

# DEVELOPMENT REVIEW BOARD REPORT



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

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## ACTION

**MZ<sup>2</sup> Multi-Family  
3-DR-2016**

**Location:** 7302 & 7308 E. Minnezona Avenue

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new multi-family residential development, comprised of two, three-story buildings, with eleven dwelling units in approximately 16,750 square feet of building area, all on an approximately 0.32-acre site.

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## OWNER

MZ2, LLC  
602-421-2221

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## ARCHITECT/DESIGNER

Synectic Design

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## ENGINEER

LDG Civil Engineering

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## APPLICANT CONTACT

Lance Baker  
Synectic Design  
480-948-9766

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## BACKGROUND

### Zoning

This site is zoned Multiple-family Residential, Downtown Overlay (R-5 DO). The R-5 zoning district is intended to provide for development of multiple-family residential through aesthetically oriented property development standards. The Downtown Overlay is intended to provide increased intensities to revitalize Downtown Area properties.

### Context

Located at the intersection of E. Minnezona Avenue and N. 73<sup>rd</sup> Street, the surrounding developments are different scales of residential development, including multi-family, single-family, duplex, and triplex developments.

**Adjacent Uses and Zoning**

- North An alley abuts the site to the north. Existing multi-family residential units are located farther north in the Multiple-family Residential, Downtown Overlay (R-5 DO) zoning district.
- South E. Minnezona Avenue abuts the site to the south. Existing multi-family residential units are located farther south in the Multiple-family Residential, Downtown Overlay (R-5 DO) zoning district.
- East Existing triplex units are located east of the site in the Multiple-family Residential, Downtown Overlay (R-5 DO) zoning district.
- West N. 73<sup>rd</sup> Street abuts the property to the west. A vacant property zoned for a multi-family residential development and hotel is located farther west in the Downtown/Downtown Mixed Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning district.

**Key Items for Consideration**

- Whether the proposed site plan and building elevations achieve the goals and objectives of the Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines
- A4. Parking Facilities – parking access from alleys and side street is desired
- A5. Building Equipment & Services – locate service zones to minimize visibility from public streets
- A9. Building Setback Zone – building setback zone designed primarily for pedestrian activity
- C3. Color and Textures – building colors should emphasize light and muted earth tones and color

**DEVELOPMENT PROPOSAL**

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**Goal/Purpose of Request**

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a new 11-unit townhome development on the 13,789 square-foot site.

**Neighborhood Communication**

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Surrounding property owners within 750 feet have been notified by the City and the site has been posted with a hearing sign. As of this report, staff has not received any inquiries regarding the applicant’s proposed development request.

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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This site is currently vacant with full street improvements on the E. Minnezona Avenue and N. 73<sup>rd</sup> Street site frontages. Vehicular access to the garage for each unit on the north side of the site will be from the existing alley, which will be widened and improved to meet all current City requirements. Vehicular access to the garages for the units on the southern portion of the site will be provided off of E. Minnezona Avenue with individual driveways. Pedestrians will access the new homes from individual entries facing onto E. Minnezona Avenue and within an internal walkway for units on the northern portion of the site. The buildings have been oriented to provide a strong visual presence on the main frontage of E. Minnezona Avenue by situating main entrances and balconies along the south sides of the buildings. Within the building setback the developer provides a generous pedestrian open space along both street frontages that will incorporate wide sidewalks per City standards and landscaping, including street trees. Additional on-site open space has been provided for each home with individual, private courtyards and balconies located adjacent to each

unit. Additionally, a common open space area with amenities is provided on the western side of the site. On-site landscaping consists of low-water and native species plant material including Cascalotes, Palo Verdes, Yellow Bells, Aloe species, and Mexican Fence Post cactus.

The buildings have been designed to reflect the design features and materials of the urban neighborhood in which the development is located by using similar materials and finishes of that of adjacent properties. In addition, building detailing has been enhanced through the use of metal, ceramic tile planks, and CMU block materials. To respond to the local climate, the building has incorporated shading devices over several windows on each unit. The project has also been stipulated to inset window glass within the wall unit to further enhance shading. Massing of the units allows each building to stand individually, but also retain an overall design collection that relates each unit to the overall development. All mechanical equipment will be appropriately screened behind a screening parapet on the roof of each individual unit.

