive aisles to facilitate cross-access between the parcels and minimize access points onto Longbow Parkway.

Parking

The City's standard parking ratios for hotels and the proposed retail/restaurant uses would require a total of 183 parking stalls on the Site. It should be noted that the parking calculations for the Site assumed the entire 4,100 SF of retail/restaurant use as restaurant use only as the parking ratio for that use (1 per 75 SF) is more conservative. However, because the peak parking times for these uses do not coincide, the Project is proposing to utilize a shared parking arrangement that would allow for a total of 131 parking stalls to be provided instead. A shared parking study has been prepared for the Project, which demonstrates that the proposed shared parking arrangement is adequate for the needs of the Project. An Administrative Use Permit ("AUP") application (ADM25-00935), including the shared parking study, has been submitted concurrently with this request to secure the City's approval of the proposed shared parking arrangement. It should be noted that the Project will also provide bicycle parking spaces in excess of the City's requirements.

Urban Design Characteristics

The Project's site design implements the applicable Urban Design Characteristics of the Site's *Regional Center* land use designation as follows:

- *Buildings are oriented towards the street or when not located adjacent to a street, oriented towards primary internal drives to provide spatial definition.*

The retail/restaurant buildings have been situated at the front of the Site, adjacent to Longbow Parkway, and oriented with outdoor patios toward the street. The hotel building, although located at the rear of the Site, is also oriented toward Longbow Parkway.

- *An internal pedestrian circulation system provides attractive connections between buildings, through large parking areas, connections to the street, and linkages to surrounding properties and neighborhoods.*

Multiple pedestrian corridors, including a central pedestrian corridor, have been created through the Project, connecting pedestrians from Longbow Parkway to the retail/restaurant patios and entrances adjacent to the street, on to the main entrance of the hotel, and finally to the rear of the Site and the fitness trail adjacent to the Longbow Golf Club. An additional pedestrian pathway has been provided along the eastern boundary of the Site to provide one more route through the Site and to facilitate future connections to the property to the east once it is developed. Finally, a walk-up window may be incorporated into the design of the future retail/restaurant building.

- *Shade elements, both landscape and architectural, are provided at prominent pedestrian points such as entries, common open space, and along paths serving parking lots.*

Desert trees, per the approved plant list in the Longbow Design Guidelines, will be used to accentuate the pedestrian spaces and also create shade at entries, walkways, and exterior gathering spaces.

- *Parking is located behind or along the sides of buildings. Where constraints exist no more than two rows of parking are located between the building and the street.*

The majority of the Site's parking is located away from Longbow Parkway, with only 1 full row of parking between the retail/restaurant building and the street.

- *Landscape elements screen and shade parking areas, utility services, and loading areas from street view and adjacent uses to create visual appeal, de-emphasize the prominence of parking areas, and to enhance the pedestrian environment.*

The design intent for the Project will be to utilize the desert plant material per the approved plant list in the Longbow Design Guidelines to create an environmentally sensitive design that also provides an aesthetic quality of emphasizing color, texture, and scale within the landscape.

- *Utility and solid waste facilities should be screened from the streets and located away from main building entrances.*

Both of the solid waste enclosures for the Project are located away from main building entrances and are situated between the buildings to eliminate visibility from Longbow Parkway.

- *Street frontages are activated through site design.*

The retail/restaurant building, which may include a walk-up window, thereby providing a great amenity and service to hotel patrons and City residents alike, has been strategically pushed to the front of the Site, as close as possible to Longbow Parkway, in order to "activate" the street in this area. The street frontage has been further activated by

pedestrian connections with enhanced entrances from the street to the retail/restaurant patios and entrances adjacent to the street, on to the main entrance of the hotel, and finally to the rear of the Site and the fitness trail adjacent to the Longbow Golf Club.

- *Signs are designed using similar style, materials, and colors that coordinate with building architecture.*

All Project signage will be designed accordingly.

Quality Development Design Guidelines

The Project's site design implements the City's applicable Quality Development Design Guidelines for Commercial development as follows:

- *4.A Site Design*

1. Building Placement & Orientation

- a. Place buildings close to the street to create a strong presence that defines the public realm and encourages pedestrian engagement with the building.*

The Project's retail/restaurant building and associated patio areas have been placed as close to Longbow Parkway as possible to "activate" the street and encourage pedestrian engagement.

