



Marked Agendas

Approved Minutes

Approved Reports

**The October 3, 2019  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 3, 2019 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

### Fleetwood 6 35-DR-2018

**Location:** 6900 East 1<sup>st</sup> Avenue

**Request:** Approval of the site plan, building elevations, and landscape plan for a townhouse development with six dwelling units in approximately 12,310 square feet of building area, all on a .48-acre site.

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## OWNER

Blueprint Capital Services  
206-909-6136

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## ARCHITECT/DESIGNER

Synectic Design Incorporated

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## ENGINEER

Land Development Group

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## APPLICANT CONTACT

Lance Baker  
Synectic Design  
480-948-9766

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## BACKGROUND

### Zoning

The site was annexed into the City in 1954 (Ord No. 54) and assigned Central Business District (C-2) zoning. In 2003, the Downtown Overlay was adopted for the entire Old Town area, changing the zoning for the site to C-2 DO. On August 28<sup>th</sup> of this year the City Council approved a zoning district map amendment (19-ZN-2018) to rezone the site from C-2 DO to Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO).

### Context

Located on the northeast corner of North 69th Street and East 1st Avenue, the site is situated in an area with varying architectural styles and building heights. Many buildings are single-story, constructed in the 1960s and 1970s; however, the area has seen a contextual change in recent years

with greater development intensity and building height introduced to what is otherwise a rather suburban area of Downtown. On the south side of East 1st Avenue is a multi-family development with height, density, and contemporary design similar to the proposal for this site. Additionally, the Hotel Valley Ho, located west of the site, includes a 7-story building approximately 65 feet tall.

**Adjacent Uses and Zoning**

- North      Retail, zoned C-2 DO
- South      Multi-family Residential, zoned D/DMU-2 PBD DO
- East        Vacant, zoned C-2 DO
- West        Travel Accommodations, zoned C-3 DO HP

**Key Items for Consideration**

- Development Review Board Criteria
- DRB recommended approval of the Development Plan, including conceptual site plan and building elevations, on May 16, 2019
- Streetscape improvements

**DEVELOPMENT PROPOSAL**

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**Goal/Purpose of Request**

The applicant seeks approval for a townhouse complex consisting of 6 three-story units on fee-title lots. Site-specific development standards, including reduced building setbacks and exceptions to maximum screen wall height on North 69<sup>th</sup> Street, were approved by City Council as part of the zoning district map amendment.

**Neighborhood Communication**

Property owners within 750 feet of the site have been notified by mail of the applicant’s request and the site is posted with the required signage. Additionally, as part of the zoning process, the applicant held an Open House on 5/13/19 at 7150 E. Camelback Road from 5:00 PM to 6:00 PM. Per the applicant’s report, six people attended the Open House. All were generally supportive of the proposal; however, one citizen expressed concerns about visibility of the individual refuse containers. Staff and the applicant have since discussed this issue and, with the approval of the Solid Waste Director, containers will be staged and picked up on-site.

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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**Building Elevations**

The proposed building design utilizes geometrical shapes to create a linear design along both street frontages, with organized distinct horizontal and vertical forms. Additionally, the design incorporates recessing and shading elements to provide differentiation to building planes, visual interest and mitigation of solar heat gain, and colors and materials are representative of the surrounding desert context (Sensitive Design Principle 9).

One of the approved development standards allows the patio barriers on North 69th Street to exceed the allowed height, which is typically 45 inches. The initial proposal was to provide six-foot-tall solid barriers. Staff expressed concerns about this to the applicant, primarily because taller, solid barriers minimize project engagement with the street frontage. After meeting to discuss, the

applicant agreed to provide a solid barrier with a maximum height of 45 inches with 15 inches of view fence on top (for a total of five feet).

**Site Plan/Landscaping**

This is a corner parcel with two street frontages. As such, the pedestrian experience and project engagement with the street are critical considerations. The proposal calls for sidewalks on both streets to be widened to six feet and significant landscape improvements, including shade trees (Pistache), that significantly upgrade the pedestrian realm along North 69<sup>th</sup> Street. Landscaping is also provided along the south edge of the building to provide some separation between the building and the sidewalk. As previously discussed, taller patio barriers are proposed along North 69<sup>th</sup> Street, with a solid barrier with a maximum height of 45 inches, consistent with standard ordinance requirements, with 15 inches of wrought iron view fence on top. The view fence element should minimize the visual impacts of the patio barrier from the street frontage. Through access to the site is provided from East 1<sup>st</sup> Avenue to the alley along the north property line and resident parking is provided in two-car garages.

**Development Information**

- Existing Use: Vacant
- Proposed Use: Multi-family Residential
- Parcel Size: 0.48 gross acres (20,926 square feet)  
0.30 net acres (13,150 square feet)
- Total Building Area: 12,310 square feet
- Building Height Allowed: 66 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 42 feet (inclusive of rooftop appurtenances)
- Parking Required: 10 spaces
- Parking Provided: 10 spaces
- Open Space Required: <type here> square feet / <type here> acres
- Number of Dwelling Units Allowed: 6 units
- Number of Dwelling Units Proposed: 6 units
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 12 dwelling units per acre

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Fleetwood 6 per the attached stipulations, finding that the provisions of the Development Review Board Criteria and the Sensitive Design Principles have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**  
Current Planning Services

**STAFF CONTACT**

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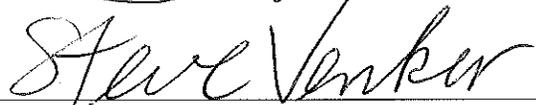
Greg Bloemberg  
Senior Planner  
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E-mail: gbloemberg@ScottsdaleAZ.gov

**APPROVED BY**

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Greg Bloemberg, Report Author

9-19-19  
Date

  
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Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

9/19/19  
Date

  
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Planning and Development Services  
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

9/20/19  
Date

**ATTACHMENTS**

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

**Stipulations for the  
Development Review Board Application:  
Fleetwood 6  
Case Number: 35-DR-2018**

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 (SRC), 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 consistent with the building elevations provided by Synectic Design Group, with a city staff date of 6/5/19.
  - b. Location and configuration of all site improvements shall be consistent with the site plan provided by Synectic Design, with a city staff date of 8/14/19.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by T. J. McQueen & Associates, with a city staff date of 8/14/19.
  - 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 on 1/19/19.
  - e. The water and sewer basis of design report submitted by Land Development Group, LLC dated 06/27/2019 and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the subject site was 19-ZN-2018.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**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.