**Amended Property Development Standards**

The Zoning Ordinance permits the Development Review Board to reduce the setback and setbacks by up to 10% for properties that are 20,000 square feet or less in size. The applicant is requesting to reduce the setback along E. Minnezona Avenue by two (2) feet (a 10% reduction). The table below indicates the proposed Property Development Standard:

<b>Development Standard (Zoning Ordinance Sec. 5.3006.C.)</b>	<b>Zoning Ordinance Requirement</b>	<b>Proposed Property Development Standard</b>
<i>Minimum setback for Buildings Adjacent to Public Streets, except alleys</i>	Twenty (20) feet	Eighteen (18) feet

Staff had expressed concern regarding the proposed driveways for those buildings fronting onto E. Minnezona Avenue. The standard setback of 20 feet may have allowed vehicles to park in those driveways, in conflict with the Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines. Reducing the setback and driveway length may limit the ability of vehicles to park in the driveways allowing the project to meet the intent of the Downtown Plan and guidelines.

**Development Information**

- Existing Use: Vacant
- Proposed Use: Multi-family residential
- Parcel Size: 0.5189 gross acres  
0.3165 net acres  
13,789 square feet
- Dwelling unit space (residential): 17,161 square feet
- Building Height Allowed: 36 feet, including rooftop appurtenances
- Building Height Proposed: 36 feet, including rooftop appurtenances
- Parking Required: 17 spaces
- Parking Provided: 17 spaces
- Number of Dwelling Units Allowed: 11 units
- Number of Dwelling Units Proposed: 11 units
- Density Allowed: 23 dwelling units per gross acre (max)
- Density Proposed: 21.2 dwelling units per gross acre

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve the MZ<sup>2</sup> Multi-family project, per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan, the goals and objectives of the Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines, and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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**APPROVED BY**

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Brad Carr, AICP, LEED-AP, Report Author

9.23.2016

Date



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

9/26/16

Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

9/29/16

Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Applicant's Narrative
  - 2. Context Aerial
  - 2A. Close-Up Aerial
  - 3. Zoning Map
  - 4. Site Plan
  - 5. Building Elevations
  - 6. Perspectives
  - 7. Material and Color Board
  - 8. Landscape Plans

**Stipulations for the  
Development Review Board Application:  
MZ2 Multi-Family  
Case Number: 3-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 7/14/2016.
  - 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 9/23/2016.
  - 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 9/23/2016.
  - d. The case drainage report submitted by Land Development Group, LLC 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, LLC and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the site were: 106-Z-1957 and 5-ZN-2003.

**ARCHITECTURAL DESIGN:**

**Ordinance**

- B. Building height shall not exceed 36 feet, including any rooftop appurtenances. Building height shall be defined as outlined in Section 3.100. of the Zoning Ordinance.

**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.
4. *With the final plans submittal, the owner shall modify the architectural plans to clearly indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets.*

**SITE DESIGN:**

**DRB Stipulations**

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. *A minimum of twelve (12) feet of clear distance shall be provide between the parking spaces/garages fronting onto the alley and the centerline of the alley.*
7. *All sidewalks internal to the project must be a minimum of five (5) feet in width.*

**LANDSCAPE DESIGN:**

**Ordinance**

- C. With the final plans submittal, the owner shall modify the landscape plan so that it includes summary date indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, per the provisions of Zoning Ordinance Sec. 10.200.
- D. With the final plans submittal, the owner shall modify the landscape plan so that it indicates and illustrates that the minimum percentage of the tree requirement to be provided in mature trees will be in compliance with Zoning Ordinance Section 3.100 and Section 5.1004.D.

**EXTERIOR LIGHTING:**

**Ordinance**

- E. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.

**DRB Stipulations**

8. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
9. 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 8.0-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 2.0-foot-candles. All exterior luminaires shall be included in this calculation. 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.

**STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**

**DRB Stipulations**

10. 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
E. Minnezona Avenue	Local	None – 25-foot half-street existing	New six-foot-wide sidewalk	10.a., 10.b
N. 73 <sup>rd</sup> Street	Local	None – 25-foot half-street existing	New six-foot-wide sidewalk	10.a., 10.b.