- b. Buildings should be oriented with primary entrances and windows facing the street.*

The primary entrance to the hotel building faces Longbow Parkway, with windows facing the street. The primary entrance to the retail/restaurant building is visible from Longbow Parkway with patio access oriented to the street.

- c. Pad buildings or secondary buildings within a group commercial development may face internal to the site, although they should provide pedestrian-friendly facade designs along the street edge and create attractive paths that connect to the anchor building.*

The retail/restaurant building will feature pedestrian friendly façade designs adjacent to Longbow Parkway and the Site design features a pedestrian pathway through the middle of the Site connecting the retail/restaurant building with the main entrance to the anchor hotel building.

- i. Consider the solar orientation of buildings to mitigate solar exposure, maximize natural shade, and reduce energy consumption.*

The buildings on the Site have been oriented more north-south than east-west, thereby mitigating solar exposure and reducing energy consumption.

- j. Buildings should be sited and designed to maximize the use of sunlight and shade to create comfortable and inviting spaces, for energy savings, and to mitigate the “heat island” effect.*

As noted above, the buildings on the Site have been oriented more north-south than east-west in order to help achieve these objectives.

2. Parking & Circulation

- a. Buildings in commercial developments should be the focal point of the site with parking as a supporting feature. Locate parking lots to the rear or side of buildings to create a building focused streetscape.*

The majority of the Site’s parking is located away from Longbow Parkway, to the rear or side of the buildings, thereby minimizing the visual impact of the parking areas.

- b. Large surface parking areas should be divided into a series of smaller, connected parking lots with defined landscaped medians, pedestrian paths and intervening pad buildings to reduce the visual impact associated with large expanses of pavement and vehicles.*

While the Project doesn’t feature “large” surface parking area, the parking areas have nevertheless been divided into smaller, pedestrian connected parking lots as best as possible.

- e. Design parking and circulation to minimize conflicts between pedestrians and vehicles.*

While all potential conflicts between pedestrians and vehicles cannot be avoided, the Site’s parking and circulation has been designed to minimize such conflicts.

- f. Parking design should maximize opportunities for pedestrian and vehicular circulation between adjacent sites by providing shared access drives.*

The Project will utilize 2 shared access drives, one on its western boundary and one on its eastern boundary. Cross access will be provided between the various projects along Longbow Parkway.

- g. Shared parking and shared access drives are encouraged where practicable. This reduces the total amount of pavement and circulation space needed, allowing for more developable space for businesses and fewer curb cuts to detract from the streetscape.*

The Project is proposing a shared parking arrangement between the hotel and retail/restaurant uses, which will help minimize the amount of pavement space required. Additionally, as noted above, the Project will utilize 2 shared access drives.

- h. Connect commercial developments to the surrounding area with a network of safe and convenient pedestrian connections. Dedicated pedestrian paths through parking areas shall be paved with a hard, durable material that differs from the drive aisle.*

The Project will be connected to the adjacent developments via an existing sidewalk along Longbow Parkway, a fitness trail along the Longbow Golf Course, and the new internal network of distinguishable pedestrian connections constructed with the Project.

- j. The periphery of all surface parking areas shall be designed to hide the major portions (i.e. height) of automobiles from view from the street. Screening may be accomplished by using walls berms, and hedges of shrubs) along the street periphery.*

The Project will provide a 3' parking screen wall along Longbow Parkway to screen all parking areas from being visible from the street.

- k. Shaded pedestrian paths should be provided from parking structures and/or lots to buildings or street, access points, as well as between buildings and on project perimeters. Shade can be provided by planting materials or built structures.*

Trees are utilized along the pedestrian pathways to create a pleasant, shaded experience for visitors to the Site.

- l. The "heat island" effect should be mitigated by increasing shaded areas throughout parking lots.*

The landscaping in the parking lots is spaced to create an even level of shade with large desert trees per the approved plant list in the Longbow Design Guidelines.

3. *Public Spaces & Pedestrian Amenities*

- a. *Commercial developments should feature public spaces that are designed to the size and demands of the particular use and may include patios that offer opportunities for casual gatherings or outdoor seating.*

Patios with outdoor seating areas are anticipated on the north side of the retail/restaurant building, adjacent to Longbow Parkway.

- b. *Public spaces within the development should be pedestrian-friendly, inviting, engaging and give a sense of safety.*

The above-referenced outdoor seating areas will be accessible to pedestrians from Longbow Parkway via a new pedestrian pathway providing direct access from the street to the patio areas.

