88-DR-2005#3
REV: 8/17/2006

Todd & Associates, Inc.

Architecture/
Planning/
Landscape
Architecture

PROJECT NARRATIVE

FOR

SKYSONG RESIDENTIAL

T&A Project #06-2007-00
August 17, 2006

Background

The following four basic areas of activity contributed to the planning and design of the SkySong Residential component:

1. The work sessions of the appointed Ad Hoc Citizens Advisory Working Group as representatives of the community.
2. The "Design Guidelines and Development Framework" drafted by this group.
3. This group's incorporation of the city's "Sensitive Design Principles."
4. The vision summary as the final product of the Ad Hoc Working Group's efforts.

The above four areas carry forth the City's basic goal to:

- Create an urban, mixed use, knowledge-based center.
- Include high-tech business in combination with education, research, office and creative options.
- Incorporate appropriate residential, commercial and supportive retail uses.

This goal further supports the City's vision for a unique 21st Century business community location of technology innovation / commercialization to stimulate the economy, revitalize the neighborhood and brand the City / ASU, and the region, as leaders in the knowledge community.

The Ad Hoc Working Group's vision further identifies the ASU Scottsdale Center for New Technology and Innovation as:

- A world class assembly point of knowledge and technology business.
- A catalyst for the renaissance of the entire Scottsdale Road/McDowell Road corridor.

In support of the above vision, the following guiding principles were established by the Ad Hoc Working Group:

- Contribute to the mixed use environment with a balance of residential to office, research, retail, hotel, cultural/civic and open space.
- Interconnect the ASU/Scottsdale site with surrounding retail, commercial, residential areas.

- Create positive relationships to existing residential, regarding scale and proportion.
- Provide parking sufficient for uses while ensuring that it is not a dominant feature on the site or in surrounding areas.
- Create pleasant, pedestrian friendly environments that promote walking that are shaded, safe, accessible, well-lighted and convenient.
- Encourage access and use of public space on the site.
- Enhance pedestrian movement and human scale along the neighborhood access streets.
- Facilitate inter-connectivity between surrounding neighborhoods with convenient access to public space.
- Strengthen bicycle connections and accommodate bicycles by incorporating bicycle parking in parking garages.
- Respect adjacent commercial / residential neighborhoods and seek to strengthen them as revitalization takes place in the area.
- Establish view corridors into the project to draw people within the community to gathering places via public space and retail.
- Respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran environment.

To further strengthen its vision, the Ad Hoc Working Group incorporated the following City of Scottsdale Sensitive Design Principles for the ASU Scottsdale Center:

- Enhance and strengthen the design character of new development.
- Recognize appropriate siting and orientation of buildings to preserve established major vistas and sight lines.
- Provide streetscape continuity along adjacent uses, through use of cohesive landscape, decorative pavement, street furnishings, public art and infrastructure elements.
- Provide landscape and shade elements as well as unifying connections between adjacent developments for pedestrians.
- Design buildings with a logical hierarchy of mass to control the visual impact of building height and size.
- Highlight important building volumes and features such as entries.
- Extend interior spaces into the outdoors, both physically and visually, where appropriate.
- Utilize materials, colors and textures associated with the region.
- Use a variety of textures and natural materials to provide visual interest to business, particularly at the pedestrian level.
- Incorporate shade structures, deep roof overhangs and recessed windows.
- Utilize design strategies and building techniques to minimize environmental impact, reduce energy consumption and endure over time.

- Respond to the desert environment by utilizing a variety of native landscape materials indigenous to the arid region.
- Emphasize the character of the area through careful selection of plant materials in terms of scale, density and management.
- Use water judiciously in the landscape in places of high pedestrian activity.
- Balance ambient light levels with designated focal lighting needs; minimize glare and invasive light overflow to conserve energy and to reflect the character of the area.
- Design signage to be complementary to the architecture, landscape and the site; consider visibility and legibility.
- Utilize exterior materials that are responsive to climate, adjacent context, site orientation and building usage.

SkySong Residential

The residential component of SkySong represents the development direction promulgated by the Ad Hoc Working Group and their efforts in identifying and expressing the desires and wishes of the community. This includes compliance with the City of Scottsdale's "Sensitive Design Principles" and the Ad Hoc Working Group's "Design Guidelines and Development Framework." With regard to these documents, the residential component of 325 market-rate apartments is a viable component of the mixed use development concept for SkySong. The residential development shows parking via a multilevel parking structure accommodating approximately 1,000 cars. This parking is shared with the adjacent research/office building and retail.

SkySong's mixed use environment is conceived as an urban block of housing wrapped around a multi-tenant parking garage. Living units are oriented to streets as well as internal courtyards. Street-level stoops and canopies articulate ground-level unit entries which enliven the streetscape and contribute to human scale. Each street face will have its own unique character based on context, climate and topography. Living plans will offer a broad range of options designed into units ranging from 510 square feet to 1,618 square feet. Additional amenities include wide tree-canopied sidewalks and street furnishings (benches, tree grates, trash receptacles, railings and entry steps, distinctive pavement) to further establish a sense of place with pedestrian scale and walk-able neighborhood character.

