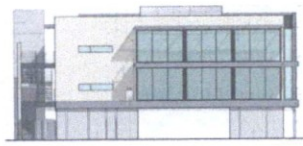


Simulations
Photos
All Graphics (no plans)



WEST



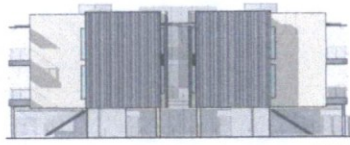
SOUTH



SOUTH



NORTH



EAST



NORTH

RETAIL
AT MARSHALL WAY

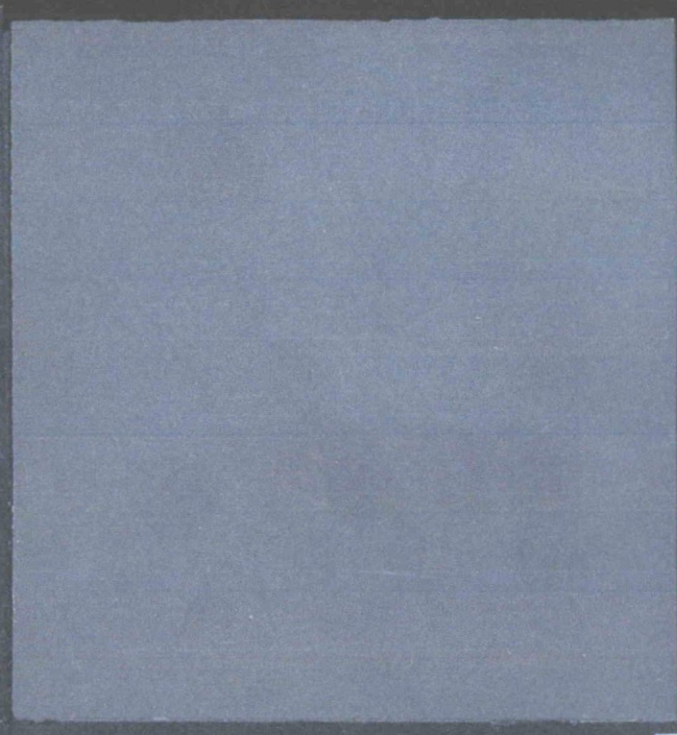
CONDOMINIUM
AT MARSHALL WAY

RETAIL + APARTMENTS
AT INDIAN SCHOOL RD

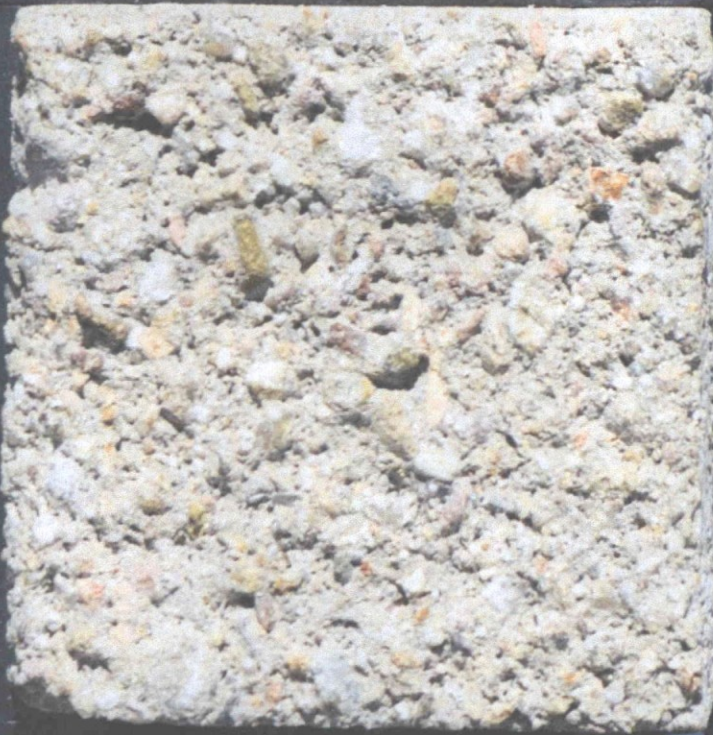
ELEVATIONS



1



2



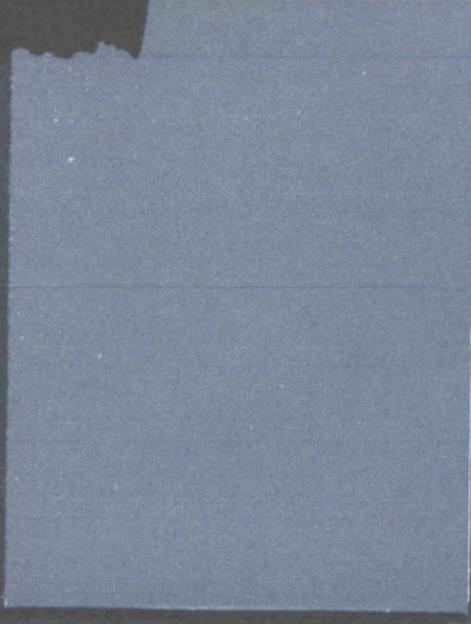
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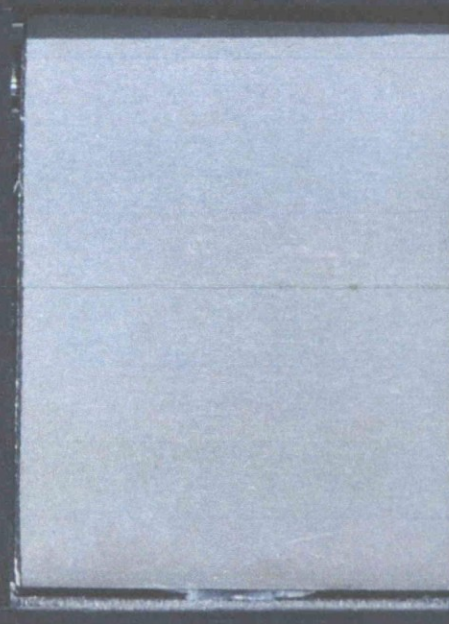
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5



