

Toll at Cavasson
Development Review Board
Project Narrative

Northeast Corner Miller Road & Cavasson Boulevard
375-PA-2024

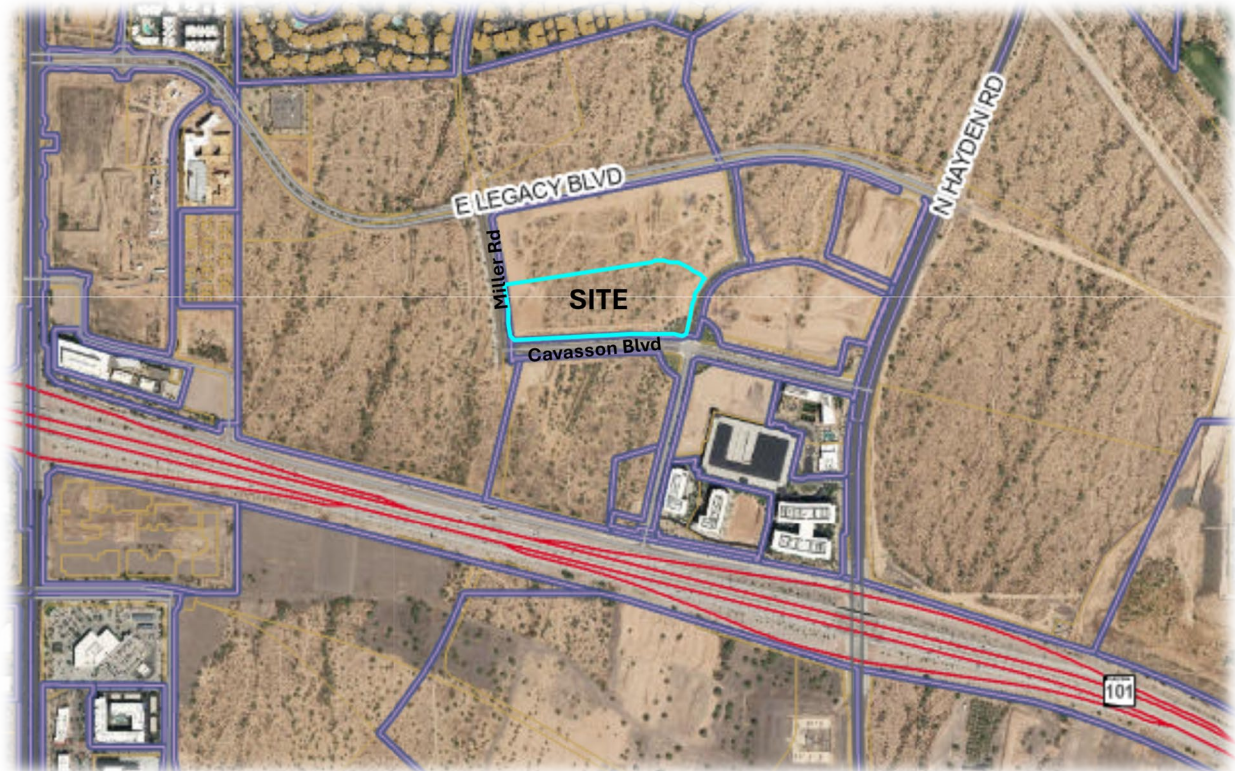


Developer/Applicant:
Toll Bros.
Colin Phipps

Development Request:

The request is for Development Review Board (“DRB”) approval on a 11.27+/- acre site located at the northeast corner of Cavasson Boulevard and Miller Road, (the “Property”) as depicted below to allow for a new, for-sale, residential townhome community within the Cavasson PCD which is part of the larger Crossroads East zoning case. The proposal includes 136 luxury residences resulting in a density of 12.07 dwelling units/acre. No change to the existing PCP PCD zoning or AMU- R General Plan – Greater Airpark Character Area Plan designation is necessitated by the proposal. The residences will have individual garages (two spaces per residence) and there will be approximately 54 (+/-) guest parking spaces throughout the development. The community is centered around a recreational amenity and each residence will have their own private outdoor living space.