- a. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.
- b. With the final plans submittal, the owner shall show on the improvement plans the addition of a new 6-foot-wide sidewalk along the E. Minnezona Avenue and N. 73<sup>rd</sup> Street frontages.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

F. 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.

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

11. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 12. 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.
- 13. Prior to issuance of any building permit for the site, the owner shall pay the applicable stormwater storage waiver fee for the site.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

14. *With the final plans submittal, the owner shall submit a copy of the Covenants, Conditions & Restrictions (CC&Rs) for the site for review by Planning final plan review staff. The CC&Rs shall prohibit parking on the driveways fronting E. Minnezona Avenue.*



Synectic Design, Inc.  
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# MZ<sup>2</sup>

3425 N 70<sup>th</sup> Street, Scottsdale, Arizona



1. Introduction
2. Development Plan
3. Conformance
4. Conclusion

ATTACHMENT #1

3-DR-2016  
06/02/16

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# 1. Introduction

## Overview

Project MZ<sup>2</sup> will be a second phase to one of the most innovative new residential projects in the City of Scottsdale. With an emphasis on green-building, technology, and modern design, it provides a new benchmark of urban living in downtown Scottsdale. The project consists of 11 multi-family dwellings units ranging from 1187 to 1906 square feet each and a common pool/amenity area. There will be a mix of 6 two-bedroom units and 5 one-bedroom units all containing a living room, dining room and kitchen as well as an enclosed 1- or 2-car garage.

The developer has a successful track record, previously completing and selling out the first LEED-H certified multi-family project in the nation. That project received international recognition and awards for both its design, innovation, and sustainability. The developer has a commitment to furthering sustainable and modern design with this project and is committed to meeting the requirements of the Scottsdale Green Building Program. The development team has also completed the first Zero Net Energy multifamily in the state (located here in Scottsdale), and is currently under construction on the first Zero Net Energy apartment project in the state.

## Location

The project is located on the northeast corner of Minnezona Avenue and 73rd Street at 7302-7308 E Minnezona Avenue. The surrounding area has been rezoned for high density multifamily and hotel use as part of the Waterview/Solis project. Adjacent to the site to the east is the recently constructed Best Western Sundial Resort. The Assessor's Parcel #s are 173-38-058 and 173-38-059.

## Relationship to Surrounding Properties

The property is located at 7302-7308 E Minnezona Avenue, Scottsdale.

- **To the North:** Located to the North is Olive View Manor, a 14-Unit Multi-Family housing development.
- **To the West:** Directly to the West you will find empty land dividing 73<sup>rd</sup> Street and the Canal.
- **To the South:** Directly to the South is MZ, the first phase of this project.
- **To the East:** Immediately to the East are two ranch-style triplexes, both built in approximately 1959.

## 2. Development Plan

### Project Layout

The project consists of 11 multi-family dwellings units ranging from 1187 to 1906 square feet each and a common pool/amenity area. There will be a mix of 6 two-bedroom units and 5 one-bedroom units all containing a living room, dining room and kitchen as well as an enclosed 1- or 2-car garage.



As seen in the rendering to the left, the south building access fronts a public street (E Minnezona Avenue) and creates a strong pedestrian connection with the surrounding community. The north building is accessed from both the central courtyard and the public alley.

### Connection to Existing Urban Fabric

The Proposed development will match the scale and density of the MZ1 project. Both of these projects are leading the way in meeting the goals of densifying the downtown area, and for this reason they contrast slightly from the immediately adjacent existing development. Adjacent properties are one or two story multi-family units. These existing properties are not served by sidewalks and are set back from the street such that they don't create a functional streetscape. New development such as the proposed MZ2 development will provide the initial segments of streetscape that will eventually connect and create a more inviting urban experience. The perimeter of our site incorporates outdoor living space, outdoor recreational space and shaded, landscaped, pedestrian access along the street frontage that is consistent with other contemporary development in the area.

Within the development is a central courtyard that not only contributes to architectural detail, but it adds to a sense of community by creating a central circulation area for all residents. The units are separated into two separate volumes that create an open space in between the buildings, thereby reducing the visual impact of mass and creating additional open space.

## Architectural Character and Materials

The proposed development substantially conforms the downtown district provisions as it relates to the façade location and massing. The intent is to create a mass that defines the street while still providing recess, repetition and interest. Our facade reflects a rhythm consistent with the intent of those requirements. Materials are layered onto the facade to create visual interest and variety while relating to the sister project across the street. This development is essentially part II of the MZ1 development located across Minnezona Ave to the south. The material palette is shared across both buildings. MZ2 will use the same palette and add areas of open steel railing to lend more detail and transparency to the facade.