6



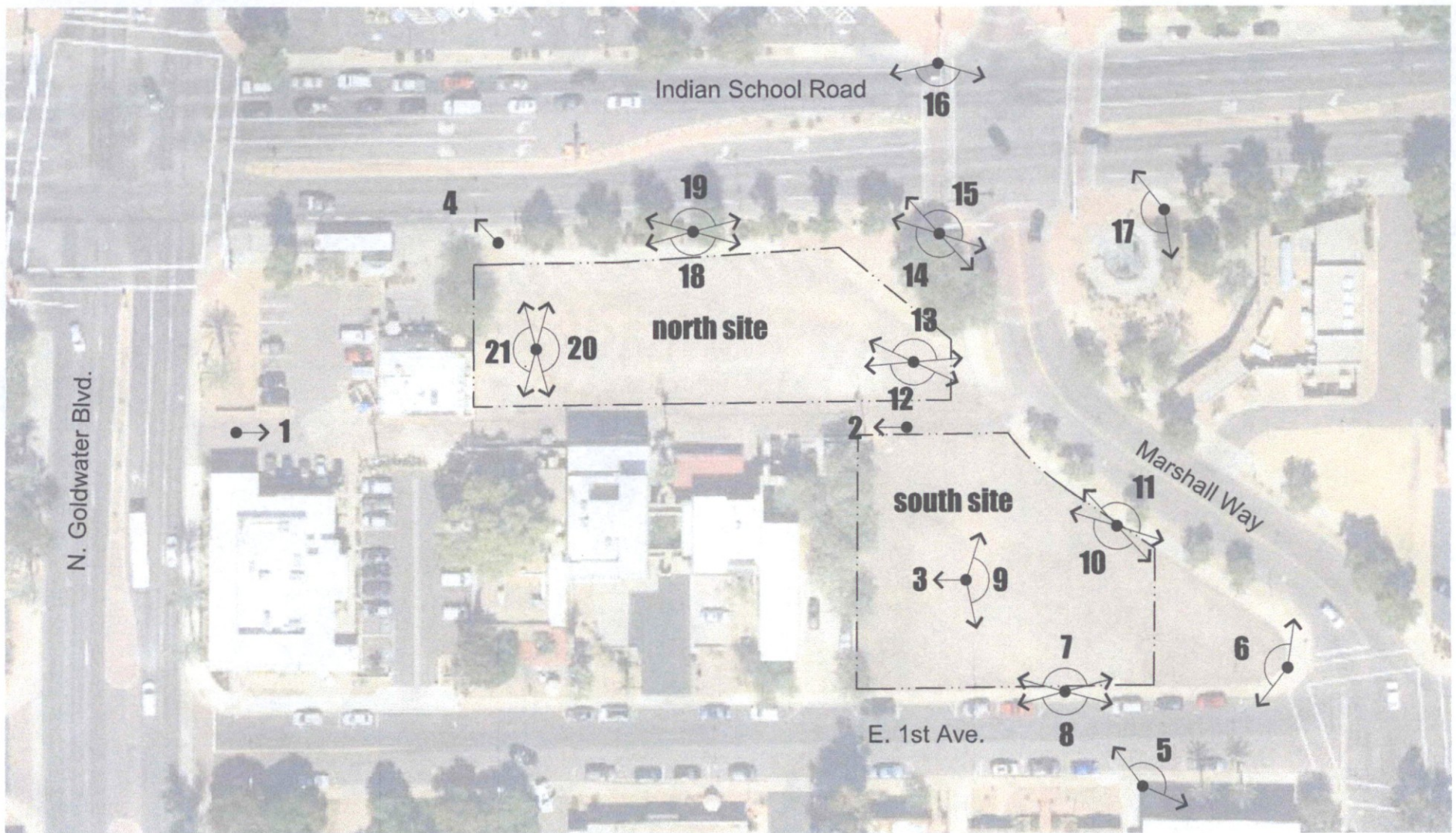
7

- 1 smooth, light sand finish stucco, painted, Dunn Edwards "Crisp Muslin", DE6227, LRV 59
- 2 pre-finished standing seam metal siding, Metal Sales, Slate Grey (W38), SRI 30
- 3 textured concrete block, CABCO standard gray with sandblast finish
- 4 dual pane clear glass, Vitro low-E, solar-ban 60
- 5 galvanized accent steel planter boxes + trellis filigree