- c. *Pedestrian areas should include a variety of shading options such as tree groupings, trellises, canopies and awnings for sun protection and heat reduction.*

Tree grouping will be provided to create an enjoyable pedestrian environment and to create pockets of shade along pathways between trellises/canopies attached to the building facades.

4. *Landscaping & Shading*

- a. *Incorporate existing natural features such as trees, topography, washes, and vegetation into the site plan when practicable.*

The only existing “natural feature” is the adjacent Longbow Golf Club, which has been incorporated into the Site design via pedestrian connections to the fitness trail along the Longbow Golf Club and the location of the hotel’s outdoor amenity areas.

- b. *Incorporate low impact development design practices for stormwater retention into the overall landscape plan.*

The onsite stormwater retention is minimal for the Site as it is part of the Longbow Golf Club master drainage. However, native grasses, trees and

shrubs will be utilized in the retention basins to provide a natural aesthetic and reduce irrigation consumption for those areas.

- c. Landscaping should be used to define building entrances, parking lots, and the edges of various land uses. Consider safety, environmental impacts, and accent elements when selecting and locating landscaping features.*

Enhanced landscaping with flowering textural plant material will be utilized at the building entrances. All plants will be selected to be able to grow to their natural mature forms without the need of excess pruning for pedestrian safety.

- d. Nuisance trees and plantings that have thorns, stickers and sharp leaves or drop flowers and fruit should be avoided near pedestrian walkways and parking spaces to maintain safe and clear paths of travel.*

This type of vegetation has been avoided near pedestrian walkways and parking areas.

- e. Use deciduous trees along south and west facing facades and in pedestrian areas to provide seasonal shading.*

Low water use desert trees will be utilized throughout the Site per the approved plant list in the Longbow Design Guidelines and will provide dense shade in the summer and filtered open shade in the winter.

- f. Use landscaping to screen less-desirable areas from public view (i.e., trash enclosures, parking areas, storage areas, loading areas, public utilities, and mechanical equipment).*

The proposed landscaping will ensure that the less-desirable areas are screened from public view with large shrubs and trees from the approved plant list in the Longbow Design Guidelines.

- g. Provide weather and sun protection, such as overhangs, awnings, canopies, etc. to mitigate climatic and solar conditions.*

The proposed architecture will provide overhangs at entries along with supplemented shading from landscape material.

- h. Misting systems and other similar cooling techniques should be used in common areas to provide necessary relief from the desert sun.*

It is anticipated that the outdoor patio seating areas will provide misting systems.

5. *Lighting*

- a. *Design exterior lighting as an integral part of the building and landscape design.*

Site lighting has been designed in concert with the building and landscape design.

- b. *Use of accent lighting to create a focal point or highlight architectural features on a building should be considered.*

The lighting design will incorporate accent lighting to highlight architecture features (especially at the main building entries) and adjacent to the pedestrian spaces.

- c. *Provide pedestrian scale light features in pedestrian activity areas. This helps to create a sense of security, but also enhances the pedestrian experience.*

