

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 3, 2016 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

70th Street Lofts 31-DR-2016

Location: 3425 North 70th Street

Request: Request approval of the site plan, landscape plan, building elevations, and exterior lighting plan for a new three-story residential condominium development, with 15 dwelling units in approximately 22,800 square feet of building area, on an approximately 0.66-acre site.

OWNER

Viridis Group Development
480-440-5665

ARCHITECT/DESIGNER

Synectic Design
480-948-9766

ENGINEER

David Bixler & Associates
480-219-2886

APPLICANT CONTACT

Lance D. Baker
Synectic Design
480-948-9766

BACKGROUND

Zoning

This property is zoned Downtown/Downtown Multiple Use Type – 2 Downtown Overlay (D/DMU-2 DO), which allows standalone residential and commercial uses, or a mixture of commercial and residential uses in a mixed-use development form.

Context

Located on the southeast corner of the intersection of North 70th Street and East 6th Street, the site is generally surrounded by office, parking, and residential uses.

Adjacent Uses and Zoning

- North: East 6th Street, and farther north is a vacant office/retail building, zoned Highway Commercial Downtown Overlay (C-3 DO)
- South: Existing office building, zoned Highway Commercial Downtown Overlay (C-3 DO)
- East: Existing parking lot, zoned Highway Commercial Downtown Overlay (C-3 DO)
- West: Existing multi-family development and single-family home, zoned Multiple-family Residential (R-5)

Key Items for Consideration

- Scottsdale Sensitive Design Principles (SSDP): Materials with colors associated with this region should be utilized.
- Downtown Urban Design and Architectural Guidelines (DUDAG): Building colors should emphasize light and muted colors, with light earth tones dominant.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant request is for approval of the site plan, landscape plan, building elevations, and exterior lighting for a new three-story residential condominium development that contains 15 dwelling units on an approximately 0.66-acre site.

Neighborhood Communication

Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held an open house on January 25, 2016 for case 31-DR-2016, and the associated Zoning District Map Amendment application, Case No. 3-ZN-2016. Staff has not received any comments regarding case 31-DR-2016.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Located at the southeast corner of North 70th Street and East 6th Street, the proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed development is consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, retail, and residential structures in the area.

Vehicular access will be provided from North 70th Street and East 6th Street abutting the property. Also, pedestrian access will be provided from these streets. The North 70th Street is limited to exit and emergency and service vehicle access only in accordance with the stipulations of the associated Zoning District Map Amendment application, Case 3-ZN-2016.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of buildings in the adjoining area were developed early 1960s and mid 1970s and are reminiscent of a non-descript southwest architecture style of the era. The most recent development in the area is the Aerium Townhomes on the northwest corner of North 70th Street and East 6th Street. This development was complete earlier this year, and consists of a contemporary southwest architectural style and building and site colors consistent with the Scottsdale Sensitive Design Principles and the Downtown Urban Design and Architectural Guidelines.

The proposed development responds to the contextual area through the use of various forms, volumes, and massing that provide a hierarchy to the building features and elements that assist in

providing a complementary human scale that is consistent in with SSDP and DUDAG. To assist with the pedestrian orientation of the building, the ground floor residential units with low patio wall, and the development's amenity area, face North 70th Street. In addition, the second and third-story residential units have balconies fronting North 70th Street and East 6th Street.

The design incorporates contextual materials (glass, stucco, and steel) that promote a supportive design relationship with the context area. Although to differentiate the architectural style in the macro-contextual design area, the proposed design incorporates charcoal-gray and wood grain metal panels, dark bronze door and window mullions, cable railings and light and medium grey stucco colors. Due to the proposed monochromatic use the gray colors and materials, staff has concerns with the proposed design as it pertains to conformance with the Scottsdale Sensitive Design Principles (SSDP), DUDAG, and the Scottsdale Commercial Design Guidelines (SCGD).

In accordance with the above referenced principles and guidelines, the design of the built environment should respond to the desert environment through the use of textures and natural materials that provide visual interest and richness through the use of a simplified palette of materials and colors. In addition, material colors should be muted desert tones. Muted desert tones are generally tints, tones, and shades of reds, oranges, yellows, greens, blues, browns, and purples that have a soft placid saturation that consist of a subdued intensity. Colors that are more intense and saturated may be used as accents, and minimized in the overall composition of the building.

Consistent with the SSDP, DUDAG, and SCGD, the use of color in a development is to emphasize the regional traditions and the Sonoran Desert. As emphasized above, the regional area of Sonoran Desert has a vibrant variety of colors to select from, and a more appropriate basis of colors for the development should be utilized to maintain a harmonious compatibility with the Downtown, City, and the Sonoran Desert.

Development Information

- Existing Use: Vacant lot
- Proposed Use: Multi-family Residential
- Parcel Size: 0.4 Acres
- Building Height Allowed: 66 feet inclusive of rooftop appurtenances
- Building Height Proposed: 36 feet 6 inches
- Parking Required: 28
- Parking Provided: 28
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 42 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board continue case 31-DR-2016, 70th Street Lofts, and direct the applicant to revise the proposed buildings colors to comply with the Scottsdale Sensitive Design Principles and the Downtown Urban Design and Architectural Guidelines.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

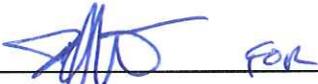
STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY


Dan Symer, AICP, Report Author 10/25/16
Date


Steve Venker, Development Review Board Coordinator 10/25/16
Date
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

 FOR
Randy Grant, Director 10/27/2016
Date
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- 1. Context Aerial
- 1A. Close-Up Aerial
- 2. Applicant's Narrative
- 3. Zoning Map
- 4. Combined Context Aerial and Site Plan
- 5. Site Plan
- 6. Building Elevations
- 7. Perspective
- 8. Material and Color Board
- 9. Landscape Plans
- 10. Electrical Site Plan
- 11. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
70th Street Lofts
Case Number: 31-DR-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Synectic Design, Inc., with a city staff date of 7/6/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Synectic Design, Inc., with a city staff date of 7/6/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Design Ethic, with a city staff date of 07/6/2016.
 - d. The case drainage report submitted by Land Development Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Land Development Group and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was, 3-ZN-2016.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing,

exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

LANDSCAPE DESIGN:

Ordinance

- B. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- C. All trees shall be mature as defined by the Zoning Ordinance, and fifty (50) percent of the trees shall have a minimum three (3) inch caliper single trunk or one and one-half (1½) inch caliper average trunk multi-trunk tree. Palm Trees shall have a minimum trunk of 12-feet-tall.

DRB Stipulations

- 4. All landscape rocks shall be angular decomposed granite. No river rock shall be utilized.

EXTERIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall be shielded.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 5. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 6. All bicycle racks shall comply with City of Scottsdale (COS) Supplements to MAG Specifications and Details, detail 2285.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

Ordinance

- G. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the right-of-way, easements and receive plan approval in accordance with the stipulations of the Zoning District Map Amendment, Case No. 3-ZN-2016.

DRB Stipulations

- 7. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes and Requirements
North 70 th Street	Local street	Existing 30 feet east half street	Street pavement, curb ramp, driveways	a., b., c., d
North 6 th Street	Local Street	Existing 30 feet east half street	Street pavement, curb ramp, driveways	a., b., c., e

- a. Mill and pave the east half of North 70th Street adjacent to the property.
- b. Mill and pave the south half of East 6th Street adjacent to the property.
- c. The curb ramp at the southwest corner of intersection of North 70th Street and East 6th Street shall be constructed in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2234.
- d. Construct a driveway to East 6th Street, in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2256-CL3 and modified as shown on the above referenced site plan.
- e. Construct a driveway to North 70th Street, in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2256-CL4.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- H. Prior to the issuance of a building permit for the site, the owner shall dedicate all easements in accordance with the stipulations of the Zoning District Map Amendment, Case No. 3-ZN-2016.
- I. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

DRB Stipulations

- 8. Before any building permit is issued for the site, the owner shall receive approval of a Release of Easement Application to release the existing one (1) foot Non-Vehicular Access Easements adjacent to North 70th Street and East 6th Street.