- 6 exterior steel structure, Dunn Edwards, "Painted Rock", DE6363, LRV 13
- 7 anodized aluminum accent at balcony trim at north building

FUNKE
MIXED USE

7033 E Indian School Road

27-DR-2017
7/10/2017



context photo site aerial 

FUNKE MIXED USE

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ph 1.00

27-DR-2017

7/10/2017



context photo No. 1



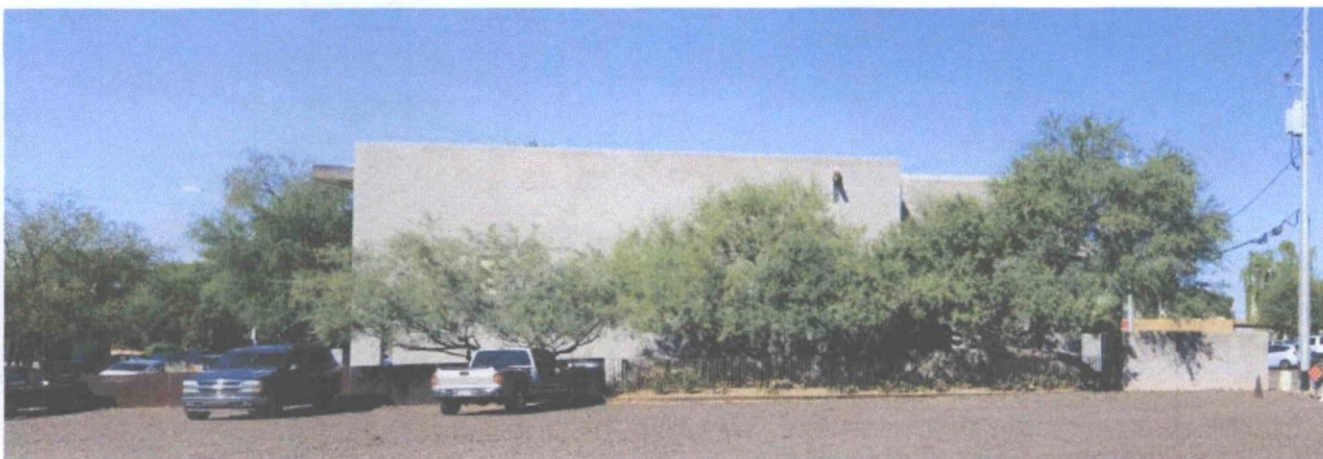
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**FUNKE
MIXED USE**