Trash chutes have been provided on each floor to convey residents' trash to the first floor of the parking garage where a compactor is located. Compacted trash will be moved via maintenance tractors to enclosures along the "south" access drive on scheduled trash pickup days for access by City trash trucks.

The project includes two major courtyards for year-round use with extensive shade (shade canopies) in summer and sunny areas (sun decks) in winter. In addition, three smaller courtyards serve as extended open air lobbies for arriving guests/residents while offering light and air. The sound of water from small fountains, with sculptural elements for visual interest, provides "white" noise to these passive spaces to ensure privacy. Connectivity is fostered at the street level with access from all four sides of the project to the internal courtyards. These courtyard access points also provide view portals into the project from the street. Additional amenities for residents include 6,000 square feet of clubhouse/common area with exercise room, lounge and conference space.

The east/west oriented Paseo, on the north side of the residential, serves as a major pedestrian way and the connecting link between office/research, retail, residential and the public open space fronting onto 74th Street. This public space of park-like character also engages the "front door" of the residential component with a parkside terrace overlooking the green park space, an invitation for neighborhood use. Connected with retail along SkySong Boulevard, the park space, with its canopy, foundation, and pedestrian furnishings, serves as a gathering/meeting place for technology workers, residents and neighbors.

The Paseo, as well as the street-oriented edges of the project, provides sufficient lighting for safety and night lighting character to promote walk-ability.

Adjacent uses to the residential component include office/research, retail, public park space and parking. Access to this mix of uses is provided from SkySong Residential, as well as from all adjacent neighborhoods. The intent is to provide a walk-able mixed use community providing neighborhood residents the opportunity to experience SkySong.

The intent of the architecture is to complement the streetscape scale with sensitivity, variety and visual interest to convey sense of place. Articulation of building mass, forms and colors are combined to give a contemporary, innovative character to the buildings. Streetscape details promote connectivity with adjacent neighborhoods and within SkySong's mix of uses (office/research, retail, park/open space, residential).

The SkySong residential component is designed with sensitivity to project and neighborhood context to:

- Promote neighborhood connectivity.
- Make it an inviting place for residents and neighbors to share retail uses and public space within SkySong.

The end goal, as expressed by the Ad Hoc Working Group and the City of Scottsdale, is to bring together those elements of mixed-use that can serve as a catalyst in revitalizing the neighborhood and community. By incorporating office/research, retail, residential and park space, a viable, sustainable neighborhood can be created for live, work and play.

Innovative/Sustainability Elements

Currently, there is no LEED (Leadership in Energy and Environmental Design) certification standard for multi-family housing. The designers and developers of SkySong are working with Anthony Floyd of the City of Scottsdale's Green Building Program to establish a standard for Green Building for the project that will become the standard for all multi-family construction in the City.

The following are identified as Innovative/Green Building Components for SkySong Residential:

- Water Harvesting (landscape irrigation use)
- Solar Voltaic Fabric Canopies at entries
- Sustainable Building Materials – interior and exterior
- Direct and Indirect Solar Screening
- Interior Light Shelves
- Solar Control Low E Glass
- Low Water Consumption Landscape-Drought Tolerant Plant Material
- Permeable Paving Materials (streetscape)
- FSC Certified Lumber
- Recycled Cotton Insulation
- Zero and Low VOC Paints
- Low Water Consumption Toilets
- Low Flow Showerheads
- Low VOC Formaldehyde-free Cabinets
- Low Energy Use Lighting
- Energy Efficient Mechanical Systems (AC/ventilation)
- Sun Screening Devices (louvers, overhangs, shade structures)

Todd & Associates is committed to sustainable design as an essential part of the SkySong project and dedicated to minimizing the consumption of resources and impact on the environment.

Architectural Design Concept

The overall intent of the architectural design is to:

- Reflect the "spirit" of SkySong as a center of innovation and technology.
- Convey through the architectural design response a sense of place grounded as a distinct expression of the residential living space of technology workers.
- Create an image uniquely recognizable as "SkySong" within a residential context fitting for the neighborhood and community; a blending of innovation plus technology with the southwest desert landscape.

Architectural Elevations

Horizontal recessed bands reflect desert ledge stone in both form and color providing a strong shading component to the building façade.

Simple forms with deeply recessed windows, horizontal 'ledge' bands and aluminum louvers create a rhythm of building components. These are complemented by sand-stone building corners and entry walls. The overall affect is a synthesis of technology, sustainable responsiveness and abstract desert imagery. Use of fabric sails at the corners and pedestrian entries are intended to emulate SkySong's signature element without copying or using materials in the exact fashion; yet establishing a visual and thematic connectivity to the previous phases of the SkySong project.

Louvers are employed in both horizontal and vertical arrangements, depending on solar orientation. The use of horizontal and vertical louvers gives visual uniformity to the project while allowing each elevation a purposeful and distinct visual character in response to solar orientation.

The background parapet with sweeping curved form and bold color is intended to lend a level of continuity to the architecture as a total composition. As it sweeps toward building corners, it splits the building apart and finds a way to connect with the ground plane while sheltering a four-story slot of glass. Metal clad window bays give an innovative / hi-tech character and tie compositionally with metal louver panels, aluminum banding and cable balcony railings.

