NAKOMA SKY
A POSADA LIFE COMMUNITY

Nakoma Sky CCRC

oro valley, arizona

PAD Amendment Request

document prepared by:

The WLB Group Inc WLB

4444 East Broadway Boulevard
Tucson, Arizona 85711
T: 520.881.7480

three living architecture
design that lifts the human spirit

4040 n. central expwy. suite 200 | dallas, texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile | www.threearch.com web

TalleyAssociates
PLANNING : LANDSCAPE ARCHITECTURE : URBAN DESIGN

1925 San Jacinto, Suite 400
Dallas, Texas 75201
T 214-871-7900 ext 169
F 214-379-1699

ATTACHMENT 5

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2. Revised Exhibit P: PAD Zoning Districts showing the proposed change in zoning district for Development Area A from Commercial, Medical and Service District to Independent Living District.

3. Revised Appendix A showing new representative site perspectives and elevations.

4. Revised Appendix B showing new representative imagery of the building and roof materials.

5. Revised Appendix C showing new representative site imagery (including architecture and finishes, monuments and signage and park design).

6. Revised Appendix D showing the modified building heights.

7. Revised Appendix E showing the revised pre and post development viewsheds.

TOWN OF ORO VALLEY, PLANNING AND ZONING
11000 N. LA CANADA DRIVE, ORO VALLEY AZ 85737
PHONE: (520) 229-4800 FAX: (520) 742-1022
www.townoforovalley.com

APPLICATION FORM

OV Case # (Office Use Only): _____

Application Type: Planned Area Development Amendment

A. Project Manager/Developer

Name: Robert G. Longaker III
Firm: The WLB Group Inc.
Address: 4444 E. Broadway Boulevard
City: Tucson **State:** AZ **Zip:** 85711
Telephone: (520) 881-7480 **Fax:** _____ **Email:** rlongaker@wlbgroup.com

B. Property Owner (s), if more than one owner, attach list

Name: Lisa Israel
Firm: La Posada
Address: 350 East Morningside Road
City: Green Valley **State:** AZ **Zip:** 85614
Telephone: (520) 648-7909 **Fax:** _____ **Email:** lisa@laposadagv.com

C. Subject Property

Parcel/Tax Code: Parcels 220-09-0300 through 220-09-1000, and 220-09-016A
Legal Description/Property Address: Rooney Ranch Area "Z" (Lots 1through 68, and Common Areas "A", "B", and "C") and Rooney Ranch Area "A" (PTN E@ SW4 NW4 ADJ WASH 3.01 AC SEC 7-12-14
Area of property: 79.42 acres
Existing Zoning: Nakoma Sky PAD **Proposed Zoning:** same as existing
Is Proposed Zoning in conformance with General Plan designation? [ ] N/A [ ] Yes [ ] No
General Plan Designation: Master Planned Community (MPC)
Existing Land Use: Vacant **Proposed Land Use:** Continuing Care Retirement Community

D. Previous Applications Relating To This Property

OV8- _____ **OV9-** 88-6, 97-1, 98-6, &03-03 **OV10-** _____

OV11- _____ **OV12-** _____ **OV13-** _____

E. Reason For Request

_____

_____

_____

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

8/13/2015
Date

Signature

ATTACHMENT 5

Narrative

A. Reason for Request

This request for an amendment to portions of the Nakoma Sky PAD is being submitted based on the August 12, 2015 letter we received from Bayer Vella indicating that the revised PAD materials recently submitted do not conform to the Tentative Development Plan (TDP) and rezoning and constitute a significant change. As such, we are formally requesting via this application and narrative that this request be accepted by staff, and then considered by the Planning and Zoning Commission and Town Council.

Thank you in advance for your review and consideration of the materials contained herein. Should you have any questions or require additional information, please contact:

Rob Longaker
The WLB Group, Inc.
4444 East Broadway Boulevard
Tucson, AZ 85711
(520) 881-7480 office
(520) 664-4302 cell
rlongaker@wlbgroup.com

B. Proposed Modifications to the PAD

The following is a list of the items in the Nakoma Sky PAD that have been modified:

1. The Tentative Development Plan (TDP) with the following primary changes (please note that modifications have only occurred to Development Areas A, B and C):

    a. Relocation of the public portion of the community park from Development Area C to Development Area A. (Please note this use is permitted in the Table of Permitted, Uses Section II-A.4 of the Nakoma Sky PAD).

    b. Relocation of the memory care and assisted living facility from Development Area A to Development Area C. (Please note this use is permitted in the Table of Permitted Uses, Section II-A.4 of the Nakoma Sky PAD).

    c. The change in land use of Development Parcel A from assisted living and memory care facility to public community park and residential. This is to be accomplished by changing the PAD zoning district of Development Area A from Commercial, Medical and Service District to Independent Living District.

    d. The addition of a landscape maintenance and equipment area near the north boundary in Development Area C.

    e. A new surface parking lot located near the arrival plaza of the apartment building in Development Area C.

f. A new parking lot located within the public community park in Development Area A.

g. Modifications to the layout of Development Area C (as further explained in Section D of this narrative).

h. Modifications to the road layout in Development Area B. (We understand that this modification, if it had been submitted independently, could have been approved administratively without review by the Planning and Zoning Commission or Town Council.)

2. Revisions to the architectural concepts as shown in the graphics contained in the following appendices:

   a. Appendix A: Representative Site Perspectives and Elevations.

   b. Appendix B: Representative Building and Roof Materials.

   c. Appendix C: Representative Site Imagery (including architecture and architectural finishes, monuments and signage and park design).

   d. Appendix D: Building Height Exhibit.

   e. Appendix E: Pre and Post Development Viewsheds.

C. Proposed Modified PAD Materials

In order to facilitate your review of this request, we have included with this submittal the following modified PAD materials. If this request is approved, these materials would replace those currently contained within the Nakoma Sky PAD.

1. Exhibit R: Tentative Development Plan (TDP) showing the proposed arrangement of land uses.

2. Exhibit P: PAD Zoning Districts showing the proposed change in zoning district for Development Area A from Commercial, Medical and Service District to Independent Living District.

3. Appendix A showing new representative site perspectives and elevations.

4. Appendix B showing new representative imagery of the building and roof materials.

5. Appendix C showing new representative imagery of the architecture and architectural finishes, monuments and signage and park design imagery.

6. Appendix D showing the modified building heights.

7. Appendix E showing the revised pre and post development viewsheds.

D. Explanation of Modifications to the PAD

This section of our submittal provides an explanation for making these modifications to the Nakoma Sky PAD documents listed in Section B of this document. The initial explanation focuses on the overall thought process that served as the foundation and philosophy driving these changes, while the second portion of this section addresses the specific modifications made and accompanying reasons. Please note that the specific site plan modifications requested are as shown on the revised Tentative Development Plan (TDP) contained in this submittal. The text below is offered as a supplement to the TDP and allows the reviewer to more completely understand the rationale and reason for the modifications.

1. Overall Philosophy of Modifications

Architecture and Planning

The architecture for this proposed design draws from the imagery, philosophy of design, and architectural style of Frank Lloyd Wright, said to be America's greatest architect of the twentieth century. In contrast to the architecture of the previously approved PAD which was more of a direct reference to the architecture of the Arizona Biltmore with its more formal style and orientation, the proposed architecture is influenced by Frank Lloyd Wright's later work and the suburban and rural aesthetic of this spectacular site. As is seen in Wright's more organic and relaxed desert architecture which was influenced by the shapes and forms of nature, the proposed design is layered and horizontal with varied roof planes and massing that mimic the hills and topography of the site. It is also organic in plan with apartment wings that metaphorically image the spikes of cactus with the flowering ends of the cactus illustrated in the stair-stepped planted terraces of the units at the end of each wing.

Massing

The massing of the residential apartment building is also respectful of the original design that placed an importance on breaking down the overall scale and stepping the forms of the building down from North to South and from West to East, as well as stepping down the floors from four stories to a single story at the ends of the building. The previous design was a five-story building with only slight terracing at the two ends of the building and a single finish floor elevation. To accomplish the reduction of massing, the proposed design breaks the length of the building into two buildings, one layered behind the other. This opens an area between these two building masses providing a 30 foot-wide courtyard promoting the movement of air for residential enjoyment of the prevalent southwestern breezes. This break in buildings also creates more visual interest, more shadows and microclimates. The separation of these two building masses also allows the building to begin a layered reduction of height from that of a five-story building at the rear, to a four-story building with residential wings that extend to the East and Southeast and allows for a stepping down to a single story at the

building ends. The amount of fifth story has been reduced from the previous design by over 50%. Furthermore, these residential wings that extend as four-story masses are terminated with residential units and landscape terraces which stair-step from three, to two, to one-story massing to an even greater linear extent than the previously approved concept.

Finally, the building massing, including the Commons, the Artisan Village, Wellness Center, Memory Care and Assisted Living, and Theater components are all consistent with the previous design as they are only one and two-story buildings, again providing a layered effect to the building massing and scale. The architecture of these components has an organic quality to its design in form, shape and horizontal and vertical planes expressed as Wright did in so many of his structures.

The functional organization of the client's program is also responsive to the uniqueness of this site. Since the site topography in the core development area drops approximately twenty feet from north to south, this proposed design is respectful of the natural topography and is integrated with the land. The stepping of the ground-floor plane of the building two times allows for a more natural grading of the site and a reduction in overall height of the building as the stepping occurs from north to south. The previous design had the building all at one level and because of that the southeastern end of the building was raised above the natural grade some twenty feet and elevated by a retaining wall of that same size at the base of the building.

The Living Environment

The uniqueness of this living environment is holistic in thought and design centered in the aesthetic of a resort environment, via the concept of connecting the indoors to the outdoors throughout the site by celebrating the spectacular vistas and inviting one to explore the desert landscaped spaces.

From the moment a resident or guest enters the property from North First Avenue the experience is choreographed so there is a heightened sense of expectation and discovery as one winds between the two hills and first encounters Nakoma Sky. Proceeding through a gateway and then under the building, the guest is greeted by a beautifully landscaped courtyard with a shaded and inviting porte cochére, with its stone columns constructed of native stone and an open structure leading to Nakoma Sky's lobby.

Upon entry to the lobby, the individual is greeted by a spectacular view to the mountains through a wall of glass enhanced by a cluster of trees that border an open function lawn. The experience becomes even more engaging as the lobby lounge and library spaces are connected to the outdoors via large panes of glass giving way to covered outdoor terraces with seating and fireplaces designed for the resident or guest to enjoy the amenities and view. The interiors further benefit from the openness and

transparent feel where sunlight enlivens the spaces for social activities or more intimate enjoyment opportunities.