Context Aerial



Conceptual Site Plan



About the Builder

With a major presence in Scottsdale, Toll Brothers is a publicly owned, Fortune 500 company that has been building luxury communities across the nation for over 50 years. Toll Brothers has built numerous residential properties in several Arizona communities, predominately Phoenix, Scottsdale, and Tucson, with a range of home designs including both single-family and townhouse residential. For six years in a row, Toll Brothers has been ranked the #1 Home Builder Worldwide on the *Fortune* magazine “World’s Most Admired Companies ®” list. Toll Brothers also has been honored as national Building of the Year by *Builder* magazine and was twice named national “Builder of the Year” by *Professional Builder* magazine. Building upon their commitment to excellence, Toll is excited to bring forward a new, for-sale, residential townhome community to the Cavasson Master Plan.

Development Review Board Criteria

Sec. 1.904: In considering any application for development, the DRB 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: Toll at Cavasson is consistent with the desired values defined in the General Plan, Greater Airport Character Area Plan, and Design Standards & Policies Manual, which include goals and policies that benefit the community consistent with the approved Crossroads East zoning case and Cavasson Master Plan.

The Property is in the northern quadrant of the Cavasson Master Plan, which consists of mixed-use including the Nationwide Insurance offices, Choice Hotels International offices, and Hilton at Cavasson along the Loop 101. The parcel immediately north of the Property, is slated for multifamily residential (Grayhawk Residences at Cavasson) and was approved in by the DRB in February 2022.

The proposed residential community will meet the growing need for a broader range of residential housing types in this area and integrating for-sale residential townhomes will continue to diversify the available housing stock in Scottsdale. The proposed design is a desert contemporary style architecture that will be complementary to the various architectural styles established in Cavasson and Grayhawk to the north and provides appropriate massing and streetscape presence. This proposal includes sustainable options for mobility, including alternative modes of transportation that will encourage residents to interact with the surrounding context and adjacent land uses by walking or bicycling.

- 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: Toll at Cavasson will be compatible with the surrounding built environment including the newly constructed Cavasson commercial buildings and the established Grayhawk Master Plan community to the north. The streetscape along Cavasson Boulevard, Miller Road, and Claret Drive has been improved with a buffered landscape frontage with meandering sidewalks, which promotes walkability. Building articulation will provide variation and movement along the street frontages with several connection points to the perimeter sidewalk network, and several units will have direct access to the established perimeter sidewalk from their private outdoor living space (rear yard). Buildings include two, three, and four-unit clusters with open space between and pedestrian access throughout.

Architecture will include horizontal and vertical building components to provide shade and shadow to reduce direct solar exposure and minimize heat gain. The three-story buildings will incorporate roof top patios for their residents to enjoy the outdoors. Additionally, each residence will have a private outdoor living space on the ground level.

b. Avoid excessive variety and monotonous repetition;

Response: The proposed architectural character, site layout, and landscaping buffer will respect the unique Southwestern climate, vegetation, and the Cavasson Master Plan context. The palette of exterior materials consists of stucco, stone, masonry, and metal detailing. Windows will provide daylighting and provide natural ventilation in the cooler months. Building massing will be mitigated with varied fenestration patterns and a combination of numerous recessed and cantilevered elements. The color palette invokes a Sonoran Desert inspired range of earth-tone finishes bringing visual interest to the design. See the Scottsdale Sensitive Design Principles section below for detailed responses regarding each principle.

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: This Property is located approximately one-third mile from the Hayden Road/Loop 101 interchange. The variety of land uses surrounding the Property provide a synergistic land use pattern that also ensures fewer and shorter automobiles trips. Nearby mixed-use residential master plans provide commercial and supporting uses for residents. Additionally, the site is located less than two miles away from the Scottsdale Airpark, a major employment core. Main vehicular access will be provided via Claret Drive with secondary access via Miller Road. In addition to each residence having a two-car garage, approximately 54 (+/-) guest parking spaces will be provided as part of the development.

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: Not applicable.

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.*

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.