DRAINAGE AND FLOOD CONTROL:

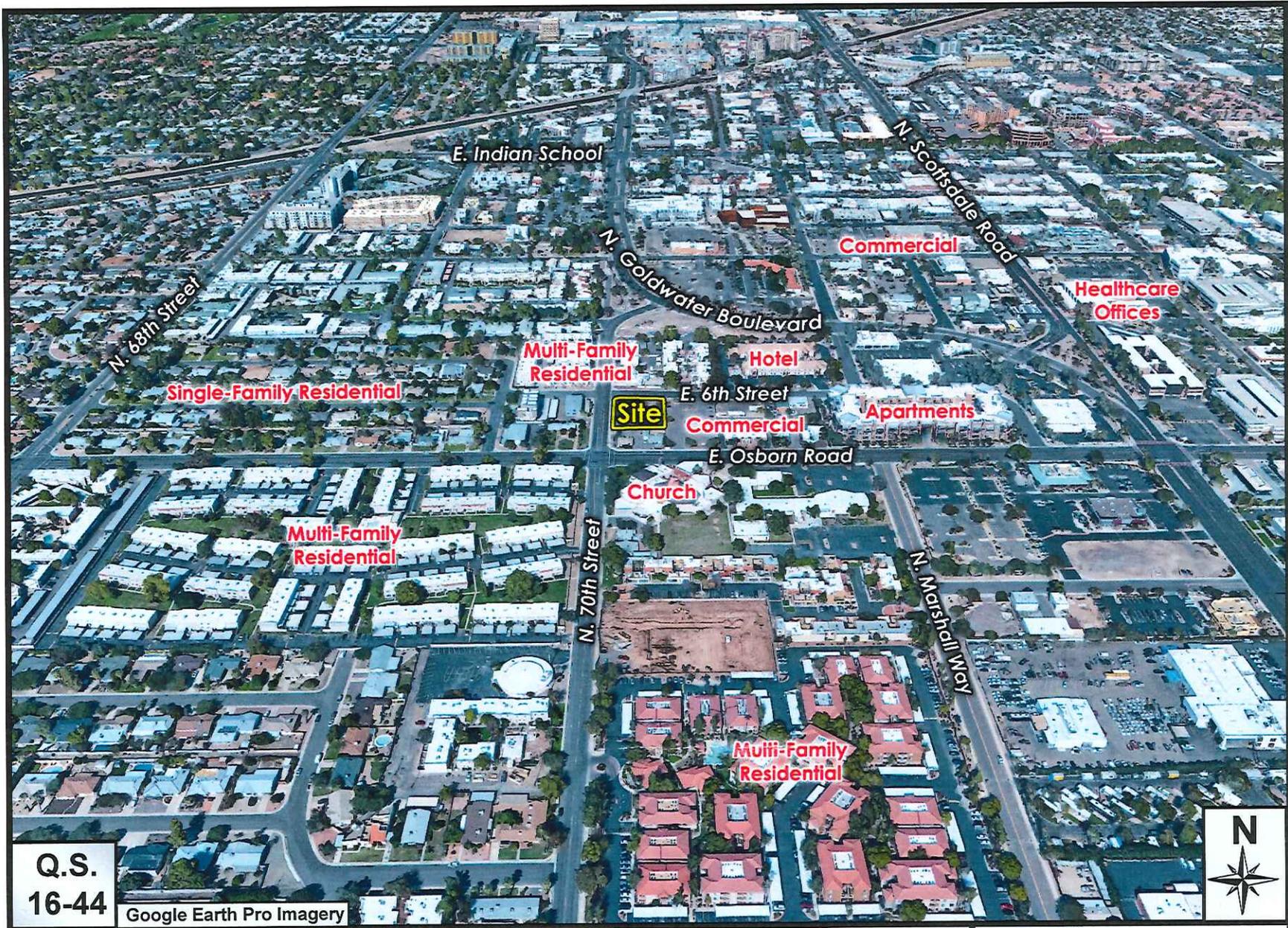
DRB Stipulations

9. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

ADDITIONAL ITEMS:

Ordinance

- J. Prior to the obtaining a final site inspection, the owner shall place all new and relocated powerlines underground.



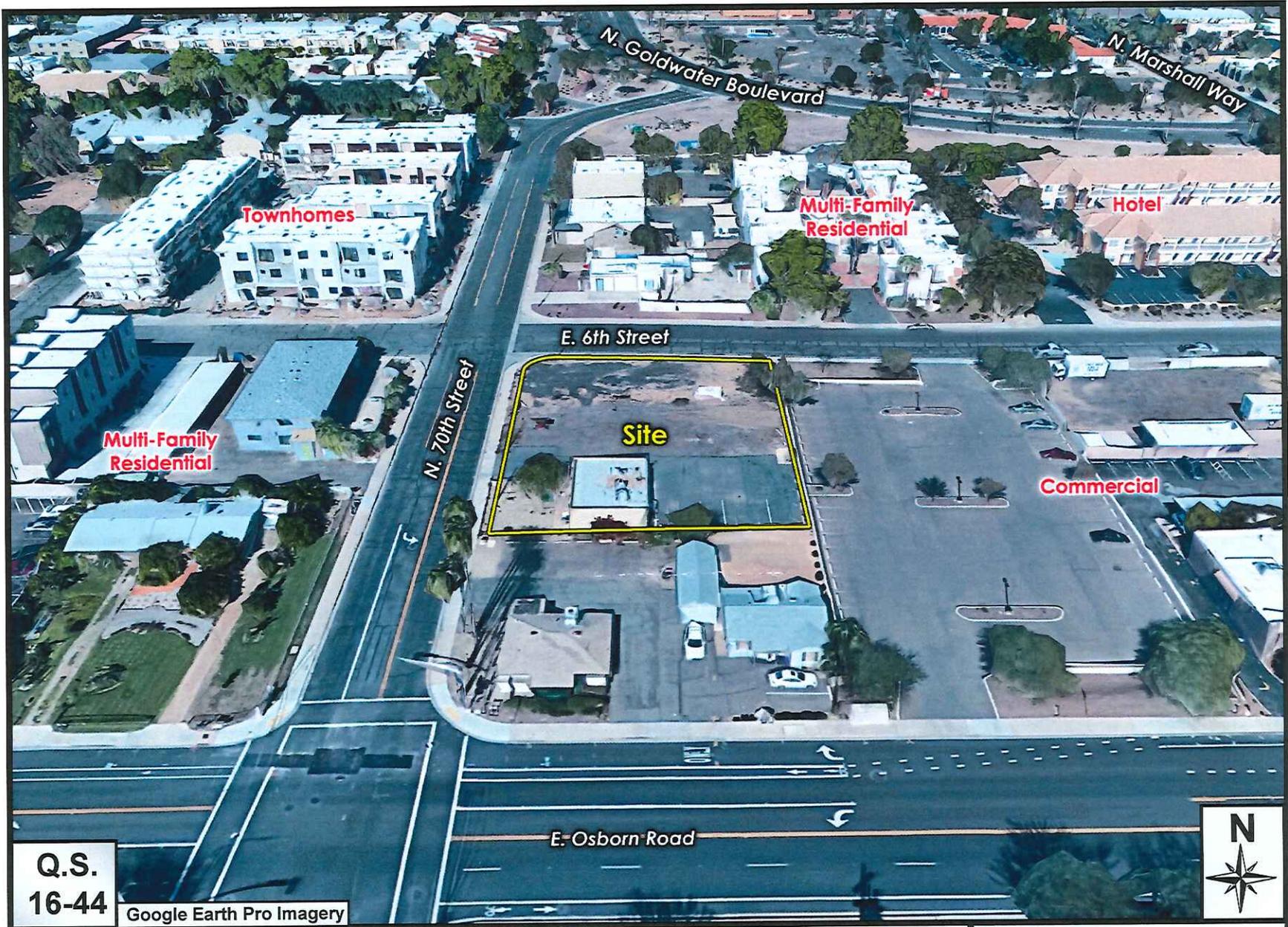
Q.S.
16-44

Google Earth Pro Imagery

70th Street Lofts

31-DR-2016

ATTACHMENT #1



Q.S.
16-44

Google Earth Pro Imagery

70th Street Lofts

31-DR-2016

ATTACHMENT #1A



Synectic Design, Inc.
1111 W University Dr, Suite 104
Tempe, Arizona 85281

Development Review Narrative

70th Street Lofts

3425 N 70th Street, Scottsdale

Project No.: 770-PA-2015



1. Introduction
2. Development Plan
3. Conformance
4. Conclusion
5. Appendix - Exhibits

31-DR-2016
7/6/16

Page | 1

ATTACHMENT #2

1. Introduction

Purpose and Vision of the Request

The purpose of this request is for the rezoning approval of development of multi-story condominiums on two existing lots (29,004 sf gross) in downtown Scottsdale. The lots would be combined and the proposed development would maximize the lot density allowed at 15 units, (23 Dwelling Units per Acre). The ground level would contain one single story dwelling unit, a community room/fitness area, secured parking, and a pool. Stairs lead from the ground level covered and secured parking to a shared walkway above. The remaining units are accessed from this level. Access to the third level is within each unit.

Request

The property would be zoned Downtown Multiple Use District, Type 2. This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is residential in character and promotes a high-quality environment through aesthetically-oriented property development standards.

Location/Current Use

The project is located on the southeast corner of 70th Street and 6th Street at 3425 N. 70th Street. Currently, the north site is completely vacant and the south site has a vacant, dated, single-story building located on it. The Assessor's Parcel #s are 130-13-066 and 130-13-067.

Relationship to Surrounding Properties

The property is located at 3425 N 70th Street, Scottsdale.

- **To the North:** Located directly to the North is a small commercial building zoned C-3; however, next to the commercial use (to the East) are the Loloma Cove Condominiums, zoned R-5.
- **To the Northwest:** To the Northwest are the Aerium Townhomes Condominiums, zoned R-5.
- **To the West:** Directly to the West you will find an existing 8-unit apartment complex, zoned R-5.
- **To the Southwest:** To the Southwest is an existing single family residence, zoned R-5.
- **To the South:** Directly to the South are two small commercial buildings zoned C-3.