**SITE DESIGN:**

**Ordinance**

- C. *A fee-title subdivision consisting of greater than five lots shall receive approval of a preliminary plat, followed by approval and recordation of a final plat prior to issuance of any building permits for the project. On-site permits for sub-grade infrastructure may be issued prior to final plat approval.*

**DRB Stipulations**

4. *Refuse containers for the units shall be stored, and collection shall take place, on the project site. Containers shall not be staged on the street for pick-up.*

**LANDSCAPE DESIGN:**

**Ordinance**

- D. A minimum of 50% of provided trees shall be mature, as defined in Article III of the Zoning Ordinance.
- E. With the final plans submittal, the landscape plan shall be revised to include quantities for all proposed shrubs and groundcover, and caliper size for all proposed trees.

**DRB Stipulations**

5. *Groundcover and shrubs within the corner safety triangle shall not have a growth tendency of greater than 24 inches.*

**EXTRIOR LIGHTING:**

**DRB Stipulations**

6. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
7. Incorporate the following parking lot and site lighting into the project's design:
  - 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 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens. •

**STREET DEDICATIONS:**

**Ordinance**

- F. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
1. 1<sup>ST</sup> AVENUE. 10-foot-wide dedication, for a total 30-foot-wide wide north half-right-of-way width.
  2. ALLEYWAY. 2-foot-wide dedication for a 10-foot total south half right-of-way width.

**STREET INFRASTRUCTURE:**

**Ordinance**

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- H. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
1. 1<sup>ST</sup> AVENUE
    - a. Remove the existing driveway and replace with a COS Standard Detail 2256 -CL type driveway.
    - b. Mill and overlay the north half-street along the frontage from the lip of the gutter to the street centerline and restripe.
    - c. Remove the existing sidewalk along the frontage and replace with a minimum 6-foot-wide wide sidewalk.
    - d. Remove the existing sidewalk ramp at the intersection with 69<sup>th</sup> Street with ramp to meet current ADA compliance.
  2. 69<sup>TH</sup> STREET.
    - a. Remove the existing driveway and replace with new curb, gutter and sidewalk.
    - b. Mill and overlay the east half-street along the frontage from the lip of the gutter to the street centerline and restripe along the frontage.
    - c. Remove the existing sidewalk along the frontage and replace with a minimum 6-foot-wide wide sidewalk.
    - d. Remove and replace the alleyway entrance on 69<sup>th</sup> Street to meet current ADA compliance and to be in generally consistent with COS Standard Detail 2256 CL-type driveway.
    - e. Remove or relocate the existing irrigation standpipe out of public right-of-way.
  3. ALLEYWAY.
    - a. Existing overhead utility and cable lines shall be placed underground and remove the poles along the alley frontage, per SRC Section 47-80.
    - b. Mill and overlay the full-width adjacent to the development project.

- b. Mill and overlay the full-width adjacent to the development project.
- 4. All powerlines for the existing streetlights adjacent to lot shall be placed underground.

**DRB Stipulations**

- 8. 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.

**WATER AND WASTEWATER:**

**DRB Stipulations**

- 9. 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:**

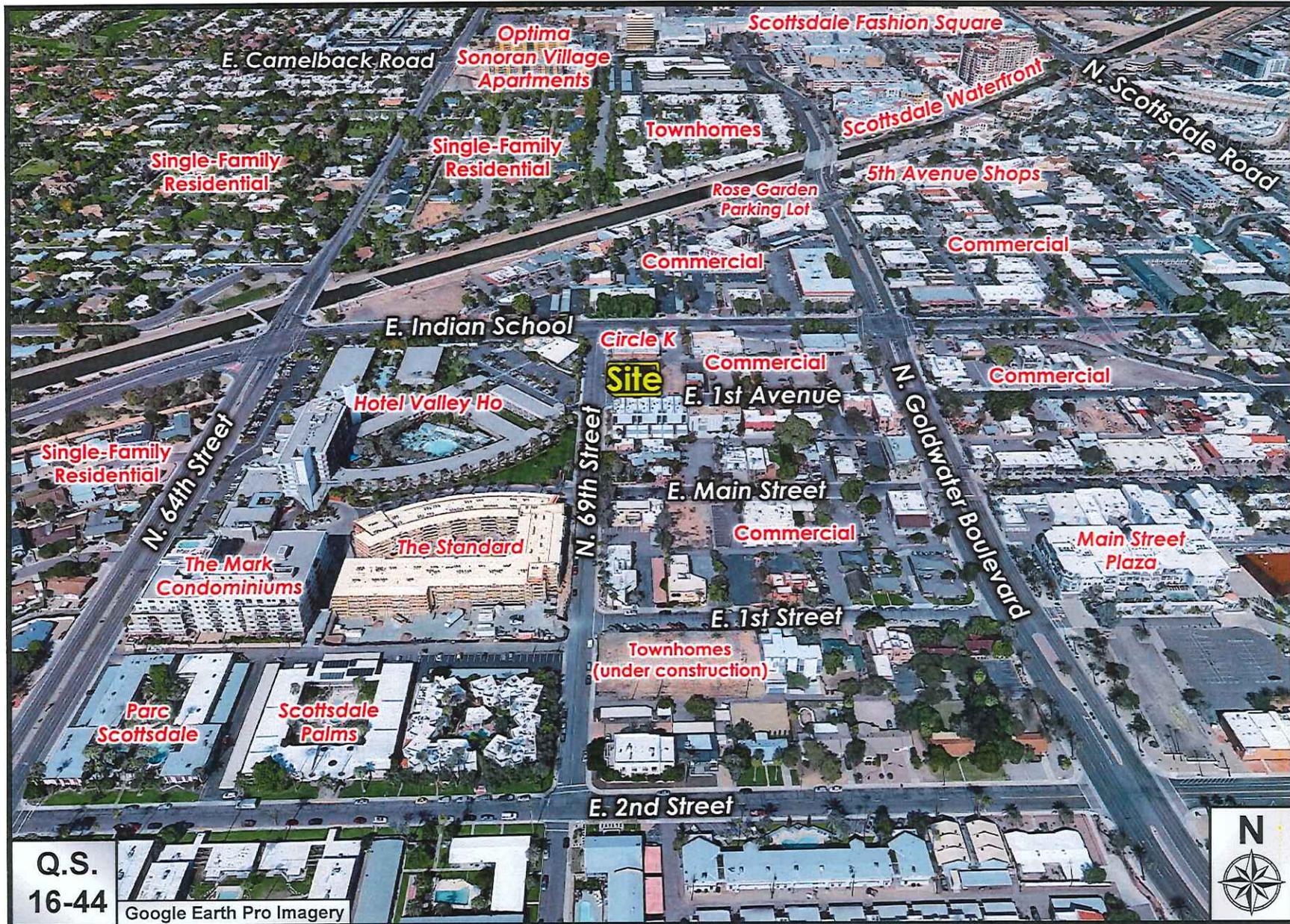
**DRB Stipulations**

- 10. With the civil construction document submittal, the property 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.
- 11. *The applicant shall pay a stormwater storage waiver fee of \$924 prior to or concurrent with issuance of the first building permit for the project.*