Consistent with the Scottsdale Downtown Plan, Urban Design & Architectural Guidelines, the project will utilize a limited color palette. The body will be off-white stucco to minimize the impact of the sun as well as complement the buildings in the area and meet the recommendations of the Guidelines. The color palette is consistent with the other buildings in the area including the adjacent Best Western Hotel, the W Hotel across the street and the proposed Solis/Waterview project. The building materials are consistent with those that are predominate in the area including stucco, glass and painted metal.

## Landscape Character and Materials

Consistent with Scottsdale's Sensitive Design Principles, the plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus to passers-by, yet are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant.

Hardscape is minimized by the use of pavers for the driveway, thereby improving retention of rain water and providing site vegetation with water. Consideration will also be given to those recommended in the Downtown Design Guidelines.

## 3a. Conformance to the General Plan

The property is designated as a Mixed-Use Neighborhood on the 2001 General Plan and designated as Downtown Multiple Use Type 2. The MZ<sup>2</sup> project 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; filling a void that currently exists for newer, smaller, multi-family housing.

***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 1 and 2-story multifamily units with unremarkable design and no functional streetscape. 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 vacant lots 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 Arizona Public Service (APS) 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:** This 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). This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable.

## 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 older housing options. 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 two vacant lots 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/biking distance to many Downtown Scottsdale amenities, services and employment opportunities, which will help minimize automotive traffic downtown.

Electric Vehicle Charging stations will be available for 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 beautiful setting appropriate for the area, helping to revitalize a neighborhood that contains empty lots and 1 and 2-story multifamily units with unremarkable design and no functional streetscape. This development will offer more affordable options for those that look to live, work and/or play in the community; and the modern design will provide a unique and beautiful setting appropriate for the area.

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 within walking distance 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 between the Regional and Drinkwater Conceptual Urban Neighborhoods, the development would provide high-quality, affordable housing for employees who want to live within walking/biking 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 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 building that are underutilized with new options for full-time residents desiring to experience the culture that downtown Scottsdale has to offer.

**Goal LU 7: Support a mix of land uses that promote a sustainable downtown.**

- **Policy LU 7.1.** Support Downtown sustainability by encouraging vertical mixed-use development that offers land uses in close proximity to one another.
- **Policy LU 7.2.** Encourage development to make cost effective use of existing urban resources such as infrastructure systems, under-utilized sites, buildings, and transportation networks.

**Response:** As mentioned above, 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.

## 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 currently vacant lots - that formerly contained two dated and unremarkable single-family homes - 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. 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. 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 a 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 townhouses. 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 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.

## 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 73<sup>rd</sup> Street and Minnezona Avenue. Both indoor and outdoor spaces are visible from the sidewalk and street, including numerous balconies and the community pool (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. Parking garages are interspersed between areas of pedestrian walkways and resident patios to minimize visual impact.