Color is utilized as an accent and unifying element with the more vibrant colors utilized in the recessed parts of the façade; and as a background color for the sweeping curved parapet element. Brighter colors are also utilized at the corners and pedestrian entries at street level. Color selection is made to recall the vibrant colors found in desert blooming plants. Colors proposed for the building base and panelized horizontal banding are more subtle colors that tie to the proposed desert tan of the Phase 1 and 2 office buildings.

Entries are celebrated with fabric canopies and two-story or four-story openings to create views into the project courtyards. The intent is to also make these entrances identifiable at the street level from the pedestrian vantage point.

Sustainability and Environmental Attribute

Multifamily development often is more environmentally friendly than low-density development.

- Multifamily development tends to be more compact than single-family housing development, thereby creating less land disturbance and fewer impervious surfaces.
- Multifamily residents tend to drive fewer miles per unit and also tend to use public transportation more frequently than residents of single-family housing.
- Smaller multifamily units use less electricity and apartment residents in general use less water per unit than single-family homes.
- Multifamily housing creates efficiencies that make it easier and more affordable to pick up trash and recyclables, and to pick up and deliver mail.

Multifamily housing can help minimize area-wide traffic congestion.

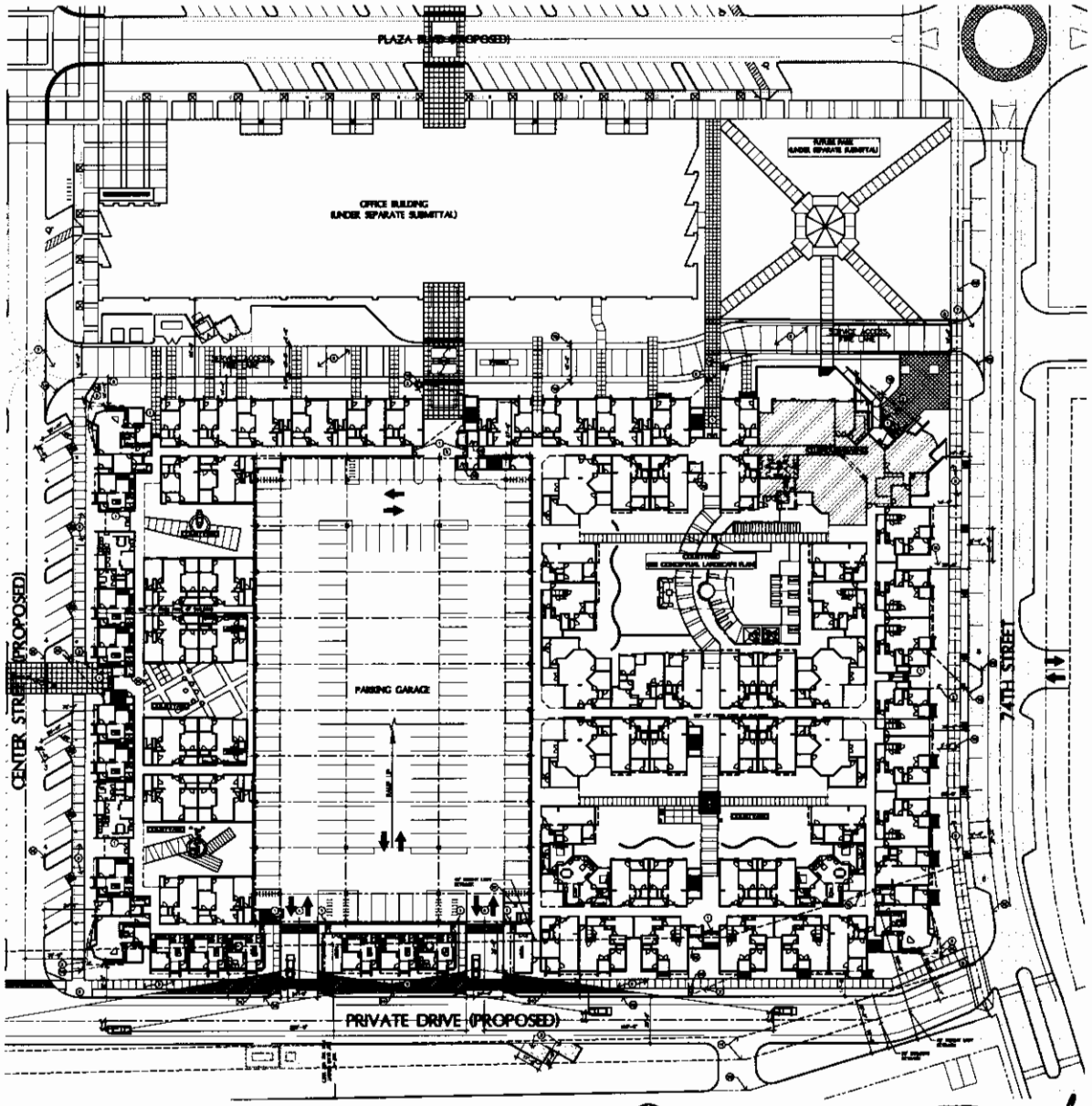
- While it may increase traffic at an individual site, multifamily housing can significantly relieve overall regional traffic congestion.
- When affordable housing choices near job centers are in short supply, workers must live in distant locations where housing is more affordable, resulting in long, frustrating, and expensive commutes and contributing to area-wide traffic congestion.
- Multifamily housing allows more people to live in housing they can afford that is near their work.
- Multifamily housing developments that are clustered along transportation corridors make various kinds of mass transportation feasible.
- Multifamily residents average one motor vehicle per household, while owner-occupied households average two vehicles.
- Single-family housing is likely to generate an average of ten auto trips per weekday while apartments generate only seven; high-rise apartments generate even fewer trips, averaging only four trips per day.
- The availability of recreational facilities – including fitness centers, pools and picnic areas – within the multifamily community reduces the need for auto trips as most residents can walk to these amenities.