**EASEMENTS DEDICATIONS:**

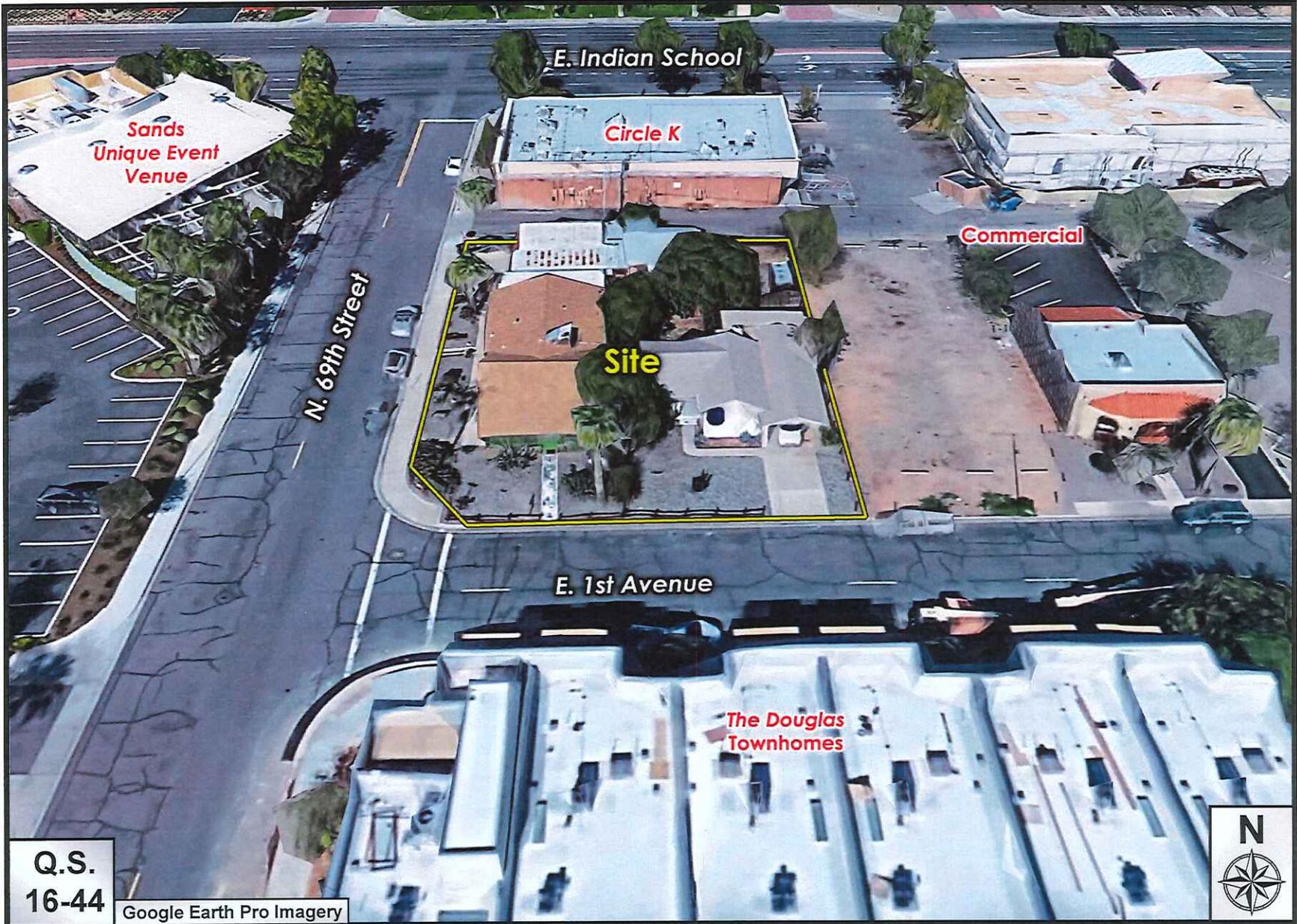
**DRB Stipulations**

- 12. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. Sight Distance (SD) easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
  - b. Public Non-Motorized Access (PNMA) easement over any portion of street sidewalk that extends onto the project site.
  - c. Emergency and Service Vehicle Access (ESVA) easement over the entire drive aisle from 1<sup>st</sup> Avenue to the alleyway.



Fleetwood Six

35-DR-2018

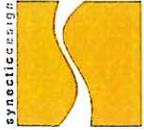


Q.S.  
16-44

Google Earth Pro Imagery

Fleetwood Six

35-DR-2018



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

# Fleetwood 6 Townhomes

6902-6908 E 1<sup>st</sup> Avenue, Scottsdale, Arizona



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

**35-DR-2018**  
**06/05/2019**

# 1. Introduction

## Overview

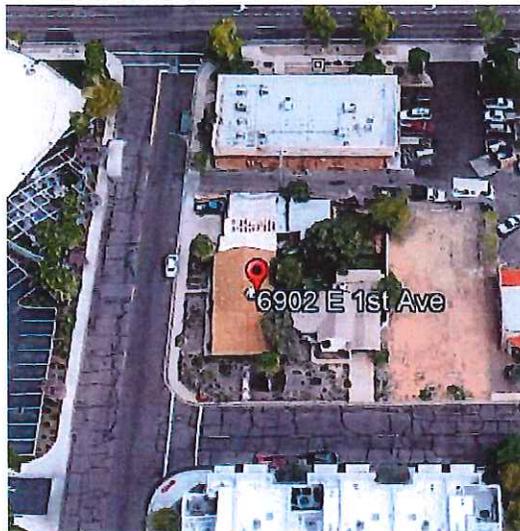
The Fleetwood 6 Townhomes will be an innovative new residential project in the City of Scottsdale. With an emphasis on green-building, technology, and modern design, it provides a new benchmark of urban living in downtown Scottsdale. The project consists of 6 single-family attached dwelling units ranging from 1,708 to 2,325 square feet. All 6 units will be one or two-bedroom units containing a living room, dining room and kitchen and all units will have an enclosed garage. Rezoning request is for D/DMU – Type 2 PBD DO.

## Location

The project is located on the northeast corner of 1st Avenue and 69th Street at 6902-6908 E 1st Avenue. The surrounding area is zoned for Commercial (C-2) or Downtown Multiple Use (DMU-2). Adjacent to the site, across N 69<sup>th</sup> Street is the to the west is the Hotel Valley Ho. The Assessor's Parcel Numbers are 130-11-055 and 130-11-056.