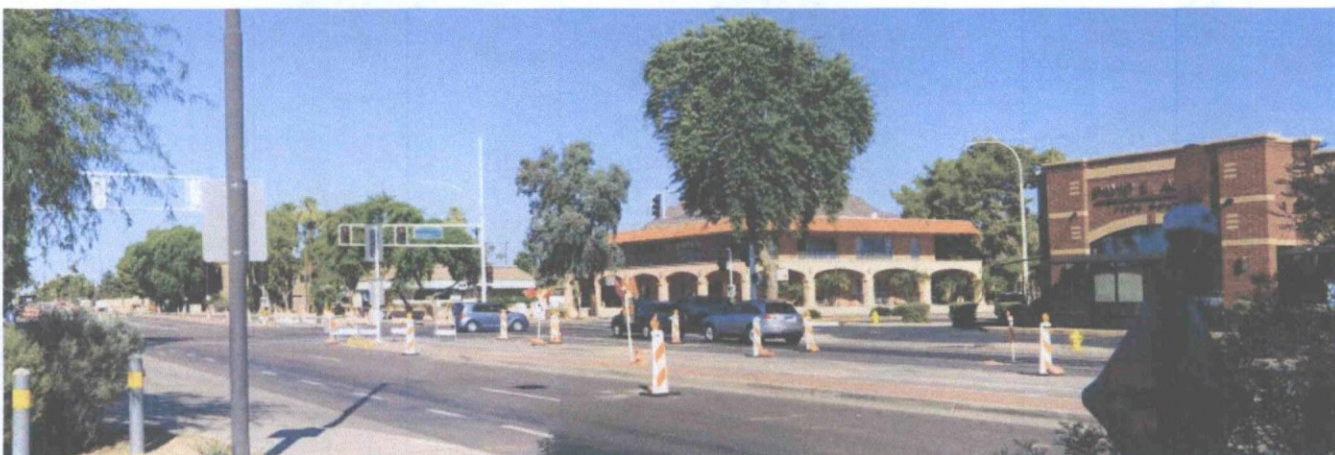
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context photo No. 3



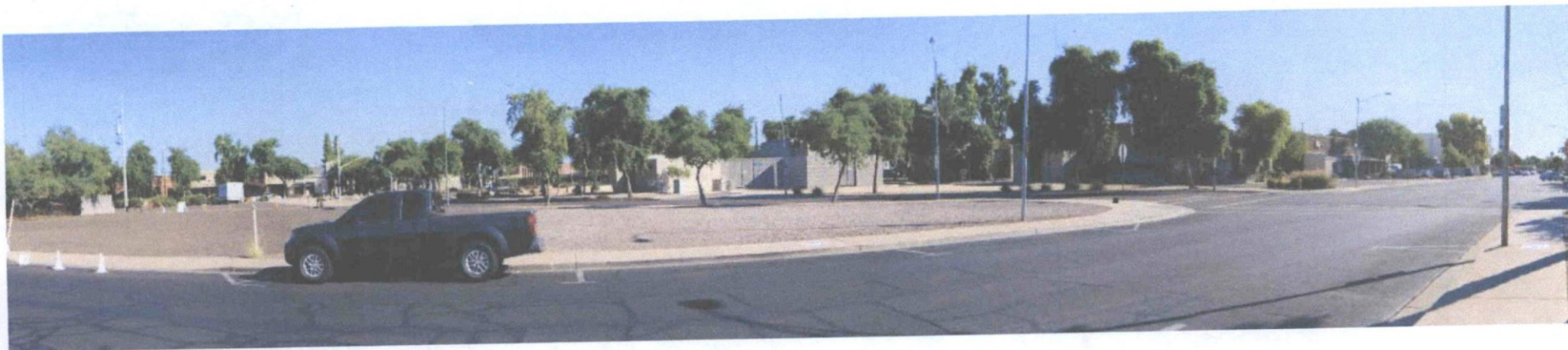
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MIXED USE**