**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.

**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 are 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.



Mz2 Multi-Family

3-DR-2016

ATTACHMENT #2A



Mz2 Multi-Family

3-DR-2016



Q.S.  
18-45

2014 GIS Orthophoto

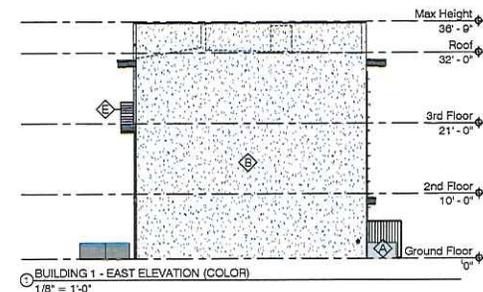
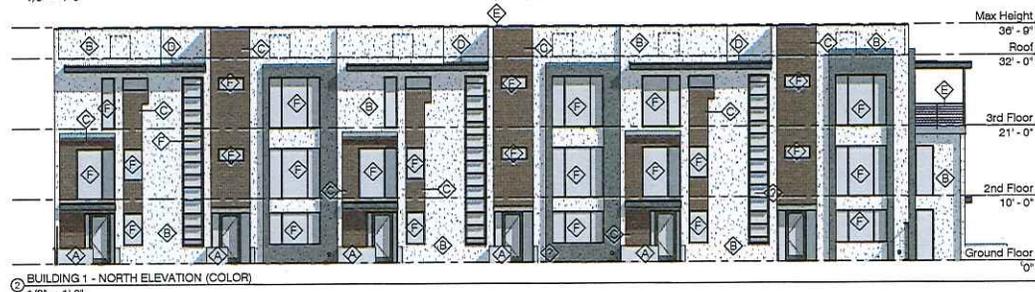
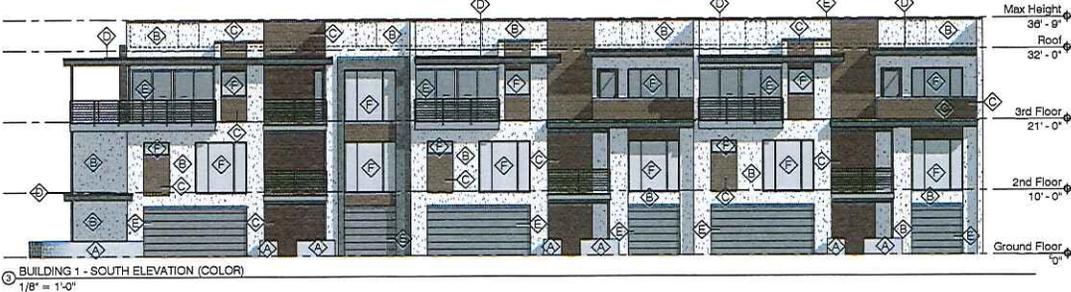
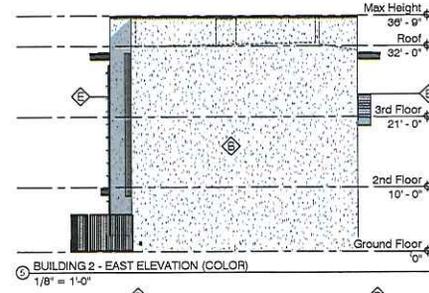
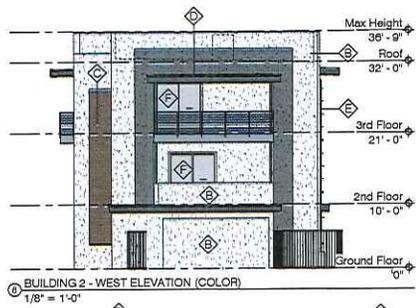
Mz2 Multi-Family

3-DR-2016

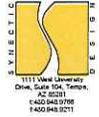


# ATTACHMENT #5

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EXTERIOR ELEVATION LEGEND	
A	NAME CONCRETE MASONRY UNITS MFR TBD TEXTURE SPLIT-FACED COLOR STANDARD GRAY
B	NAME PAINTED STUCCO FINISH MFR DUNN EDWARDS FINISH FLAT COLOR DEW 383 - COOL DECEMBER
C	NAME CERAMIC TILE PLANKS MFR DAL'TILE STYLE ACACIA VALLEY 6X36 COLOR RIDGE AV18
D	NAME STANDING SEAM METAL ROOF MFR PAC-CLAD STYLE REDI-ROOF STANDING SEAM COLOR MIDNIGHT BRONZE
E	NAME GARAGE DOORS, ENTRY GATE, STL STAIRS, RAILING MFR VALSPAR FINISH SEMI-GLOSS COLOR #4009-2 LINCOLN COTTAGE BLACK (GREY TONE)
F	NAME DUAL PANE ALUM WINDOW MFR MILGARD STYLE TO MATCH EXISTING COLOR SASH BRONZE



**MZZ TOWNHOMES**  
 7400 7908 E. McDowell Ave  
 Scottsdale, Arizona 85251



Phase: DR  
 Drawn By: JLM  
 Revised By: LDB  
 CUI Project No.: 3448  
 Date: 2016-09-02

Sheet:  
**A3.2**  
 COLOR ELEVATIONS



ATTACHMENT #6

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 Fax: 813.288.1235  
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MZ2  
7301-7308 E MINNEZONA AVE



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MZ2 TOWNHOMES

7301-7308 E Minnezona Ave  
Southshore, Orlando FL 32821



NO.	REVISIONS

Phase: 01  
 Drawn By: J.M.J.  
 Revised By: Designer  
 EOI Project No: 3443  
 Date: 2019-09-03