## Relationship to Surrounding Properties

The property is located at 6902-6908 E 1st Avenue, Scottsdale.



**To the North:** Located to the North, across an alley, is a Circle K convenience store.

**To the West:** Directly to the West is the Hotel Valley Ho.

**To the South:** Directly to the South is a 6-unit, recently developed multi-family condo development.

**To the East:** Immediately to the East is an undeveloped parcel.

## 2. Development Plan

### Project Layout

The project consists of 6 single-family attached dwelling units ranging from 1,708 to 2,325 square feet. All 6 units will be one or two-bedroom units containing a living room, dining room and kitchen and all units will have an enclosed garage.



As seen in the rendering above, the projects street access fronts a public street (N 69<sup>th</sup> Street) and creates a strong pedestrian connection with the surrounding community. The unit garages are accessed from the adjacent alley to the north and from 1<sup>st</sup> Avenue to the south.

### Planned Block Development

The project is situated on a very small lot that was originally created for a single family home. To achieve the levels of housing density proposed, we are requesting a Planned Block Development designation to ease the restrictions to allow for fully developing the property.

All of the variances from the Zoning Ordinance are addressed in the concurrently submitted Legislative Draft.

## **Connection to Existing Urban Fabric**

Adjacent properties are Commercial (C-2) and Downtown Multiple Use (DMU-2). New development such as the proposed Fleetwood 6 development will add to the current improvements to the streetscape and provide an ongoing catalyst to provide additional segments of streetscape that will connect and create a more inviting urban experience. The perimeter of our site incorporates outdoor living space, and landscaped pedestrian access along the street frontage that is consistent with other contemporary development in the area.

## **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.

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 Hotel Valley Ho, and the newer development across the street to the south. 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 portions for the walks and driveways, 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 Old Town Scottsdale on the 2001 General Plan and designated as Commercial C-2, Downtown Overlay. The Fleetwood 6 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 density 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, and construction methods. This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable.

**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, and construction methods.

## 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.

## 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.

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. 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 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.

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, and construction methods. This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable.

### **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 list 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 frontage is provided along both 68<sup>th</sup> Street. Both indoor and outdoor spaces are visible from the sidewalk and street, including numerous balconies and the community pool.

#### ***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 in individual unit garages (5 – 2 car, 1 – 1 car) on the ground floor of the development, with minimum visual impact. Parking garages are all entered from the drive access located on the east side of the site and are not visible from 69<sup>th</sup> Street.

#### ***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.

**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.

### **3d. Conformance to the 2018 Old Town Scottsdale Character Area Plan**

***GOAL LU 2 - Encourage the development of Old Town as a collection of mixed land uses and districts.***

***Policy LU 2.3 Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale's mix of activities through the development of mutually supportive land uses within Downtown Multiple Use areas. The majority of the properties within the Old Town Plan boundary are Downtown Multiple Use.***

**Response:** Project provides a newer housing option with much greater density than the single family residential style building currently on the property.

***GOAL LU 3 - Continue the use of development types to guide the physical and build form of Old Town Scottsdale.***

***Policy LU 3.2 Support higher scale Type 2 development in the majority of the Multiple Use areas surrounding the Downtown Core.***

**Response:** Provides a visual balance with the similar development across 1<sup>st</sup> Avenue. Showing greater density along the streetscape and encouraging similar scaled development on the underutilized and under developed lots directly adjacent to the east.

***GOAL LU 5 – Promote diversity in Old Town housing options.***

***Policy LU 5.1 Develop a variety of housing types such as apartments, condominiums, lofts, townhomes, patio homes, and live/work units.***

**Policy LU 5.2** *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 5.3** *Encourage residential development for a variety of income groups.*

**Response:** Project is a six-unit townhome development. Adds to the inventory small scale development projects.

**GOAL LU 6 - ENCOURAGE A MIX OF LAND USES TO SUPPORT A WALKABLE AND SUSTAINABLE DOWNTOWN.**

**Policy LU 6.3** *Encourage development to make use of existing urban resources such as infrastructure systems, under-utilized sites, buildings, and transportation networks.*

**Response:** Project creates greater density by replacing a single family one-story detached house into a more urban scaled multi-story, with 6 attached single family units, adding multiple property owners invested in the community and local economy.

### **3e. Conformance to the Planned Block Development (PBD)**

#### **Criteria**

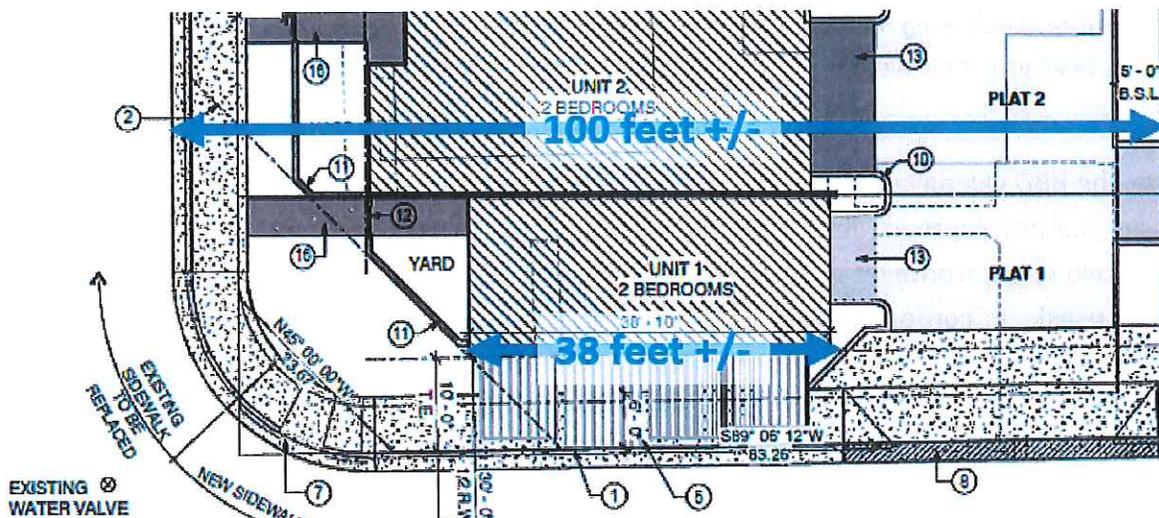
*The purpose of the PBD Overlay District is to allow for development flexibility in the Downtown Area to assist the City in achieving the Downtown Plan, developing more Downtown Area public amenities, and adding land uses that would further promote the Downtown Area as a twenty-four (24) hour community.*

**Response:** The PBD Overlay designation has been requested as part of this zoning application to allow for greater development flexibility on the Property due to site constraints of this small, infill parcel with two street frontages situated east of the Valley Ho and south of Circle K (neighboring commercial uses). In conformance with the PBD requirements, the submittal includes all the required elements for site planning, architecture, and landscaping (Development Plan). As part of this submittal, the applicant has created a set of site-specific property development standards utilizing the base property development standards of the D/DMU-2 zoning district. Modifications to the development standards are necessary for successful redevelopment of the site. Providing a new well-designed housing option on an infill property will contribute toward the land use balance of Old Town supporting existing museums, restaurants, galleries and retail development in the area further promoting a walkable downtown. Additionally, the site is located in close proximity to one of Scottsdale's major employers, HonorHealth Osborn campus.