One of the key design features of Nakoma Sky is a linear resort pool which meanders north to south along the desert wash and serves as a central setting and principal focal point where numerous activities such as fitness, yoga, dining, star-gazing, outdoor movie theater, art, special social functions and private dining make use of this venue. In the evening, the environment is totally transformed by the lighted pool, firepots, and entertainment making for a special experience to also be viewed from the residential units and second-floor dining or enjoyed from the adjacent pool-deck terraces.

Another wonderful environment is the Artisan's Village with its circular building forms, designed to promote the importance of art to the entire community. The interior functions of arts and crafts, photography, and a wood-working shop are housed in each of the three cylinders. Adjacent to the Bistro, this architectural element shares a courtyard with a great tree and a shade-structure that invite socialization, events, and dining, all centered on the context of art. The latest in technology will be offered in the creation of art as well as video and sound with the inclusion of a movie panel suspended over the water and viewed from this very special space in the evening.

Purposefully planned, the building layout allows for site amenities to be located in multiple courtyards which provide a choice of settings for the full enjoyment of the property by its guests and residents. In addition to walking paths and hiking trails, there are fire pits, gardens, a labyrinth, an amphitheater, a splash-park for children, art/sculpture, and a pavilion for barbecue and other outdoor events.

The wellness center is planned as a state-of-the-art facility with an indoor six-lane "masters" pool. A spa with treatment rooms, aerobics, lawn yoga, fitness, outdoor Jacuzzi courtyard, and a full wellness program where consultation is available to the entire community is strategically located to take advantage of the outdoor environment with its views to the mountains and desert landscape.

In summary, the proposed design and amendments to the PAD are not significantly different from the previous entitlements and are not only highly respectful of the concept design intent but further enhance the natural aesthetics and living environment for Nakoma Sky and the Town of Oro Valley.

2. Explanation of Specific Modifications to Development Areas A, B and C

This section of the narrative explains the reasons for making the modifications to the Nakoma Sky PAD that are included in this submittal. The following is a description of the changes that are proposed for Development Areas A, B and C. Please note the changes to Development Area C are described first due to the fact that these changes primarily influenced the changes to Development Area A.

Development Area C

The following are the primary changes that have been made to Development Area C and the reasons for making the change:

a. The assisted living and memory care facility has been moved to this area from Development Area A.

   Reason for Modification:

   This was done primarily based on increasing the operational efficiency of the site. Moving the memory care/assisted living component to the core area of the site (where it is a permitted use in the Nakoma Sky PAD) allows for efficiency of operations and continued quality of food to be delivered to the residents of this health care facility. It also provides for easier access to the facility by those living in the independent living apartment units.

b. The apartment building area has been reconfigured in order to create a more functional and pleasing design. The following primary changes have been made to the apartment building and surrounding area:

   - The square footage of fifth floor in the residential apartment building has been reduced by over 50%.
   - The roofline is more varied than the previous design.
   - The building steps down with the natural slope of the property to a greater extent than the previous design.
   - The ends of the building step down from 4 stories to a single story.
   - The building footprint has shifted to the south to allow for the assisted living and memory care facility and to retain the same number of apartment units as previously planned, bearing in mind the reduction of the fifth floor area.
   - The building has been broken down into separate buildings in order to allow for improved architectural design, better air flow and greater visual interest.
   - The parking in the immediate area of the apartment building has been modified to better serve the facility.
   - As discussed in Item a. above, the assisted living and memory care facility has been moved to this area.

   Reason for Modification:

   As explained in the *Overall Philosophy of Modifications* section of this narrative.

   With regard to the site parking, as the site design has continued past the rezoning process, the owner realized that there was a greater need for surface parking to serve this facility. A parking area has been added to the north of the assisted living and memory care facility as permitted by the PAD. Also, a parking area for visitors has been added to an area to the west of the arrival plaza. It should be noted that this parking area is in addition to the parking areas in the approved TDP in the approved Nakoma Sky PAD; it did not decrease the number of underground parking spaces as previously approved. This proposed parking area had been previously

planned as a hardscaped area containing a service access road, area for mechanical equipment and storage and access to the parking garage beneath the apartment building. This proposed use is not a significant departure from the previously proposed use and also eliminates a previously planned access road through an area of slope.

c. Modification of the community park such that a portion is retained in Development Area C and another portion is located in Development Area A.

Reason for Modification:

The modification to the community park area is connected to the modifications to the apartment building footprint, caused by the moving of the assisted living and memory care facility, as well as the reduction of the fifth floor on the apartment building. This caused the building footprint to move to the south, thereby reducing the park area in the southern portion of Development Area C. In order to continue to provide the same amount of park area, as well as provide all the facilities and amenities identified in the Nakoma Sky PAD, we propose two park areas on the site. In fact, this proposed design actually increases the total park area from 4+/- acres to 5+/- acres.

The first area is an approximately 2.5-acre area still contained within Development Area C. It provides for a private park for residents of the project and a public use trail head providing access to the multi-use path and the Canada del Oro Wash.

The second area is an approximately 2.5-acre area located in the western portion of Development Area A and adjacent to North 1st Avenue. This park area will be a public park and will be highly visible and easily accessible from North 1st Avenue. This park is further described in the Development Area A section below.

Please refer to the proposed TDP for an illustration of the amenities to be provided in both park areas.

Development Area A

The following are the primary changes that have been made to Development Area A and the reasons for making the change:

a. A public park consisting of 2.5+/- acres has been located in the western portion of this development area, adjacent to North 1st Avenue.

Reason for Modification:

The changes to this development area have primarily been driven by the proposed changes to Development Area C as previously discussed. The relocation of the assisted living and memory care facility opens this area up to different uses. The community park is a good use for the western portion of this development area due to its accessibility and visibility from North 1st Avenue. The location of this park also allows for separation between the park facilities and amenities that are

only intended for use by Nakoma Sky residents and those that are available for public use. The facilities and amenities proposed for this park are those that are desirable for public use.

This change also serves to reduce the visual impact of this area of the site as viewed from North 1st Avenue as well as the residential properties located across North 1st Avenue in this area. The view will now consist of a park and residential housing units (discussed below) rather than a one and two story assisted living and memory care facility.

b. Residential independent living housing has been added to the eastern portion of this development area and just east of the above described public park.

Reason for Modification:

With the relocation of the assisted living and memory care facility, this area became available for a new use. Residential independent living units are appropriate for this area and consistent with the use that is permitted in Development Area B (also residential independent living). This use is also compatible with the adjacent public park, and also reduces the visual impact of the project as seen from North 1st Avenue and the residential properties just to the west of the development area.

Development Area B

The revised TDP shows a new layout for this development area. The new layout simply consists of a revised local street configuration and location of the individual independent living units such that they are now more compatible with the natural terrain and drainage patterns in the area. The permitted use remains the same, as does the number of units as shown on the TDP in the Nakoma Sky PAD. We understand that this modification, if it had been submitted independently to the Town of Oro Valley for compliance review, could have been approved administratively without review by the Planning and Zoning Commission or Town Council.

Attachments

1. **Exhibit R: Tentative Development Plan (TDP)**

LEGEND

1. Primary Access to the Community . Signage Wall
2. Village Retail . Cafe . Store . Bar
   10,000 SF. - 40 parking spaces + 15 on-street parking
3. Marketing Welcome Center . 2,500 SF. - 12 parking spaces
4. Entertainment Village - Theater, Classrooms, Daycare, Outdoor Amphitheater.
5. Residential - 17 Cottages
   Average Square Footage 1,400 with attached garages.
   On-street parking for visitors
6. Trail Head Access with Golf-Cart Parking, Bike racks, Ramdas, Site Benches
7. Resting Area . Mountain Views and Look Out Cabana with Telescope.
8. Resident and Community parking (34 +/-)
9. Arrival Plaza
10. Access to underground Parking for Residents and Employees
11. Service Access to Garbage Pick-up Areas (Secondary PickUp areas will belocated on each of the buildings) . Storage . Mechanical
12. Resident's Bus Parking
13. Restaurants . Bar & Bistro Cafe . Chef Kitchen . Lobby Lounge and Library
14. Residential Apartments .
    Average Square Footage 1,300 with underground private garages.
    Total 220 Units +/-
15. Village Main Courtyard
16. Artisan's Village
17. Meeting Rooms . Pre-Function Space . Card Room
18. Residential Pools . Cabanas
19. Outdoor Patios . Fire Pits . Lounging Areas . Gardens . Splash Park
20. Residential Estates Mountain View . Average Lots Square Footage 4,500
    36 Lots Total . Average Homes Square Footage 2,000
21. Wellness & Spa Village . Exercise Rooms . Yoga . Meditation . Indoor Pool . OutdoorJacuzzi . Gardens
22. Facilities Management . Central Plant . Services . Overflow Parking . Community Trams Parking . Solar Array and related Facilities
23. Golf Carts Parking / Charging Station
24. Assisted Living / Memory Care Arrival
25. Assisted Living & Memory Care . Approximately 42 Units for Assisted Living and 30 Units for Memory care . Plus additional Sevice, Recreational and Common Areas .
26. Residential Villas . 20 Units (10 1st level + 10 2nd level).
    Average Square Footage 1,600
27. Residential Hill Villas . 7 Units with attached parking (one level).
    Average Square Footage 1,600
28. Community Park . Public Bathrooms . Ramadas . Gardens .
    Dog Park . BBQ Areas . Community Parking (12 +/-)
29. Gate / Signage Entrance to Residential Apartments Core
30. Visitors Parking (81 +/- Covered)
31. Guest House
32. Assisted Living / Memory Care Resident Parking (64 +/- Covered)
33. Wellness / Resident / Visitor Parking (13 +/-)
34. Resident Terraced and Stepped Down Apartments
35. Walking Path / Firelane
36. Residential
    Average Square Footage 1,400 with attached garages.
    On-street parking for visitors

Note:
Exhibit R: Tentative Development Plan is hereby adopted as the approved tentative design for the project. Amendments to the Tentative Development Plan shall be subject to Section 22.3.D.2 of the Oro Valley Zoning Code Revised.

