

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 7, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**1st Street Townhomes
33-DR-2023** | Request for approval of the site plan, landscape plans, and building elevations for a 12-unit townhome development with garage parking on a +/- 18,467 square foot site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Public comment related to land use received; no comments related to design.

BACKGROUND

Location: 7515 & 7521 E. 1st Street

Zoning: Downtown/Downtown Multiple-Use, Type-2, Downtown Overlay (D/DMU-2 DO)

Adjacent Uses

North: Single-story office, originally constructed in the 1960s

East: Single-story office, originally constructed in the 1960s, remodeled in 1976, and repainted in 2015

South: Four-story mixed-use development (25-DR-2019) completed in 2022

West: Single-story office, originally constructed in the 1960s



Property Owner

Scottsdale Holdings LLC

Applicant

Thamarit Suchart, Chen + Suchart Studio
480-332-1704

Architect/Designer

Chen + Suchart Studio

Engineer

Sustainability Engineering Group

DEVELOPMENT PROPOSAL

The applicant seeks approval for a new residential townhome project consisting of 12 units, with five units proposed along the front portion of the site and seven units proposed along the rear portion. Garage parking is proposed for all units, with access for the front units provided from 1st Street and access to the rear units provided from the alley. Unique to Old Town, a driveway is proposed in front of all the units along 1st Street that can also serve as guest parking. Between the two rows of units is a common area that will include shade trees, a seating area and bike racks. Pedestrian access from the rear units to the street is provided via a five-foot sidewalk running north-south between the front units.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. In addition to the recently adopted International Green Construction Code (IgCC) requirements, the proposal incorporates design elements that align with the City's goal of sustainability including colors and materials representative of the Sonoran Desert environment, deep recessing for balconies, and permeable pavers for driveways.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the 1st Street Townhomes development proposal per the attached stipulations, finding that the Character and Design Element of the Old Town Scottsdale Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Greg Bloemberg
Principal Planner
480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

10/17/2024

Date



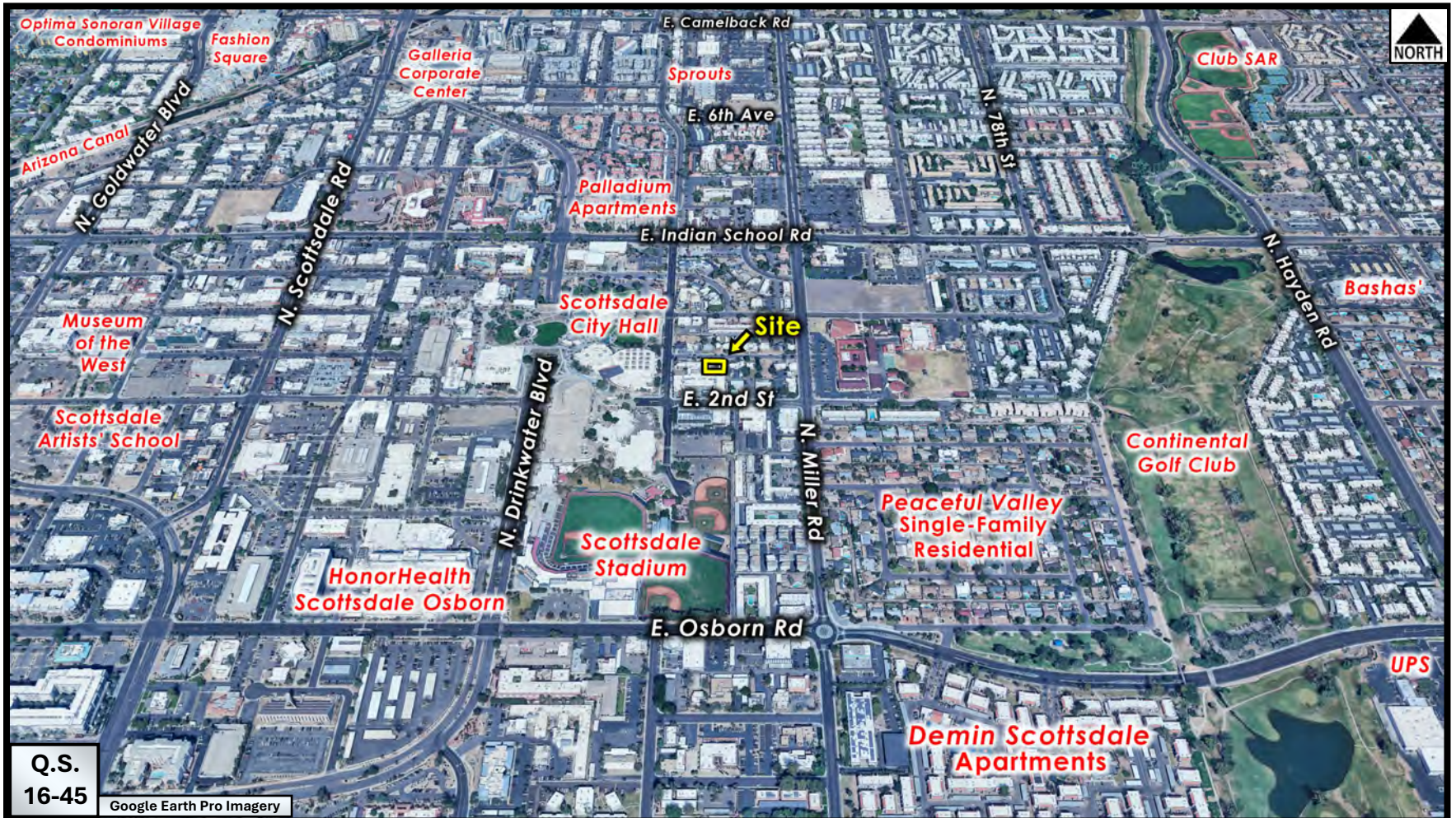
Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

10/31/2024

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Landscape Plans
10. Building Elevations (color)
11. Perspectives
12. Materials and Colors Board
13. Lighting Site Plan/Photometric Analysis
14. Exterior Lighting Cutsheets
15. Community Involvement



Q.S.
16-45

Google Earth Pro Imagery

Context Aerial

33-DR-2023

ATTACHMENT #1



Close-up Aerial

33-DR-2023

1st street townhomes

Development Review Board – Project Narrative
7515 & 7521 E. 1st Street
681-PA-2022



PREPARED FOR
Scottsdale Holdings, LLC

PROJECT OVERVIEW

Proposed Use: 12 Residential Townhomes

Location:

- 7515 and 7521 E. 1st Street
- APN: 130-25-024 and 130-25-025

Property Size:

- Total Site Area:
 - 23,157+/- gross square feet or 0.53+/- acres

Current Zoning (approved case 17-ZN-2022)

- D/DMU-Type 2 DO (Downtown/Downtown Multiple Use Type 2, Downtown Overlay)
- Approved by City Council on 6/27/2023

Development Request

The application is a request for Development Review Board (“DRB”) approval of 12 new residential townhomes on a 0.53+/- acre site located at 7515 and 7521 E. 1st Street (the “Property”). The associated rezoning case was approved by City Council on June 27, 2023 for the Property (reference case: 17-ZN-2022) to modify the previously approved Downtown zoning designation to allow for the proposed development plan.



Context Aerial



Proposed Site Plan



Context Summary

The 7515 parcel is currently occupied by a single building utilized for office with parking accessed from the alley. The 7521 parcel was utilized as both a single-family home and subsequently an office but now stands vacant. The Property is adjacent to a new residential development to the south and a combination of residential and office land uses along 1st Street. The City's Civic Center Library, Civic Center Mall, and City Offices (collectively referred to as "Civic Center") are located approximately 185-ft west of the Property, a one-minute walk. The City is currently undertaking a \$27.3M renovation of Civic Center Mall slated for completion in January 2023. The Civic Center area also includes the Scottsdale Center for Performing Arts and Scottsdale Museum of Contemporary Art (SMOCA) as well as several restaurants with connectivity to Old Town, approximately 0.3 miles to the west. Just beyond Civic Center Library is the 45-acre HonorHealth Osborn Campus (Old Town's largest employer), located approximately 0.2 miles southwest of the Property. Less than one-half mile to the east, the Indian Bend Wash open space system offers abundant recreational opportunities. The synergy of uses between the proposed residential townhomes and existing Civic Center Mall with proximity to HonorHealth and Old Town offers an ideal context for new residences in a mixed-use setting. The request complies with the Old Town Character Area Plan and 2035 General Plan as outlined below.

Development Review Board Criteria

Sec. 1.904: In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

Response: The proposal is supportive of the desired values defined in the General Plan, which include goals and policies that benefit the community. As demonstrated in detail with the recently approved zoning case (17-ZN-2022) for the Property, the development plan conforms to the 2035 General Plan, Old Town Scottsdale Character Area Plan, Old Town Scottsdale Urban Design & Architectural Guidelines, and the Scottsdale Sensitive Design Principles.