The amended development standards included with this application are summarized as follows:

- Increase in patio wall height along 69<sup>th</sup> Street within the setback area from 45" to 60" to accommodate view fence only above 45".
- Reduce setback on 69<sup>th</sup> Street from 20' to 19'.
- Reduce setback on 1<sup>st</sup> Avenue from 20' to 16'.
- Modify 1:1 stepback plane starting at 33' above the setback line vs. 30'.

The 15" increase in patio view fences height will allow for resident privacy and a comfortable walking space for pedestrians along the streetscape similar to the residential design for The Douglas located just south of the Property on the southeast corner of 69<sup>th</sup> Street and 1<sup>st</sup> Avenue as depicted below. The reduced setbacks are necessary for redevelopment of the small site and is not out of context with the surrounding area. Photos below show the Valley Ho, which is located to the west and has an undulating setback as close as 10' from back of curb. Notably, the proposed patio walls for the Fleetwood 6 also have undulating wall placement to break-up the linear edge. Further, an image of the 6962 E. 1st Avenue Building (located on the same block) is depicted below, which provides only a 7' setback from the back of curb. Recognizing that the Old Town Character Area Plan goal is to provide a comfortable pedestrian realm, Fleetwood 6 includes widened sidewalks and numerous shade trees. Also, the reduced setback condition along 1<sup>st</sup> Avenue is only 38' in length, which is less than 50% of the overall southern property dimension of approximately 100'. The Douglas, immediately to the south was approved with an 18' setback on 69<sup>th</sup> Street.



**The Douglas – 1<sup>st</sup> Ave View**



**The Douglas – 69<sup>th</sup> Street View**



**Valley Ho**



**6962 E. First Ave Building**



**Criteria for a PBD Overlay District application in a Type 2 Area or a Type 2.5 Area:**

- a. The Development Plan shall reflect the goals and policies of the Character & Design Chapter of the Downtown Plan;***

**Response:** See Section 3b: Conformance to the Downtown Plan, 2. Character & Design.

- b. The site development standards and building form shall be in conformance with the Downtown Plan Urban Design & Architectural Guidelines;***

**Response:** See Section 3c: Conformance to the Downtown Urban Design & Architecture Guidelines

- c. The building form shall reflect the planned character of development within which the development project will be located;***

**Response:** The proposed building form is complementary with recent development in the area, specifically the new development located directly south across 1<sup>st</sup> Avenue.

- e. The Development Plan for the development within one hundred (100) feet of a Type 1 Area shall address appropriate transitions in building heights, building massing, and landscape materials between the proposed development and the Type 1 area.***

**Response:** Not applicable.

- f. The Development Plan shall incorporate standards for development adjacent to public streets that include sidewalks, pedestrian linkages, building forms and architectural features that address human scale and pedestrian orientation; and***

**Response:.** Active street frontages are provided along the streetscape with the integration of shade trees, vegetative ground cover, and quality hardscape design for the enjoyment of pedestrians. Architecturally, the buildings invoke a modern urban design with an aesthetic that provides a higher-quality pedestrian environment created by a variety of small-scale building elements rather than a single, large unarticulated mass. Pedestrian connectivity is key to the overall site design, not only providing resident access to Old Town's amenities, but also linking into the existing pedestrian network in downtown. The site currently has two driveway cuts; one along 69<sup>th</sup> and one along 1<sup>st</sup> Avenue. Redevelopment of the site will eliminate the 69<sup>th</sup> Street access point and improve the sidewalk condition in this location as well as widen the sidewalk along 1<sup>st</sup> Avenue to a 6-foot standard.

- g. The pedestrian circulation shall be accessible and easy to navigate, and incorporate open space and pedestrian linkages to the public pedestrian circulation network.***

**Response:** Project is oriented to the street along 69<sup>th</sup> Street. The patio walls and landscaping provide pedestrian scale, shade and open space along both street frontages. The existing 5-foot wide sidewalk along 69<sup>th</sup> Street is being replaced with a 6-foot wide sidewalk within frontage while still provide a series of shade trees. The southern edge is being improved with a 6-foot sidewalk and shade trees as well. The reduced setbacks do not impact the developer's ability to provide a quality tree canopy and comfortable ground plane.

## **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.



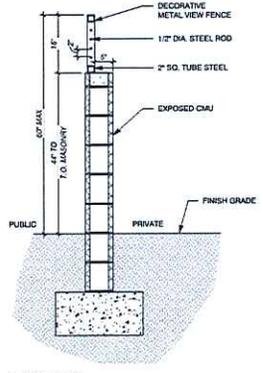




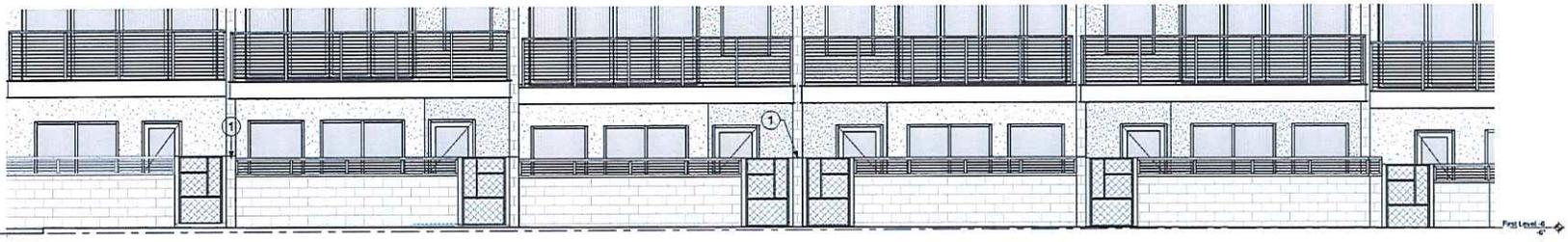
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KEYNOTES  
1 EXPOSED GROUND FACE CMU