- **To the East:** Immediately to the East are empty lots used as parking for the First Baptist Church zoned C-3; to the East of the empty lots is the Ten Wine Lofts Condominiums, zoned D/OC-2.

2. Development Plan

Project Layout

The proposed development would maximize the lot density allowed at 15 units (23 Dwelling Units per Acre) and is in conformance with the General Plan and Downtown Plan for this area. The ground level contains one single story dwelling unit, a community room/fitness area, parking, and a pool. Two sets of stairs lead from the ground level covered and secured parking an exterior shaded, shared walkway above. The remaining units are accessed from this level. Access to the third level is within each unit.



The project fronts North 70th Street and wraps around E 6th Street. There will be one secured vehicular point of access from 70th street and one secured vehicular access from 6th street (*as can be seen in the image to the left*).

Connection to Existing Urban Fabric

This project will be designed to offer more affordable options for those that look to live, work and/or play in the community. The project also conforms to the values of Scottsdale's unique lifestyle and character, while providing residents unparalleled access to Scottsdale's arts and cultural activity nodes and recreation areas.

Architectural Character and Materials

The buildings have been designed with multiple areas of projections and recesses to reduce the perceived bulk of the building and to provide contrast and shade. First floor elements are designed to create a residential feel from the street as opposed to a typical multi-unit complex.

These elements include a first floor residential unit and common area, only one vehicular point of access from 70th street and one vehicular access from 6th street.

The materials that comprise the structure were carefully selected to create a modern yet natural feeling when experienced by the residents as well as the public. The use of dark bronze steel juxtaposed with warm wood and smooth stucco create a solid, quality textural backdrop to the expanses of deeply shaded glazing that provide a feeling of openness and connectivity with the outdoors and surrounding environment. Multiple recesses within the geometric form provide shade that creates a cooling and inviting atmosphere.

Landscape Character and Materials

The premise behind the landscape design is to create a very vivid palette of colors and textures that not only highlights the architecture but provides visual stimulus to anyone passing by the site. Utilizing drought-tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery.

3a. Conformance to the General Plan

Designated as a Mixed-Use Neighborhood on the 2001 General Plan and designated as Downtown Multiple Use Type 2, the 70th Street Lofts is a perfect fit for the General Plan's Goals and Approaches.

You will find below a cross section of goals and policies with which this project aligns with the goals of the General Plan.

Land Use Element

LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: This project will provide residents unparalleled access to Scottsdale's arts and cultural activity nodes and recreation areas. It will be designed to offer more affordable options for those that look to live, work and/or play in the community. The project adds diversity by

being a smaller infill development that takes advantage of a vacant site. The immediate area contains a much larger new townhome development, an older apartment complex, single family housing and an older condominium development. This project will fill a void that currently exists for newer, smaller, multi-family housing with shared parking facilities.

LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling and transit) where environmentally and physically feasible.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: This proposed project is an appropriate intensity for the area and within walking distance – or an easy bike ride – to numerous entertainment, employment and civic facilities. The area is also serviced by mass transit from City buses, trolleys, pedi-cabs and golf cart taxis.

LU6: Promote land use patterns that conserve resources such as land, clean air, water and energy, and serve all people within the community.

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations, allowing people to live, work, play and shop in the same general area.
- Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

Response: As mentioned above, this proposed project is within walking distance – or an easy bike ride – to numerous entertainment, employment and civic facilities. The area is also serviced by mass transit from City buses, trolleys, pedi-cabs and golf cart taxis.

The proposed project will help revitalize an area that contains many empty lots and buildings that have outlived their usefulness. The new development will be one of several in the vicinity that will be designed to offer more affordable options for those that look to live, work and/or

play in the community. In addition, bringing new residents into an older area of Scottsdale will help re-energize a currently underutilized area of Downtown potentially spurring additional redevelopment.

Economic Vitality Element

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.

Response: As noted above, the proposed project will help revitalize an area that contains many empty lots and buildings that have outlived their usefulness. The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. The site's location is highly visible and the new development will assist in the effort to enhance the Downtown Scottsdale experience for both residents and visitors, turning what was formerly a dated building and unkempt lot into a new, high-quality development.

Housing Element

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing designs.

Response: The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, construction methods and alternative energy sources such as photovoltaic panels (PVs). This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable and we will develop case studies to demonstrate our findings.

The project will also feature home automation technology that is expected to reduce energy consumption by an additional 10%. The automation technology will be designed in conjunction with the power provider to be ready for "smart grid" technology as it becomes available in the near future.

HE3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Encourage energy efficiency via integration of the city’s Green Building and Sustainability programs (or future programs) in new housing design as a contribution to long-term housing affordability and as a benefit to our environment.

Response: As mentioned above, the new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. To help with affordability, the project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, construction methods and alternative energy sources such as photovoltaic panels (PVs), plus home automation technology that is expected to reduce energy consumption by an additional 10%.

Neighborhood Element

NE1: Enhance and protect diverse neighborhoods so they are safe and well-maintained.

- Provide for a range of housing opportunities.

Response: As noted above, the proposed project will help revitalize an area that contains many empty lots and buildings that have outlived their usefulness. The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community.

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale’s local economy.
- Encourage “green building” techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community; as well as turning what was formerly a dated building and unkempt lot into a new, high-quality development.

The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, construction methods and alternative energy sources such as photovoltaic panels (PVs). This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable and we will develop case studies to demonstrate our findings.

The project will also feature home automation technology that is expected to reduce energy consumption by an additional 10%. The automation technology will be designed in conjunction with the power provider to be ready for "smart grid" technology as it becomes available in the near future.

Community Mobility Element

CM2: Protect the physical integrity of regional networks to help reduce the number, length and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automotive-generated trips.
- Encourage alternative-fuel vehicles and examine future alternatives for mobility options that will help air quality and the environment.

Response: This proposed project is located with access to numerous alternative modes of transportation and within walking/bike riding distance to many Downtown Scottsdale amenities, services and employment opportunities, which will help minimize automotive traffic downtown.

Electric Vehicle Charging stations will be located within the secured parking area for the residents to use, as well as secure bicycle parking. The scale and location of the project lends itself to a very pedestrian-oriented lifestyle that is increasing in popularity as the residential options become more varied and available within the Downtown area.

3b. Conformance to the Downtown Plan

The Downtown Plan “establishes the vision for Downtown Scottsdale” in order to “Maintain Downtown as the commercial, cultural, civic and symbolic center of the community comprised of urban neighborhoods that operate together as a highly-functional mixed-use center”. There are many ways in which the proposed project aligns with that vision.

You will find below a cross section of goals and policies with which this project aligns with the goals of the Downtown Plan.

1. Land Use

Goal LU 1: Maintain Downtown Scottsdale as the commercial, cultural, civic and symbolic center of the community to ensure a vibrant mix of mutually-supportive land uses.

- **Policy LU 1.2.** Maintain Downtown as a year-round, 24-hour highly functional mixed-use center, containing areas of different densities, architectural styles and land uses that support the needs of Scottsdale’s residents and visitors.
- **Policy LU 1.3.** Maintain a balance of Downtown land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities, and the economic base needed to secure resources that support the community.

Response: This proposed project is located with access to numerous alternative modes of transportation and within walking/bike riding distance to many Downtown Scottsdale amenities, services and employment opportunities, which will help minimize automotive traffic downtown. The modern design will provide a unique and beautiful setting appropriate for the area, helping to revitalize an area that contains many empty lots and buildings that have outlived their usefulness.

The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community; adding additional residents to the Downtown area will increase the activity and energy of the area around the clock, not just during days and times that are already traditionally busy. The incorporation of new full-time residents will bring new business to existing downtown restaurants and services without increasing parking demand issues.

Goal LU 2: Promote the development of Downtown as a collection of mixed-use urban neighborhoods.

- **Policy LU 2.1.** As a general Plan designated Mixed-Use neighborhood, Downtown Scottsdale should offer efficiencies of strong access to multiple modes of transportation and major regional access and services, focus on human-scale development,

accommodate higher density housing combined with complementary office or retail uses, and accommodate vertical mixed-use structures.

- **Policy LU 2.2.** Support interconnected, pedestrian-oriented urban neighborhoods that are comprised of a balanced mix of activities and land uses within optimal walking distance.
- **Policy LU 2.5.** Encourage new development, redevelopment and infill that strengthen Downtown Scottsdale’s mix of uses and activities through the development of mutually-supportive land uses within the Downtown Multiple Use urban neighborhoods. Multiple Use areas include the majority of the properties within the overall Downtown Plan boundary.
- **Policy LU 2.6.** Maintain, enhance, and expand the development of a Downtown Medical Mixed-Use urban neighborhood that supports the Downtown Medical Campus with its high influx of employees and clients. Components of this neighborhood should include vertical mixed-use development that serves the efficiency needs of the hospital, including research and development, and other medical activities. The incorporation of land uses that support the medical focus of this neighborhood such as housing, hotels, service-oriented businesses, child care, assisted living and long term care facilities are also envisioned. The greatest intensity of Downtown development may be accommodated in this urban neighborhood.