14 AUGUST 2015

NAKOMA SKY

ORO VALLEY, ARIZONA

EXHIBIT R: TENTATIVE DEVELOPMENT PLAN

The WLB Group WLB
Engineering • Planning • Surveying • Urban Design • Landscape Architecture

TalleyAssociates

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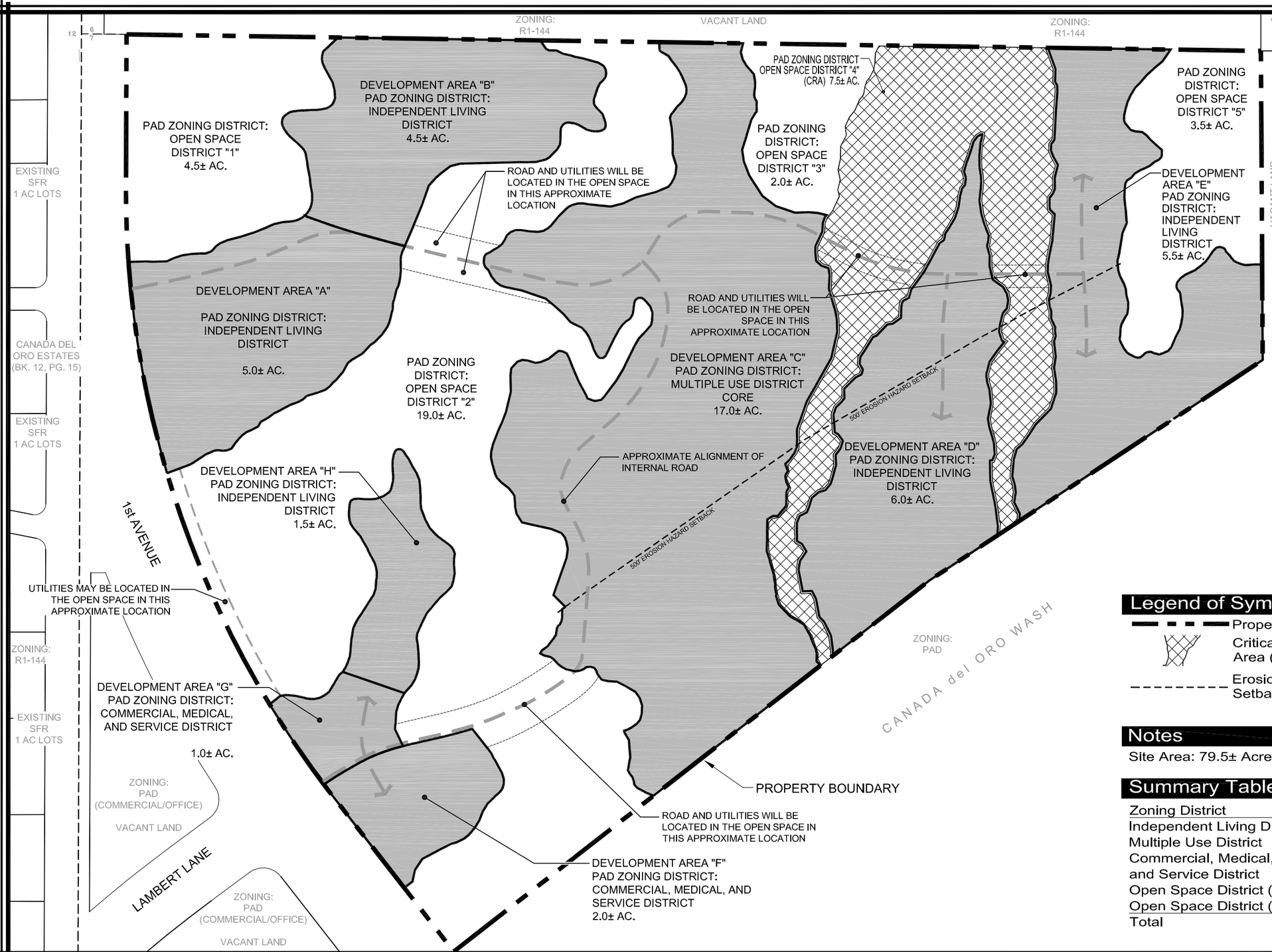
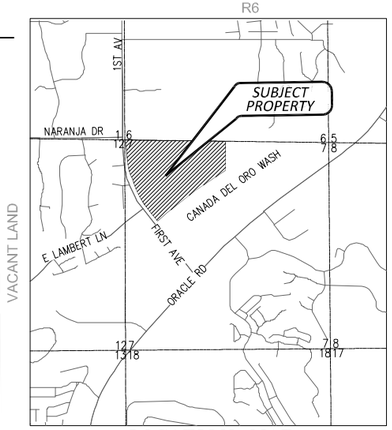
2. Exhibit P: PAD Zoning Districts





LOCATION MAP

A PORTION OF SECTION 7,
TOWNSHIP 12 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 3" = 1 MILE

Legend of Symbols

- Property Boundary
- Critical Resource Area (Proposed)
- Erosion Hazard Setback (500')

Notes

Site Area: 79.5± Acres

Summary Table

Zoning District	Acreage	% of Site
Independent Living District	22.5±	28.3±%
Multiple Use District	17.0±	21.4±%
Commercial, Medical, and Service District	3.0±	3.8±%
Open Space District (non-CRA)	29.5±	37.1±%
Open Space District (CRA)	7.5±	9.4±%
Total	79.5±	100.0±%

The WLB Group Inc.
TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF

Exhibit P: PAD Zoning Districts

12.19.2014
Rev. 8.6.2015
WLB No. 181057-Y-002

0' 100' 200' 300'

Q:\181057\Y-003 - Nakoma Sky\01 Planning\06 PAD Compliance Request\Compliance Request 2\P - PAD Zoning Districts.dwg Plotted: Aug. 05, 2015

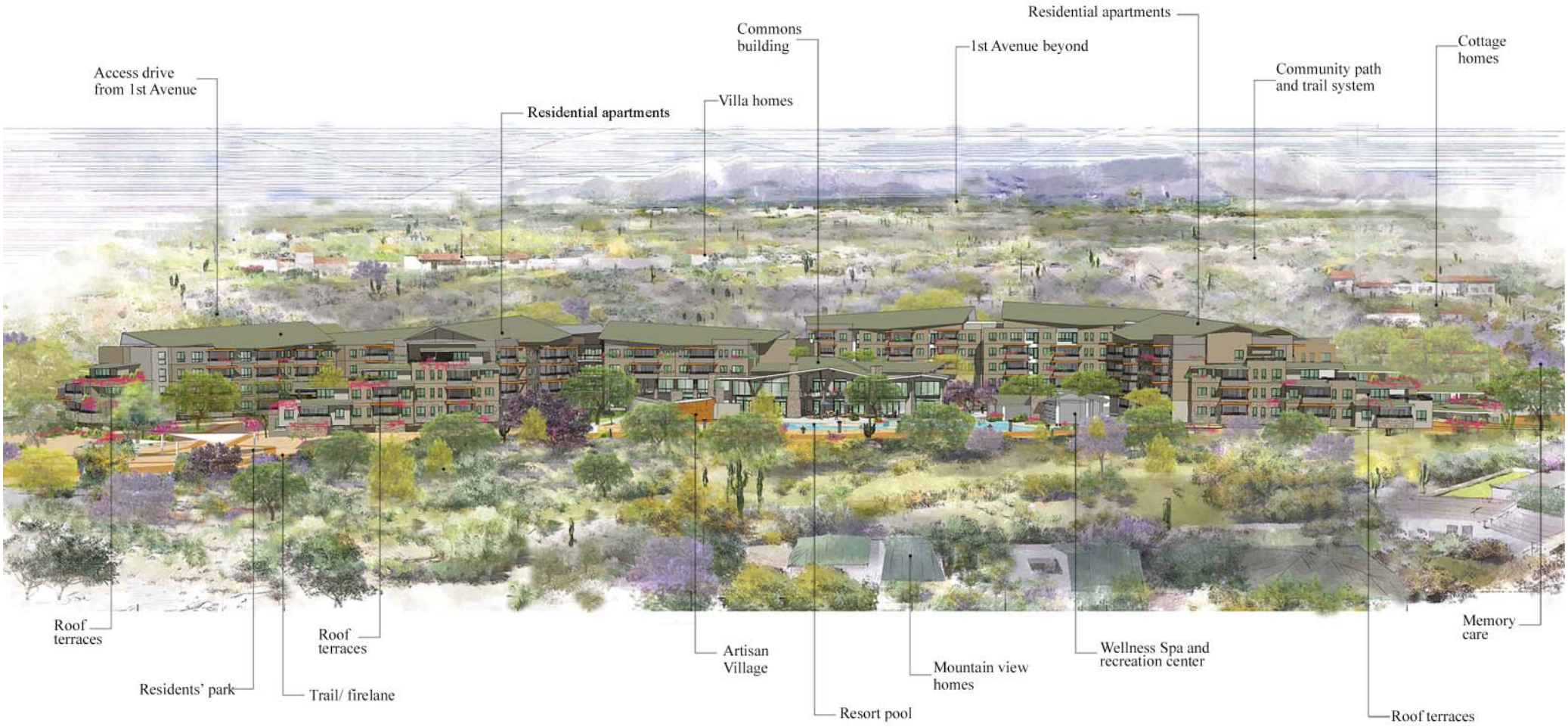
ATTACHMENT 5

3. Appendix A

APPENDIX A

Representative Site Perspectives and Elevations

Note: The representative site perspectives and elevations in this appendix are intended to provide an illustration of the character and flavor of the various constructed elements of the project. The final constructed elements may not look exactly like the images contained herein.



Aerial Perspective

ATTACHMENT 5

Enlarged view of Commons and resort experience

ATTACHMENT 5

Enlarged view of residential wings

ATTACHMENT 5

View of lobby and bar terrace

ATTACHMENT 5

View of bistro courtyard and artisan's village

ATTACHMENT 5

View of dining and pool experience

ATTACHMENT 5

View of function/event courtyard

ATTACHMENT 5

View from a second floor resident's terrace

ATTACHMENT 5

View from dining terrace

ATTACHMENT 5

4. Appendix B

APPENDIX B

Representative Building and Roof Materials

Note: The representative building and rood materials in this appendix are intended to provide an illustration of the character and flavor of the various constructed elements of the project. The final constructed elements may not look exactly like the images contained herein.