The D/DMU district allows for higher intensities in a mixed-use setting to encourage a synergistic lifestyle and appropriate balance of land uses with an enhanced pedestrian environment. The proposal for 12 residential townhomes on a 0.53+/- acre site results in a density of 22.6 du/ac which is well below the 50 du/ac permitted in the Downtown zoning district. The proposed 3-story townhomes at 46-ft (including mechanical) are also well below the permitted 66-ft in the Downtown district. Beyond the immediately adjacent context, the Property is located within close range of numerous cultural venues, medical facilities, employment, and service-related business. The key development consideration and design themes are summarized below and will be reiterated throughout the goals and policies discussion.

Key development considerations include, but are not limited to the following:

- Implementing architectural elements found throughout Old Town and responding to the Southwestern climate and Sonoran Desert environment through design, massing, material selection and landscaping
- Revitalizing Old Town through redevelopment and synergistic land uses
- Strengthening the economic success of Old Town through new development while preserving and bolstering area business
- Enhancing pedestrian connectivity through shaded sidewalks promoting walkability
- Focusing on sustainability through design, material selection, and site design

2. *The architectural character, landscaping and site design of the proposed development shall:*

a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response: The development request will allow for the redevelopment of an underutilized site surrounded by a variety of supporting, employment, educational, commercial, and residential land uses that will offer services to the residents and guests. The streetscape will be improved to encourage pedestrian comfort, safety, and accessibility with the proposal. The 1st Street sidewalk will be shaded with 48”-box trees.

b. *Avoid excessive variety and monotonous repetition;*

Response: The proposed townhomes are contextually appropriate with respect to land use and physical improvements including massing, architecture, materials, landscape, hardscape, and lighting. Building and site design will promote the Scottsdale Sensitive Design Principles and embrace the Old Town Scottsdale Urban Design & Architectural Guidelines as outlined in the sections below. Complementary massing, textures, colors, and materials will create strong aesthetic connections between existing building environment and newly constructed buildings while still maintaining a unique contemporary character. The finely textured scale of the material for the lower scaled building volume allows for a tactile palette closer to the pedestrian experience. The corrugated metal will create shadow and with material texture along with light and shadow play. The curved nature of the cladding and the volume itself draws upon the influences of the desert flora. Self-shading Saguaro ribs and curvilinear cactus forms inform how the design of this lower volume softens the pedestrian experience.

c. *Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

Response: Please see the Scottsdale Sensitive Design Principles section below.

d. *Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The Property is located approximately one-quarter mile north of Osborn Road and one-quarter mile south of Indian School Road with easy access to public transportation and is less than two miles away from the Loop 101, all of which provide regional access. By creating a comfortable and inviting pedestrian experience along the adjacent street, 1st Street Townhomes will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging these alternative means of transportation is inherent to downtown buildings as the Property is located near numerous cultural, medical, employment, and service-related destinations. More specifically from a cultural standpoint, the site is located within close proximity to significant destinations such the SMOCA, Scottsdale Center for the Performing Arts, Scottsdale Stadium, Museum of the West (MOW), Marshall Way and Main Street galleries, and Scottsdale Artists School. All within a short walk from the Property.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response: 1st Street Townhomes will conform to the OTSUDAG as demonstrated below. The proposed development will provide a comfortable and safe streetscape designed with human-scale elements and shade. Trees and shrubs will be used to create a comfortable microclimate as well as

providing visual relief that will enhance the pedestrian experience along 1st Street and encourage walkability further enhancing the mixed-use character of Old Town and respecting the existing mixed-use context.

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*
- a. *Accessibility to the public;*
 - b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
 - c. *Location near the primary pedestrian or vehicular entrance of a development;*
 - d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
 - e. *Location in conformance to standards for public safety.*

Response: Not applicable

B. *The property owner shall address all applicable criteria in this section.*



OLD TOWN SCOTTSDALE – URBAN DESIGN & ARCHITECTURAL GUIDELINES (UDAG) - May 2019

ENHANCE THE PEDESTRIAN ENVIRONMENT

1. Create an interconnected, walkable downtown. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance, the DSPM, & the Americans with Disabilities Act)

Development should enhance the interconnectivity of Old Town.

- 1.1 Provide circulation connections to, from, and within a site to support pedestrian activity and other mobility options, and enhance interconnectivity within Old Town.*
- 1.2 Expand the pedestrian network throughout Old Town by incorporating pedestrian links to neighboring developments through the use of covered or shaded walkways, passageways, courtyards, and plazas.*
- 1.4 Design street-spaces that support the pedestrian. Incorporate pedestrian amenities such as safe, comfortable surfaces, seating, lighting, shade, landscape and hardscape, crosswalk refuge areas, and curb and sidewalk extensions into Old Town design.*
- 1.5 Coordinate the design of pedestrian, auto, parking, and service areas to minimize pedestrian interruption and pedestrian-vehicular conflicts.*

Response: 1st Street Townhomes considers the surrounding context and will become an integral component in revitalizing the area. This small residential enclave supports a walkable and sustainable downtown by providing housing in a well-established mixed-use atmosphere. This is being accomplished, in part, by reinforcing and benefiting from vital connections for existing pedestrian and public transportation networks.

2. Maintain a consistent street edge and continuity of street-spaces. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

A strong street edge defines and strengthens the pedestrian experience in an urban space.

- 2.1 Align new buildings with existing buildings and minimize the space between buildings to define a continuous building-street edge.*
- 2.2 Locate the majority of building frontage to a common setback line and parallel to the street. Variations to the building setback that support the pedestrian experience may be considered.*
- 2.3 Create a defined street-space where building frontages do not exist by incorporating design elements such as site walls, landscaping, overhead trellis, or covered walkway.*
- 2.4 Convey a unified street appearance through the provision of complementary street furniture, paving, lighting, and landscape plantings.*
- 2.5 Locate linear and rhythmic landscape planting at the street edge, and at site features such as intersections, entry drives, sidewalks, and courtyards.*

Response: The development plan proposes to improve the streetscape and strengthen the pedestrian experience through building design, shade canopies, landscape, hardscape, lighting, and connectivity within the existing context. The larger massing of each unit is recessed back away

from the pedestrian experience. The smaller scaled building volume is adjacent to the pedestrian experience to provide complementary human-scale.

OPEN SPACES

3. Incorporate open landscaped spaces in Old Town to encourage human interaction.

Public spaces are an extension of the community and provide a place for human interaction. When cities have thriving civic spaces, residents have a strong sense of connection to one another and the community. The design of public and private open spaces should accommodate different levels of human engagement, from short impactful experiences, to longer interactions. Allow for flexibility within these spaces to be able to provide opportunities for special events, activities, and daily interaction.

3.1 Provide open space for public and private outdoor activities, special events, and day-to-day activities. Incorporate temporary and permanent infrastructure into open space and streetscape designs to support activities and events year-round.

3.2 Utilize a cohesive palette of design elements such as fixtures, landscape plantings, hardscape, street furniture, and integrated infrastructure to support design continuity in downtown public spaces.

3.3 Design private development to complement and reinforce the design of adjacent public spaces.

3.4 Implement design techniques in and around open space areas to reduce the impacts of noise on sensitive uses.

Response: In addition to enhanced streetscape with shaded sidewalks, 1st Street Townhomes will result in a significantly improved landscape setting as compared to the current condition as depicted below. While improving the pedestrian realm, the newly designed streetscape will also and to provide visual relief from the building. The Property is uniquely situated with easy walkability to Civic Center Mall and Indian Bend Wash, along with numerous restaurants, retail, and cultural land uses, which will be enjoyed by the residents.

Current Streetscape



4. Connect Old Town open spaces to the surrounding context.

Open spaces provide the opportunity for humans to experience the natural environment in an urban, downtown setting. Open space is of vital importance to the desirability of Old Town as a place to visit, work, or live. In addition to being attractive and vibrant places in and of themselves, Old Town open spaces need to be part of a network - or series of networks - that connect neighborhoods within and to Old Town.

4.1 Visually and physically connect open spaces to other spaces such as walkways, gathering and activity areas, and adjacent development sites.

4.5 Provide open space at intersections for pedestrian mobility and link these open spaces to other public areas.

4.6 When residential units occupy the ground floor, direct access to adjacent open space is encouraged.

Response: With its tree-lined canopy along 1st Street, the townhomes were designed to maintain and enhance an active street frontage reinforcing the Old Town pedestrian environment and encouraging walkability and social interaction. The context includes civic, cultural, medical, employment, restaurants/retail, and recreational opportunities all within walking distance of the Property. As stated previously, pedestrian scale landscape and building elements will contribute towards street level interaction and continuity of the existing context providing connectivity to neighboring properties.



INTEGRATION INTO THE NATURAL ENVIRONMENT

5. Manage access and exposure to sunlight; provide shade.

Outdoor spaces need a balance of sun and shade, depending on location, the season, and time of day. To create livable and inviting interior and exterior spaces, provide for shade particularly during the summer and allow access to sunlight in the winter.

5.1 Design for filtered or reflected daylighting of new buildings.

5.2 Manage the seasonal solar exposure of site features through building orientation, vegetation, and architectural design.