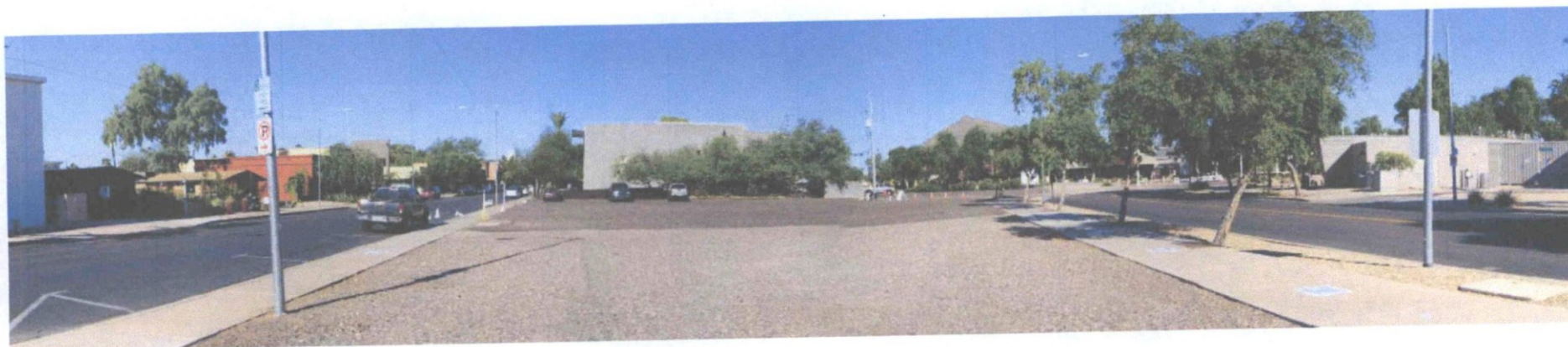
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context photo No. 5



context photo No. 6

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context photo No. 7



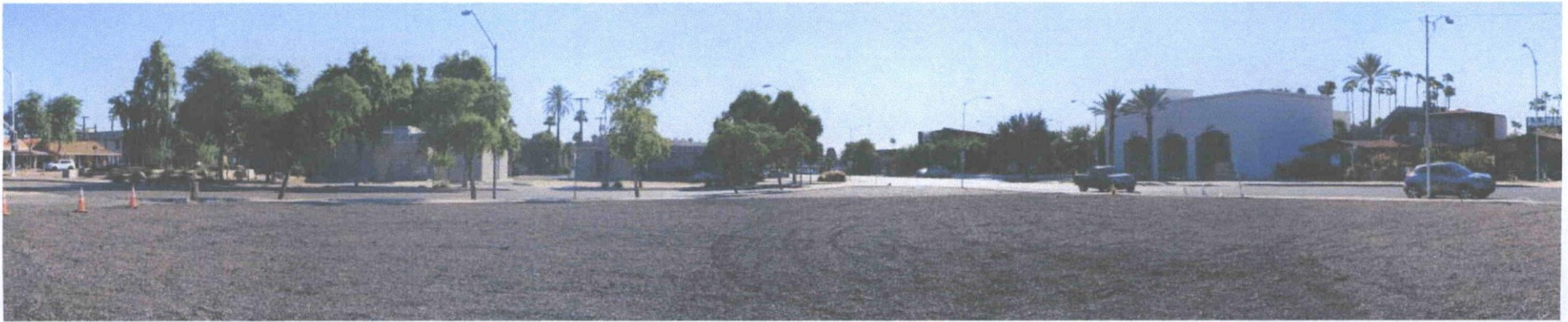
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context photo No. 9