Drawn:  
**A3.7**  
3D RENDERINGS



3 Northwest Perspective



2 Southeast Perspective



4 Northeast Perspective



1 Southwest Perspective

**M22 TOWNHOMES**  
 7392-7398 E Minnesota Ave  
 Scottsdale, Arizona 85251

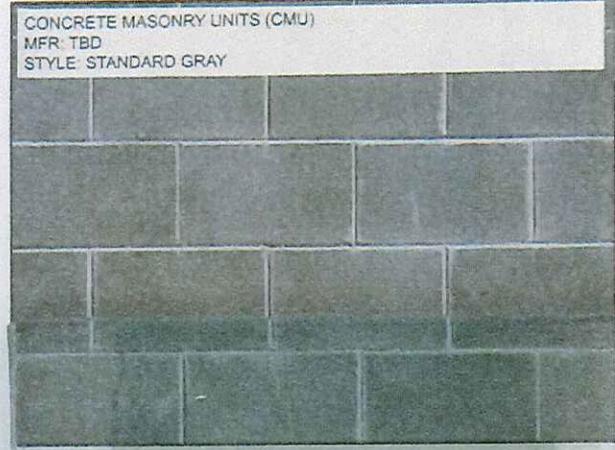


REVISIONS

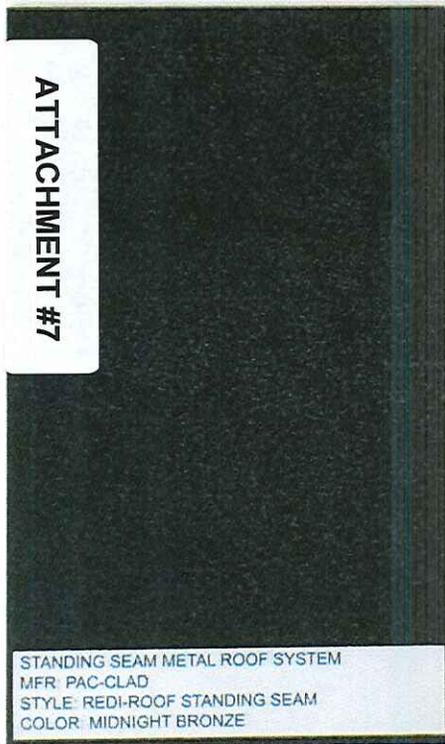
No.	Description

Phase: DR  
 Drawn By: JLM  
 Reviewed By: LDB  
 SDI Project No: 3445  
 Date: 2015-09-03

Sheet:  
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 PERSPECTIVES

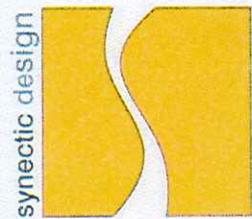


CONCRETE MASONRY UNITS (CMU)  
MFR: TBD  
STYLE: STANDARD GRAY



ATTACHMENT #7

STANDING SEAM METAL ROOF SYSTEM  
MFR: PAC-CLAD  
STYLE: REDI-ROOF STANDING SEAM  
COLOR: MIDNIGHT BRONZE



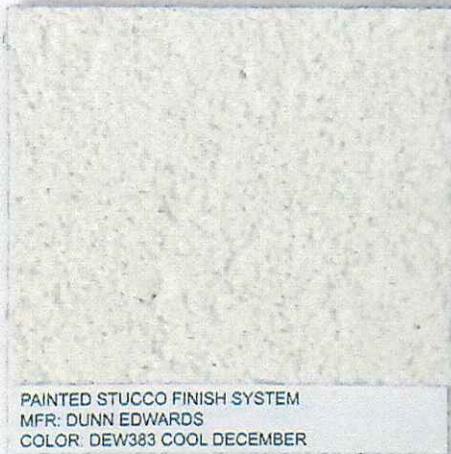
synectic design

# Mz2 Multi-Family

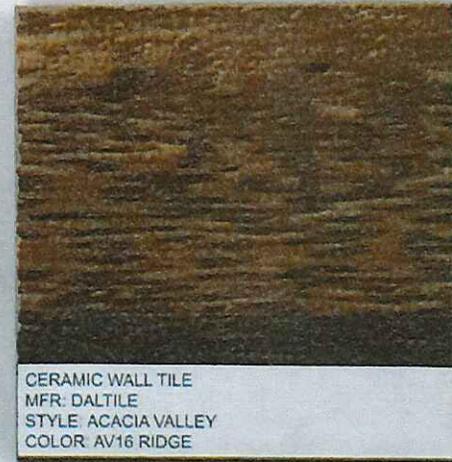
7302-7308 E Minnezona Ave  
Scottsdale, Arizona