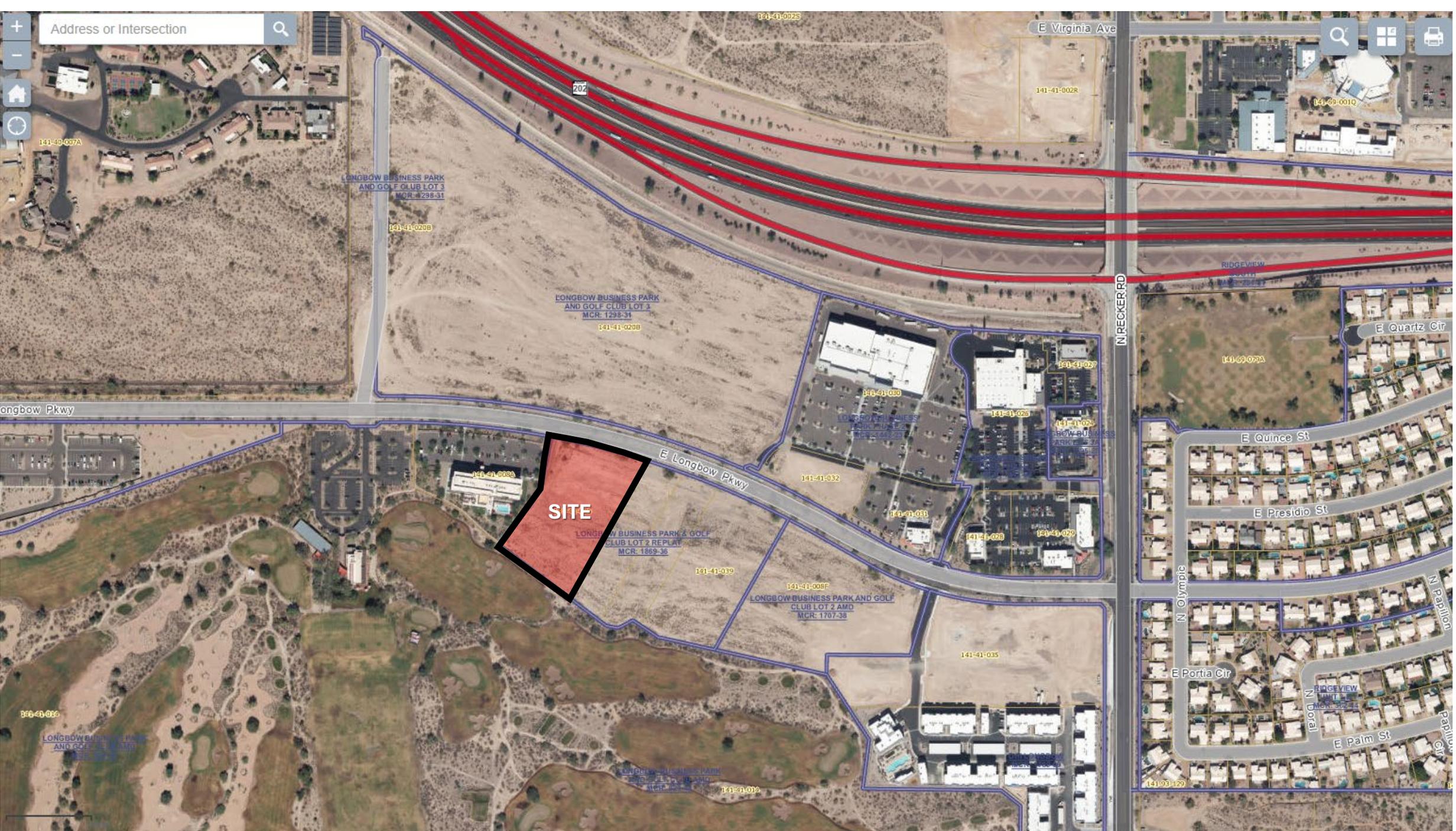
Pedestrian scale bollards will be utilized in the pedestrian spaces to create a more intimate scale for the lighting and to highlight the pedestrian spaces.

- d. *Lighting in parking areas shall be harmonious with the building design and with the architectural theme of the overall project.*

Parking area lighting has been designed to complement the building architecture and overall Project design.