EXTERIOR MATERIALS

CONCRETE, PLASTER, MASONRY AND WOOD

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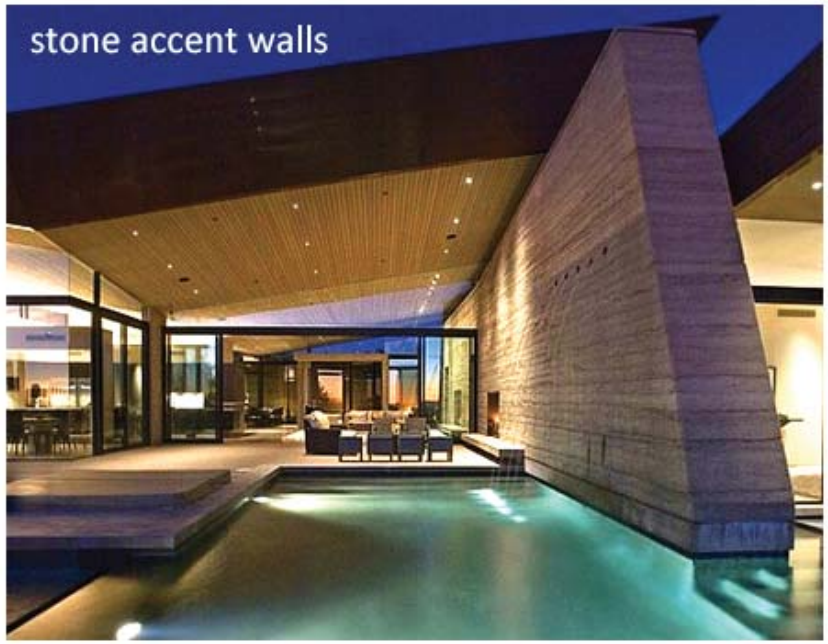
CONCRETE, PLASTER, MASONRY AND WOOD



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METAL STANDING SEAM ROOFS

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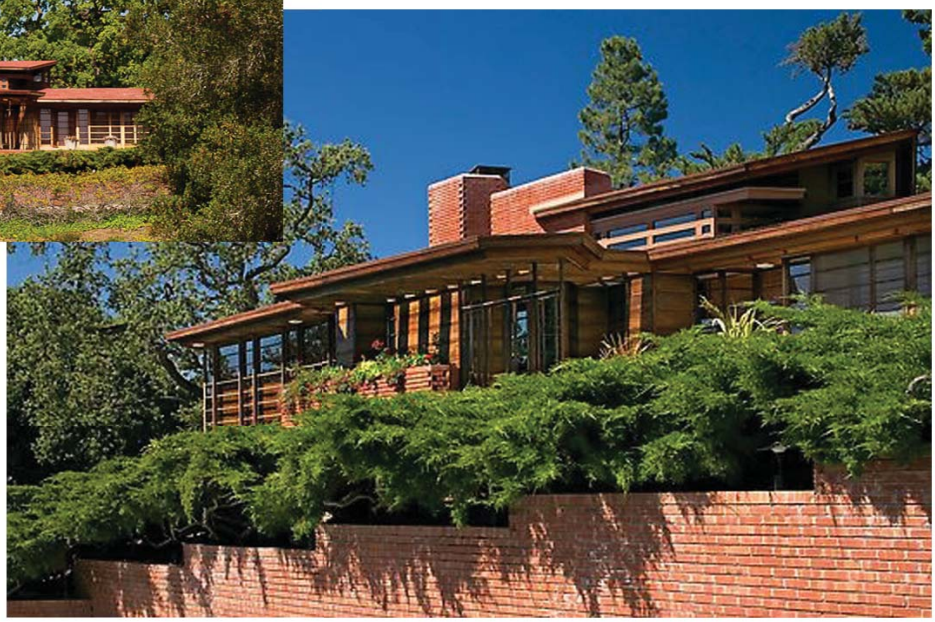
5. Appendix C



WORK BY FRANK LLOYD WRIGHT

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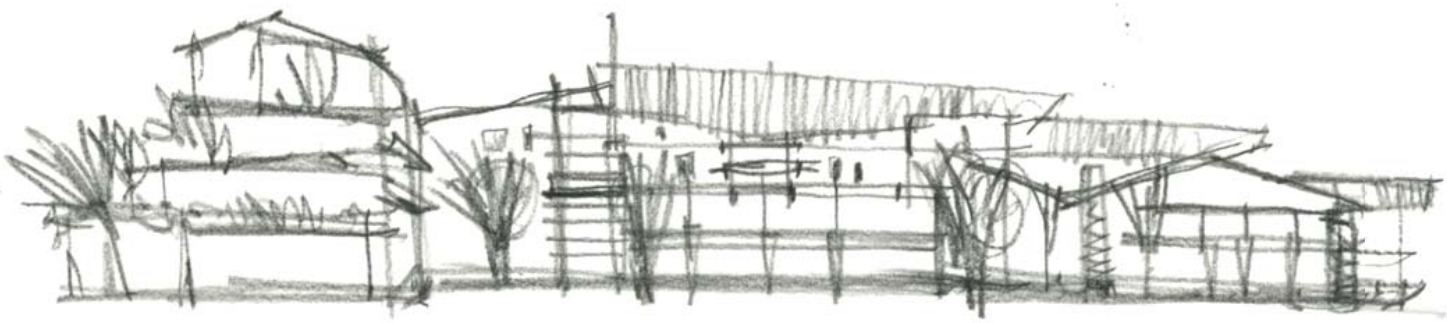

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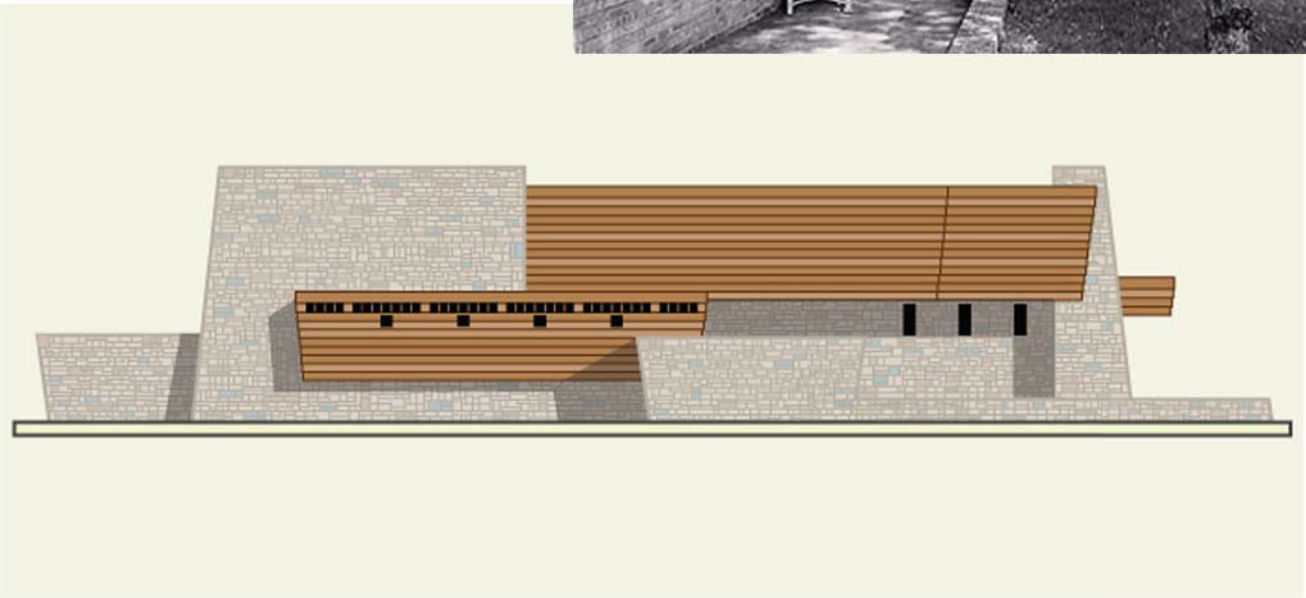

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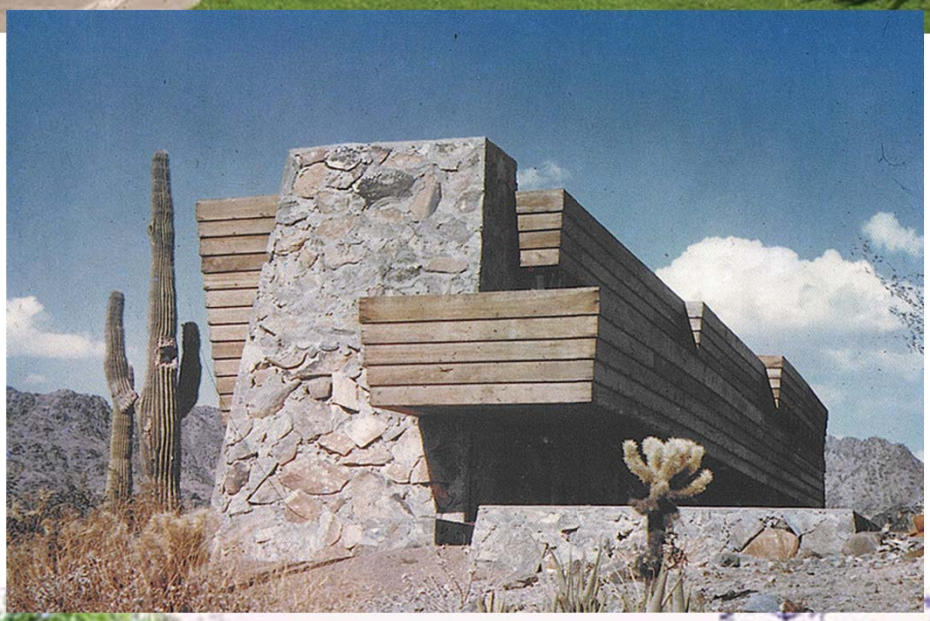

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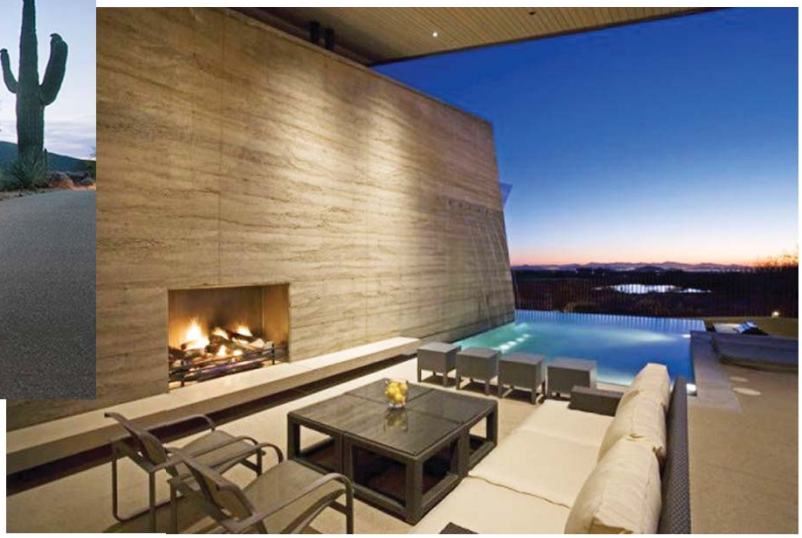