5.3 Provide shade along pathways, in public and private outdoor spaces, and as part of building design.

5.4 Minimize, or shade, materials that absorb and retain heat. Consider utilizing materials that dissipate heat.

Response: The building orientation, which is predominately north/south will be energy efficient. Passive solar concepts are integrated by discouraging direct solar heat gain during the hotter months; and encouraging direct solar during the colder months. Recessed and appropriately shaded windows with canopies and deep overhangs will respect such passive solar approaches. Exterior balconies and terraces provide additional shade, reduce heat reflection and glare to the interior spaces and visually softens the building character.

6. Design with context-appropriate vegetation.

Provide vegetation that will enhance the sense of place and tie the site into the surrounding environment.

6.1 Emphasize a variety of drought tolerant and Sonoran Desert plants that provide water conservation, shade, seasonal color, and a variety of textures and forms.

6.2 Take into account mature vegetation sizes, characteristics, and maintenance requirements with site layout and design.

6.3 Design landscape elements and palette to relate closely to the character and function of site architecture and coordinate with neighboring properties and adjacent public areas.

6.4 Utilize vegetation that is multipurpose, such as landscaping that reinforces the character of an area by providing shade, wayfinding, heat island relief, prominent site feature emphasis, and/or screens utility equipment and building service areas that are to be hidden from public view.

6.5 Incorporate low impact development practices into site design.

Response: The proposed landscape character includes a variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy drought-tolerant plants known to thrive in the heat and sun of the Sonoran Desert climate. Plant selection and landscape design will allow the site to use water efficiently.

INCORPORATION INTO THE BUILT ENVIRONMENT

7. Ensure continuity of site development.

The site plan, building arrangement, and orientation of uses should coordinate with neighboring properties.

7.1 Orient buildings and active uses toward streets, pedestrian corridors, and other public areas.

7.2 Incorporate courtyards and other outdoor spaces into site design and link them with outdoor spaces on neighboring sites, and to the street.

Response: A portion of the open space is oriented towards the streetscape to provide a buffer between the pedestrian realm and proposed residences (20-ft setback). Within the community, the central landscaped courtyard provides shaded private community space and small, shallow pool for the 12 townhomes. Additionally, each unit has its own private outdoor living space and roof top patio connecting directly to their townhome.

8. Design new development to be compatible and complementary to existing development.

Development compatibility helps to strengthen the continuity of character throughout Old Town.

8.1 Design buildings to reflect and enhance the existing character of an area. Establish new urban design and architectural character where downtown development patterns are fragmented or evolving.

8.2 Create a balance between new design elements and existing architectural features and materials.

8.3 Design new development to be compatible with historic resources.

8.4 Building design that incorporates corporate or user branding is discouraged.

Response: The proposed building provides continuity between the newly proposed and existing architecture of the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontage. The building will utilize a combination of stucco and corrugated steel. The finely textured scale of the material for the lower scaled building volume allows for a tactile palette closer to the pedestrian experience. The corrugated metal will create shadow and with material texture along with light and shadow play. The curved nature of the cladding and the volume itself draws upon the influences of the desert flora. Self-shading Saguaro ribs and curvilinear cactus forms inform how the design of this lower volume softens the pedestrian experience. In addition to the unique building form, the façade is articulated with varied fenestration patterns and a combination of recessed and cantilevered elements. The building and site design will promote the Scottsdale Sensitive Design Principles and embrace the Old Town Scottsdale Urban Design & Architectural Guidelines as outlined in the sections below.

9. Minimize the visual and physical impacts of utility equipment and building service areas.

Old Town supports the function of business, resident, and visitor activities. Site and building design should minimize the visual and physical impacts of building systems, equipment, and service areas.

- 9.1 Locate building service areas so as to minimize visibility from public view and reduce potential conflicts with on-site circulation.*
- 9.2 Conceal utility equipment, such as mechanical, electrical, solar, and communications equipment, from public view, other on-site users, and neighboring properties.*
- 9.3 Locate utility equipment and building service and delivery areas on the development site - along the alley or within the site's interior.*
- 9.4 Site planning that incorporates rideshare queuing and drop off is encouraged.*
- 9.5 Consider building improvements such as lighting and signage on façades that face onto alleyways.*

Response: All utilities, trash, and recycling are contained within the site. HVAC will be roof mounted and screened from view. This minimizes the public's interaction with those services which helps to enhance the pedestrian experience.

10. Contribute to the ambiance, character, and safety of Old Town through architectural and site lighting. (Refer to Section 7.600 of the Scottsdale Zoning Ordinance).

The design of a nighttime environment that instills feelings of both safety and enjoyment is important to the economic and cultural vitality of Old Town. Lighting is a key factor in creating this urban nightscape.

- 10.1 Reinforce architectural design of a building, and the surrounding context, through complementary exterior decorative light fixtures.*
- 10.2 Emphasize architectural features when illuminating building façades via concealed lighting.*
- 10.3 Design lighting systems to minimize glare, excessive brightness, and visual hot spots; and, incorporate transitional light levels between lower and higher illuminance.*
- 10.4 Encourage exterior and interior building lights that illuminate windows and doors and contribute to increasing the light levels in pedestrian areas.*
- 10.5 Provide pedestrian scale lighting to supplement street lighting and combine street and pedestrian lighting on one support pole.*
- 10.6 Provide evenly-distributed lighting beneath covered walkways. Fixtures that produce light at a warm color temperature are preferred (2700- 3000 Kelvin).*
- 10.7 Emphasize artwork in the public realm through complementary exterior lighting. (Note: All artwork displayed in the public realm, whether luminal in nature or otherwise, is subject to review by the Scottsdale Public Art Advisory Board and/or the Development Review Board).*

Response: Lighting has been designed in a manner that is respectful of the surrounding Old Town context while maintaining safety for residents. Lighting designs are commensurate with the quality architectural style proposed for the residential community, low-level with no glare or excessive intrusion for adjacent properties. Lighting is placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight pathways.

11. Utilize signage that supports Old Town character and function. (Refer to Article VIII of the Scottsdale Zoning Ordinance).

Signage should provide clear, concise, and useful information, without becoming a focal point of the aesthetic environment.

11.1 Incorporate signage that complements development design and the surrounding area.

11.2 Coordinate sign locations with building and landscape design to ensure visibility.

11.3 Provide permanent business signage at the primary street frontage.

11.4 Provide shingle signs under covered walkways in the Downtown Core. Locate shingle signs perpendicular to the face of the building, and at a height of no less than seven foot and six inches above the sidewalk.

11.5 Illuminate wall signs with indirect lighting from a shielded light source.

11.6 Illuminated cabinet signs are strongly discouraged in Old Town.

Response: Project identification will be contextually appropriate and processed under a separate permit application and approval process. Signage will be placed to ensure visibility respecting the landscaping and ground level experience while complementing the character of the development plan.

BUILDING MASS, FORM, & SCALE

12. Design buildings to complement the existing development context. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

New buildings should coordinate building form and height with the surrounding context.

12.1 Provide compatible transition in building scale, height, and mass.

12.2 Although new buildings may be different sizes, design the first few stories to visually relate to adjacent buildings and the surrounding context, by integrating architectural elements and design details of similar scale and proportion.

12.3 Locate more intense building mass, height, and activity of a development away from existing development at the Old Town boundary.

12.4 Utilize building form as the primary method to make compatible transitions between different Development Types, internal to the Old Town boundary. (Refer to Historic Old Town Design District section for specific guidelines relating to transitional design of new development adjacent to this Old Town district)

Response: The Property is located within a Type 2 development area sensitively integrates with the 1st Street block through appropriate building form and streetscape design. Notably, the approved rezoning included no amendments to the development standards and is well below the permitted height and density allowed per the Downtown district's base requirements. From a design perspective, there are recessed balconies and design elements that modulate the building form and reduce the scale of the exterior walls.

13. Reduce apparent building size and mass. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

Reduce the visual mass and height of buildings.

- 13.1 Reducing apparent size and mass of buildings through architectural design that subdivides the building into horizontal components consisting of a base, middle, and top is preferred.*
- 13.2 Incorporate setbacks and stepbacks into building design to reduce their visual impact.*
- 13.3 Subdivide large building mass through the addition of architectural features and material articulation.*
- 13.4 Avoid long or continuous blank wall planes and monotonous wall treatments. Incorporate projections, recesses, or other architectural variation into wall planes to provide strong shadows and visual interest and help the eye divide the building into smaller parts.*
- 13.5 Provide physical and visual access points every 100- to 300-feet, subdividing building mass at regular vertical intervals.*

Response: The proposed building elements provide varied architectural components that modulate and articulate the façade both vertically and horizontally through building form expression and textural features. These elements bring a pedestrian scale to the design and provide visual interest.

Conceptual Design



HIGH-RISE BUILDING DESIGN

14. Design high-rise buildings to reflect design excellence and fit within the surrounding context.

New high-rise buildings should reflect design excellence and innovation, acknowledge their important civic role in defining the image of Old Town Scottsdale, and respond to their impacts upon the urban landscape.

14.1 Design the base/podium so that it visually supports the middle/tower and top/ penthouse sections. Incorporate heavier, more textured materials, low walls, planters, wainscot, and other base treatments into the base/podium to visually anchor the structure firmly to the ground plane.