PAINTED STEEL ELEMENTS  
MFR: VALSPAR  
#4009-2 LINCOLN COTTAGE BLACK



PAINTED STUCCO FINISH SYSTEM  
MFR: DUNN EDWARDS  
COLOR: DEW383 COOL DECEMBER



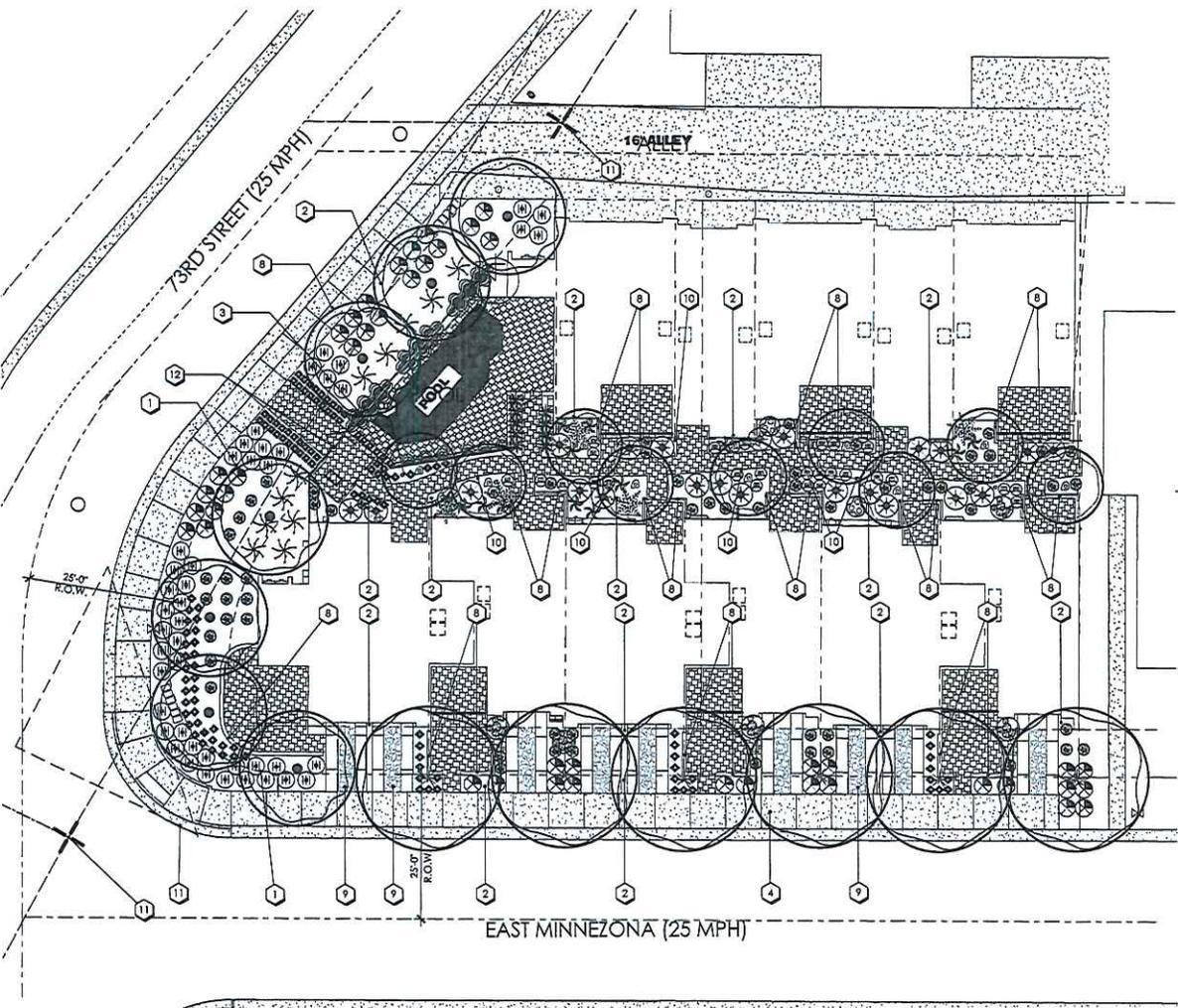
CERAMIC WALL TILE  
MFR: DAL TILE  
STYLE: ACACIA VALLEY  
COLOR: AV16 RIDGE



Product: 1/4" (6mm) PPG SUNGATE® 500 Clear Float Glass

PPG	SHGC	Shading Coefficient	Visible Light	Winter U-Value	Summer U-Value
Insulating Unit (2)	0.62	0.71	74%	0.35	0.35
Insulating Unit (3)	0.66	0.76	74%	0.31	0.35