ARCHITECTURAL IMAGERY

ATTACHMENT 5

ARCHITECTURAL IMAGERY

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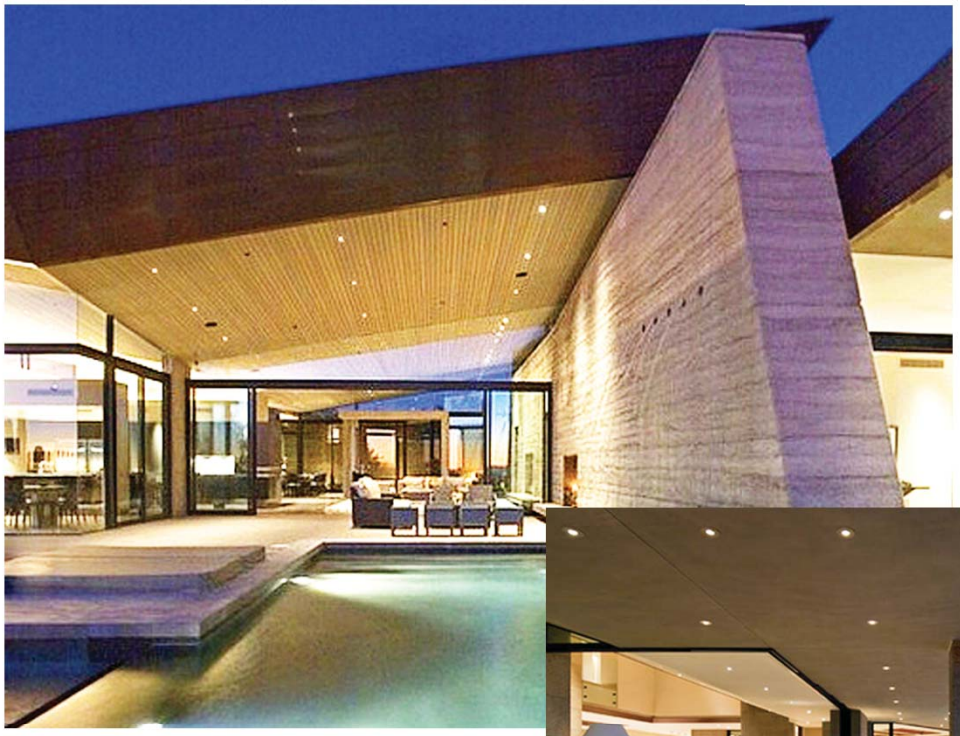
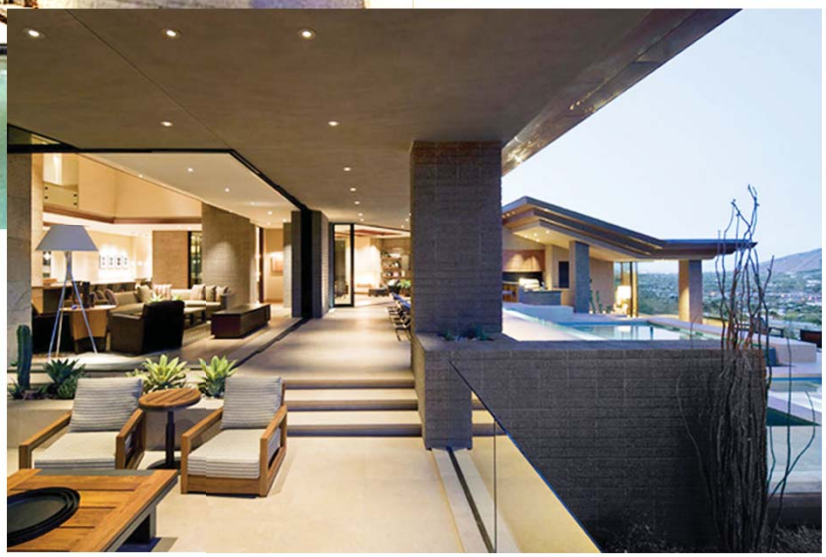
ATTACHMENT 5





ARCHITECTURAL IMAGERY

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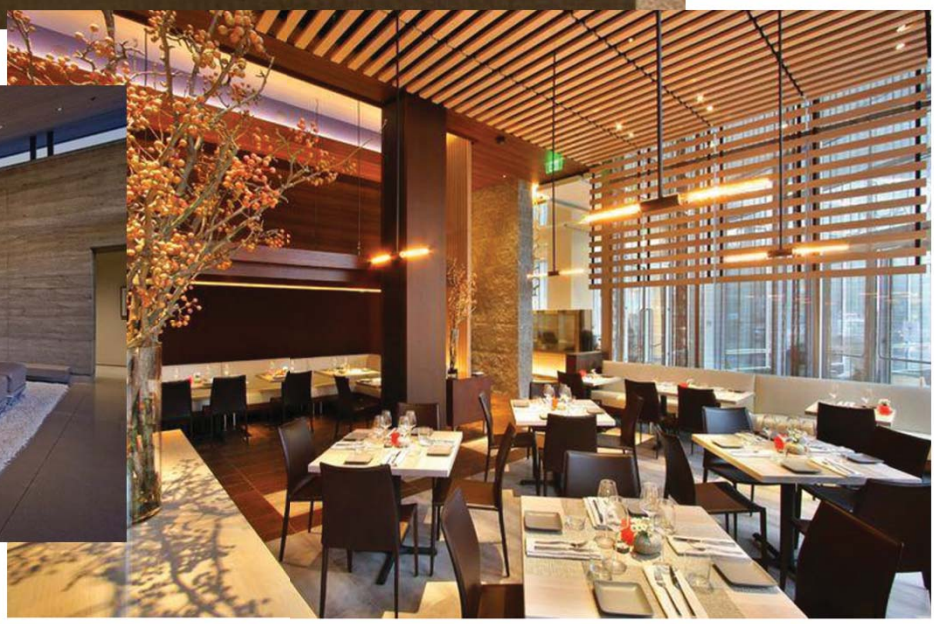

INTERIOR IMAGERY

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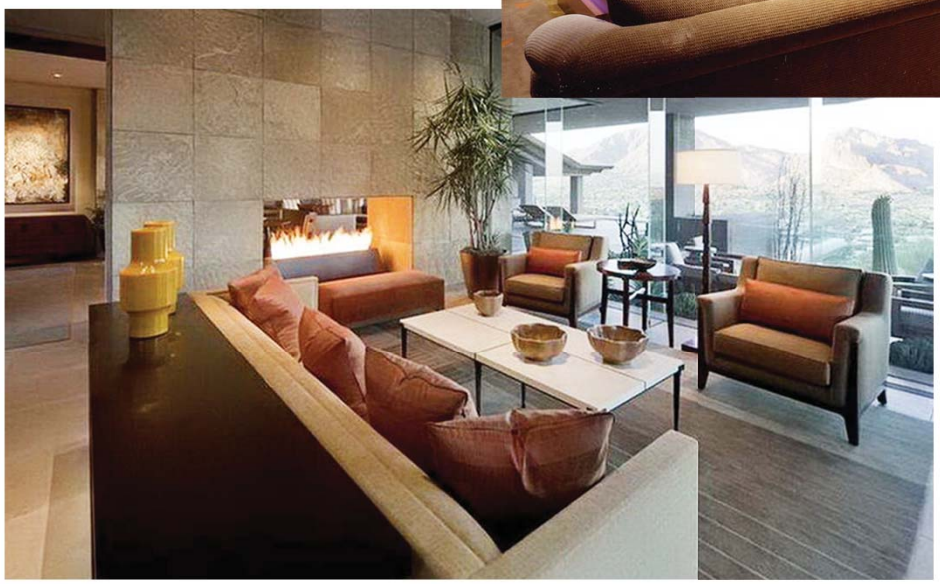
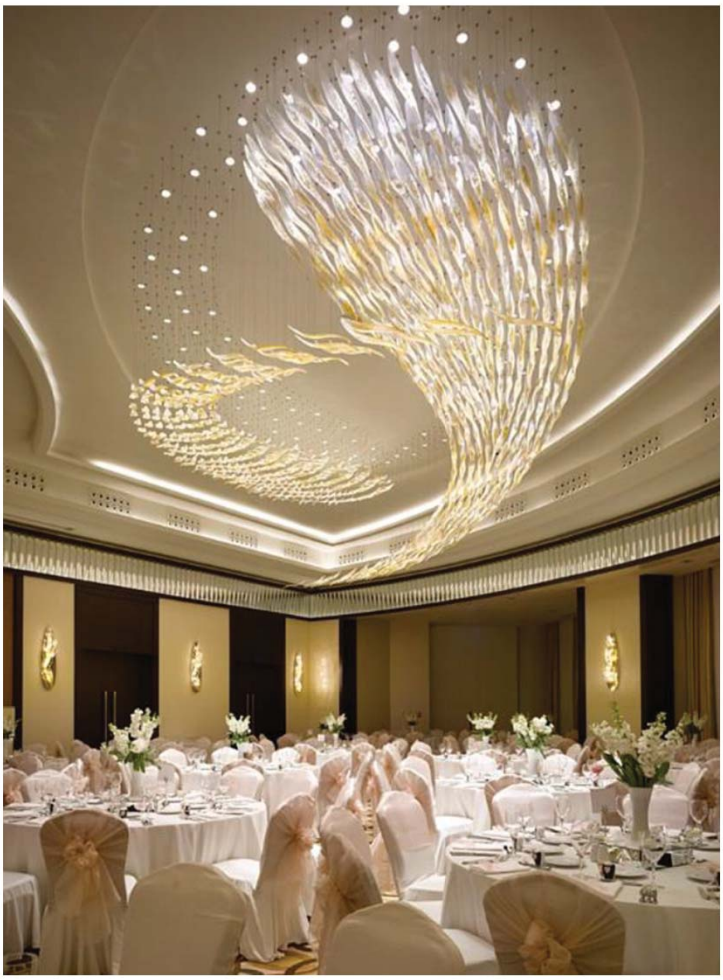