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

Response: The Property is located in a mixed-use setting as part of the Cavasson Master Plan, and developing the Property with a residential townhome community is compatible with the surrounding context and provides greater housing options for the residents of Scottsdale. The design will use desert contemporary style architecture that will be complementary to the variety of architectural styles established in the Cavasson Master Plan. The development plan has been designed in a manner that provides appropriate massing and streetscape perimeter given the scale and context of the area.

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

Response: The Property does not have significant natural features such as washes and natural area open space. However, specific design considerations have been made in terms of orientation and positioning of buildings in relation to the site topography.

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

Response: The existing site topography slopes downward from north to south. The buildings and site improvements will be designed to adapt to the existing topographic conditions. All landscaping will consist of low water use native desert materials in conformance with the City's guidelines. Plant varieties contemplated for this site include, but are not limited to, Mesquite, Palo Verde, and Texas Olive respecting the southwestern climate and providing a variety of vegetative patterns to create an appropriate setting for the residential buildings and shade for residents.

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

Response: Mature landscaping will be provided throughout the site to act as a buffer, provide shade, and contribute to the urban habitat for wildlife and improved air quality. The proposed

native desert landscape palette will be able to withstand the changes of the local climate and as they continue to 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: The design team recognizes the importance of the pedestrian experience, and thus, the site plan provides a hierarchy of sidewalks within the community and connectivity in and around the site. Perimeter streetscape along Miller Road, Cavasson Boulevard, and Claret Drive includes improved sidewalks and landscaping and the proposed design will connect to these improvements to afford residents the ability to walk to a variety of existing and future land uses as part of the Cavasson Master Plan. Internally, pathways are provided to the central recreational amenity which includes a pool, spa, shade cabanas, shaded seating, outdoor barbeques, and a fire pit. A dog park is also provided for residents at the southwest corner 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: The proposed residential townhouse community introduces new for-sale housing to the area. The proximity of employment, shopping, medical, golf, hiking and other recreational opportunities are all benefits that can be enjoyed by residents. Convenient access the Hayden Road and the Loop 101 interchange is located only 0.5 miles from the site, which provides regional access. As mentioned above, walkability is strengthened through a hierarchy of sidewalk connections and given the mixed-use nature of Cavasson, these connections promote alternative modes of transportation.

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 residential community will incorporate design elements that respect human-scale, providing shade and shelter through landscape canopies and building design via overhangs and architectural elements.

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

Response: Variation in massing, proportion, material contrast and architectural detailing will be provided, establishing a natural hierarchy. Building overhangs, and broken roof profiles both contribute to appropriately scaled building volumes.

The residential building articulation will provide variation and movement along the street frontages and buildings include two, three, and four-unit clusters to enhance the residential scale of the community and allow for the integration of more open space between buildings.

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

Response: The proposed residential buildings will evoke desert contemporary style architecture responding to the Southwestern climate through color, texture, and finishes while providing an aesthetic that blends well with the established architectural context of Cavasson. Exterior materials include a combination of stucco, stone, masonry and metal accents. Site walls will be a combination of low stone veneer screen walls and residential view fencing with both stone veneer and welded wire mesh. Where more privacy is warranted, patterned masonry block will be utilized.

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

Response: Sustainable strategies and building techniques that minimize environmental impact and reduce energy consumption will be provided in conformance with the International Energy Construction Code (IECC) including, but not limited to, high-efficacy lighting, improved residential ceiling insulation and cool roof surfaces, daylight responsive controls, and electric vehicle capable charging infrastructure.

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, large mature trees and arid-region plant materials will be used to enhance the community and provide ample shade and refuge from the elements. The desert character will be upheld through the carefully considered landscape palette in terms of scale, density, and arrangement (see landscape plans).

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

Response: The proposal maintains a low water use plant palette (see landscape plans and renderings). As discussed above, context appropriate desert plant materials will be utilized consistent with the established vegetation found in the surrounding area. Project will provide a water conservation plan and strategies that exceed City requirements.

- 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 sensitive to the surrounding context while maintaining safety for residents and visitors. Energy efficient lighting fixtures will be shielded from adjacent properties and reinforce the architectural intentions.

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

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