Response: This higher density multi-family housing project is located in an area with strong access to multiple modes of transportation and contributes to the desired balanced mix of activities and land uses for the area. The design of the project’s streetscape is pedestrian-oriented, including wide, shaded sidewalks and a quality landscape palette.

This project is a high-quality redevelopment infill project, aimed at improving upon the existing use of the property and the overall diversity of uses within the Downtown Multiple Use area. Located at the Eastern edge of the Medical Campus Conceptual Urban Neighborhood, the project would provide high-quality, affordable housing for employees who want to live within walking/bike riding distance of their workplace.

Goal LU 3: Continue the use of development types to guide the physical and built form of Downtown Scottsdale.

- **Policy LU 3.2.** Support higher scale Type 2 development in all non-Downtown Core areas of the Downtown.

Response: This project is a high-scale development located within the Type 2 area. By promoting a diversity in downtown housing options, it contributes to the development of

variable housing types with loft-style apartment/condominiums. Moreover, as a sustainable infill project, it will create housing for a variety of income groups and makes use of an otherwise under-utilized site.

Goal LU 4: Encourage Downtown Land Use development flexibility.

- **Policy LU 4.1.** Retain, expand, or modify as necessary, flexibility in Downtown zoning, development standards, and incentives to achieve the goals of the Downtown Plan.
- **Policy LU 4.1.** Provide flexibility in land use standards to accommodate new contemporary building typologies, green building practices, and enhanced architectural aesthetics.

Response: This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is residential in character and promotes a high-quality environment through aesthetically-oriented property development standards.

The project we're proposing will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, construction methods and alternative energy sources such as photovoltaic panels (PVs). This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable and we will develop case studies to demonstrate our findings.

The project will also feature home automation technology that is expected to reduce energy consumption by an additional 10%. The automation technology will be designed in conjunction with the utility provider to be ready for "smart grid" technology as it becomes available in the near future.

Goal LU 6: Promote diversity in Downtown housing options.

- **Policy LU 6.1.** Develop a variety of housing types such as apartments, condominiums, lofts, town homes, patio homes, and live/work units.
- **Policy LU 6.2.** Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units.
- **Policy LU 6.3.** Encourage residential development for a variety of income groups.

Response: By promoting a diversity in downtown housing options, this project contributes to the development of variable housing types with loft-style apartment/condominiums. Moreover, as a sustainable infill project, it will create housing for a variety of income groups and makes

use of an otherwise under-utilized site. The addition of a small boutique style multi-family project on an infill lot will hopefully encourage other developers to follow suit and replace vacant or dated buildings that are underutilized with new options for full-time residents desiring to experience the culture that downtown Scottsdale has to offer.

2. Character & Design

Goal CD1: The Design Character of any area should be enhanced and strengthened by new development that promotes contextual compatibility.

- **Policy CD 1.1.** Incorporate, as appropriate, in building and site design, the distinctive qualities and character of the surrounding, and/or evolving context.
- **Policy CD 1.2.** Encourage creative and innovative civic and prominent developments to establish new urban design character and contextual interpretations of the Downtown, for areas where development patterns are fragmented or are in transition.
- **Policy CD 1.8.** Encourage new development and revitalization that is composed of complementary and/or supportive design relationships with the established urban form, as well as design features and materials of the neighborhoods within which they are sited.

Response: The surrounding context is unique in that it's truly a mixed use neighborhood with very small, limited commercial and service uses and a substantial residential population that is mixed between new housing product and much older product. It appears that the trend is for the older housing product to be redeveloped into more current residential patterns. This project exemplifies being a good neighbor by taking a currently vacant and unkempt lot and dated, vacant building and redeveloping it into a vibrant and modern community-driven complex.

The site in its current state perfectly suits the description in the policy of being "fragmented". Our proposed development will bring new vision into a neighborhood that has already begun a significant transition. Key factors that allow our proposed project to integrate with the surrounding context so well are the focus on pedestrian scale and visual experience and the sequestering, or non-prevalence, of vehicles and parking. The design of our proposed project goes to great lengths to minimize the importance of the vehicles and their parking, which only adds to the pedestrian-oriented concept and enhancement of the downtown area.

Goal CD3: Downtown development should respect and respond to the unique climate and context of the Southwestern Sonoran Desert.

- **Policy CD 3.1.** Enhance outdoor pedestrian comfort through microclimatic design that incorporates a variety of shade conditions, landscape, and features that are drought tolerant, as well as offer attractive spaces, and passively cooler temperatures.
- **Policy CD 3.2.** Public realm and site design should incorporate techniques for efficient water use. Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity.

Response: The siting and orientation of the project has been designed with the pedestrian and resident in mind, to create an oasis within the urban environment. The completely shaded parking structure allows for passive cooling of the second floor area via natural convection. Inside the units themselves, the two story stairway will allow for natural cooling via convection as well. The integration of the pool on the first level provides for a partially-shaded lounge area for the residents that will be heavily landscaped to provide aesthetic appeal and the proper amount of privacy. Locating this on the street level also provides a visual oasis for non-residents that are passing by the project.

This micro climate will serve to promote an overall feeling of comfort and shade, mitigating the harsh temperatures we experience during the summer months. Utilizing the building itself to shade the parking without the creation of additional structures or paved area greatly diminishes the “urban heat island” effect created by standard parking lots even when carports are utilized. It is our intention that this will serve as an example of how to maximize a site’s potential in our desert environment in the most passive manner available to us.

Goal CD6: Incorporate a regional landscape palette that complements Downtown’s urban character.

- **Policy CD 6.1.** Downtown landscape elements should project a desert oasis design character, providing an abundance of shade, color, varied textures and forms.
- **Policy CD 6.2.** Landscape materials should complement Downtown’s built environment, land uses, and activities through the careful selection of plant materials with regard to scale, density, placement, and arrangement.

Response: As mentioned earlier in the report, the goal with the landscape design is to provide a very lush, tropical setting that provides year round vibrant color while utilizing drought tolerant and very low water-use plant material. The plantings will be designed to add not only significant color but also texture and variety of scale. We will be designing for a layered approach that maintains human scale while accenting the architecture of the building and promoting natural passive cooling via shade and the plants themselves.

Goal CD7: The extent and quality of lighting should be integrally designed as a part of the built environment.

- **Policy CD 7.1.** Achieve a balance between ambient light levels and designated lighting needs.
- **Policy CD 7.2.** Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular travel for safety in public/private spaces.

Response: The entire project will utilize LED lighting to minimize the energy consumption of the building and maximize our green potential. Light levels in the parking structure will be as minimal as feasible while providing for a safe environment. A combination of occupancy and daylight sensors will be utilized to ensure that energy is never being wasted when it is not needed. The exterior of the property will have minimal lighting that will be designed to enhance the landscape material as well as the architecture without over-illuminating the façade. The landscape lighting and building lighting will be coordinated to ensure that the photometrics for the site include all sources from the project as well as existing street lighting.

Goal CD8: Implement high-quality design in Downtown architecture.

- **Policy CD 8.1.** Encourage contemporary and historical interpretations of regional Southwestern Sonoran Desert architectural traditions.
- **Policy CD 8.2.** Promote the “Scottsdale Sensitive Design Principles” in the creation of architecture in Downtown.
- **Policy CD 8.3.** Promote the principles of design in the “Downtown Urban Design and Architectural Guidelines” in all Downtown development.

Response: It is the goal of the entire design and development team to create a new and exciting product to compliment the increasingly diverse and revitalized downtown area. The uniqueness of the design focusing on green technology, minimal foot print, lack of visible surface parking, reduction of urban heat island, deeply shaded private and common areas etc. all contribute to what we believe will be a trendsetting example of reuse and revitalization of an underutilized site that exemplifies modern urban desert architecture.

The materials and forms with which they are interwoven create a modern desert oasis with a visual and textural sensation of quality not abundant in similar product available on the market. The ability to deliver high-quality, green design at an affordable price point will set this project apart and ideally encourage more redevelopment of a similar nature.

Goal CD9: Development should incorporate sustainable building practices and products.

- **Policy CD 9.1.** Development should strive to incorporate sustainable planning, design strategies, building techniques, and the use of durable indigenous materials, to minimize environmental and maintenance impacts, and endure over time.
- **Policy CD 9.2.** Encourage green building design strategies such as building orientation, passive solar response, natural day lighting, passive cooling techniques, and the integration of regional plant materials.
- **Policy CD 9.3.** Promote the use of energy efficient systems, construction methods, and alternative energy sources.

Response: The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, construction methods and alternative energy sources such as photovoltaic panels (PVs). This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable and we will develop case studies to demonstrate our findings.

The project will also feature home automation technology that is expected to reduce energy consumption by an additional 10%. The automation technology will be designed in conjunction with the utility provider to be ready for "smart grid" technology as it becomes available in the near future.

3. Economic Vitality

Goal EV1: Support Downtown's economic role as a hub for arts, culture, retailing, entertainment, tourism and events.

- **Policy EV 1.4.** Promote Downtown as a creative environment in which people can live, work, and pursue leisure activities.

Response: The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. By adding new full-time residents to the downtown area this project will provide new patrons for local services and restaurants on a daily basis, helping to energize the surrounding area.

Goal EV2: Promote private investment and attract new development to downtown.