1 PATIO WALLS  
3/4\"/>



2 Wall Elevation  
1/4\"/>

ATTACHMENT 6

FLEETWOOD 6 TOWNHOMES  
SINGLE FAMILY / ATTACHED DEVELOPMENT  
6902 6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251



REVISIONS

NO.	DESCRIPTION
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Phase: DRB  
Drawn By: NYK  
Reviewed By: LDB  
SDI Project No: 3676  
Date: 05/02/2019  
Sheet:

DR1.4  
SITE DETAILS / WALL ELEVATIONS

35-DR-2018  
06/05/2019

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ATTACHMENT 7

35-DR-2018  
06/05/2019



**SYNECTIC**  
DESIGN  
1111 West University  
Drive, Suite 104, Tempe,  
AZ 85281  
1.480.948.9700  
1.480.948.9211

FLEETWOOD 6 TOWNHOMES  
SINGLE FAMILY/ ATTACHED DEVELOPMENT

6605 6605 EAST 187 AVE  
SCOTTSDALE, ARIZONA 85251

NOT FOR CONSTRUCTION

**N.F.C.**  
NOT FOR CONSTRUCTION  
REVISIONS 1

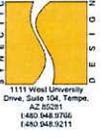
Phase: DRB  
Drawn By: NYK  
Reviewed By: LDB  
SDI Project No: 3876  
Date: 06/21/2019

Sheet:  
**DR3.4**  
PERSPECTIVES

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**35-DR-2018**  
**06/05/2019**



**FLEETWOOD 6 TOWNHOMES  
SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
6939-6938 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251



REVISIONS	

Phase: DR0  
 Drawn By: OAM  
 Revised By: LDD  
 SDI Project No: 3876  
 Date: 05/21/2019

Sheet: **DR3.5**  
PERSPECTIVES

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**ATTACHMENT 8**



**SYNECTIC**  
DESIGN  
1111 West University  
Drive, Suite 104, Tempe,  
AZ 85281  
1482 548 5726  
1482 548 9211

**FLEETWOOD 6 TOWNHOMES  
SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
6650 BANK EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251



REVISIONS

No.	Description
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Phase: DRB  
Drawn By: OMM  
Reviewed By: LDD  
S01 Project No: 3676  
Date: 06/21/2019  
Sheet:

**35-DR-2018  
06/05/2019**

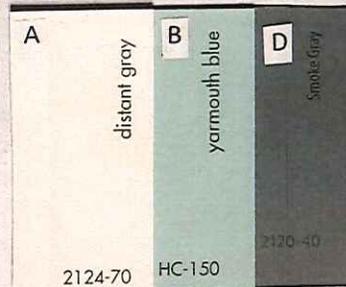
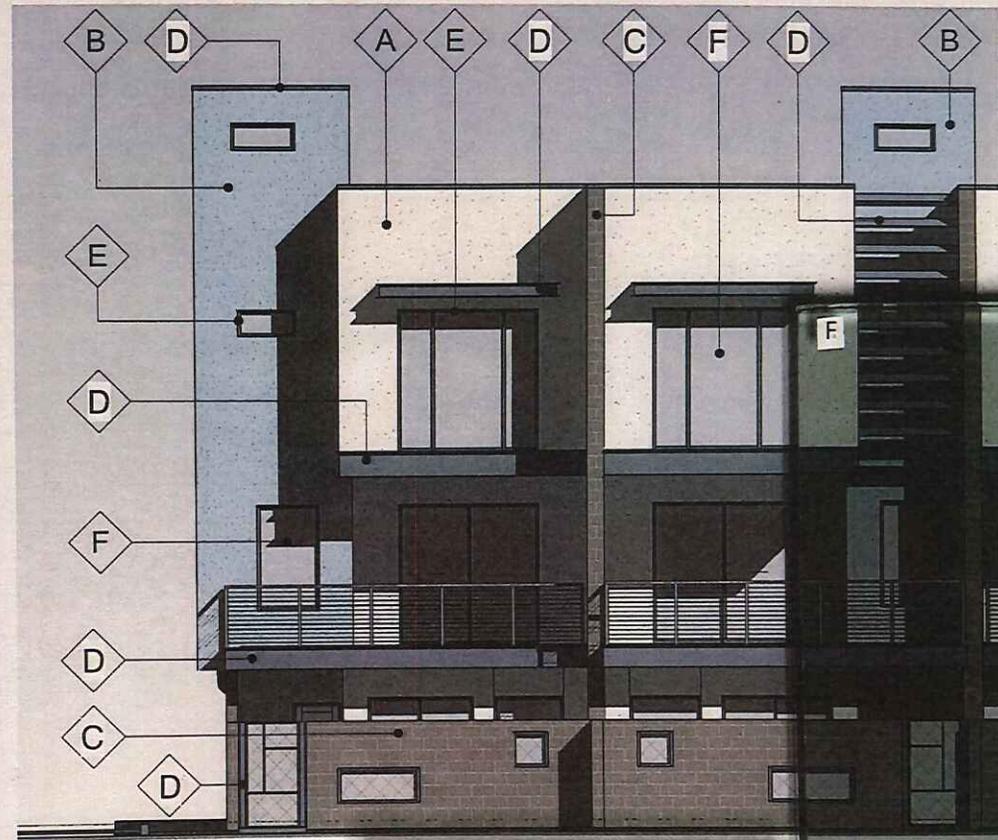
**DR3.6**  
STREETSCAPE  
ELEVATION

# FLEETWOOD 6 TOWNHOMES

## EXTERIOR FINISH LEGEND

<b>A</b>	DESCRIPTION MFR FINISH COLOR LRV	PAINTED STUCCO BENJAMIN MOORE SMOOTH DISTANT GRAY 90
<b>B</b>	DESCRIPTION MFR FINISH COLOR LRV	PAINTED STUCCO BENJAMIN MOORE SMOOTH YARMOUTH BLUE 52
	DESCRIPTION MFR STYLE COLOR	CONCRETE MASONRY TRENDSTONE GROUND FACE HUNTINGTON GRAY
	DESCRIPTION MFR COLOR	METAL TO BE DETERMINED SMOKE GRAY
	DESCRIPTION MFR COLOR	ANODIZED ALUMINUM TO BE DETERMINED CLEAR
<b>F</b>	DESCRIPTION MFR COLOR	GLASS TO BE DETERMINED GRAY TINTED

ATTACHMENT 9



**35-DR-2018**  
**8/7/2018**

Data based on NFRC methodology using LBNL Window 7.3 software and represents center of glass values. 1" (24.7mm) insulating glass unit with two pieces of 1/4" (6mm) glass and a 1/2" (12.7mm) airspace (air fill unless noted). See literature or visit [www.VitroGlazings.com](http://www.VitroGlazings.com) for additional values or for data on a range of tinted or reflective glasses by Vitro. This sample is for glass aesthetic only, the spacer used is not representative of commercial units. Interior lite with Solarban® 70XL and Solarban® 80 glass to heat treated.