Response: Not applicable.

PARKING

15. Design parking facilities that fit within the surrounding context.

Parking facilities, as infrastructure assets, support the civic, business, and residential functions within Old Town. The design of these facilities should also contribute to the architectural and urban design of the neighborhood in which they are located.

15.1 The preferred location for structured parking is below-grade. Design underground structures to provide natural air and light.

Response: Each of the 12 townhomes will have two private garage spaces allocated to their unit which are accessed via 1st Street for the northern residences and via the alley for southern residences. An alternative pavement surface (such as permeable drivable pavers) is being proposed to blend the landscape setting with the driveway approach, thus protecting the pedestrian experience along 1st Street.

Concept Imagery for Driveway Surface



ARCHITECTURAL ELEMENTS & DETAIL

16. Design building façades and architectural features to fit with the surrounding context.

Consider the prevailing architectural rhythm of the surrounding context. Add variety to the present rhythm in order to maintain or enhance visual interest, yet provide enough visual continuity through the alignment of architectural features to strengthen the design of the overall area.

16.1 Design similar floor-to-floor building heights to define the visual continuity of an area.

16.2 Align architectural features such as window bands, cornice lines, belt courses, moldings, and other features, as appropriate.

16.3 Repeat architectural elements such as covered walkways, recessed bases or similar roof forms to link existing and new development.

16.5 Outside of the Downtown Core, provide a continuous shaded walkway along pedestrian corridors.

16.6 Utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich character, visual interest, shadow, contrast, and color.

Response: 1st Street Townhomes' materials, massing, and architecture are inspired by the existing Old Town vernacular while also provide a vibrant modern aesthetic. Vertical and horizontal linear elements bring visual interest creating relief, depth, and shade, which reduces the overall scale and mass of the building. Recessed windows, balcony extensions, and exaggerated overhangs will provide solar relief to the glazing and outdoor spaces. The building facades provide balance and movement, helping to accentuate appearance and offering Old Town a vibrant, visually interesting building character.

17. Design buildings that are inviting.

Building design should be to human scale and add interest to the pedestrian experience.

17.1 Activate the ground floor of buildings to provide interest and a safer pedestrian environment.

17.2 Provide a clearly defined public entrance to the building façade that reflects the existing scale of surrounding building entrances.

17.3 Orient the main entrance of a building toward the street.

17.4 Provide frequent building entrances to minimize blank walls and other dead spaces. For Type 1 Development, incorporate at least one (1) entrance for every thirty to fifty (30-50) feet of building frontage. For Type 2, 2.5, and 3 Developments, incorporate at least one (1) entrance for every thirty to fifty (30-50) feet of building frontage, but not to exceed 100 feet.

Response: The building offers comfortable residential interface along 1st Street with direct unit access onto the street and connectivity from the southern units via the alley, and also through the central pedestrian pathway that bisects the site. The ground level of the proposed development plan is activated with shaded sidewalks, increased open space, new landscaping, improved hardscape, and low-level lighting for safety.

MATERIALS

18. Use context-appropriate materials, colors, and textures in Old Town development.

Materials should be of high-quality, durable, easily maintained, and able to withstand the climatic conditions of the desert southwest. Materials should help tie buildings into the composition of the neighborhood. Use of local materials helps to further define sense of place.

18.1 Use materials with colors and coarse textures that are associated with the desert southwest.

18.2 Use materials that complement the existing area in texture, finish, scale, color, and other design aspects.

18.3 Use colors and materials that emphasize shadow patterns.

- 18.4 Reflective materials that create glare and façades that are more than 80% glass are discouraged.*
- 18.5 Emphasize muted desert colors (Main Color) having a value of less than seven (7) and a chroma between three (3) and fourteen (14), as indicated in the Munsell Book of Color. The Light Reflectance Value is to be 70% or less. Intense, saturated colors are only encouraged as accents.*
- 18.6 Exterior finish materials such as concrete, brick, and tile to be left in their natural color or colored integrally, as opposed to being painted, stained or coated.*
- 18.7 Natural materials are preferred over simulated materials, particularly at the ground level of buildings and other locations where direct contact by pedestrians occur.*
- 18.8 Changes in paint color, building material, and/or texture that occur with a change in horizontal wall plane, or with strongly pronounced scoring, expansion joints, reveals or other similar wall details are encouraged. Abrupt changes in materials, colors, and textures are discouraged.*
- 18.9 Vertically-stacked materials ordered by perceived material weight, with the “heaviest” materials at the bottom, and the “lightest” materials towards the top, are encouraged. This ordering method contributes to the appearance of the building being anchored to the ground plane, and upper levels being supported by the building base.*

Response: As noted above, the building materials takes cues from the Old Town context. Vertical and horizontal linear elements also bring visual interest creating relief, depth and shade, that helps to reduce the overall scale and mass of the building. See response to #8 above.

Design Inspiration Imagery



SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property. In addition to the response below, please refer to Goal CD 1 above for a specific description of the design elements.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The vibrant, contemporary building character is complementary to the surrounding development pattern. The proposed building will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar relief, shading and deep overhangs, and celebrate the Sonoran Desert climate by creating outdoor spaces and common amenities for its residents while also tying to the existing pedestrian network throughout Old Town.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: Although the setting of this Old Town site is urban in character and does not have natural features such as washes and natural area open space, the development team has taken special consideration in providing appropriate interaction with the streetscape through building design and attention to the ground-level experience including additional open space, shade canopies, and shade trees.

- 3. Development should be sensitive to existing topography and landscaping.***

Response: The Property is an Old Town redevelopment site located on relatively flat improved parcels of land. Landscaping will consist of low-water use desert appropriate landscaping materials in conformance with established guidelines.

- 4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: The proposed redevelopment will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping and increased open space areas will contribute to the Old Town habitat and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation along the streetscape is an important feature of this townhome community, as numerous cultural, civic, medical, retail, residential, and recreational uses are within walking distance of the site.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: 1st Street Townhomes is well-situated for a small residential community because its within walking distance to a range of supporting land uses including Civic Center, Indian Bend Wash, HonorHealth and numerous cultural amenities including SMOCA and Scottsdale Center for Performing Arts. The development has been designed with an emphasis on the ground level pedestrian experience enhancing the land use goals for this area. Developing residential in Old Town with established transportation options (trolley/bus, foot, bicycle) reduces the number and distance of automobile trips and improves air quality, thereby enhancing the quality of life for the entire community.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed building will incorporate design elements that respect human scale, providing shade and shelter through building form, site, and landscape design.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Variation in proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontage. Additionally, no amendments are request for building height, setbacks, or stepbacks.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed building will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar relief and deep overhangs, and celebrate the Southwestern climate by creating outdoor spaces, respites, and shade.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The specific sustainable elements are being evaluated with the design and development of residential buildings in accordance with IGCC and may include, but are not limited to, well insulated building envelope, recycled materials, energy efficient windows, energy efficient light fixtures, low use water fixtures, and appliances. See 2035 General Plan Sustainability & Environment section above.

- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: Context appropriate, mature arid-region plant materials will be utilized with the redevelopment and revitalization of the Property. The desert-lush character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The site design will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized consistent with the established vegetative pattern found throughout Old Town.

- 13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety and wayfinding for Old Town residents.

- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

- *The applicant states that the proposal is supportive of the desired values defined in the General Plan, which include goals and policies that benefit the community, as demonstrated in detail with the recently approved zoning case (17-ZN-2022). The D/DMU zoning district allow for higher intensity development in a mixed-use setting to encourage a synergistic lifestyle, and appropriate balance land uses with an enhanced pedestrian environment. The proposed three-story townhomes at 46 feet in height (inclusive of rooftop appurtenances) are well below the allowed 66-foot height allowed in the D/DMU district. Key development considerations included but are not limited to the following:*
 - *Implementation of architectural elements found throughout Old Town and responding to the southwest climate and Sonoran Desert environment through design, massing, material selection and landscaping.*
 - *Revitalizing Old Town through redevelopment and synergistic land uses*
 - *Enhancing pedestrian connectivity through shaded sidewalks promoting walkability*
 - *Focusing on sustainability through design, material selection and site planning.*
- *Staff finds that the proposal is responsive to the Sensitive Design Principles through the use of desert appropriate colors and materials, deep recessing for balconies and utilization of permeable pavers for driveways. Additionally, in response to Goal CD 3 of the Character and Design Element of the Old Town Character Area Plan, which encourages development that respects and responds to the unique climate and context of the Sonoran Desert, the proposal demonstrates compliance as follows:*
 - *Integrates architectural design influenced by the climate of the Sonoran Desert (Policy CD 3.1)*
 - *Enhances outdoor pedestrian comfort through the creation of microclimates that incorporate shade trees and other drought-tolerant landscape features (Policy CD 3.2)*
 - *Pursues building and development strategies that reduce the heat island effect (Policy CD 3.3)*