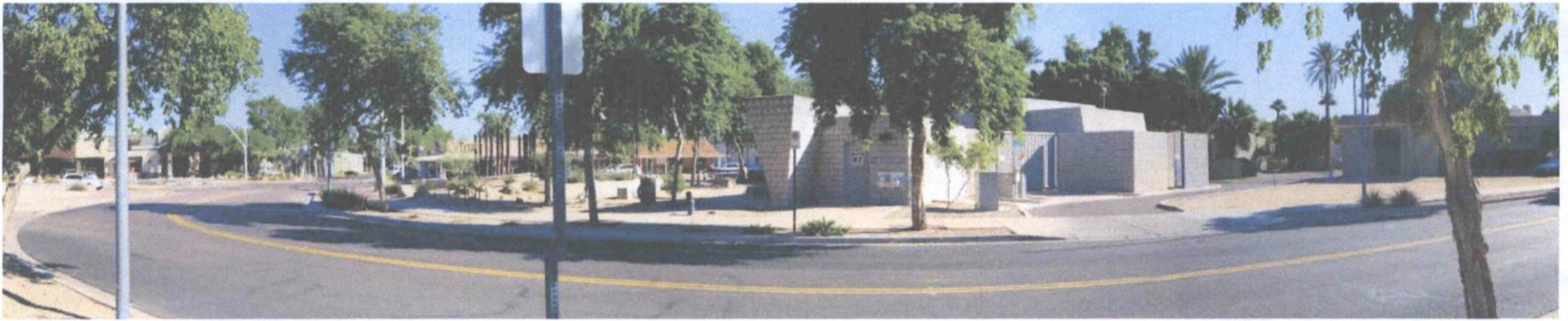
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context photo No. 11



context photo No. 12

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context photo No. 13



context photo No. 14

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context photo No. 15



context photo No. 16

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context photo No. 17



context photo No. 18

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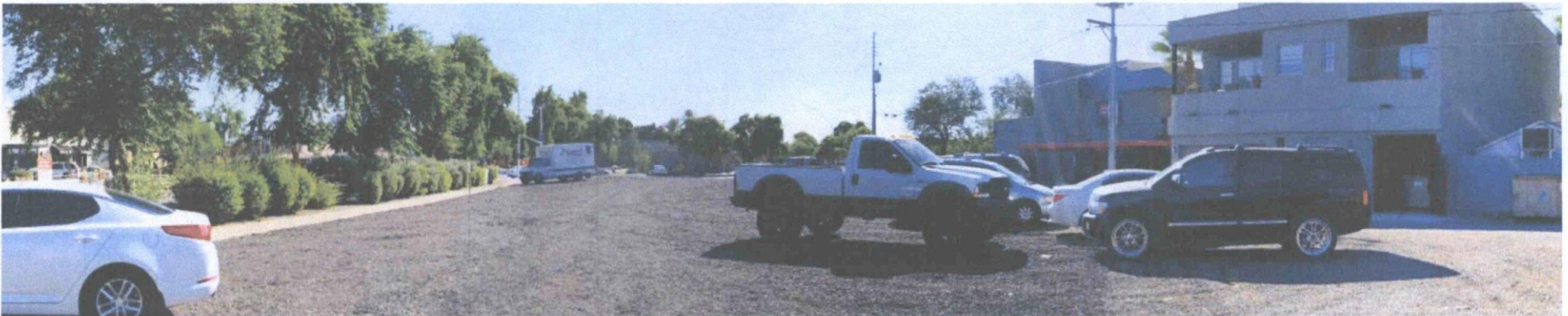
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context photo No. 19



context photo No. 20

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context photo No. 21

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Rob Paulus Architects Ltd

July 5, 2017

To: 750' Owners of Record, HOA's and Interested Parties
RE: Funke Mixed Use Development Neighborhood Notification
Case No. 802-PA-2016 Development Review

Dear Neighbor,

This notification is being made pursuant to an application (802-PA-2016) being made to the City of Scottsdale Development Review Board.

The project consists of a new mixed use development on two separate vacant properties divided by an alleyway on 0.92 acres of vacant property bounded by Indian School Road, Marshall Way and 1st Avenue in downtown Scottsdale Arizona. The project is designed within the current zoning requirements and will be a maximum of three floors. Retail and restaurant space is located on the ground floor at Indian School Road and Marshall Way and at 1st Avenue and is situated in three separate buildings. Outdoor dining space will be provided between and around these retail buildings and includes plentiful shade and lush desert landscape. Residential units elevate above parking areas and also touch down to the ground for a portion along Indian School Road to provide a mix of 4 condominium units to the south and 19 rental apartments and lofts to the north. A pocket park will be implemented at the "nose" of Marshall Way and 1st Avenue to provide a public gathering area with landscape, shade, and seating.