Multifamily housing is a key component of smart growth.

- Well-planned, higher-density housing in areas designated for growth has always been an integral component of smart growth.
- By housing more people on less land, multifamily housing developments make it possible to preserve more open space and natural features than do single-family housing developments.
- Multifamily housing reduces development pressure on the remaining undeveloped land in a region.

- Multifamily housing usually requires less public infrastructure, including roads, sewer and water pipes, and electricity and gas lines.
- Multifamily housing makes it financially feasible to integrate commercial and retail uses into a neighborhood.
- Multifamily housing has a smaller per-housing-unit fiscal impact on local governments than single-family homes because it has a smaller impact on local schools. In many cases, apartment and condominium residents effectively subsidize the education of children from single-family homes.

Source: Urban Lands Institute (2003), The Case for Multifamily Housing, Washington, DC



SITE DATA:

PROJECT NAME:	SKYSONG
LOCATION:	SEC OF SCOTTSDALE RD AND McDOWELL RD
USE:	MULTI-FAMILY DWELLING UNITS
EXISTING ZONING:	P-C (PLANNED COMMUNITY DISTRICT)
OCCUPANCY:	R-2
ZONING CASE NO.:	460-PA-2004
GROSS SITE AREA:	± 37.08 ACRES
NET SITE AREA:	± 37.08 ACRES
MAX. FLOOR AREA RATIO:	NA
VOLUME RATIO:	
MAX. ALLOWED:	25,826,337 C.F.
VOLUME PROVIDED:	
RESIDENTIAL:	3,124,795 C.F.
GARAGE:	3,087,796 C.F.
BUILDING HEIGHT ALLOWED:	60'; 45' FOR THE FIRST 100' FROM SOUTH PROPERTY LINE.
BUILDING HEIGHT PROPOSED:	45' SOUTH SIDE SIDE ONLY AND 52' FOR THE REST OF RESIDENTIAL; 60', MAX. 6 LEVEL PARKING STRUCTURE
REQUIRED YARDS:	
FRONT:	N.A.
SIDE AND REAR:	50' MIN. FROM SOUTHERN RESIDENTIAL DIST. FOR BUILDINGS 36' HIGH. 50'-100' MIN. FROM SOUTHERN RESIDENTIAL DIST. FOR BUILDINGS UP TO 45' HIGH. 100' MIN. FROM SOUTHERN RESIDENTIAL DIST. FOR BUILDINGS UP TO 60' HIGH.
PROVIDED:	46' MIN. FROM SOUTHERN PROPERTY LINE FOR 45' HIGH BUILDING. 100' FROM SOUTHERN PROPERTY LINE FOR PORTIONS OF BUILDING ABOVE 45'.

GROSS FLOOR AREA:	RESIDENTIAL	GARAGE
FIRST FLOOR:	113,439 SF	35,778 SF
SECOND FLOOR:	110,264 SF	35,778 SF
THIRD FLOOR:	113,021 SF	35,778 SF
FOURTH FLOOR:	104,918 SF	35,778 SF
FIFTH FLOOR:		35,778 SF
SIXTH FLOOR:		44,285 SF
TOTAL:	441,663 SF	323,185 SF

OPEN SPACE REQUIRED: 322,897 SF TOTAL FOR THE PCD
OPEN SPACE PROVIDED: PHASE I-III: 315,567 SF

DENSITY ALLOWED: 600 D.U. (2000 S.F./D.U.)
DENSITY PROVIDED: 325 D.U.

UNIT MIX:

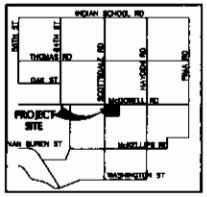
1 BEDROOM	148 UNITS – 45%
2 BEDROOM	162 UNITS – 50%
3 BEDROOM	15 UNITS – 5%
	325 UNITS – 100%

RESIDENTIAL PARKING:

REQUIRED:	
1 BEDROOM (148 D.U.X1.3)	192 P.S.
2 BEDROOM (162 D.U.X1.7)	275 P.S.
3 BEDROOM (15 D.U.X1.9)	29 P.S.
TOTAL REQUIRED	496 P.S. (1.53 P.S./D.U.)
ACCESSIBLE REQUIRED	4% OF 496 P.S. = 20 P.S.
PROVIDED IN GARAGE:	
OFFICE BUILDING	464 P.S.
RESIDENTIAL	496 P.S. (1.53 P.S./D.U.)
TOTAL PROVIDED	
OFFICE BUILDING	464 P.S.