- **Policy EV 2.1.** Encourage new development and reinvestment that maintains Downtown's economic edge in the region.

- **Policy EV 2.2.** Promote a mix of daytime/nighttime activities year-round through new development that includes vertically mixed land uses and a diverse range of housing development.

Response: By promoting a diversity in downtown housing options, this project contributes to the development of variable housing types with loft-style apartment/condominiums. Moreover, as a sustainable infill project, it will create housing for a variety of income groups and makes use of an otherwise under-utilized site. This project is unique in that it will provide a secured common parking area that is not typically seen in developments of this size. It is intended that the benefits of this design will not only be visual, but that it will also play a huge role in the environmental sustainability of the project by assisting with passive cooling and the reduction of the urban heat island.

The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community; and adding additional residents to the Downtown area will increase the activity and energy of the area around the clock, not just during days and times that are already traditionally busy.

Goal EV3: Establish public regulations and processes that encourage creativity and flexibility in building and site design.

- **Policy EV 3.2.** Create and/or amend zoning and land use regulations to allow for flexible design as Downtown spaces are developed or redeveloped.
- **Policy EV 3.3.** Allow regulatory flexibility when development clearly supports and implements key goals and policies of the Downtown Plan.

Response: We are asking for flexibility in Downtown zoning in order to achieve the goals of the Downtown Plan. This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is residential in character and promotes a high-quality environment through aesthetically-oriented property development standards.

3c. Conformance to the Downtown Urban Design & Architecture Guidelines

The primary purpose of these Guidelines is to influence the general character of new projects in order to preserve the present qualities that exist in Downtown Scottsdale. There are many ways in which the proposed project aligns with that vision.

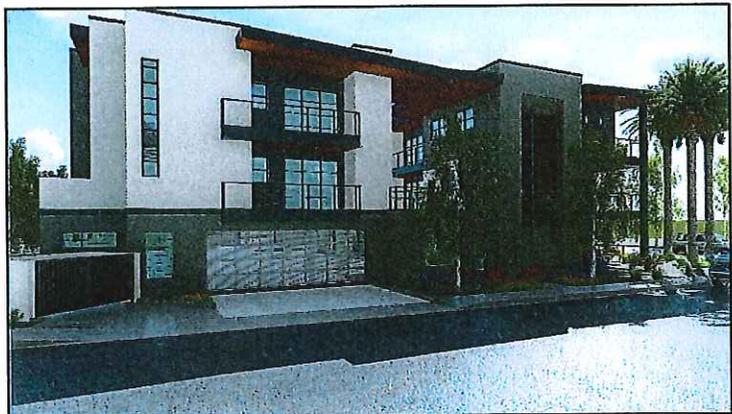
You will find below a cross section of goals and policies with which this project aligns with the goals of the Downtown Urban Design & Architecture Guidelines.

A. Site Development

A2. Active Street Frontages:

- Design active building frontages to create inviting indoor and outdoor spaces visible from the sidewalk and street.

Response: Active street frontages are provided along both 70th Street and 6th Street. Both indoor and outdoor spaces are visible from the sidewalk and street, including numerous balconies and an internal deck/pool area that creates a shaded oasis for the residents and a visual enhancement for the public (*as can be seen in the image to the right*).



A4. Parking Facilities:

- Minimize the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites.
- Parking access from alleys and side streets is desired. The number of entrances to parking facilities from other streets, especially major arterials, should be kept to a minimum.

Response: Parking will be located on the ground floor of the development, with minimum visual impact. There will be one secure vehicular point of access from 70th street and one secure vehicular access from 6th street. Utilizing the building itself to shade the parking without the creation of additional structures or paved area greatly diminishes the “urban heat island”

effect created by standard parking lots even when carports are utilized. It is our intention that this will serve as an example of how to maximize a site’s potential in our desert environment in the most passive manner available to us.

A5. Building Equipment and Services:

- Locate service and loading zones to minimize visibility from public streets.
- Mechanical and electrical equipment, solar collectors, satellite dishes and communications equipment should be concealed from view of public streets and neighboring properties.

Response: All equipment and service areas have been concealed within the structure, minimizing visibility from public streets and neighboring properties. Rooftop units will be surrounded on all sides by metal wall panels that match building finish. SES and fire riser are concealed from view in an enclosed room with access doors and gate to match the architectural character and style of the project. Electrical meters and transformers will be located inside the parking structure and away from public view.

A8. The Continuity of Street Spaces:

- Buildings should create consistent street setback patterns by locating a maximum amount of their front elevation on the setback line.
- The preferred building-street relationship is to place buildings parallel to the street.



Response: A consistent and architecturally pleasing street setback pattern has been designed by maximizing the amount of elevation placed upon the setback line, and the preferred building-street parallel relationship is incorporated (*as can be seen in the image to the left*).

A9. The Building Setback Zone:

- The building setback zone should be developed as a “patio” landscape designed primarily for pedestrian activity and enjoyment.
- Expanses of lawn should be avoided.

Response: The building setback zone has been developed as a “patio” landscape, with expanses of lawn avoided. Paving will include a variety of textures and colors, the planting plan along the street edges will be linear and rhythmic with occasional contrasts and accents, lighting will be included to supplement street lighting, trees will create shade for pedestrians and geometric patterns are utilized.

B. Building Form

B1. Reduction of Apparent Size and Bulk:

- Downtown buildings of three or more stories should be designed as carefully-orchestrated compositions of smaller parts. Every building should reduce its perceived height and bulk by dividing the building mass into smaller-scale components.
- Large or long continuous wall planes should be avoided. As a general principle, building surfaces over two stories high or 50 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.

Response: The building has been designed with multiple areas of projections and recesses to reduce the perceived bulk of the building and to provide contrast.

C. Architectural Character

C1. Proportion and Scale

- Development proposals should demonstrate evidence they have studied the predominant scale and proportions of buildings in the district and street where they are to be located.

Response: As preferred, the building has been designed with a horizontal emphasis to avoid exaggerating the building height. The spacing of elements is varied rather than repetitive. There is more wall than window, and thin elements have been used to provide detail.

C2. Building Materials

- Restraint should be used in the number of different building materials selected. Simplicity of palette is desired.
- Building materials similar to those in predominant use on the street or in the district of the new project are encouraged.
- Wall detailing should recess glass surfaces in shadow as deeply as possible within the limits of the selected construction systems.
- Highly reflective materials that create glare should be avoided.

Response: The building has been designed to minimize the number of exterior materials while creating enough variation in the form of the building itself to create interest. All glazing on the project is either deeply recessed by patios or recessed as much as possible from the surface of the wall. With the exception of the low e glazing, there are no reflective materials proposed on the elevations.

The materials that comprise the structure were carefully selected to create a modern yet natural feeling when experienced by the residents as well as the public. The use of dark bronze steel juxtaposed with warm wood and smooth stucco create a solid, quality textural backdrop to the expanses of deeply shaded glazing that provide a feeling of openness and connectivity with the outdoors and surrounding environment. Multiple recesses within the geometric form provide shade that creates a cooling and inviting atmosphere.

C3. Color and Texture

- Building colors should emphasize light and muted colors, with light earth tones dominant.
- Color selection should show evidence of coordination with the predominant use of color on the street and district of the new project.

Response: It is the intent of the design team to utilize a muted desert palate that still evokes a modern sensibility. Wood soffit materials and dark steel accents will further add to a feeling of quality and detail.

C4. Architectural Detail

- Surface detail, ornament and other elements that enrich architectural character are encouraged.

Response: The design team has spent a significant amount of time designing the exterior facades of the building to be the detail and ornamentation without the need for adornment. We prefer to create strong architecture that is enriching in its own right without the need for additional accoutrements.

D. Landscape Character

D1. Streets

- Plants, street furniture, paving, and other landscape elements should be organized along streets to create a unified civic appearance. The materials and layout of these elements should conform to City standards.

- A safe comfortable pedestrian environment should be created as a result of creative street frontage design. Give primary consideration to provision of ample shade, special paving, and buffer between the street and walking space.

Response: The premise behind the landscape design is to create a very vivid palette of colors and texture that not only highlights the architecture but provides visual stimulus to anyone passing by the site. Utilizing drought tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. Ample shade and the use of diverse paving materials will all enhance the pedestrian experience.

D2. Site Spaces

- Landscaping for individual sites should provide shade, opportunities to rest, adequate lighting and relief from traffic noise.
- Design for outdoor spaces should address special site conditions such as solar orientation and relationship to the street, neighboring building and neighboring offsite spaces.
- Landscape elements should relate closely to the character, materials and function of site architecture.

Response: The outdoor spaces of the project have been designed to create an urban oasis offering residents and the public sensorial relief from the desert environment. The orientation has been designed to offer shade and maximize the views and minimizing the impact of surrounding traffic noise and lighting.

D3. Plant Selection

- The plant palette for individual projects should reinforce Downtown's character as an urban oasis by emphasizing plants that provide shade, year round color and a variety of textures and forms.
- The selection and layout of plant materials should optimize each species' growth potential by recognizing its special environmental and maintenance requirements.
- Planting design for use in Downtown projects should respect the need for water conservation.