Data based on NFRC methodology using LBL Window 5.2 software. One-inch insulating glass units with two pieces of 1/4" glass and a half-inch air space. See literature or visit [www.ppgglassing.com](http://www.ppgglassing.com) for additional data.

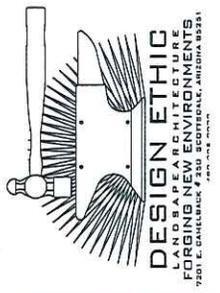


plant legend

	botanical name common name	emitters	size	qty	comments
<b>trees</b>					
⊙	CAESALPINIA CACALACO SMOOTHIE THORNLESS CASCALOITE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	9	9.0 H., 5.0 W., 1.5 CAL. STAKE IN PLACE
⊙	DALBERGIA SISSOO SISSOO TREE	(6 @ 1.0 GPH)	48" BOX 3.0" CAL.	6	14.0 H., 7.5 W., 3.0 CAL. STAKE IN PLACE
⊙	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	48" BOX 3" CAL.	7	11.0 H., 10.0 W., 3.0 CAL. STAKE IN PLACE
<b>vines</b>					
—	MACFADYENA UNGUIS-CATI CATS CLAW VINE	(1 @ 1.0 GPH)	5 GAL.	8	PLANT AT 3' O.C.
<b>shrubs</b>					
⊙	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	1	PLANT AT 7' O.C.
<b>accents</b>					
*	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
•	ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL.	120	PLANT AT 1.5" O.C.
•	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	9	PLANT AT 3' O.C.
*	CYCAS REVOLUTA SAGO PALM	(1 @ 1.0 GPH)	5 GAL.	5	PLANT AT 4' O.C.
⊙	EUPHORBIA TRICUCALI STICKS OF FIRE	(1 @ 1.0 GPH)	5 GAL.	2	PLANT AT 5' O.C.
*	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 5' O.C.
⊙	MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	43	PLANT AT 3' O.C.
⊙	PACHYRERIS MARGINATUS MEXICAN FENCE POST	(1 @ 1.0 GPH)	5 GAL.	5	PLANT AT 4' O.C.
•	PEDILANTHUS MACROCARPUS SUPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	59	PLANT AT 3' O.C.
<b>groundcover</b>					
⊙	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	46	PLANT AT 3' O.C.
⊙	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	1 GAL.	22	PLANT AT 4' O.C.
⊙	SETCREASSEA PALLIDA PURPLE HEART PLANT	(1 @ 1.0 GPH)	1 GAL.	28	PLANT AT 2' O.C.
⊙	3" - 6" FRACTURED RIP RAP TABLE MESA BROWN			309 SF	2" MINIMUM IN ALL PLANTERS
⊙	1/8" MINUS D.G. TABLE MESA GOLD			3,595 SF	2" MINIMUM IN ALL PLANTERS

planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 3/8" MINUS DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 POOL FENCE - SEE ARCHITECTS SITE PLAN
- 4 SIDEWALK.
- 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 7 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 8 SCREEN WALL - SEE ARCHITECTS SITE PLAN
- 9 3' - 6" ANGULAR RIP-RAP [TYPICAL]
- 10 BULLARD LIGHTING , SEE ARCHITECTS LIGHTING PLAN [TYPICAL].
- 11 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 12 BIKE CLEARANCES ARE MET PER CITY STANDARD DETAIL 2285



MZ2 MULTI FAMILY  
7302- 7308 EAST MINNEZONA  
SCOTTSDALE, ARIZONA 85251  
PRELIMINARY LANDSCAPE PLAN

PROJECT:  
JOB NO: 15-039  
DATE:  
DRAWN BY: B. PAUL  
SUBMITTED: 09.22.2016  
REVISED:  
SHEET