KEYNOTES:

1. BUILDING ENTRANCES/EXITS
2. FABRIC AWNING
3. REFUSE ENCLOSURE
4. VEHICULAR ENTRANCE TO PARKING GARAGE
5. PEDESTRIAN ACCESS TO PARKING GARAGE
6. STAMPED CONCRETE PEDESTRIAN "FAKEO"
7. MOUNTABLE CURB
8. FIRE HYDRANT (APPROX. LOCATION)
9. CONCRETE SIDEWALK
10. PROPERTY LINE
11. BUILDING EASEMENT
12. PEDESTRIAN LINKAGE FROM PROJECT TO OTHER BUILDINGS ON SITE
13. 6" CONCRETE CURB
14. SIGHT DISTANCE TRIANGLE
15. ELEVATOR EQUIPMENT ROOM
16. DECORATIVE SHADE STRUCTURE SUPPORT (NOTE: SUPPORT AND SHADE STRUCTURE EXTEND OVER SIDEWALK BELOW)
17. TRASH CHUTE / COMPACTOR @ GRADE
18. RESIDENTIAL ACCESS ONLY ELEVATOR – EXCEEDS 60' HEIGHT LIMIT BY 5'
19. 4' GRASS-CRETE STRIP BOTH SIDES OF PASEO
20. BICYCLE PARKING SPACES (54 TOTAL)



0' 15' 30' 60'

CONCEPTUAL SITE PLAN

DEVELOPMENT REVIEW BOARD SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

88-DR-2005#3
REV: 8/17/2006

HIGGINS DEVELOPMENT PARTNERS
THE PLAZA COMPANIES

SEC OF MCDOWELL & SCOTTSDALE - SCOTTSDALE ARIZONA

SKYSONG RESIDENTIAL

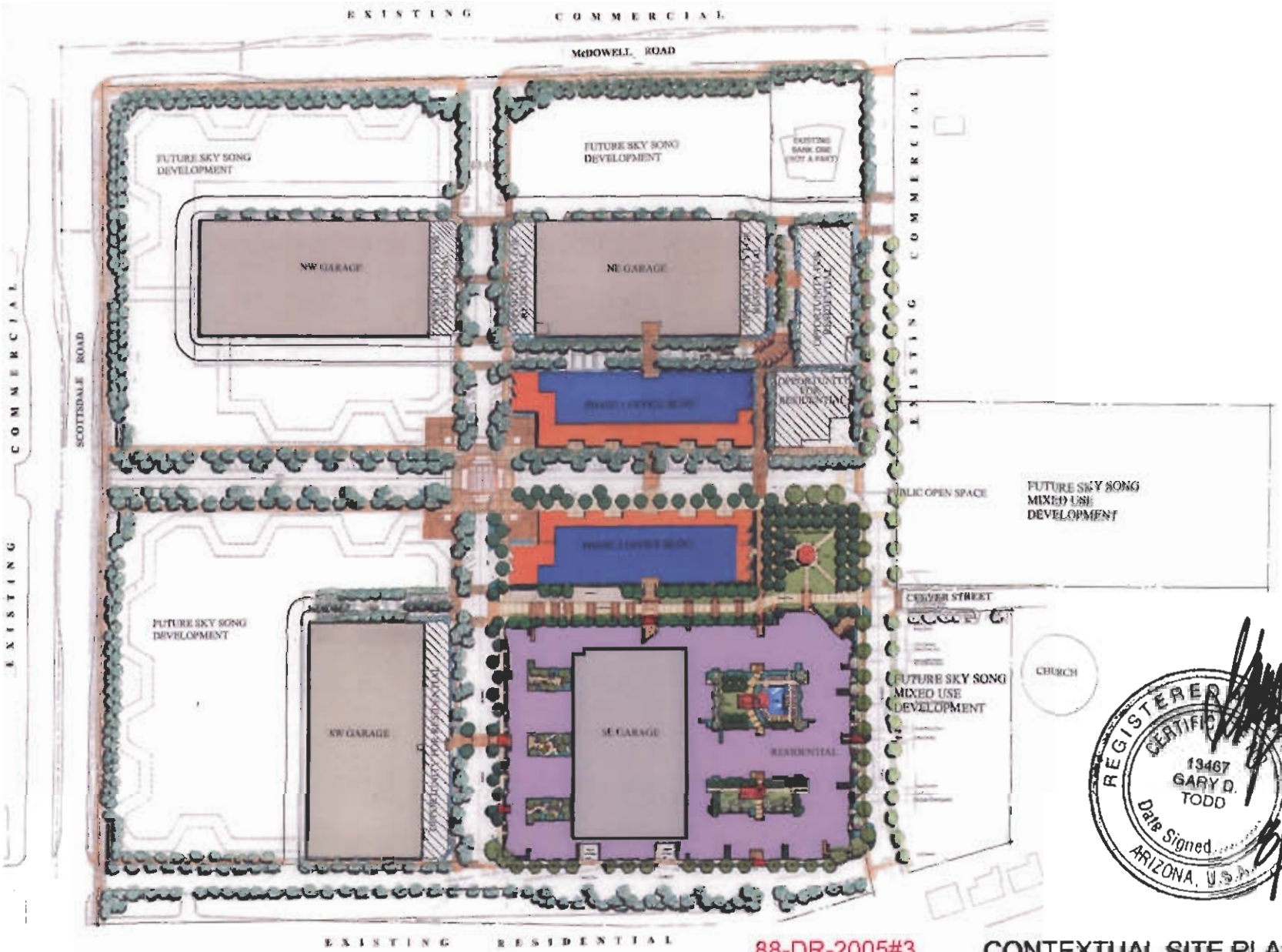
Todd & Associates Inc.
Architecture/Planning/
Landscape Architecture
4019 North 44th Street
Phoenix, Arizona 85018
p.602.952.8280
f.602.952.9665
www.toddassoc.com

