

North Legacy Project Narrative
Development Review Board Submittal
June 26, 2023

Ordinances, Master Plans, General Plan, and Standards

- The proposed development includes many diverse elements outlined in the overall general plan for the City of Scottsdale. Some of these include, but are not limited to, Character and Culture, Sustainability and Environment, Community Well-Being and Connectivity.

Character and Culture: The project design takes cues from the rich desert surroundings as well as the unique and significant architectural history of the area. The key feature on the site is the wide view corridor that divides the townhome on the north and the apartments on the south. This outdoor corridor extends the entire length of the site from east to west and incorporates outdoor “living rooms” and seating areas with framed views of the McDowell Mountains. Additionally, large outdoor amenity areas are designed to include native and climate appropriate planting and shaded lounges where residents feel connected to the surrounding desert landscape. Large setbacks along the major roads bordering the site create a suburban feel, protecting residents from the street with gated walkways and landscape buffers. Although the site feels suburban, the architecture is inherently urban, with three story townhome and apartment buildings. Outdoor spaces are shaped by residential buildings featuring design elements that are deeply influenced by desert modern architecture. These include large simple vertical massing and planar surfaces contrasted by large horizontal shading elements and deep recesses that provide shade for the buildings. Simple earth tone color schemes and materials help ground the buildings into the desert while showcasing the natural beauty of the surrounding landscape. Together, these thoughtfully designed key design elements create a project that is uniquely Scottsdale.

Sustainability and Environment: The layout of the site seeks to achieve multiple Master Plan goals related to sustainability and the environment. Multiple outdoor amenity spaces feature native vegetation and drought tolerant plants. Views toward the McDowell Mountains are preserved and enhanced via large landscape view corridors and outdoor lounge areas. Buildings are strategically placed to create density but still maintain views from key buildings, including the central amenity buildings and pool deck. Large setbacks allow for buffered roadways with landscaping and natural features, which add to the aesthetic and environmental character of the site. Additionally, the architecture is designed to passively shade units using long overhangs and deep recesses. Fins, wrap around awnings, and louvers are used extensively to provide shading on the south, east, and west facades, while most buildings are oriented with their shortest facades aligned from east to west to further prevent heat gain on southern elevations of the buildings.

Community Well-Being: This project seeks to provide diverse, safe, high-quality housing for North Scottsdale. A mixture of 1-2 bedroom apartments and 3 bedroom townhomes make up the diverse mix of

units on site. Shaded balconies and private outdoors spaces of each unit allows for outdoor lounging while viewing the surrounding landscape of Scottsdale. All units share central amenities featuring a large pool deck flanked by a leasing building containing a clubroom and co-working spaces, and a fitness building featuring a gym and yoga deck. Multiple outdoor “rooms,” dog parks, and a walkway loop around the site encourage residents to spend time outdoors and interact with one another. The trail easement to the North of the site encourages hiking and biking and provides a connection to Thompson Peak Park. The project also promotes safety and security for residents by utilizing motorized vehicular gates at both entry points into the community. Additionally, the entire property will be gated with keyed entry via pedestrian gates located at multiple points around the site.

Connectivity: The project is located directly North of Arizona State Route 101 and directly East of N Scottsdale Rd via Legacy Blvd giving residents quick access to the Scottsdale Airport, multiple shopping centers, trail heads into the McDowell Sonoran Preserve and down into the greater Scottsdale area. The trail located at the Northern edge of the site allows residents to connect to larger trail systems, surrounding neighborhoods, and Thompson Peak Park. Alternative means of transportation is also encouraged by providing 80 bike parking spots strategically scattered around the site.

Architectural Character, Landscaping and Site Design

- The 15 and 20 plex apartment buildings border Legacy Blvd and Miller Road with a 25'-0" setback, which creates a buffer that protects the site and allows for desert plants to line the roadways. Townhomes along Miller Road are set back more than 75'-0" allowing room for a dog park and protected outdoor amenity areas with views towards the McDowell Mountains. All buildings on the interior of the site are oriented to maintain views to the East of the mountains while simultaneously creating courtyards and outdoor nodes. Courtyards and outdoor areas feature landscaped amenities such as seating and dining areas as well as “outdoor rooms” with views that look out towards the desert landscape. The 40 plex apartment buildings create interior courtyards with fire pits and lounging areas, which will be protected from the sun during the afternoon hours. Drawing inspiration from the Sonoran Desert’s wildflowers and greenery, each courtyard garden has its own distinct color theme, which is reflected through colored featured walls, furniture, structures, and flowering plants. The buildings have varied color schemes and a variety of landscaped features that help reduce repetitiveness on site. Strategic orientation and shading devices help reduce solar heat gain and protect interior spaces from excessive glare.
- The project seeks to respect and enhance the unique climate, topography, vegetation and historical context of the site and the surrounding Sonoran Desert as outlined by Scottsdale’s sensitive design principles. Major vistas of the McDowell mountains have been preserved on site by incorporating a large view corridor that spans the entire site from East to West. Buildings are also oriented to create framed views of surrounding areas throughout the site. The design of the terraced pool deck and amenity areas aim to incorporate existing topography to create overlooks from key buildings such as the yoga deck at the fitness center and the outdoor room at the clubhouse. Landscaping throughout the site will use native and climate appropriate planting bringing the character of the surrounding desert onto the site. Outdoor rooms and courtyards on site are designed for human scale and provide shading, seating, play elements and fire features for use by residents. All units have private, shaded balconies or patios that extend the interior spaces into the outdoors. Rough materials such as metal, stone, and wood tone siding have been incorporated into the architectural character of the buildings on site.

Ingress, Egress, On-Site Circulation, Parking and Pedestrians

- The project has two gated vehicular entries - one off Miller Road into the townhome portion of the site and one entry off Legacy Blvd. The Legacy Blvd entry conveniently enters directly in front of the leasing building where mailboxes and parcel lockers are located. Internally all streets are connected which allows entry/exit from either vehicular gate. All parking is located inside of the fully gated site, and consists of a mixture of garages, carports, and open parking. Bike parking is scattered throughout the site for residents' use and easily spotted along the main pedestrian pathways. Extensive pedestrian walkways meander through the site and create walkable connectivity to all amenities for all residents. Perimeter fencing has key pedestrian access via keyed gates which provide security and safety for residents.

Mechanical and Utility Equipment

- Mechanical equipment on all buildings will be located on the roof or will be screened at ground level. In any case where roof equipment peaks above parapets, it will be screened from view. Mechanical equipment at ground level will be inside closets and screened by landscape or similar means. Major mechanical and utility equipment along frontage roads will be screened from both public and interior site view.



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