



Development Review Board Project Narrative

Silverstone Parcel D | NEC of E. Williams Drive and N. Scottsdale Road
15-ZN-2005#4



Prepared by:

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Property Information

Location: NEC of E. Williams Drive and N. Scottsdale Road
Property Size: +/- 16.3-acre

Property General Plan/ Zoning:

Current General Plan:	Suburban Neighborhoods
Current Zoning (15-ZN-2005#4):	R-5 / PCD

Project Overview

The proposed application is a request for approval of the project architectural building elevations for three single-family product types within the Silverstone master plan.

Building Elevations & Character

The Project consists of 100 total units of individually, platted townhome lots which are single-family attached, fee-simple ownership residential units that are non-structurally connected to appear and function in a traditional townhome configuration (private ownership of the lot/land, at least two sides open).

TOWNHOME UNITS

Each unit are a 2-story building configuration with integrated roof terraces on select plans. The composite buildings, groupings of the individually “detached” units, in a 5-Plex, 4-Plex and 3-Plex units that will add variety and massing articulation with the way they interconnect. Architectural recesses and projections will add significant shadowing as well as provide opportunities for architectural recesses and projections that will further articulate the elevations and create opportunities for color and shadowing enhancements.

These units range in size from 2480 sf up to 2764 sf and feature 3-4 bedrooms, 2-1/2 to 3-1/2 baths with large, open floor plans. Each unit has a private, deeper 2-car side-by-side garage to accommodate recycle and trash containers. Expansive private covered patios are featured on each home on the first level, with a standard third floor roof terrace on certain plan layouts providing enhanced livability and to take advantage of the broad vista views as well as provide additional interest and activity from the street perspective.

The elevation styles draw upon the Modern Mediterranean – found in nearby upscale neighborhoods and commercial projects. Stucco with the incorporation of modern square stone, streamlined forms and eyebrow arched openings are predominant features of Modern Mediterranean while retaining the essence of Mediterranean warmth and functionality.

Mechanical equipment for the townhome units will be located on the roof with screening provided by the parapet of the buildings themselves. Roof drains shall be integrated within the exterior walls.

EXTERIOR LIGHTING

Lighting design maintains dark skies with minimal glare and light trespass by the use of wall mounted shielded coach light source. These coach lights will be located on either side of garage and above the front porch of each unit with cover over top to eliminate light from the top of fixture.

Sensitive Design Principals

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

Response: The architectural character of individual single-family townhome units were designed to be unique yet when grouped together represent a holistic design approach that adds variety without being excessive. The relationship to the other buildings, open space and adjacent uses were thoughtfully considered to enhance the character of the buildings. The townhome units provide a thoughtful transition to the contemporary aesthetic of the public library and adjacent commercial uses.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran desert and mountains
 - Archaeological and historical resources

Response: The proposed siting and orientation of the buildings has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 and the existing MEDCP.

3. Development should be sensitive to existing topography and landscaping.
 - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: The proposed siting and orientation of the buildings has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 and the existing MEDCP. The landscape palette and design will provide proper transitioning from the native desert into the community and open space.

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

Response: The proposed siting and landscaping of the site has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005# and the existing MEDCP. The landscape palette and design will provide proper transitioning from the native desert into the community and open space.

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
 - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response: The proposed siting, circulation, and landscape design of the site has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 and the existing MEDCP. Through the use of a landscape theming concept there will be a unity and cohesive design will create a uniform look to the community in its entirety.

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 siting and landscape design of the site has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 existing MEDCP. The site design has been carefully designed to enhance social interaction and provide outdoor areas conducive to pedestrian uses with the implementation of multi-use trails and scenic corridors throughout the entire development.

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

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: The proposed landscape design of the site has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 and the existing MEDCP. The site design has been carefully designed to enhance social interaction and provide outdoor areas conducive to pedestrian uses.

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

- To control the visual impact of a building's height and size
- To highlight important building volumes and features, such as the building entry.

Response: The proposed elevations are designed in a manner to create massing offsets and architectural detailing that both create visual interest and break down the building to the human scale. Likewise the introduction of integrated covered patios and balconies help reduce the overall massing of the buildings by creating carved out voids in the façade of the architecture. Entry towers and covered porches have been introduced to create a hierarchy among the front facades.

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

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
- Materials with colors and coarse textures associated with this region should be utilized.

- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The proposed floor plans are all designed around the idea of indoor/ outdoor living, this is achieved by the incorporation of covered patios, covered balconies, and roof decks. Abundant glazing and large patio doors allow the interior to unify with the exterior. Colors and materials were carefully selected to blend the built environment to the natural environment to enhance the relationship between building and site.

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

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: Within modern construction techniques there is an inherent notion of healthy and sustainable building practices as the majority of products used for construction have taken on the responsibility of being eco-friendly. Some items include water conscious faucets, showers, and toilets. The use of low or no VOC paints and sealants etc...

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

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should complement the built environment while relating to the various uses.

Response: The proposed landscape design calls for the use of mature trees and existing native tree/plant salvaging to be used/relocated on site.

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

- Water, as a landscape element, should be used judiciously
- Water features should be placed in locations with high pedestrian activity.

Response: The proposed landscape plant palette consists of native, southwest, Sonoran, and arid plant types which maintain the concept of the natural desert character. With the use of 'desert' plants the plant palette will lead to a well-adapted landscape that is suitable for the climate and region.

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

- A balance should occur between the ambient light levels and designated focal lighting needs.

- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: The proposed site lighting will conform to Zoning Ordinance Section 7.600 regarding anti-glare and down lighting for light fixtures.

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

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response: The proposed signage and entry monuments shall be designed within the landscape and architectural theming in order to create a unified character throughout the site and community. Scale, color, and lighting are complimentary to the surrounding context/environment.

DRB Criteria

Sec. 1.904 – Criteria

A. 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 proposed buildings within this application are consistent with the applicable standards to the project, including the Silverstone Master Environmental Design Concept Plan and Silverstone Design Guidelines.

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;
 - b. Avoid excessive variety and monotonous repetition;

Response: The architectural character of the individual single-family townhome units were designed to be unique yet when grouped together represent a holistic design approach that adds variety without being excessive. The relationship to the other buildings, open space and adjacent uses were thoughtfully considered to enhance the character of the buildings. The townhome units provide a thoughtful transition using located interior to the project as well as make a reference to the contemporary aesthetic of the public library and adjacent commercial uses.

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

- 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: General site related items were addressed. This application for the individual unit elevations enhances the site design.

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

Response: Mechanical equipment and appurtenances will be located behind architecturally integrated parapets on the roof of the individual townhome units.

- 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 addresses 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. Address building mass, height, materials, and intensity 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 due to the project site location.

- 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 due to the project site location.

B. The burden is on the applicant to address all applicable criteria in this section.