2. The architectural character, landscaping and site design of the proposed development shall:

- a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**
 - *The applicant states that the streetscape will be improved to encourage pedestrian comfort, safety, and accessibility. The street sidewalk will be shaded by 48-inch box trees.*
- b. **Avoid excessive variety and monotonous repetition;**
 - *The applicant states that the proposed townhomes are contextually appropriate with respect to physical improvements including massing, architecture, materials, landscape, hardscape, and lighting. Complementary massing, textures, colors and materials will create strong aesthetic connections between the existing building environment and newly constructed buildings. The finely textured scale of the material for the lower scaled*

building volume allows for a tactile palette closer to the pedestrian experience. The corrugates metal will create shadow and with material texture along with light and shadow play. Self-shading Saguaro ribs and curvilinear cactus forms inform how the design of this lower volume softens the pedestrian experience.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

➤ *The applicant states that the building will utilize a variety of desert appropriate textures and finishes, incorporate architectural elements that provide solar relief, shading and deep overhangs, and celebrate the Sonoran Desert climate by creating outdoor spaces and common amenities for residents while also tying to the existing pedestrian network in Old Town. The development team has given special consideration to providing appropriate interaction with the streetscape through building design and attention to the ground-level experience. Variation in proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy that also provides continuity between the newly proposed and existing architecture in the surrounding area.*

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

➤ *Not applicable*

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

➤ *Not applicable*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- *The applicant states that the property is located approximately one-quarter mile north of Osborn Road and One-quarter mile south of Indian School road, with easy access to public transportation, and is less than two miles from the Loop 101 freeway. By creating a comfortable and inviting pedestrian experience along the street, the project will encourage alternative modes of transportation such as by foot, bicycle, bus and/or trolley.*
- *Staff finds the proposal conforms to this criterion.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- *The applicant states that all mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.*

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;**
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;**
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;**
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and**

- e. **Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.**
 - *The applicant states that the project will become an integral component in revitalizing the area by creating a small residential enclave that supports a walkable and sustainable downtown by providing housing in a well-established mixed-use area. The development plan proposes to improve the pedestrian experience through building design, shade canopies, landscape, hardscape, lighting, and connectivity within existing context. The larger massing of each unit is recessed back away from the pedestrian experience, and the smaller scaled building volume is adjacent to the pedestrian experience to provide a complementary human scale. While improving the pedestrian realm, the newly designed streetscape will also provide visual relief from the building. The proposed north-south orientation of the building will be energy efficient. Passive solar concepts are integrated by discouraging direct solar heat gain during the hotter months; and encouraging direct solar during the colder months.*
6. **The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:**
- a. **Accessibility to the public;**
 - b. **Location near pedestrian circulation routes consistent with existing or future development or natural features;**
 - c. **Location near the primary pedestrian or vehicular entrance of a development;**
 - d. **Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and**
 - e. **Location in conformance to standards for public safety.**
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1959 (Ord. #78) and assigned S-R zoning. In 1986, 7515 E 1st Street was rezoned from S-R to D/OC-2 and in 2006, 7521 E. 1st Street was rezoned to D/OR-2 DO. Most recently, both lots were rezoned by the applicant to D/DMU-2 DO.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As part of the zoning process, the applicant team also held an open house on 10/17/2022 at the Civic Center Library from 5:00 PM to 6:00 PM. According to the applicant's report, two people attended and all inquiries were answered by the team to the best of their ability.

Context

Located on the south side of E. 1st Avenue, midblock between N. 75th Street and N. Miller Road, the site is situated in a mature area of the City primarily occupied by single-family buildings constructed in the 1960s. However, the vicinity has recently experienced more intense development. On the corner of N. 75th Street and E. Main Street is a 4-story mixed use development (7-DR-2015), and to the south is another 4-story mixed-use development (25-DR-2019). Please refer to context graphics attached.

Project Data

- Existing Use: Office (both lots)
- Proposed Use: Multi-family Residential
- Parcel Size: 23,157 square feet / 0.53 acre (gross)
18,467 square feet / 0.43 acre (net)
- Building Height Allowed: 66 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 46 feet (inclusive of rooftop appurtenances, south building), 42 feet (inclusive of rooftop appurtenances, north building)
- Parking Required: 23 spaces
- Parking Provided: 23 spaces
- Open Space Required: None
- Open Space Provided: 7,862 square feet
- Number of Dwelling Units Allowed: 26 units
- Number of Dwelling Units Proposed: 12 units
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 22.6 dwelling units per acre (17-ZN-2022)

**Stipulations for the
Development Review Board Application:
1st Street Townhomes
Case Number: 33-DR-2023**

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 submitted by Chen + Suchart Studios with a city staff date of 5/2/2024.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Chen + Suchart Studios with a city staff date of 10/7/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Chen + Suchart Studios with a city staff date of 5/2/2024.
 - d. The case drainage report submitted by Sustainability Engineering Group (SEG) and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Sustainability Engineering Group (SEG), and accepted as noted by Water Resources, with said notes to be addressed with the construction plan submittal.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 17-ZN-2022.

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. FINAL PLAT. Prior to issuance of any permit for the development project (except demolition), the property owner shall submit and obtain approval of a final plat assembling project parcels into one (1) parcel.
- D. FIRE. With the construction plan submittal, the site plan and/or first floor plan shall be revised to indicate the location of required fire riser rooms. There shall be one dedicated fire service line per building

DRB Stipulations

4. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct an interior to building refuse room and a concrete pad within city alley right of way in general conformance with MAG Standard Details detail 2146-1.

LANDSCAPE DESIGN:

Ordinance

- E. The property owner shall obtain approval of a Salvage Plan Application and obtain a permit to remove any mature tree.

DRB Stipulations

5. With the construction plan submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

DRB Stipulations

6. All exterior luminaires shall meet 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 2.5 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 10.0 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-candle. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

- f. All landscape lighting directed upward shall be painted black and utilize an extension shield visor to limit visibility of the lamp source and be directed away from the property line.
- g. Landscape lighting shall only be utilized to accent plant material.

STREET DEDICATIONS:

Ordinance

- F. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project (except demolition), the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. ALLEY. Two (2) foot dedication, for a total ten (10) foot wide half-right-of-way width.

STREET INFRASTRUCTURE:

Ordinance

- G. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- H. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
- I. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project (Except demolition), the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. ALLEY
 - i. Full improvements for entire width of alley (after two-foot dedication), with at least two and a half (2.5) inches of asphaltic concrete over 6 inches ABC and City approved corresponding transitions.
 - ii. Garage faces minimum two (2) feet from alley right-of-way.
 - b. E. 1ST STREET
 - i. Street sidewalk and curb to ADA standards along project frontage (no change to width).
 - ii. On-site pedestrian corridor and connection to street sidewalk, no less than five (5) feet in width.

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:

Ordinance

- J. All water and wastewater 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.
- K. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.

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.

EASEMENTS DEDICATIONS:

Ordinance

- L. Prior to issuance of any permit for the development project (except demolition), the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale over any portion of the street sidewalk that extends beyond the right-of-way onto the project site.

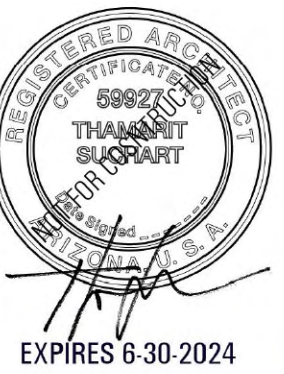
ADDITIONAL ITEMS:

DRB Stipulations

- 11. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance (except demolition), a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be submitted for review and approval.
- 12. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.

1ST ST TOWNHOMES

7515 & 7521 east 1st street
scottsdale, az 85251



architect:

CHEN + SUCHART STUDIO

7070 east third avenue
scottsdale, arizona 85251
mobile : 480.332.1704 (tommy)
mobile : 480.332.1706 (patricia)
email : thamart@chensuchartstudio.com

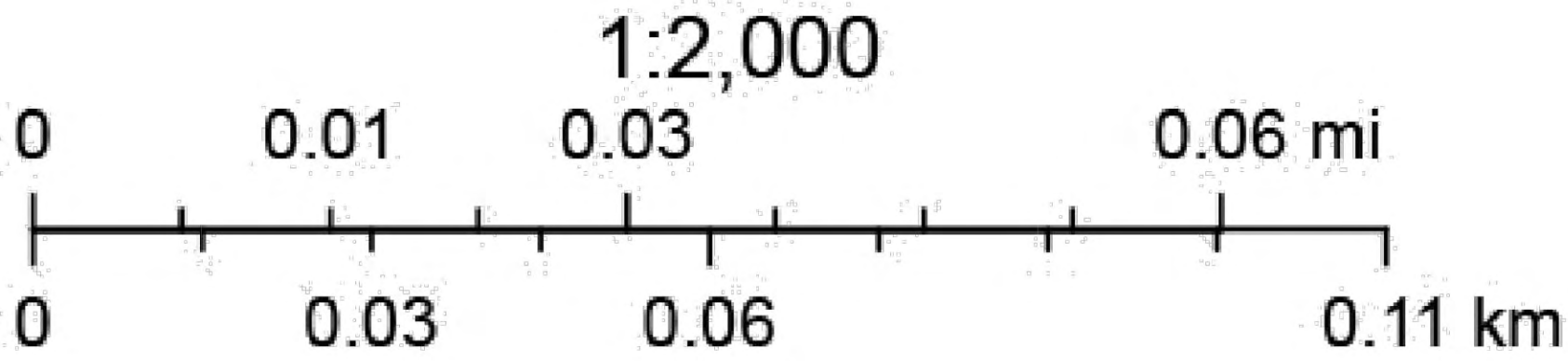
**PRELIMINARY
NOT FOR CONSTRUCTION**



November 20, 2022

- | | | |
|----------------------|--------------------|----------|
| Large Washes - 50cfs | Zoning | Easement |
| Easement Leaders | Parcel Boundary | NAOS |
| NAOS Leaders | Street Centerlines | GLO |

