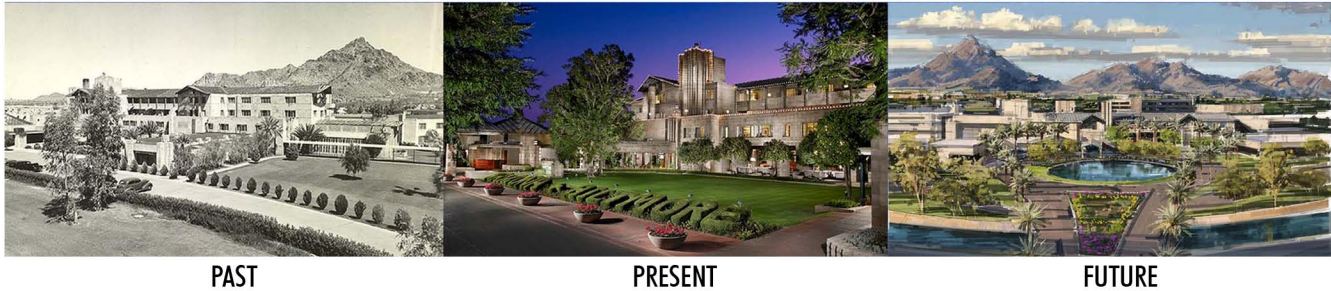


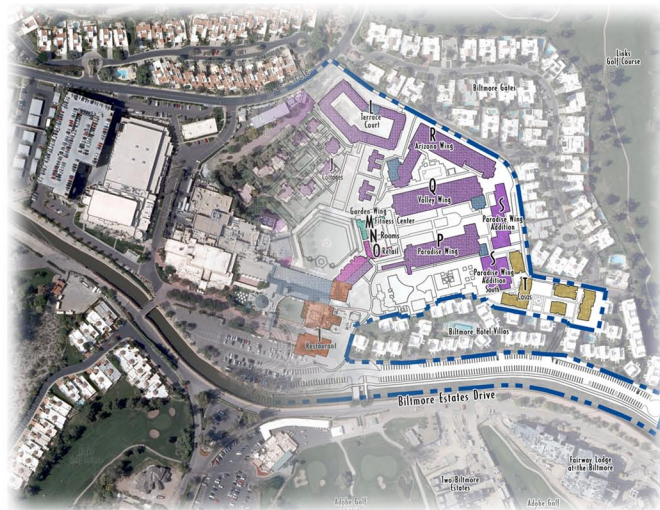
Arizona Biltmore Resort and Spa

Phoenix, Arizona

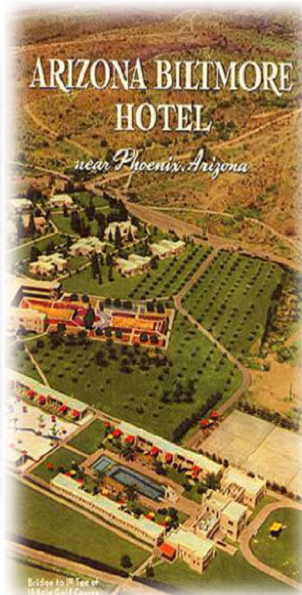
The Arizona Biltmore Resort & Spa has been a world class destination since the 1920's and is a Phoenix Point of Pride. This significant property, with the assistance and direction of LVA, underwent a major re-entitlement process in 2008-2009 to promote renovations, new hotel wings, a contemporary full service spa, new casitas and a new luxury pool. Essential to this re-entitlement was the preservation of the unique historic character of the Biltmore. Great effort went into the preparation of a historic preservation plan and the subsequent Historic District Core Designation. An extensive public participation strategy was formulated to include the surrounding neighborhoods and to elicit their input and support of the improvement of appropriate transitions with their traditional and well established surroundings.



LVA provided planning and design services for this project including detailed site research, land entitlement services, public meeting strategies and presentations, extensive citizen participation plan endeavors, as well as coordination between legal, traffic, civil and architectural consultants which formulated the project team. As a coordinating member of the project team, LVA also was the primary author of the Planned Unit Development zoning entitlement document. This document provides the regulatory framework to ensure the preservation of the historic context and site buildings & features while defining the rules for future development.



Land Use Master Plan 2030



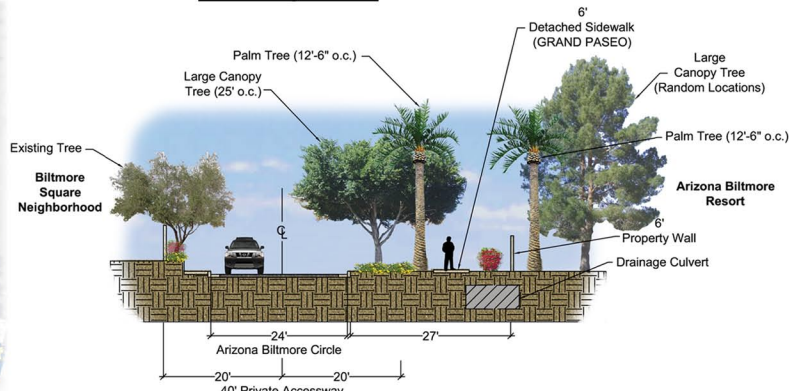
Project Information

- 36 acres
- Historic District Core
- Planned Unit Development Zoning (First PUD in Phoenix)
- World Class Amenities
- Spectacular landscape and 'garden rooms'
- 1200 +/- rooms
- Community involvement and contractual relationship
- Pedestrian Trails and Paths



Building Height Zones

Historic Significance



Section Detail for Land Use Transitions