Location 7033 E. Indian School Rd.

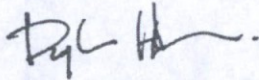
Lot Area 0.92 acres

Zoning C2-DO

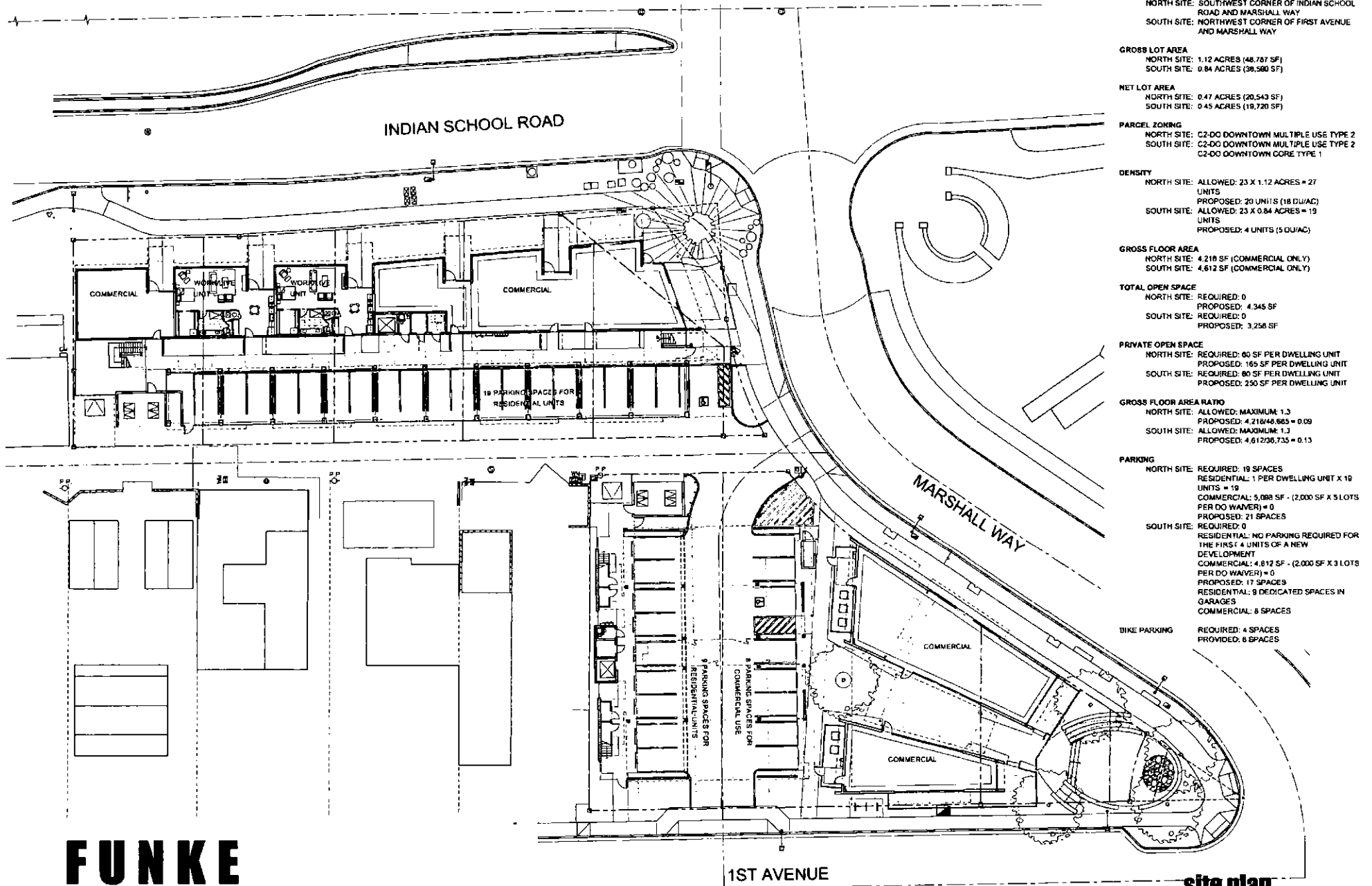
Site Plan Attached

If you have any questions please contact Doug Hawkins with Rob Paulus Architects at 520-624-9805, and/or Dan Symer with the City of Scottsdale at 480-312-4218.