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context aerial


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CHEN + SUCHART STUDIO

email : tamarit@chensuchartstudio.com

NOT FOR CONSTRUCTION

project data		NOT FOR CONSTRUCTION
	EXISTING/ALLOWED	PROPOSED
GROSS LOT AREA (SF)	23,157 SF	23,157 SF
NET LOT AREA (SF)	18,467 SF	18,467 SF
PARCEL ZONING	D/OC-2 DO (7515) D/OR-2 DO (7521)	D/DMU-TYPE 2 DO
BUILDING HEIGHT	66 FEET	46'-0" (NORTH) 42'-0" (SOUTH)
CONSTRUCTION TYPE		TYPE VB
OCCUPANCY TYPE		R2
DENSITY	(50) DU/ ACRE	22.6 DU/ACRE (12)DU ON 23,157SF GROSS
BUILDING SETBACKS	20'-0" FRONT YARD 0'-0" SIDE YARDS 0'-0" REAR YARD	20'-0" + 30'-0" FRONT YARD 0'-0" SIDE YARDS 0'-0" REAR YARD
PARKING	2 PER TWO BEDROOM UNIT 1 PER ONE BEDROOM UNIT	2 PER TWO BEDROOM UNIT 1 PER ONE BEDROOM UNIT

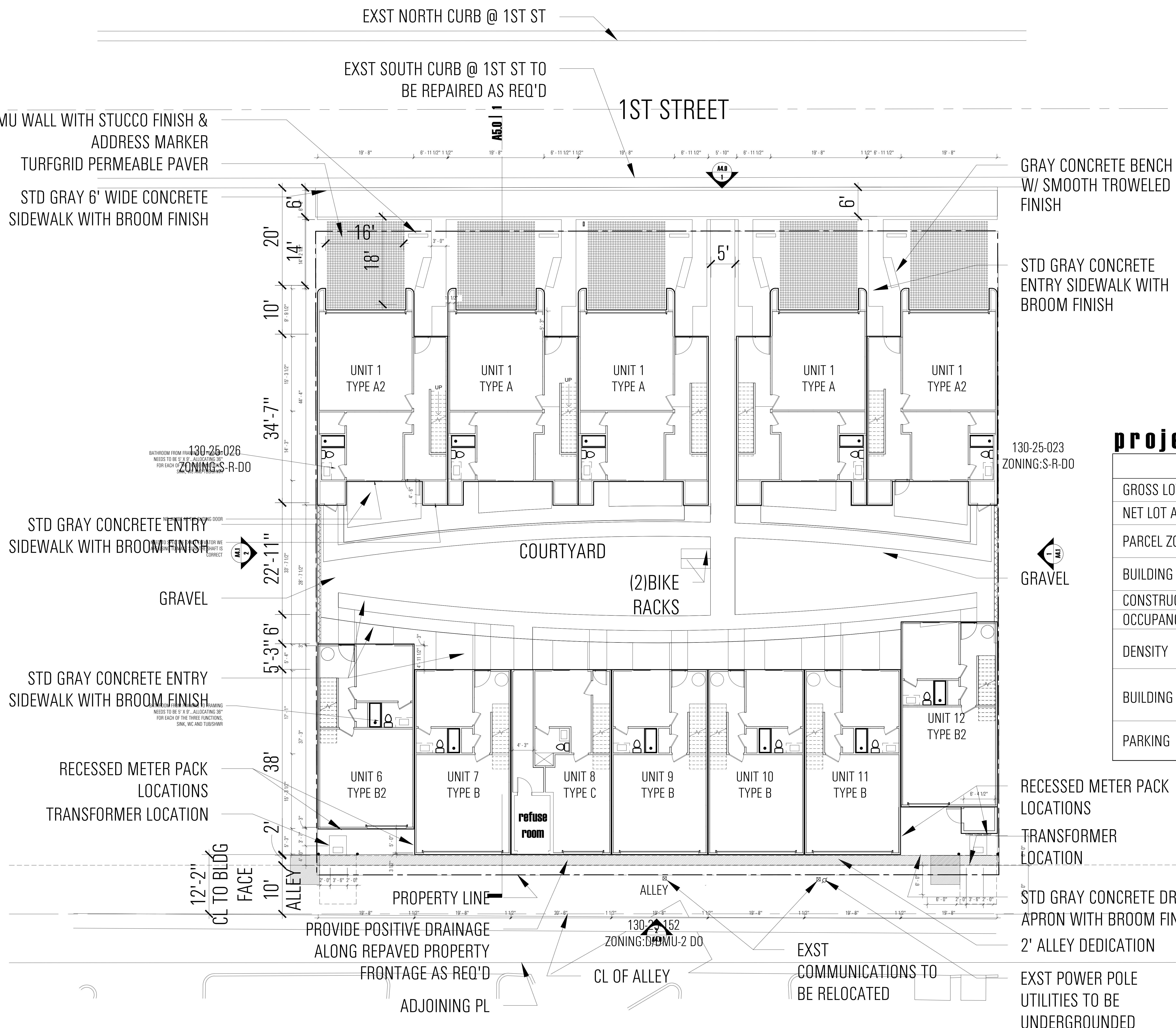
COS 2' ALLEY DEDICATION NOTATION 

site plan + data

25 april 2024



ATTACHMENT #8



ELEVATION VALUES SHOWN ON SUBMITTALS ARE TO BE BASED ON NORTH AMERICA VERTICAL DATUM 1988 (NAVD 1988) AND MEET THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BENCHMARK MAINTENANCE (BMM) CRITERIA.

PLEASE NOTE:
CONSTRUCTION WORK IN THE ALLEY SHALL BE
COORDINATED WITH SOLID WASTE -
DISRUPTION TO SERVICE ROUTES SHALL BE
MITIGATED BY APPLICANT

EXST NORTH CURB @ 1ST ST

NOTE: ALL NEW TREES TO BE PLACED A MINIMUM OF 8'-0" FROM UTILITY LINES

WATER SUPPLY LINES - REF CIVIL SHADE TREES

WASTE LINE
SEWER LINE

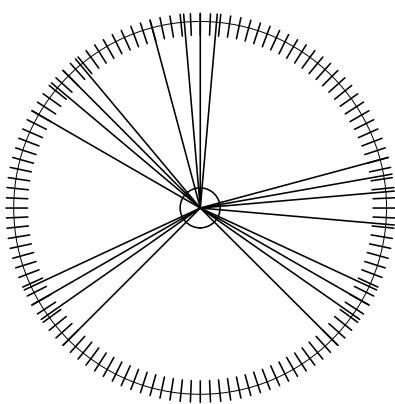
1ST ST TOWNHOMES
7515 & 7521 east 1st street
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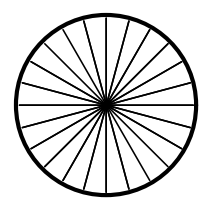
architect:
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mobile : 480.332.1704 (tommy)
mobile : 480.332.1706 (patricia)
email : thamant@chensuchartstudio.com

**PRELIMINARY
NOT FOR CONSTRUCTION**

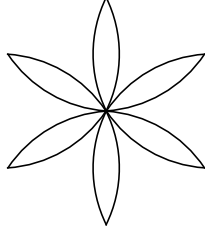
plant legend



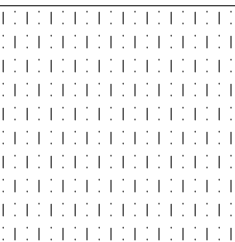
PLANT: PROSOPIS CHILENSIS
SEEDLESS HYBRID MESQUITE
SIZE: 48" BOX
QTY: (13)



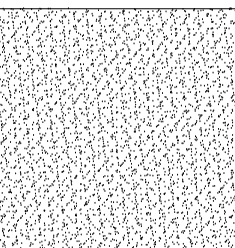
PLANT: BOUTELOUA GRACILIS - BLUE GRAMA
SIZE: 1 GALLON
QTY: (107)



PLANT: AGAVE DESMETTIANA - SMOOTH AGAVE
SIZE: 5 GALLON
QTY: (25)