Exhibit A – Aerial Vicinity Map

Address or Intersection



Address or Intersection



141-40-007A

LONGBOW BUSINESS PARK AND GOLF CLUB LOT 3
MCR: 298-31

141-41-020B

LONGBOW BUSINESS PARK AND GOLF CLUB LOT 3
MCR: 1298-31

141-41-020B

Longbow Pkwy

SITE

LONGBOW BUSINESS PARK & GOLF CLUB LOT 2 REPLAY
MCR: 1869-36

141-41-039

LONGBOW BUSINESS PARK AND GOLF CLUB LOT 2 AMD
MCR: 1707-38

141-41-032

141-41-031

141-41-028

141-41-029

141-41-050

141-41-025

141-41-027

141-41-026

141-41-024

141-41-023

141-41-022

141-41-021

141-41-020

141-41-019

141-41-018

141-41-017

141-41-016

141-41-015

141-41-014

141-41-013

141-41-012

141-41-011

141-41-010

141-41-009

141-41-008

141-41-007

141-41-006

141-41-005

141-41-004

141-41-003

141-41-002

141-41-001

E Virginia Ave

141-41-002R

141-39-001Q

RIDGEVIEW

N RECKER RD

E Quartz Cir

141-60-079A

E Quince St

E Presidio St

N Olympic

E Portia Cir

N Dorai

E Palm St

141-03-150

141-40-016

LONGBOW BUSINESS PARK AND GOLF CLUB LOT 1
MCR: 155-30

LONGBOW BUSINESS PARK AND GOLF CLUB LOT 1
MCR: 155-30

141-41-014

141-41-035

RIDGEVIEW

141-03-150

N Papillon

N Papillon

N Papillon

Exhibit B – Surrounding Use Map

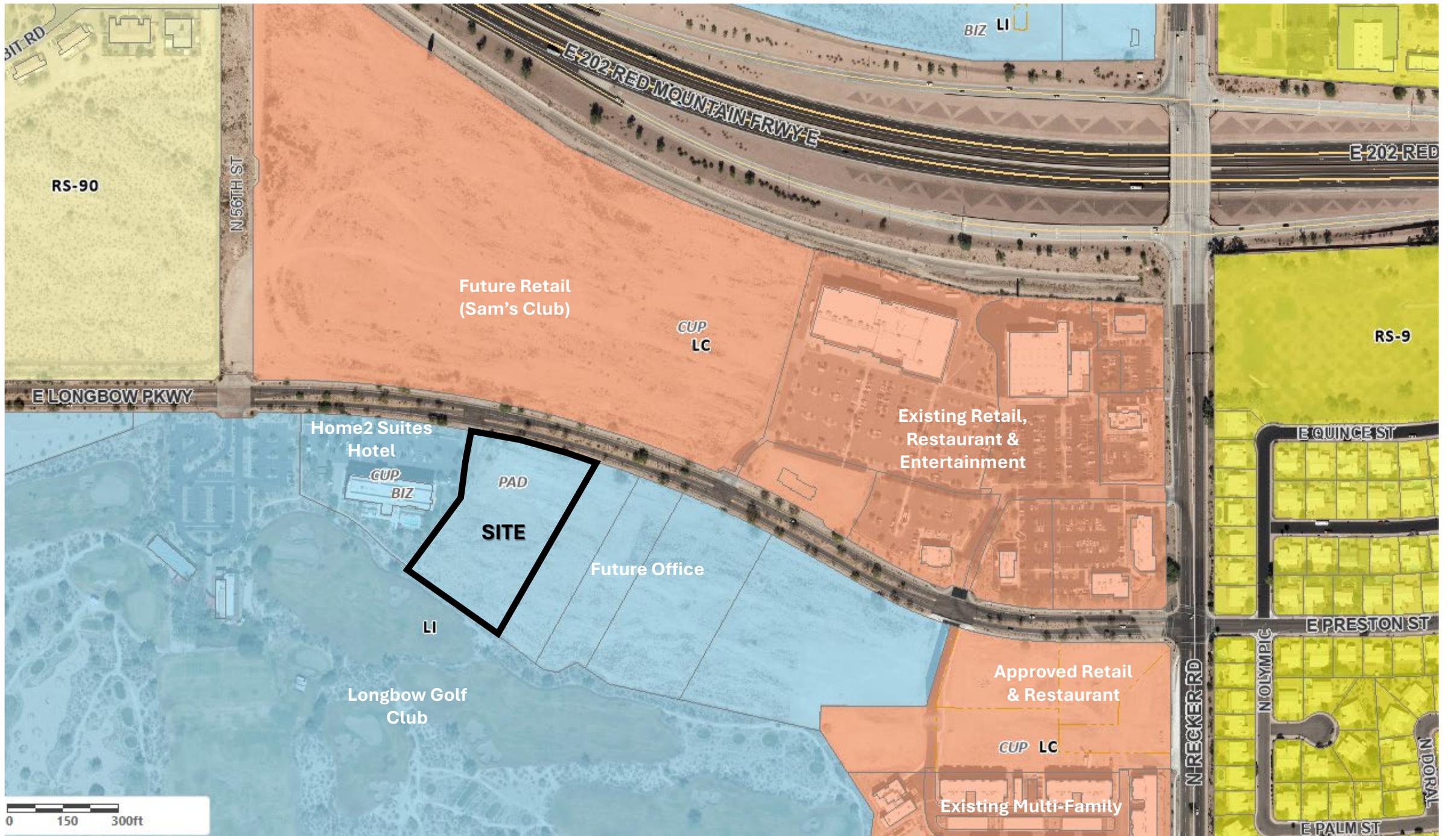


Exhibit C – AOA Boundary Map