INTERIOR IMAGERY

ATTACHMENT 5

INTERIOR IMAGERY

ATTACHMENT 5



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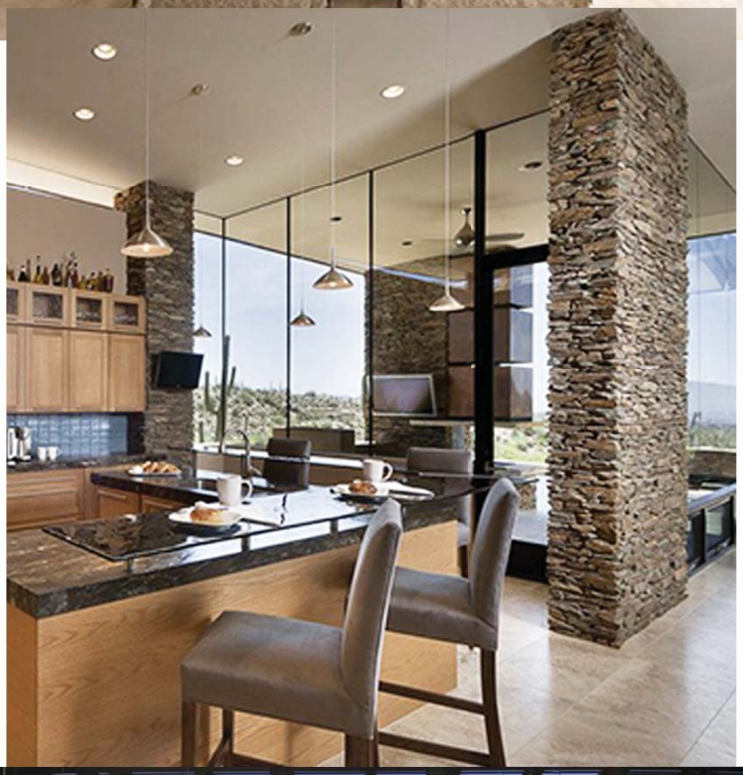
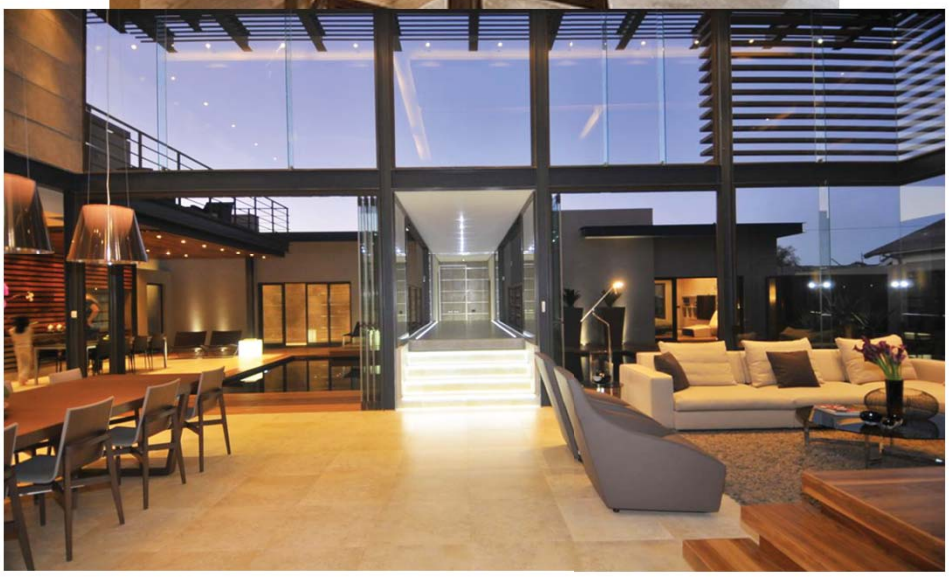