JOB#: 06.2007.00

REGISTERED ARCHITECT
CERTIFICATE NO. 13467
GARY D. TODD
Date Signed 8/17/06
ARIZONA, U.S.A.

Date: 08.17.06
Case #: 460-PA 2004

A2



REGISTERED ARCHITECT
CERTIFICATE
13467
GARY D. TODD
Date Signed 8/17/06
ARIZONA, U.S.A.

88-DR-2005#3
REV: 8/17/2006

CONTEXTUAL SITE PLAN

DEVELOPMENT REVIEW BOARD SUBMITTAL

Todd & Associates Inc.
JOB#: 06.20007.00
Architecture/Planning/ Landscape Architecture
4016 North 44th Street
Phoenix, Arizona 85018
p.602.952.8280
f.602.952.9995
www.toddassoc.com

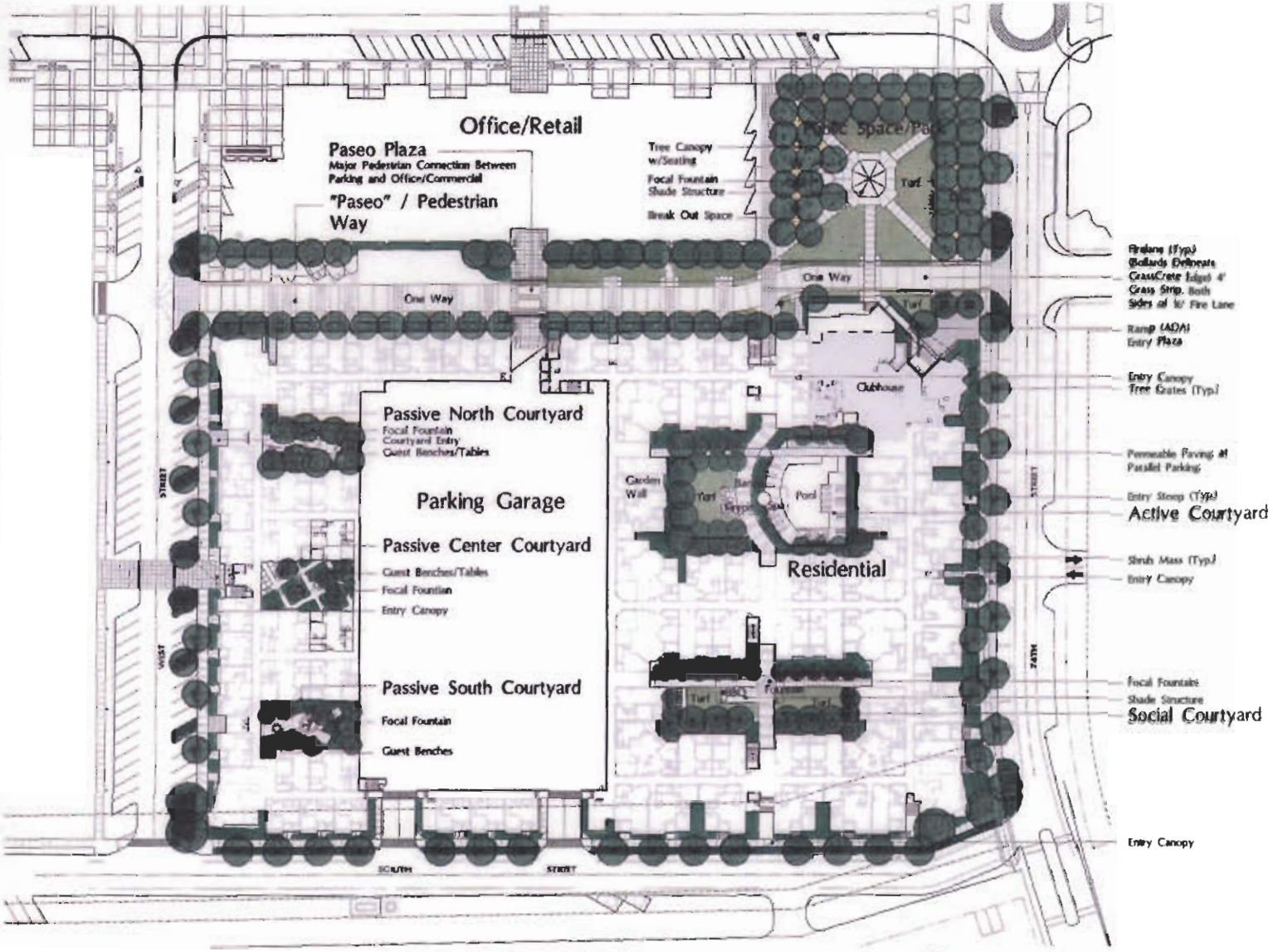
HIGGINS DEVELOPMENT PARTNERS
THE PLAZA COMPANIES