3/8" MINUS MADISON GOLD



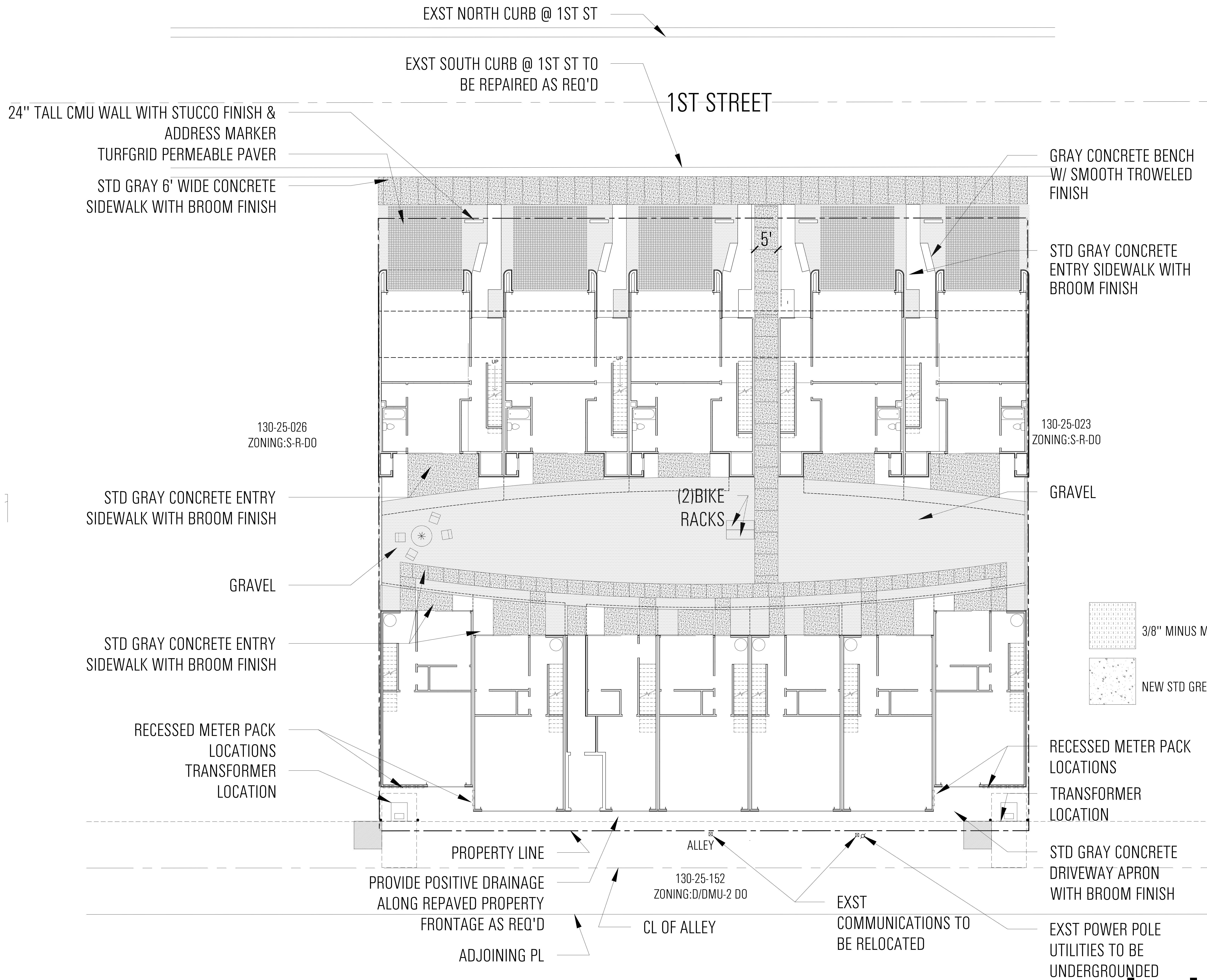
PLANT: LANTANA CAMARA - LANTANA
SIZE: 3 GALLON
QTY: (50)

NOTE: THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST FOUR FEET FROM ANY WALKWAY OR PARKING AREA CURBING. REFER TO SECTION 2-1.501 OF THE DSPM

landscape plan

urb submittal
25 april 2024





1ST ST TOWNHOMES

7515 & 7521 east 1st street
scottsdale, az 85251



architect:

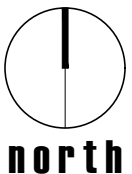
CHEN + SUCHART STUDIO

7070 east third avenue
scottsdale, arizona 85251
mobile : 480.332.1704 (tommy)
mobile : 480.332.1706 (patricia)
email : thamarr@chensuchartstudio.com

**PRELIMINARY
NOT FOR CONSTRUCTION**

hardscape plan

drb submittal
25 april 2024





RENDERED ELEVATION - NORTH 2



RENDERED ELEVATION - SOUTH 1

1ST ST TOWNHOMES

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scottsdale, az 85251



architect:

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**PRELIMINARY
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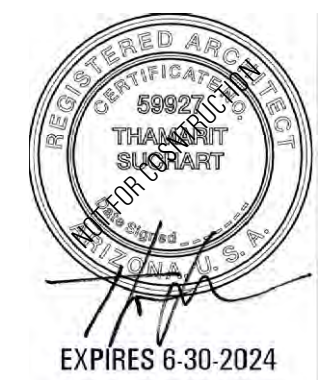


RENDERED ELEVATION - EAST 2



RENDERED ELEVATION - WEST 1

1ST ST TOWNHOMES
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scottsdale, az 85251



architect:
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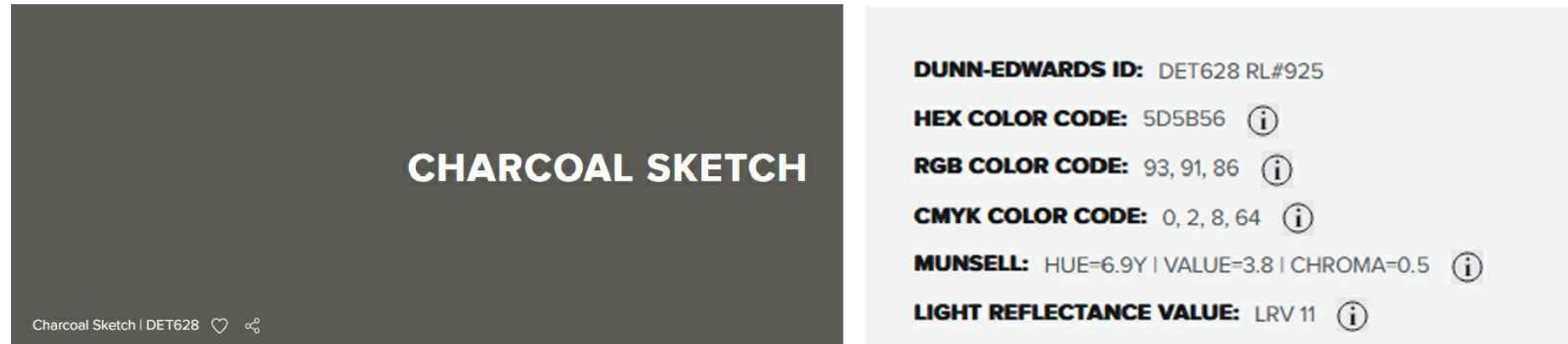
mobile : 480.332.1706 (patricia)

email : thamarrt@chensuchartstudio.com

**PRELIMINARY
NOT FOR CONSTRUCTION**



[MTL-4]
PAINTED METAL GARAGE DOOR
COLOR: CHARCOAL SKETCH



Standing Seam - Almond

Standing seam metal roofing is the most common metal roofing. The fasteners are concealed for both weather tightness and stream lined appearance. Made to your specific sizes.