Response: The premise behind the landscape design is to create a very vivid palette of colors and texture that not only highlights the architecture but provides visual stimulus to anyone passing by the site. Utilizing drought tolerant plants and succulents, the goal is to provide a year

round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. Ample shade, and the use of diverse paving materials will all enhance the pedestrian experience.

4. Conclusion

This proposed project demonstrates how a small, underutilized site can be developed to benefit the community by providing environmentally sensitive, market-priced housing. As demonstrated in the narrative, the project is in conformance with the City of Scottsdale's General Plan, the Downtown Plan, and the Downtown Urban Design and Architecture Guidelines.

It is the goal of the entire design and development team to create a product that can serve as an example of how to create environmentally sensitive modern desert architecture on an underutilized site helping to revitalize and energize the culturally diverse amenities that downtown Scottsdale has to offer.

5. Appendix – Exhibits

- Context Aerial
- ALTA Survey
- Site Plan
- Color Elevations
- Elevation Worksheet
- Preliminary Unit Plans
- Open Space Plan
- Perspectives



Q.S.
16-44

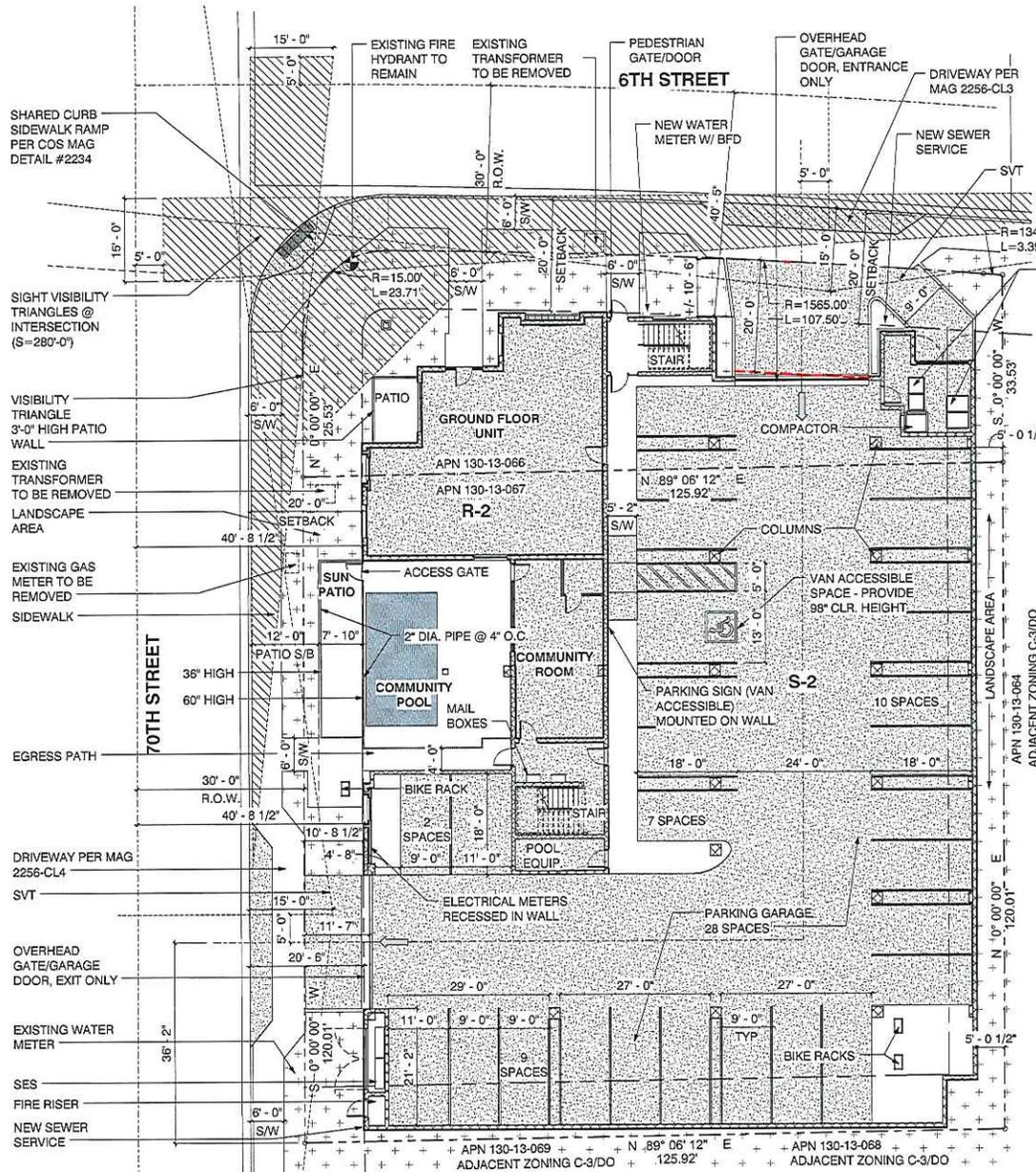
2015 GIS Orthophoto

70th Street Lofts

31-DR-2016

ATTACHMENT #3

© 2016 by the author. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author.



PROJECT NARRATIVE
 THIS PROJECT CONSISTS OF THE DEVELOPMENT OF MULTI-STORY CONDOMINIUMS ON TWO PARCELS IN DOWNTOWN SCOTTSDALE. THE LOTS ARE TO BE ZONED D/DMU, TYPE 2. THE PROPOSED DEVELOPMENT IMPROVES THE LOT DENSITY ALLOWED AT 15 UNITS (50 DU PER ACRE). THE GROUND LEVEL WOULD CONTAIN ONE SINGLE STORY DWELLING UNIT AND A COMMUNITY ROOM AS WELL AS PARKING AND A POOL. 14 UNITS WOULD START AT LEVEL 2. STAIRS LEAD FROM THE GROUND LEVEL PARKING TO A SHARED WALKWAY ABOVE. THE REMAINING UNITS ARE ACCESSED FROM THIS LEVEL. ACCESS TO THE THIRD LEVEL IS WITHIN EACH UNIT.

PROJECT DATA
 PROJECT ADDRESS: 3425 & 3435 N 70TH STREET SCOTTSDALE, AZ 85251
 ASSESSORS PARCEL #S: 130-13-067, 130-13-066
 LOT AREA COMBINED: 19,105 S.F., .438 ACRES
 GROSS LOT AREA: 29,004 S.F., .666 ACRES
 REQUESTED ZONING: D / DMU-TYPE 2
 BUILDING HEIGHT MAX: 66'
 BUILDING HEIGHT: 36'
 MAXIMUM DENSITY: (50 UNITS PER ACRE OF GROSS LOT AREA) 50*0.666 = 33.3 UNITS

SITE PLAN GENERAL NOTES
 A. WHERE EXISTING DRIVEWAYS ARE TO BE REMOVED CURB AND GUTTER WILL BE CONSTRUCTED IN ACCORDANCE WITH COS MAG DETAILS.
 B. EXISTING GAS METER TO BE REMOVED. NO GAS TO BE USED IN THIS PROJECT.

UNIT DENSITY	
GROSS LOT AREA	DENSITY PER DOWNTOWN OVERLAY
29005 SF	15

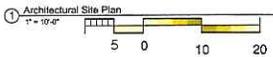
GROSS LIVABLE AREA	
LEVEL	AREA
Ground Floor	3035 SF
Level 2	10188 SF
Level 3	10371 SF
Grand total: 30	23595 SF



VICINITY MAP

SHEET INDEX	
DR1.0	CONTEXT AERIAL
DR1.1	SITE PLAN
DR1.2	SITE DETAILS
DR2.0	OPEN SPACE PLAN
DR1.3	GROUND FLOOR & LEVEL 2
DR1.4	LEVEL 3 & ROOF PLAN
DR3.0	EXTERIOR ELEVATIONS COLOR
DR3.1	EXTERIOR ELEVATIONS (LINE DRAWINGS)
DR4.0	ELEVATION WORKSHEET
DR5.0	3D VIEWS
DR6.0	FLOOR PLAN WORKSHEET

SETBACKS FROM PUBLIC STREETS: 20' PER DOWNTOWN DISTRICT FROM BACK OF CURB.
 NUMBER OF PROPOSED UNITS: 13 2-BEDROOM / 2 1-BEDROOM
 PARKING REQUIRED: 28 SPACES
 ACCESSIBLE PARKING REQUIRED: 27 * 4% = 1 (VAN ACCESSIBLE)
 PARKING PROVIDED: 27 SPACES + 1 VAN
 TOTAL PARKING PROVIDED: 28 SPACES
 BICYCLE PARKING REQUIRED: 1 BIKE SPACE / 10 SPACES = 2.8 3 BIKE SPACES REQUIRED
 BICYCLE PARKING PROVIDED: 4 EXTERIOR + 8 INTERIOR
 BUILDING OCCUPANCY(S): R-2,S-2
 CONSTRUCTION TYPE: V-B
 STORIES: 3 - (INCREASE FROM 2 PER IBC 504.2 SPRINKLER INCREASE)
 MAXIMUM BUILDING AREA (TABULAR): 7,000 S.F.
 AREA MODIFICATIONS: 7,000 + (2*7000) = 21,000 PER FLOOR (200% SPRINKLER INCREASE)
 MAXIMUM FLOOR AREA SHOWN: 15,305 < 21,000
 FIRE SPRINKLERS REQUIRED: YES
 FIRE SPRINKLERS PROVIDED: YES
 FIRE ALARM REQUIRED: YES
 FIRE ALARM PROVIDED: YES