**Vitro** (formerly PPG glass)

1-855-887-6457 (1-855-VITRO-GLS)

This plan is the property of Spanish Design Incorporated, 6901 N. 1st Street, Suite 201, Tempe, AZ, 85284.

**CITY OF SCOTTSDALE  
LANDSCAPE NOTES:**

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

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". 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.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

URF AREAS ARE TO BE PROVIDED.

ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE 'L' DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, SLOPE RATIOS.

ARCHITECTURAL FOR BIKE RACK DETAILS.

SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

BACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" V BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE 58, 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 9.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH 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 MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

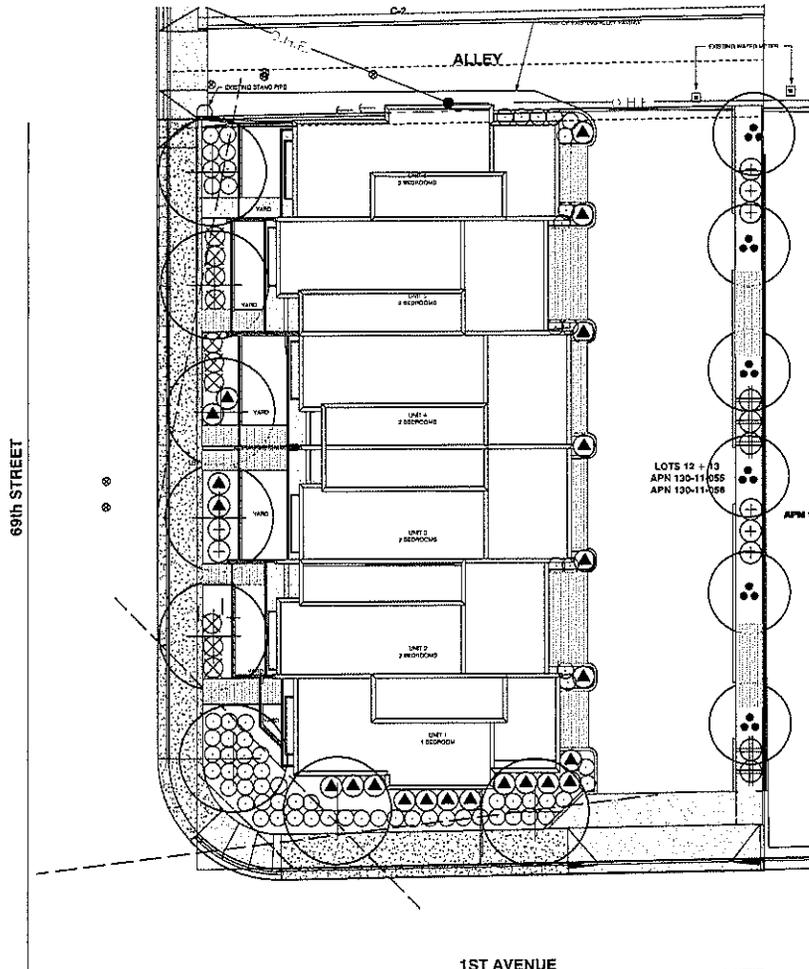
NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

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 QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

**LANDSCAPE LEGEND**

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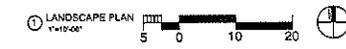
**ATTACHMENT 10**

This plan is the property of Spanish Design Incorporated, 6901 N. 1st Street, Suite 201, Tempe, AZ, 85284.



1111 West University  
 Drive, Suite 104, Tempe,  
 AZ 85281  
 480.963.9195  
 480.963.9111

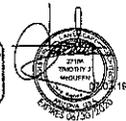
**FLEETWOOD 6 YOWNHOMES**  
**6 UNIT MULTI-FAMILY DEVELOPMENT**  
 6902-9008 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA



LANDSCAPE PLAN  
**APPROVED**  
 CITY OF SCOTTSDALE

CASE NUMBER \_\_\_\_\_ APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

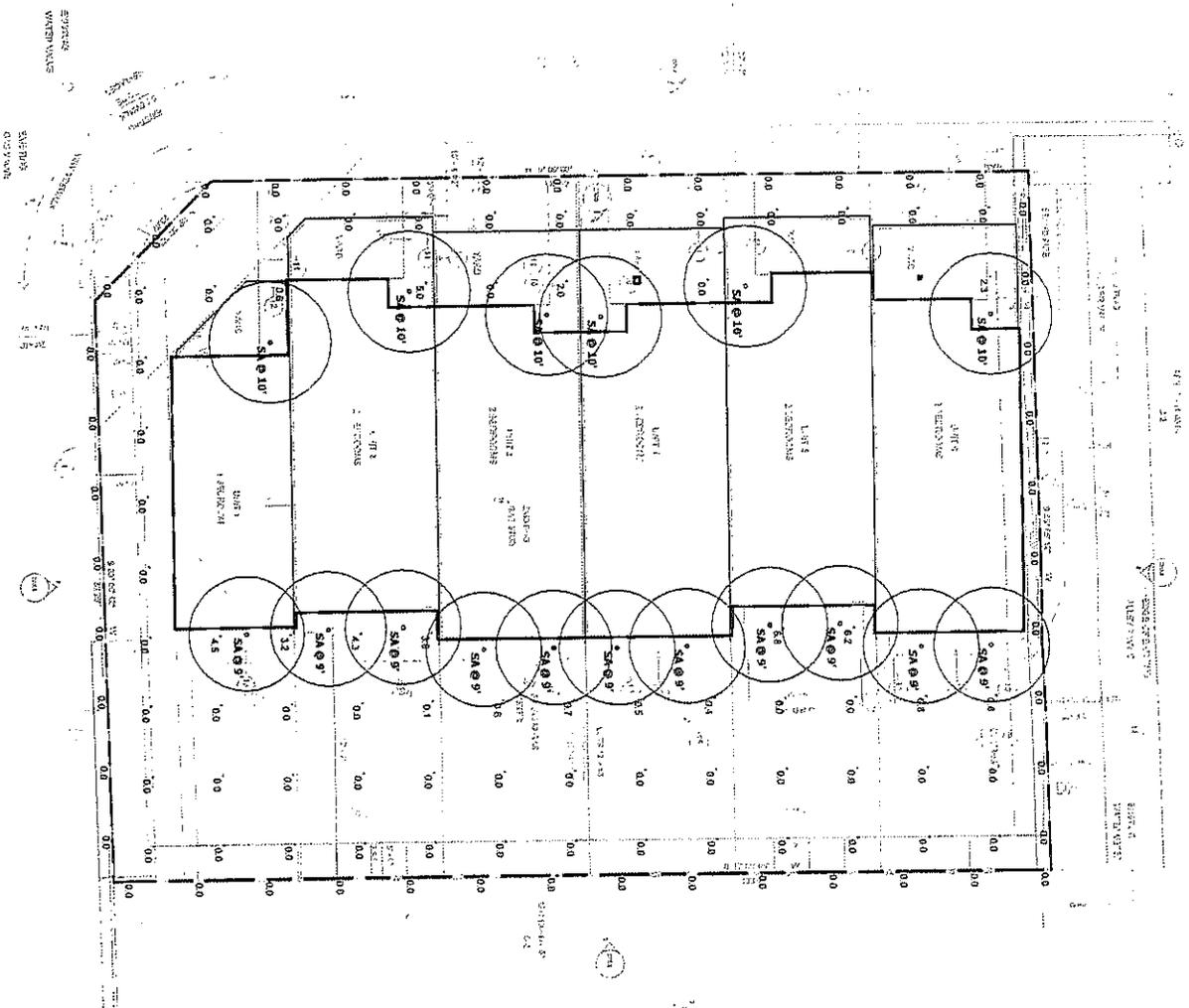
Case No: 19 - ZN - 2018



**T.J. McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE URBAN DESIGN SITE PLANNING  
 10460 N. 74th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P: (480) 265-0330  
 EMAIL: timcqueen@tjma.net

Prepared By:	DRD
Drawn By:	BCD
Reviewed By:	LOD
EDI Prep By:	SBK
Date:	07.03.19
Sheet:	

**La.01**  
 LANDSCAPE PLAN



**Plan View**  
Scale - 1" = 16'

Catalog Number	Description	Filtering	Lumens Per Lamp	Light Loss Factor	Wattage
LDN6 3005 L05AK LSS WL	GAIN 10M, 3000K, 500LM, BIRCU, CLEAR, SEMI-INDIC, 30, 05, L05AK, LSS, L45 -SPECTULAR REFLECTOR		608	0.91	7.57

Statistics					
Description Symbol	Avg	Max	Min	Max	Max
PLFC	X	0.04	0.01	0.01	N/A
SITE FC	+	0.61	0.84	0.01	N/A



# WST LED Architectural Wall Sconce



Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Specifications

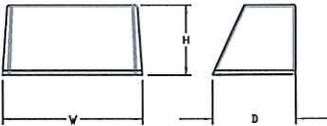
### Luminaire

**Height:** 8-1/2"  
(21.59 cm)

**Width:** 17"  
(43.18 cm)

**Depth:** 10-3/16"  
(25.9 cm)

**Weight:** 20 lbs  
(9.1 kg)

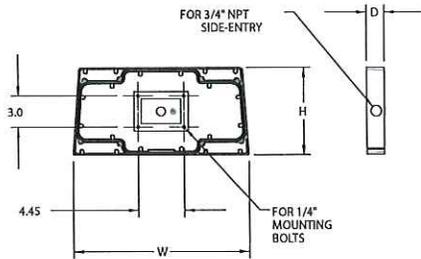


### Optional Back Box (PBBW)

**Height:** 8.49"  
(21.56 cm)

**Width:** 17.01"  
(43.21 cm)

**Depth:** 1.70"  
(4.32 cm)

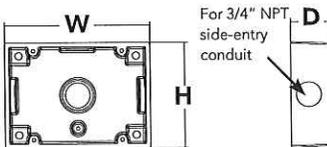


### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



## A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability<sup>1</sup>
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

**LISTINGS** — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at:

[www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number
Notes
Type



# LDN6

**6" OPEN and WALLWASH LED  
Non-IC  
New Construction Downlight**



A+ Capable options indicated by this color background.

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN6 35/15 L06AR LSS MVOLT EZ10

LDN6 Series	Color temperature	Lumens <sup>1</sup>	Aperture/Trim Color	Finish	Voltage	
LDN6 6" round	27/ 2700K	05 500 lumens	L06 Downlight LW6 Wallwash	LSS Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt 120 120V 277 277V 347 <sup>3</sup> 347V	
	30/ 3000K	10 1000 lumens				25 2500 lumens
	35/ 3500K	15 1500 lumens				30 3000 lumens
	40/ 4000K	20 2000 lumens				40 4000 lumens
	50/ 5000K	20 2000 lumens				50 5000 lumens

Driver	Options
GZ10 0-10V driver dims to 10%	SF <sup>4</sup> Single fuse
GZ1 0-10V driver dims to 1%	TRW <sup>5</sup> White painted flange
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL <sup>5</sup> Black painted flange
	EL <sup>6</sup> Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELR <sup>6</sup> Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
	ELSD <sup>6</sup> Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
	ELRSD <sup>6</sup> Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
	E10WCP <sup>6</sup> Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB
	E10WCPR <sup>6</sup> Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDB
	NPP16D <sup>7</sup> nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER <sup>7</sup> nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	N80 <sup>8</sup> nLight™ Lumen Compensation
	NPS80EZ <sup>7</sup> nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER <sup>7</sup> nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	HAO <sup>11</sup> High ambient option
	CP <sup>12</sup> Chicago Plenum
	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	NLTAIR2 <sup>9,10</sup> nLight® Air enabled
	NLTAIRER2 <sup>9,10</sup> nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
	USPOM US point of manufacture
	90CRI High CRI (90+)

Accessories: Order as separate catalog number.	
<a href="#">FACISSM 375</a>	Compact interruptible emergency AC power system
<a href="#">FACISSM 125</a>	Compact interruptible emergency AC power system
GRA68JZ	Oversized trim ring with 8" outside diameter <sup>1</sup>
SCA6	Sloped ceiling adapter. Refer to <a href="#">TECH-SCA</a> for more options.

- Notes**
- Overall height varies based on lumen package; refer to dimensional chart on page 3.
  - Not available with finishes.
  - Not available with emergency options.
  - Must specify voltage 120V or 277V.
  - Available with clear (AR) reflector only.
  - 12.5" of plenum depth or top access required for battery pack maintenance.
  - Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
  - Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
  - Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
  - NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
  - Fixture height is 6.5" for all lumen packages with HAO.
  - Must specify voltage for 3000lm. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.