SEC OF MCDOWELL & SCOTTSDALE · SCOTTSDALE ARIZONA

SKYSONG RESIDENTIAL

Date: 08.17.06
Case #: 46-PA 2004

L1



PLANT LEGEND

Symbol	Common Name / Botanical Name	Size	Quan.
Trees			
	[illegible]	[illegible]	[illegible]
Shrubs/Groundcover			
	[illegible]	[illegible]	[illegible]
Misc.			
	[illegible]		

WATER INTENSIVE LANDSCAPE/TURF CALCULATIONS

[illegible]

NOTES:

[illegible]

88-DR-2005#3
REV: 8/17/2006

CONCEPTUAL LANDSCAPE PLAN

DEVELOPMENT REVIEW BOARD SUBMITTAL

Todd & Associates Inc.
Architecture/Planning/Landscape Architecture
4015 North 44th Street
Phoenix, Arizona 85018
p 602.952.8280
f 602.952.8285
www.toddassoc.com

JOB#: 06 2007 00

HIGGINS DEVELOPMENT PARTNERS
THE PLAZA COMPANIES

SEC OF MCDOWELL & SCOTTSDALE · SCOTTSDALE ARIZONA

SKYSONG RESIDENTIAL

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14252 BRADLEY A. WINKLER Date Signed 8-17-06 ARIZONA, U.S.A.

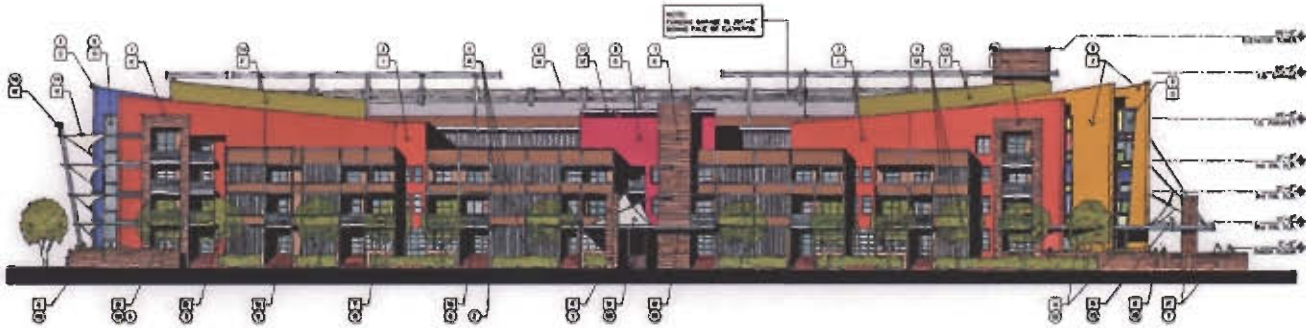
Date: 05.29.06
Case #: 460-PA 2004

L1.1

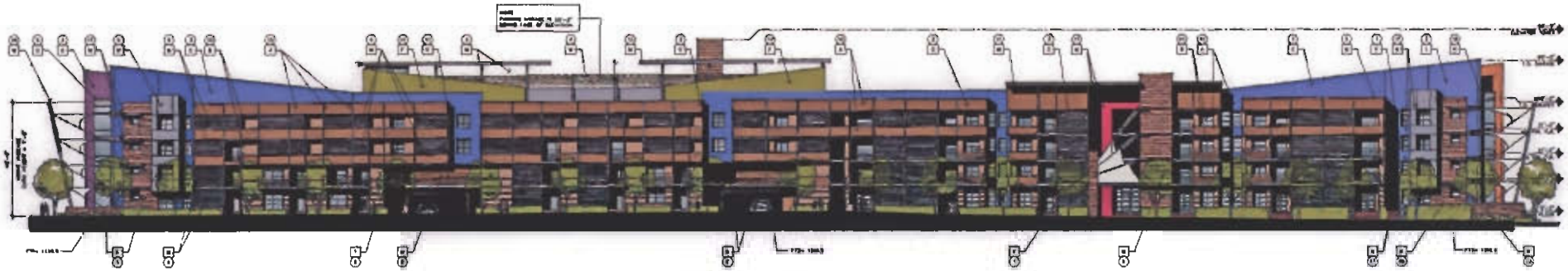
KEYNOTES:

GENERAL NOTES:

COLOR SCHEDULE:



EAST ELEVATION



SOUTH ELEVATION

88-DR-2005#3
REV: 8/17/2006

EXTERIOR ELEVATIONS

DEVELOPMENT REVIEW BOARD SUBMITTAL

Todd & Associates Inc.
JOB#: 06.2007.00
Architecture/Planning/
Landscape Architecture
4019 North 44th Street
Phoenix, Arizona 85018
p.602.952.8280
f.602.952.8285
www.toddassoc.com

HIGGINS DEVELOPMENT PARTNERS
THE PLAZA COMPANIES

SEC. OF MCDOWELL & SCOTTSDALE - SCOTTSDALE ARIZONA

SKYSONG RESIDENTIAL

REGISTERED ARCHITECT
CERTIFICATE NO. 13467
GARY D. TODD
Date Signed.....
ARIZONA, U.S.A.

Date: 08.17.06
Job #: 460-PA 2004

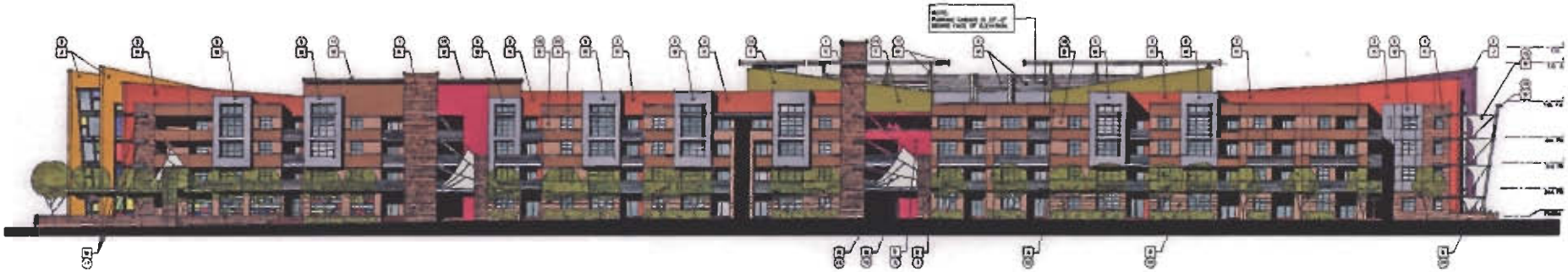
A13

KEYNOTES:

GENERAL NOTES:

COLOR SCHEDULE:

WEST ELEVATION



NORTH ELEVATION

88-DR-2005#3
REV: 8/17/2006

EXTERIOR ELEVATIONS

DEVELOPMENT REVIEW BOARD SUBMITTAL

Todd & Associates, Inc.
Architecture/Planning/
Landscape Architecture
4019 North 44th Street
Phoenix, Arizona 85018
p.602.952.8280
f.602.952.9660
www.toddassoc.com

JOB#: 06.2007.00

HIGGINS DEVELOPMENT PARTNERS
THE PLAZA COMPANIES

SEC OF MCDOWELL & SCOTTSDALE . SCOTTSDALE ARIZONA

SKYSONG RESIDENTIAL

REGISTERED ARCHITECT
CERTIFICATE
13467
GARY D.
TODD
Date Signed 5/17/06
ARIZONA, U.S.A.

Date: 06.17.06
Case # 480-PA 2004

A14

EAST ELEVATION

N.T.S

SOUTH ELEVATION

N.T.S.

88-DR-2005#3
REV: 8/17/2006

EXTERIOR ELEVATIONS

DEVELOPMENT REVIEW BOARD SUBMITTAL

Todd & Associates Inc.
Architecture/Planning/
Landscape Architecture
4619 North 44th Street
Phoenix, Arizona 85018
p.602.952.8388
f.602.952.8885
www.toddassoc.com

JOB#: 04.2007.00

HIGGINS DEVELOPMENT PARTNERS
THE PLAZA COMPANIES

NEC OF MCDOWELL & SCOTTSDALE - SCOTTSDALE ARIZONA

SKYSONG RESIDENTIAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D.
TODD
Date Signed 8/17/06
ARIZONA, U.S.A.

Date: 08.17.06
Case #: 4[illegible]-PA 2004

A15

WEST ELEVATION

N.T.S.

NORTH ELEVATION

N.T.S.

88-DR-2005#3
REV: 8/17/2006

EXTERIOR ELEVATIONS

DEVELOPMENT REVIEW BOARD SUBMITTAL

Date: 08.17.06
Case # 480-PA 2004

A16

Todd & Associates Inc.
JOB#: 05.2007.00
Architecture/Planning
Landscape Architecture
6919 North 44th Street
Phoenix, Arizona 85018
p.602 952 8289
f.602 952 9995
www.toddassoc.com

HIGGINS DEVELOPMENT PARTNERS
THE PLAZA COMPANIES

SEC OF MCDOWELL & SCOTTSDALE , SCOTTSDALE ARIZONA

SKYSONG RESIDENTIAL

REGISTERED ARCHITECT
CERTIFICATE
13467
GARY D.
TODD
Date Signed 8/17/06
ARIZONA, U.S.A.