1111 Uweil University Drive, Suite 104, Tempe, AZ 85281
 480.948.9760
 1.480.948.9211

3425 N 70TH STREET - MULTI-FAMILY DESIGN REVIEW
 3425 N 70TH STREET, SCOTTSDALE, AZ 85251



REVISIONS

Project: DR
 Drawn By: AF
 Reviewed By: Checker
 SDI Project No.: SSC4
 Date: 2016/08/02

Sheet:
DR1.1
 SITE PLAN

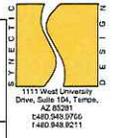
C:\Users\jacob\OneDrive\Documents\3425 Design\Drawings\Exterior\3425.dwg

6/2/2018 1:26:13 PM



EXTERIOR ELEVATION LEGEND	
	<p>NAME: PAINTED STUCCO FINISH MANUF.: SHERWIN WILLIAMS FINISH: FLAT COLOR: DET672 INSTANT CLASSIC LRV: 70 HUE/V/CH: 2.7Y / 8.6 / 1.4</p>
	<p>NAME: PAINTED STUCCO FINISH MANUF.: SHERWIN WILLIAMS STYLE: FLAT COLOR: SW7019 GAUNTLET GRAY LRV: 17 HUE/V/CH: 7.5GY / 5 / 2</p>
	<p>NAME: ALUMINUM WALL SIDING TO BE SELECTED STYLE: 6" WOOD GRAIN PANEL COLOR: CHERRY WOOD SPECIES</p>
	<p>NAME: CABLE RAILING SYSTEM FINISH: PAINTED SEMIGLOSS COLOR: BLACK FRAME W/ STEEL CABLE & COMPOSITE WOOD HANDRAIL TO MATCH SIDING</p>
	<p>NAME: DUAL PANE ALUMINUM WINDOW TO BE SELECTED COLOR: DARK BRONZE FRAME</p>
	<p>NAME: METAL WALL PANELS MANUF.: MBCI COLOR: CHARCOAL GRAY FINISH: SMOOTH</p>

EXTERIOR ELEVATION GENERAL NOTES
 A. ALL ROOF TOP UNITS TO BE SCREENED. SCREEN TO MATCH METAL WALL PANEL <F>. SEE SITE DETAILS.
 B. AVERAGE TOP OF CURB ELEVATION = 52.29



3425 N 70TH STREET - MULTI-FAMILY
DESIGN REVIEW
 5406 N 70TH STREET
 SCOTTSDALE, AZ 85251



REVISIONS	

Phase: DR
 Drawn By: DPH
 Reviewed By: LOD
 SDI Project No: 3624
 Date: 2016/08/02

DR3.0
 EXTERIOR ELEVATIONS
 COLOR

ATTACHMENT #6

C:\Users\jbradford\Documents\2024\3425 N 70th Street\3425 N 70th Street.dwg



EXTERIOR ELEVATION LEGEND	
◊ A	NAME PAINTED STUCCO FINISH MANUF. SHERWIN WILLIAMS FINISH FLAT COLOR DET672 INSTANT CLASSIC (LRV=70) HUE/CH 2.7Y / 8.6 / 1.4
◊ B	NAME PAINTED STUCCO FINISH MANUF. SHERWIN WILLIAMS STYLE FLAT COLOR SW7019 GAUNTLET GRAY (LRV=17) HUE/CH 7.5GY / 5 / 2
◊ C	NAME ALUMINUM WALL SIDING MANUF. TO BE SELECTED STYLE 6" WOOD GRAIN PANEL COLOR CHERRY WOOD SPECIES
◊ D	NAME CABLE RAILING SYSTEM FINISH PAINTED SEMIGLOSS COLOR BLACK FRAME W/ STEEL CABLE & COMPOSITE WOOD HANDRAIL TO MATCH SIDING
◊ E	NAME DUAL PANE ALUMINUM WINDOW MANUF. TO BE SELECTED COLOR DARK BRONZE FRAME
◊ F	NAME METAL WALL PANELS MANUF. M/BCJ COLOR CHARCOAL GRAY FINISH SMOOTH

EXTERIOR ELEVATION GENERAL NOTES
 A. ALL ROOF TOP UNITS TO BE SCREENED. SCREEN TO MATCH METAL WALL PANEL <F>. SEE SITE DETAILS.
 B. AVERAGE TOP OF CURB ELEVATION = 52.29

3425 N 70TH STREET - MULTI-FAMILY
DESIGN REVIEW
 3425 N 70TH STREET
 SCOTTSDALE, AZ 85251



REVISIONS	

Project: DR
 Drawn By: Author
 Reviewed By: Checker
 SDI Project No.: 2024
 Date: 2016/08/02

DR3.1
 EXTERIOR ELEVATIONS
 (LINE DRAWINGS)



REVISIONS	

Phase: DR
 Drawn By: Author
 Reviewed By: LDB
 SDI Project No.: 3524
 Date: 20160802

Sheet
DR5.0
 3D VIEWS



6 3D View 6



3 3D View 3



5 3D View 5



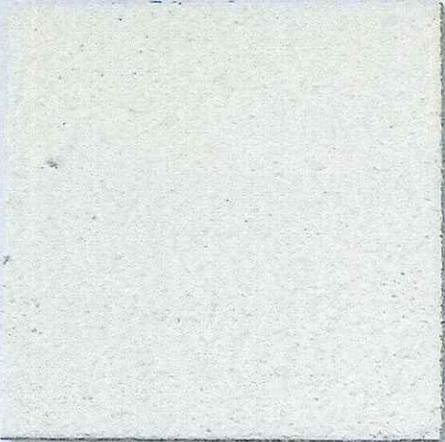
2 3D View 2



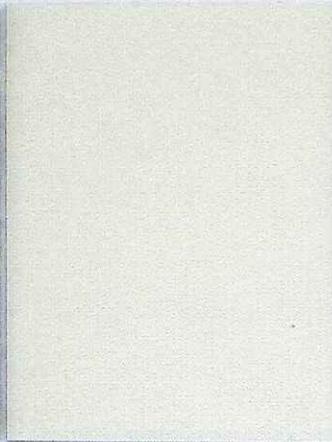
4 3D View 4



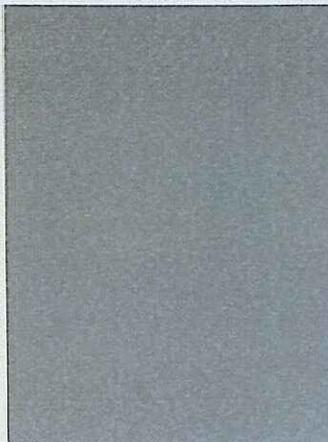
1 3D View 1



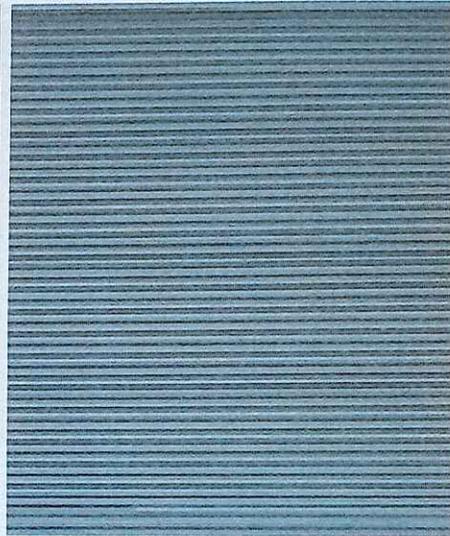
STUCCO FINISH TEXTURE - SAND



(A) INSTANT CLASSIC (DET672)



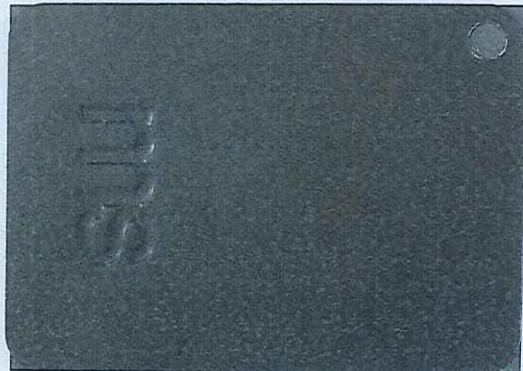
(B) GAUNTLET GREY (SW7019)



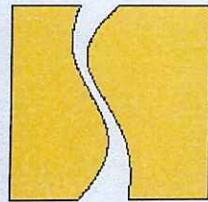
(F) MBCI 7.2 METAL - CHARCOAL GREY



(C) LONGBOARD WOODGRAIN ALUMINUM SIDING - CORDOBA CHERRY



(E) ALUMINUM WINDOW FRAME - DARK BRONZE



N 70TH ST MULTI-FAMILY

3425 N 70TH STREET
SCOTTSDALE, ARIZONA

synectic design | tempe, az | 480.948.9766

VLT	88%
Ext. Reflectance	8%
Winter U-Value	1.02
Summer U-Value	.93
SC	.94
SHGC	.82
LSG	1.07