[MTL-1]
STANDING SEAM METAL ROOFING W/ KYNAR 500
FINISH



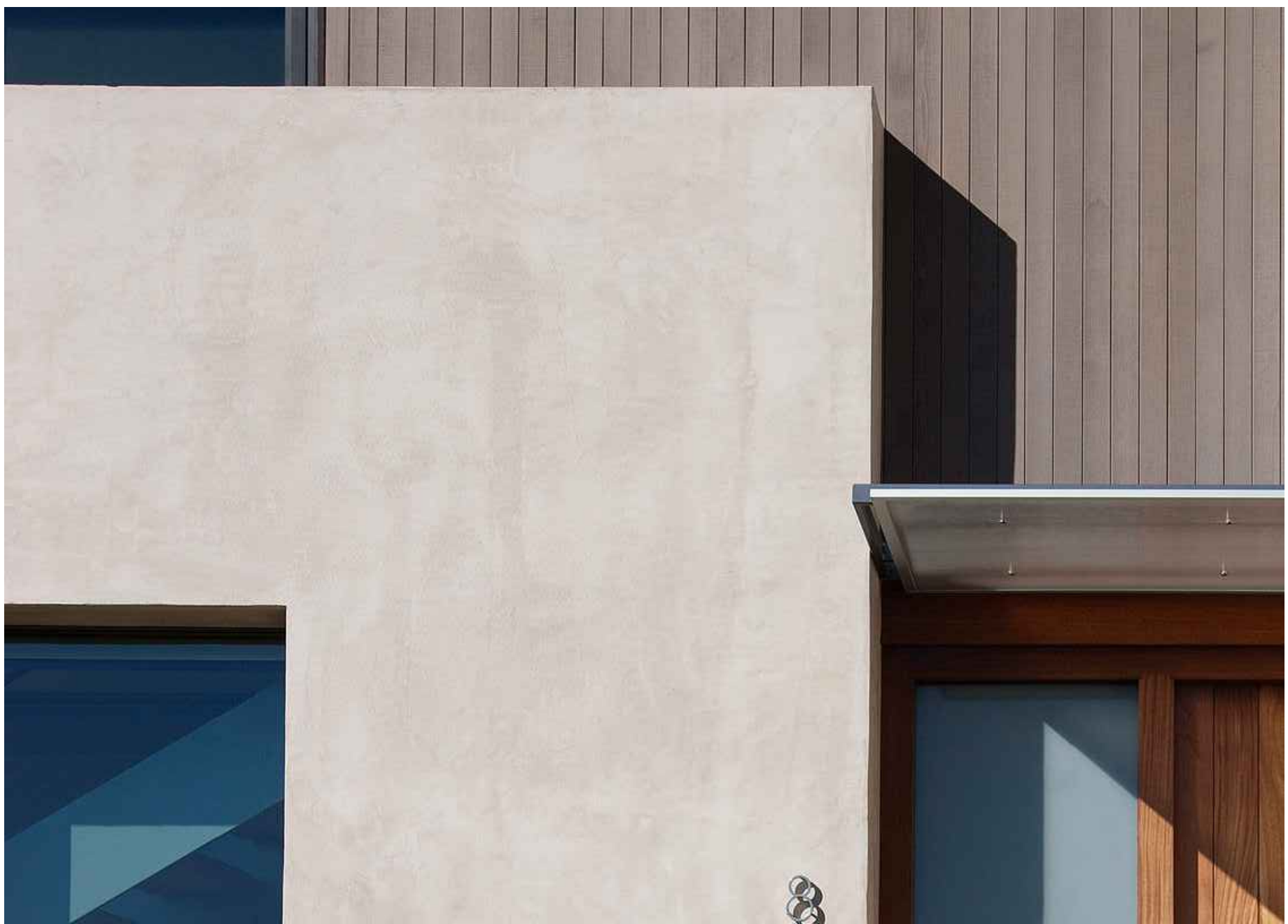
[MTL-2]
22GA 7/8" CORRUGATED METAL WALL CLADDING W/
BRONZE ANODIZED FINISH



[MTL-3]
PERFORATED 22GA 7/8" CORRUGATED METAL WALL
CLADDING W/ BRONZE ANODIZED FINISH



[WIN-1]
CLEAR ANODIZED THERMALLY BROKEN ALUMINUM
WINDOW/DOOR FRAME W/ 1" INSULATED GLAZING
WITH LOW-E COATING



[W-1]
STUCCO WITH INTEGRAL COLOR ACRYLIC FINISH
COLOR: NAVAJO WHITE



[W-2]
EXPOSED 8-8-16 STD GRAY CMU WALL













scottsdale, az 85251



email : thamarit@chensuchartstudio.com

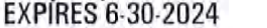
PRELIMINARY

ILLUMINAIRE SCHEDULE

0.0 0.0



scottsdale, az 85251



architect:

TUDIO

scottsdale, arizona 85251

mobile : 480.332.1704 [tommy]

mobile : 480.332.1706 [patricia]

[illegible]

457ICATIE

RX1


able
back)

Media
can
et in place of paper
at Lens
at Lens

ore

s North America

X3



DL-21-BRS
mounted on
FA-24-BRS

65 **CE** **Inter**

2" (50mm)
0.5" (12.7mm)
2.5" (63.5mm)


12" (304mm)
18" (457mm)
24" (609mm)

STEM EXTENSION

Date: _____


www.AquaAcoustic.com
sales@acousticproducts.com
801.888.7330 • FAX 800.838.3330

A/CAR • BAV/CAV
20 Years
BRASS & COPPER ONLY



 Chain OR LED MR16

 Inner



 Max 20 Watts

 © 8E-6663-68

X2

RAB

W 2006/A2006/5000E
CTR
2,000 Housins
31/1904/1852 km
3/136.2/130.3 km²W

included.

-40°C (-40°F)

and door

Warranty:
Upon request, RAB's warranty covers light output and finish. RAB's warranty conditions found at www.rablighting.com.

SS LED
-30K



	ESS LED	ENERGY STAR
3-30K		
FINANCIAL SUMMARY		
UNITS	SERIES	
1	98.7	
9	62.7	
5	94.2	
7	100.0	
7	0.0	
7	100.0	

zoning submittal
14 march 2023

From: [Castro, Lorraine](#)
To: [Bloemberg, Greg](#)
Subject: FW: Case 33-DR-2023
Date: Monday, December 18, 2023 8:17:00 AM

jckn1746@gmail.com

I will add to the case folder.

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Monday, December 18, 2023 7:13 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Case 33-DR-2023

[City of Scottsdale](#)



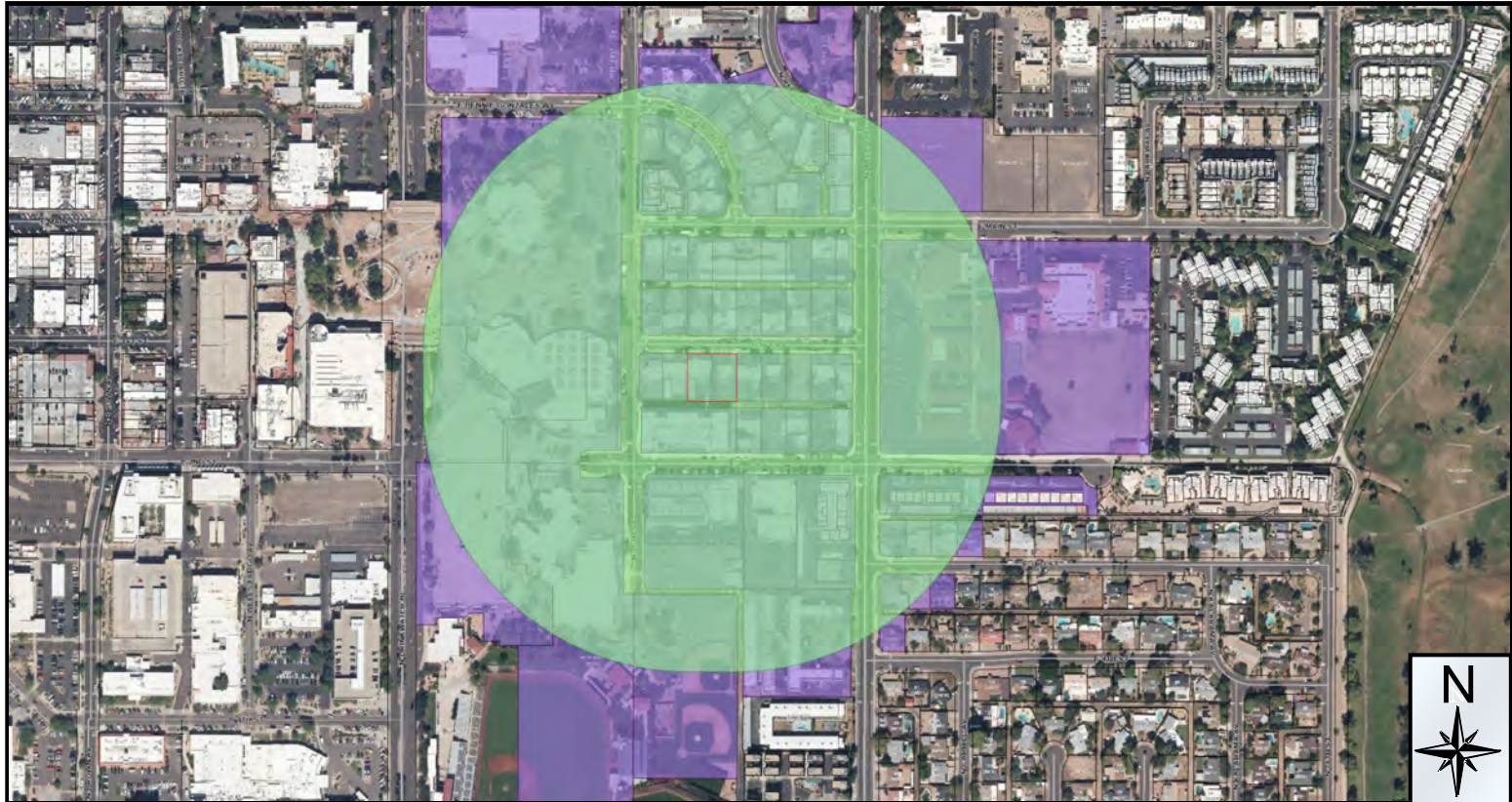
We don't need more new townhome developments regardless of there size. Old Town already

overcrowded. -- sent by Carolyn Kinville (case# 33-DR-2023)

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City Notifications – Mailing List Selection Map

1st Street Townhomes



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
December 6, 2023

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 112

33-DR-2023