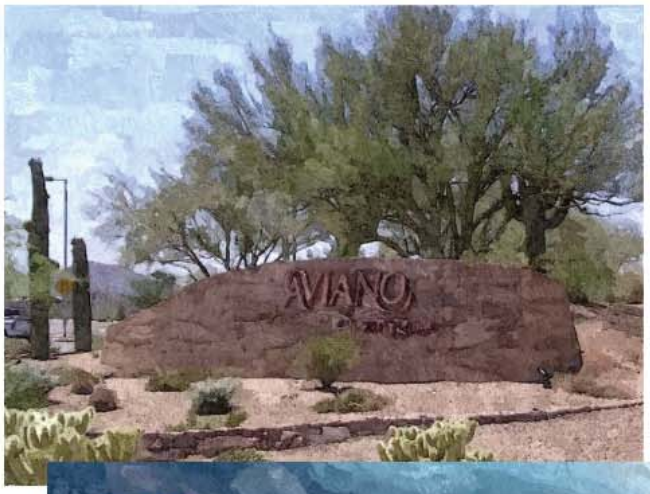
INTERIOR IMAGERY

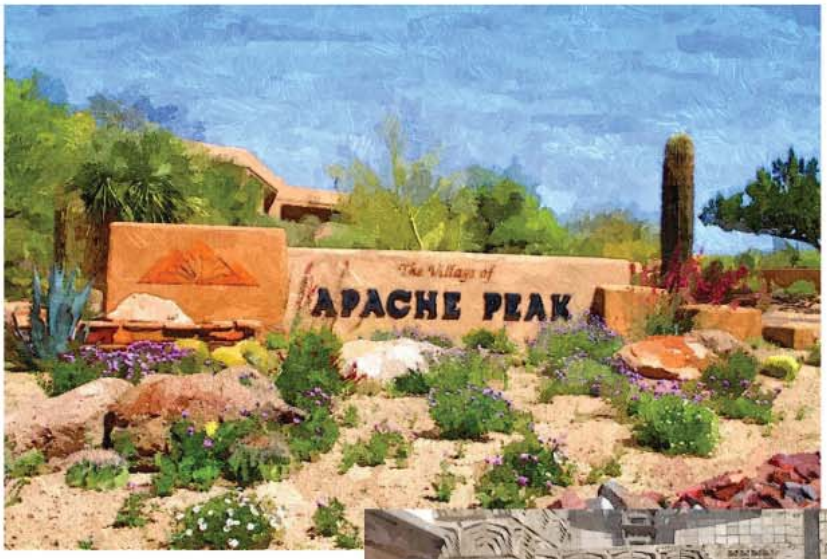
ATTACHMENT 5

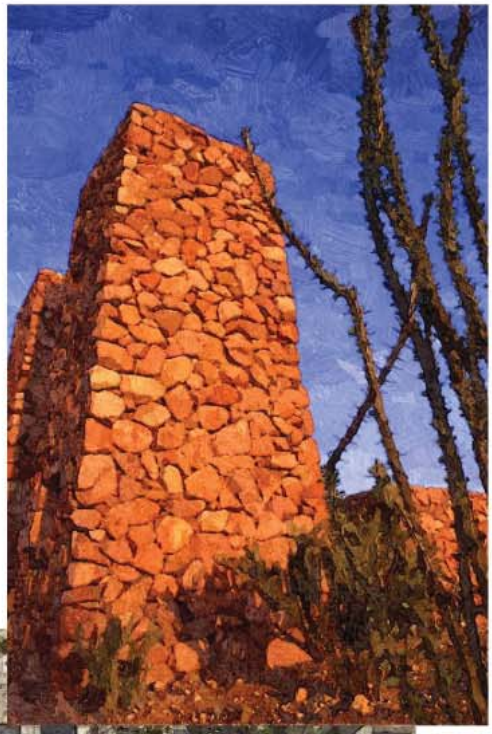
INTERIOR IMAGERY

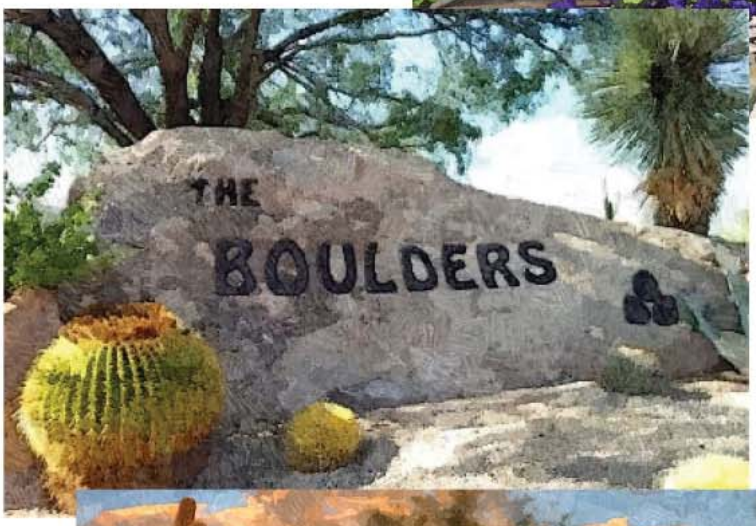
ATTACHMENT 5

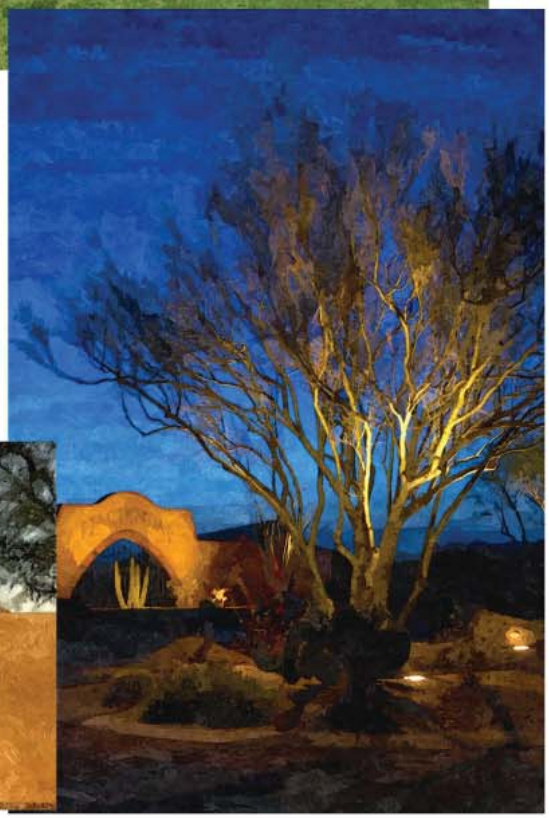
MONUMENTS AND SIGNAGE IMAGERY







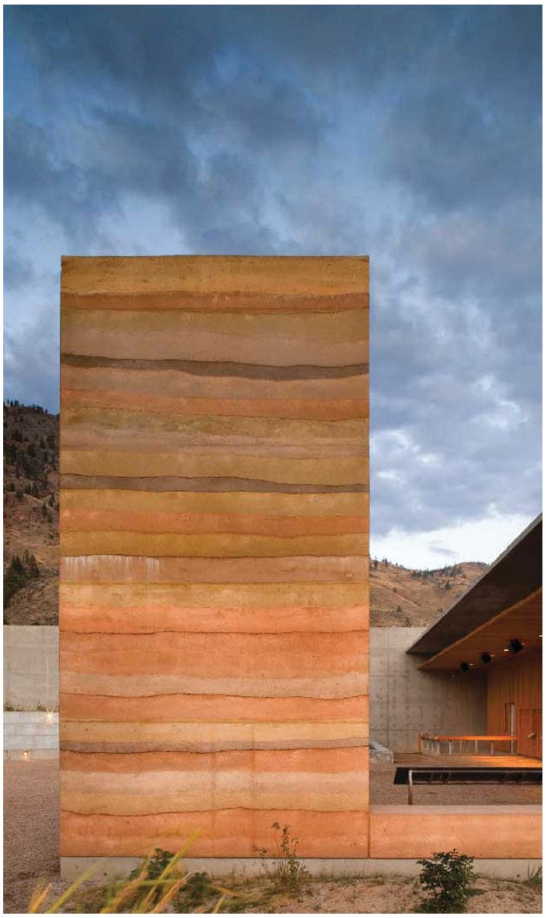




ATTACHMENT 5

LANDSCAPE ARCHITECTURE IMAGERY

ATTACHMENT 5



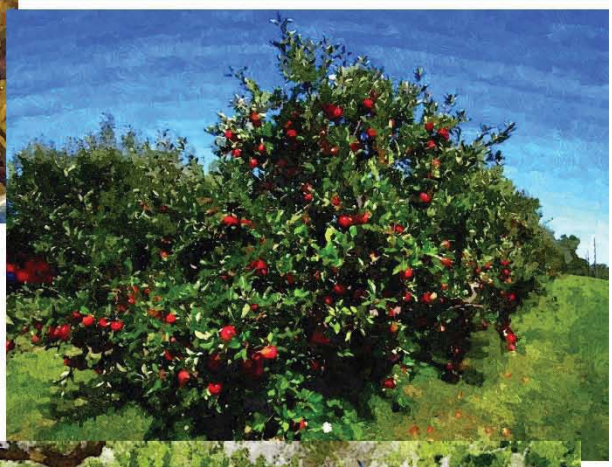
LANDSCAPE ARCHITECTURE IMAGERY

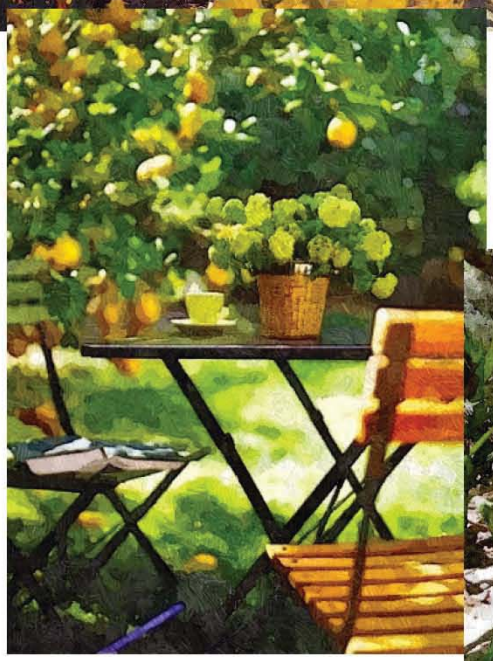
ATTACHMENT 5

LANSDCAPE ARCHITECTURE IMAGERY

ATTACHMENT 5

PARK DESIGN IMAGERY





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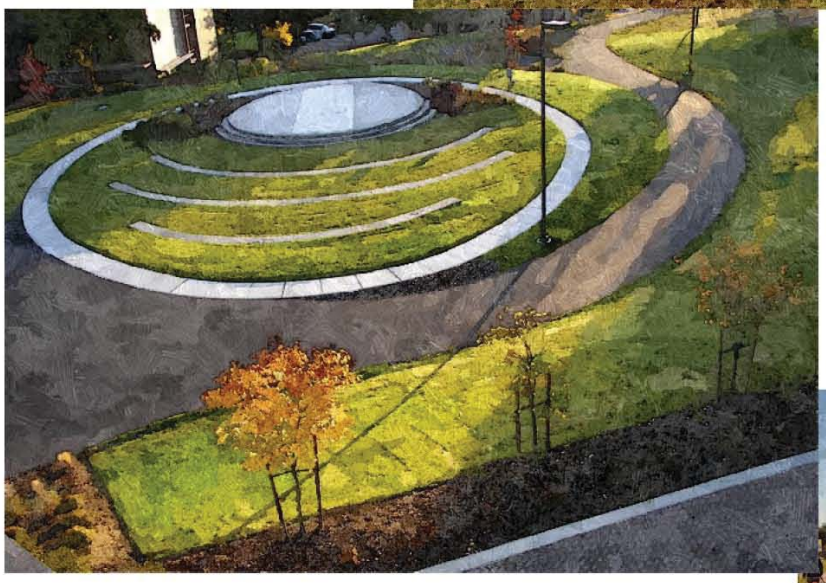

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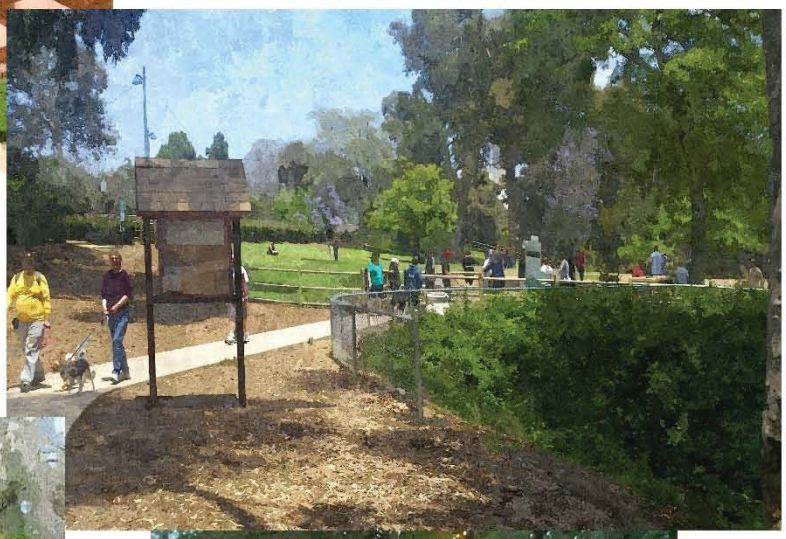

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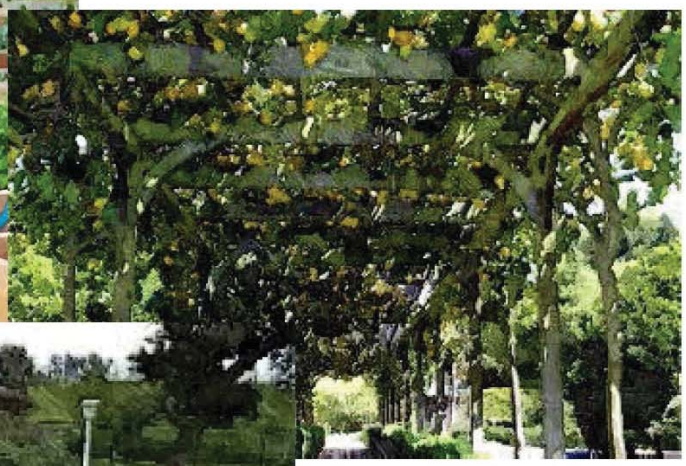
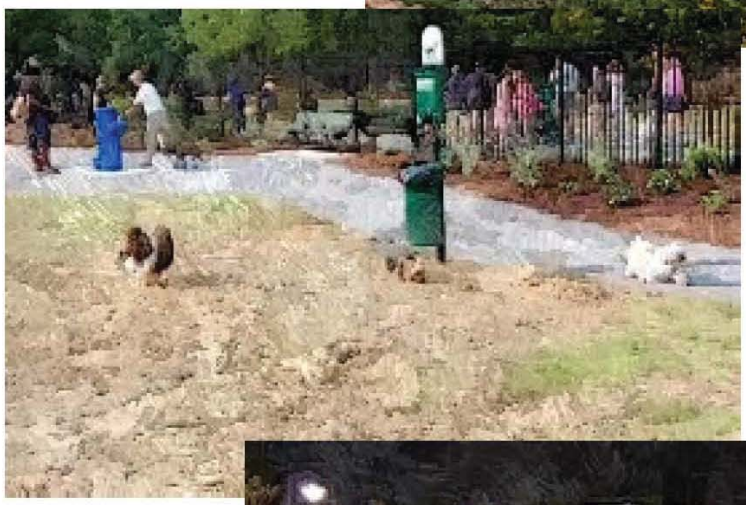
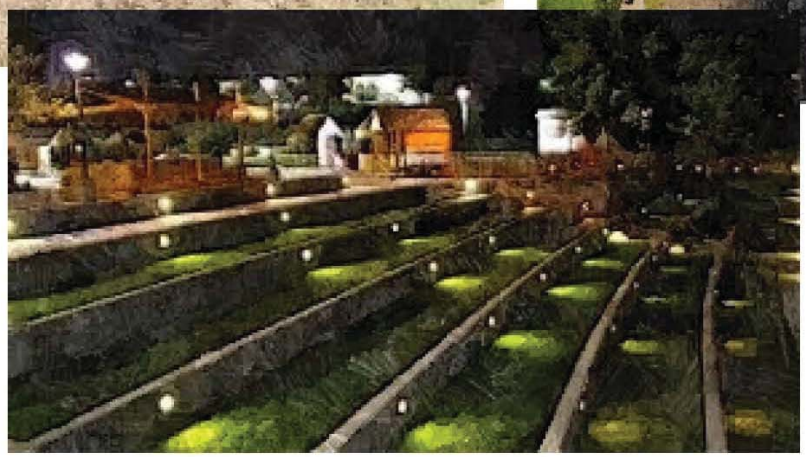