Clear-1 Rev. 05



3425 N. 70TH STREET MULTIFAMILY

(preliminary landscape drawings)

project consultants

SYNTECTIC DESIGN
488 WEST 1ST STREET #3
TEMPE, ARIZONA 85281
CONTACT: LANCE BAKER
PHONE: 480.948.9766

DESIGN ETHIC, LLC
7201 E. CAMELBACK #250
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaull@designethic.net

preliminary landscape notes

planting

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED & PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

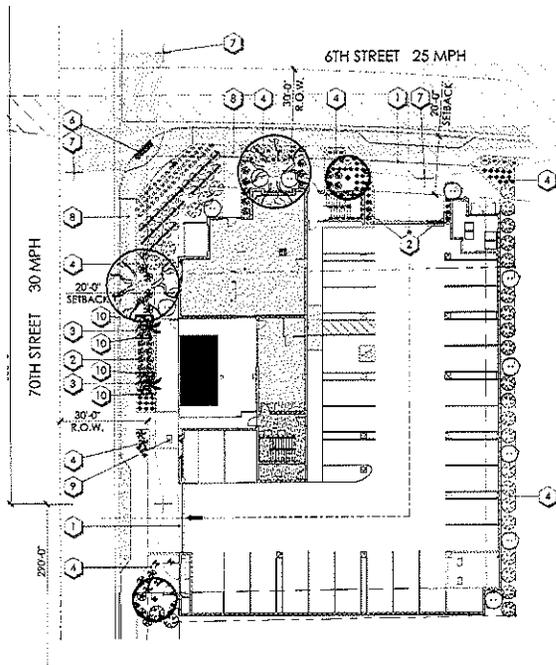
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF SCOTTSDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

irrigation

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW LANDSCAPE AREAS.

grading

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ON-SITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON-SITE.



city of scottsdale notes:

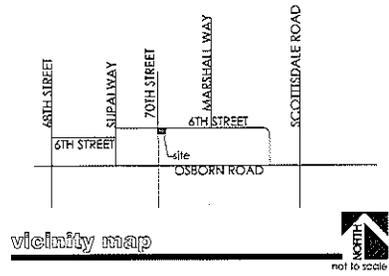
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUND COVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRES-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

plant legend

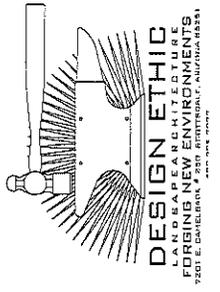
botanical name common name	emitters	size	qty	comments
trees				
ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	2	
PROSOPIS SEEDLESS HYBRID 'AZTI' 'AZTI' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX	2	
palm				
BIZARRIA NOBILIS BIZARRIA PALM	(2 @ 1.0 GPH)	15 GAL	2	STAKE IN PLACE
shrubs				
CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL	10	
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	(1 @ 1.0 GPH)	5 GAL	26	
accents				
AGAVE PARVITI NEOMEXICANA PARVITI AGAVE	(1 @ 1.0 GPH)	5 GAL	13	
ALOE X BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL	47	
ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL	13	
DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL	29	
MASSELLA TENUISSIMA MEXICAN FEATHER GRASS	(1 @ 2.0 GPH)	5 GAL	48	
PEDILANTHUS MACROCARPUS SUPPER PLANT	(1 @ 2.0 GPH)	5 GAL	20	
groundcover				
LANZANIA 'NEW GOLD' NEW GOLD LANZANIA	(1 @ 1.0 GPH)	5 GAL	19	
inerts				
3/4" MINUS DECOMPOSED GRANITE TABLE MESA GOLD	1" MINUS	3,008 SF		2" MINIMUM IN ALL PLANTERS
2" - 3" ROUND RIVER ROCK GRAY TONES	2" - 3"	82 SF		2" MINIMUM IN ALL PLANTERS
1/4" PEA GRAVEL GRAY TONES	1/4"	153		
STEEL HEADER			22 L.F.	

planting key notes

- PROPERTY LINE / RIGHT OF WAY LINE
- 1/4" PEA GRAVEL TOP DRESSING IN PLANTING AREA.
- 3" - 4" ROUND RIVER ROCK (TYPICAL)
- 3/4" MINUS DECOMPOSED GRANITE IN PLANTING AREA
- FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- ACCESSIBLE RAMP - SEE CIVIL ENG. PLANS.
- SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- SIDEWALK.
- BIKE RACK - SEE ARCHITECTS SITE PLAN
- STEEL HEADER



CALL THE ARCHITECTS STAFF
FOR QUESTIONS
402-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



3425 N 70TH STREET - MULTI-FAMILY
SCOTTSDALE, ARIZONA
PRELIMINARY LANDSCAPE PLAN
PROJECT: SHEET TITLE

JOB NO: 16-033
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 05.01.2016
REVISED:

SHEET

PL.01 of PL.0

The drawing is the property of Epiroc Design Incorporated, 1111 W. University Dr., Suite 104, Tempe, AZ 85281. The drawing is intended to be digital and is not to be reproduced without the written consent of Epiroc Design Incorporated. ©2014

'S4'

'A'

McGraw-Edison

Category #	Type
Product	Light
Component	Light
Manufacturer	

DESCRIPTION
The "Tie Top" parking garage canopy and tower luminaire is an innovative luminaire that delivers an excellent combination of performance and visual comfort. The patented design offers optimal performance and visual comfort. The patented design offers optimal performance and visual comfort. The patented design offers optimal performance and visual comfort.

OPERATION FEATURES
Construction: Die-cast aluminum housing provides a strong and durable luminaire. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance.

Features:
- Die-cast aluminum housing provides a strong and durable luminaire.
- The luminaire is designed for long life and low maintenance.
- The luminaire is designed for long life and low maintenance.

TT TOPIER LED
Solid State LED
FANLESS OPERATION
LOW-BALB LUMINAIRE

CERTIFICATION DATA
UL Listed
ETL Listed
DLC Qualified

ENERGY DATA
Power Factor: 0.95
THD: 15%

SHIPPING DATA
Weight: 15 lbs
Dimensions: 12" x 12" x 12"

'A'

TT TOPIER LED

POWER AND LUMENS

Model	Wattage	lm	lm/W	lm/W	lm/W	lm/W
Model # 200-1	200	18,000	90	90	90	90
Model # 200-2	200	18,000	90	90	90	90
Model # 200-3	200	18,000	90	90	90	90

'A'

TT TOPIER LED

LUMENS MAINTENANCE

Age	LM Output	% of Initial	LM Output	% of Initial	LM Output	% of Initial
0	100%	100%	100%	100%	100%	100%
10,000	95%	95%	95%	95%	95%	95%
20,000	90%	90%	90%	90%	90%	90%

ORDERING INFORMATION

Part Number	Color	Finish	Mounting	Dimensions	Weight
200-1	White	Standard	Surface	12" x 12" x 12"	15 lbs
200-2	White	Standard	Surface	12" x 12" x 12"	15 lbs
200-3	White	Standard	Surface	12" x 12" x 12"	15 lbs

'C'

Lumière

DESCRIPTION
The Lumière LED 303-W-LED1 is a compact, low profile, dome-shaped luminaire that provides excellent performance and visual comfort. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance.

OPERATION FEATURES
Construction: Die-cast aluminum housing provides a strong and durable luminaire. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance.

Features:
- Die-cast aluminum housing provides a strong and durable luminaire.
- The luminaire is designed for long life and low maintenance.
- The luminaire is designed for long life and low maintenance.

303-W-LED1 EON LED
Solid State LED
FANLESS OPERATION
LOW-BALB LUMINAIRE

'C'

LUMENS ORIGINALE

LUMENS MAINTENANCE

Age	LM Output	% of Initial	LM Output	% of Initial	LM Output	% of Initial
0	100%	100%	100%	100%	100%	100%
10,000	95%	95%	95%	95%	95%	95%
20,000	90%	90%	90%	90%	90%	90%

TECHNICAL NOTES

1. Luminaire dimensions are subject to change without notice.
2. Luminaire dimensions are subject to change without notice.
3. Luminaire dimensions are subject to change without notice.

CERTIFICATION DATA
UL Listed
ETL Listed
DLC Qualified

ENERGY DATA
Power Factor: 0.95
THD: 15%

SHIPPING DATA
Weight: 15 lbs
Dimensions: 12" x 12" x 12"

TECHNICAL NOTES

1. Luminaire dimensions are subject to change without notice.
2. Luminaire dimensions are subject to change without notice.
3. Luminaire dimensions are subject to change without notice.



MULTI-FAMILY DEVELOPMENT



REVISIONS

Phase: CD
Drawn By: Author
Reviewed By: Checker
SD Project No: 0000
Date: PHOTOMETRIC CUT SHEETS

Design Management Solutions LLC

JOB NO: 216-150
DATE: 07/15/14
DWN: AP
CHK: GL

ES3