Sincerely,



Doug Hawkins, Project Manager
Rob Paulus Architects



ZONING DATA

PARCEL ADDRESS
 NORTH SITE: SOUTHWEST CORNER OF INDIAN SCHOOL ROAD AND MARSHALL WAY
 SOUTH SITE: NORTHWEST CORNER OF FIRST AVENUE AND MARSHALL WAY

GROSS LOT AREA
 NORTH SITE: 1.12 ACRES (48,787 SF)
 SOUTH SITE: 0.84 ACRES (36,580 SF)

NET LOT AREA
 NORTH SITE: 0.47 ACRES (20,543 SF)
 SOUTH SITE: 0.45 ACRES (19,720 SF)

PARCEL ZONING
 NORTH SITE: C2-00 DOWNTOWN MULTIPLE USE TYPE 2
 SOUTH SITE: C2-00 DOWNTOWN MULTIPLE USE TYPE 2
 C2-00 DOWNTOWN CORE TYPE 1

DENSITY
 NORTH SITE: ALLOWED: 23 X 1.12 ACRES = 27 UNITS
 PROPOSED: 20 UNITS (18 DU/AC)
 SOUTH SITE: ALLOWED: 23 X 0.84 ACRES = 19 UNITS
 PROPOSED: 4 UNITS (5 DU/AC)

GROSS FLOOR AREA
 NORTH SITE: 4,218 SF (COMMERCIAL ONLY)
 SOUTH SITE: 4,612 SF (COMMERCIAL ONLY)

TOTAL OPEN SPACE
 NORTH SITE: REQUIRED: 0
 PROPOSED: 4,345 SF
 SOUTH SITE: REQUIRED: 0
 PROPOSED: 3,256 SF

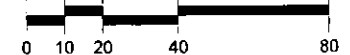
PRIVATE OPEN SPACE
 NORTH SITE: REQUIRED: 60 SF PER DWELLING UNIT
 PROPOSED: 165 SF PER DWELLING UNIT
 SOUTH SITE: REQUIRED: 60 SF PER DWELLING UNIT
 PROPOSED: 250 SF PER DWELLING UNIT

GROSS FLOOR AREA RATIO
 NORTH SITE: ALLOWED: MAXIMUM: 1.3
 PROPOSED: 4,218/48,665 = 0.09
 SOUTH SITE: ALLOWED: MAXIMUM: 1.3
 PROPOSED: 4,612/36,735 = 0.13

PARKING
 NORTH SITE: REQUIRED: 19 SPACES
 RESIDENTIAL: 1 PER DWELLING UNIT X 19 UNITS = 19
 COMMERCIAL: 5,088 SF - (2,000 SF X 3 LOTS PER DO WAIVER) = 0
 PROPOSED: 21 SPACES
 SOUTH SITE: REQUIRED: 0
 RESIDENTIAL: NO PARKING REQUIRED FOR THE FIRST 4 UNITS OF A NEW DEVELOPMENT
 COMMERCIAL: 4,612 SF - (2,000 SF X 3 LOTS PER DO WAIVER) = 0
 PROPOSED: 17 SPACES
 RESIDENTIAL: 9 DEDICATED SPACES IN GARAGES
 COMMERCIAL: 8 SPACES

BIKE PARKING
 REQUIRED: 4 SPACES
 PROVIDED: 6 SPACES

site plan
 scale: 1"=20'



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 MIXED USE**

7071 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251

ROB PAULUS ARCHITECTS LTD.

990 EAST 17TH STREET SUITE 100
 TUCSON ARIZONA 85710 520.624.9805
 WWW.ROBPAULUS.COM

July 5, 2017