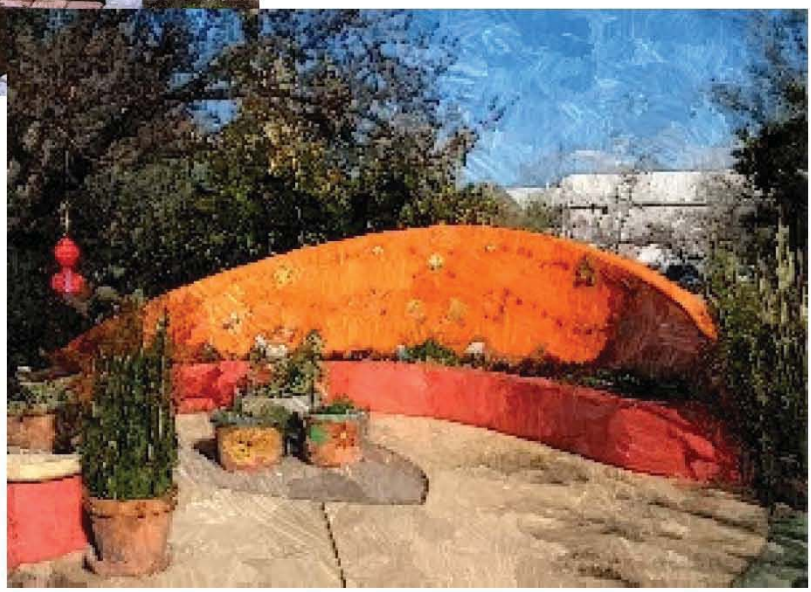




ATTACHMENT 5

The
Artists
Studio

COMMUNITY
GARDEN



6. Appendix D

14 AUGUST 2015

NAKOMA SKY
A PASADA LIFE COMMUNITY

NAKOMA SKY

ORO VALLEY, ARIZONA

APPENDIX D: BUILDING HEIGHT EXHIBIT

The WLB Group WLB
Engineering • Planning • Surveying • Urban Design • Landscape Architecture

TalleyAssociates

three

ATTACHMENT 5

7. Appendix E

La Posada

Reference Map

ATTACHMENT 5

VIEW #1 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #01 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

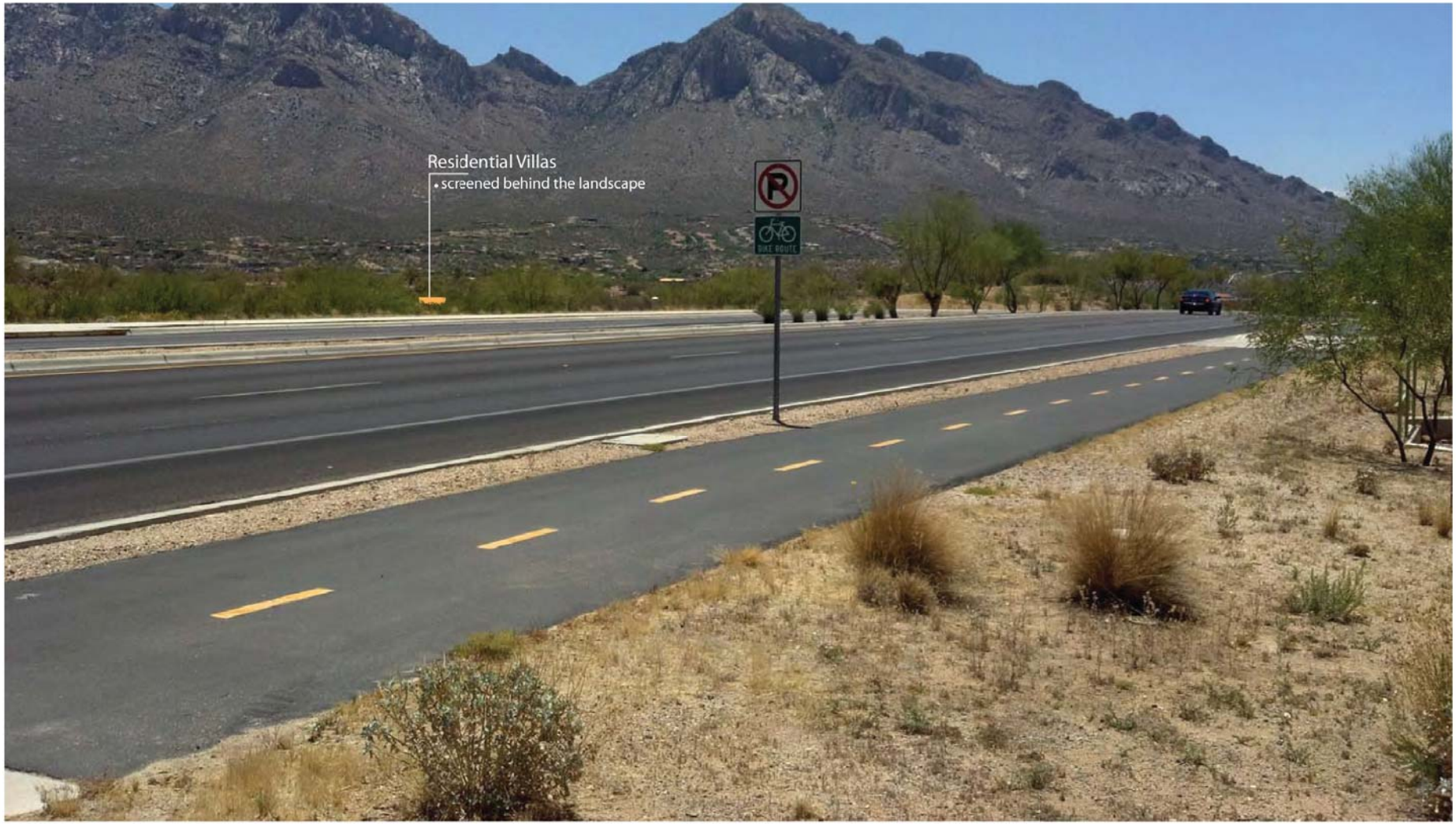
VIEW #02 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5



VIEW #02 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

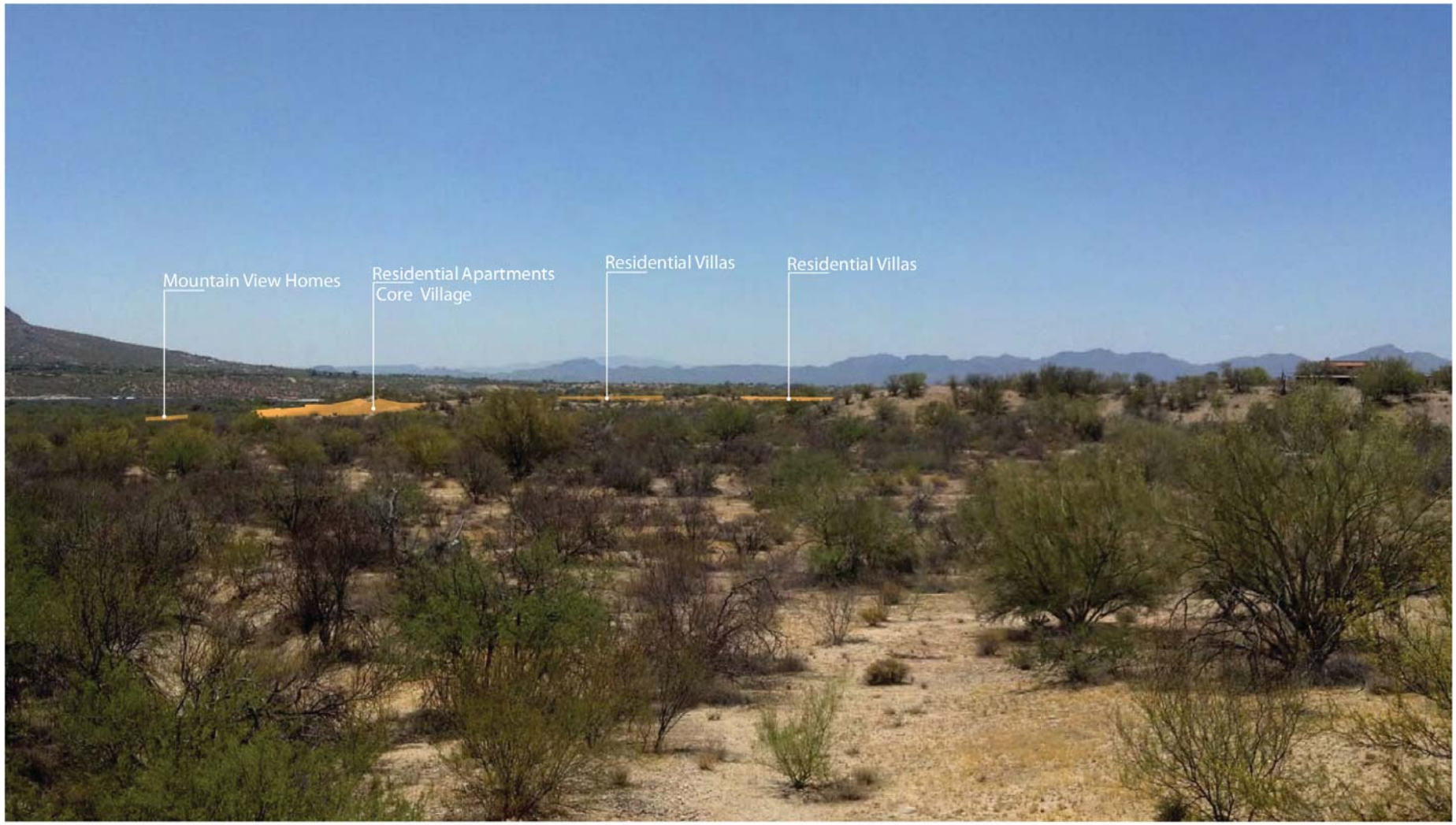
VIEW #03 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5



VIEW #3 PROPOSED

See reference map

Nakoma Sky
Model visual simulation

ATTACHMENT 5

VIEW #04 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #04 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #05 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #05 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #06 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #06 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #07 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #07 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #08 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #08 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #09 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #09 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #10 EXISTING

See reference map for site location

Nakoma Sky
Existing site

ATTACHMENT 5

VIEW #10 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #11 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #11 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #12 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #12 PROPOSED

See reference map for site location

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #13 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #13 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #14 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #14 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #15 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #15 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #16 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #16 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5