

SCOTTSDALE UMC MULTI-FAMILY

SCOTTSDALE, AZ

PROJECT NARRATIVE DEVELOPMENT REVIEW

CASE NO. 14-DR-2025

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Table of Contents

1. Development Team.....	Pg. 3
2. Introduction.....	Pg. 4
3. Property & Surrounding Context.....	Pg. 4
4. Project Overview.....	Pg. 5
5. Site Plan & Architecture.....	Pg. 6
6. Design Guidelines.....	Pg. 7
A. Massing, Scale, & Compatibility	
B. Materials & Detailing	
C. Pedestrian Access & Streetscape Interface	
D. Open Space, Lighting, & Signage	
E. Design Intent	
7. International Green Construction Code.....	Pg. 10
8. Landscape Plan.....	Pg. 11
9. Engineering.....	Pg. 12
A. Water	
B. Wastewater	
C. Drainage	
D. Utilities	
10. Phasing.....	Pg. 13
11. Conclusion.....	Pg. 13

1. Development Team

Developer

Gorman & Company, LLC
2030 East Osborn Road
Phoenix, Arizona 85016
Contact: Dan Klocke
t. (602) 430-8345
e. dklocke@GormanUSA.com



Legal Representative

Gammage & Burnham, PLC / Manjula M. Vaz
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004
Contact: Ryan M. Garofalo
Land Use Planner
t. (602) 256-4436
e. rgarofalo@gblaw.com



Architects & Planners

Nelsen Partners
119 W. 8th Street, Suite C
Austin, Texas 78701
Contact: Blair Vo-Le
t. (512) 457-8400
e. bvole@nelsenpartners.com



Designer

Harrington Planning + Design
4711 E. Falcon Drive, Suite 222
Mesa, Arizona 85212
Contact: Jason Harrington, Principal
t. (480) 250-0116
e. jason@harringtonplanningdesign.com



2. Introduction

Scottsdale United Methodist Church (“SUMC”) has been located at 4140 North Miller Road since 1964 and has operated continuously on the site for over 60 years. The church remains an active community presence, offering weekly services and supporting a long-running daycare program. SUMC’s daycare is currently the only facility in the greater downtown Scottsdale area that provides infant care, serving a critical need for working parents in the neighborhoods.

Like many churches across the country, SUMC has experienced a gradual decline in membership over the past several years. In response, church leadership has identified an opportunity to activate an underutilized portion of the property and expand their mission by addressing a shortage of workforce housing in the downtown Scottsdale area.

In partnership with Gorman & Company (“Gorman”), SUMC proposes to redevelop a portion of the church campus with a new 82-unit affordable apartment community. The new housing will be located adjacent to the existing church and daycare buildings, which will remain in operation. The proposed development offers a direct response to Scottsdale’s workforce housing needs and will allow residents to live near employment, childcare, transit, and daily services. This well-designed and amenity rich project will benefit the old-town Scottsdale community by reducing commute times and improving overall quality of life.

Gorman is a nationally recognized housing developer with a portfolio of more than 9,000 units across 13 states and a strong presence in Arizona. The development team specializes in public-private partnerships and has delivered numerous award-winning projects targeting households earning up to 80% of the area median income (“AMI”). Gorman will serve as the developer, general contractor, and long-term property manager, ensuring consistency in quality and operations throughout the life of the project.

3. Property & Surrounding Context

The proposed development is located at 4140 North Miller Road, on the SUMC campus (the “Property” or “Project”). The site is on North Miller Road between East Indian School Road and East Chaparral Road and is currently improved with an operational church building and a licensed daycare facility. The proposed development will occupy the eastern portion of the campus, preserving the church and daycare functions on the western half of the site.

The surrounding context includes a mix of residential, civic, and commercial land uses. Single-family neighborhoods lie to the east and south, while a blend of retail, multifamily, and office uses define the corridor to the west. The Property is zoned Highway Commercial, Downtown Overlay (“C-3 DO”), which permits multi-family residential development and allows the proposed use.

The area is well-connected to daily amenities and community resources. Residents will be located within walking distance of Sprouts Farmers Market, the planned Whole Foods, CVS Pharmacy, and Chaparral Park. Valley Metro transit service is available along both Miller Road and Indian School Road, providing accessible public transportation options. The site’s location allows residents to complete daily errands and access essential services without a car, supporting a more affordable and sustainable lifestyle.

Context Aerial Exhibit



The surrounding infrastructure and land use pattern support higher density residential development. The project's placement within an established neighborhood core allows it to integrate seamlessly with existing development while activating an underutilized Property that is located in a walkable, transit-oriented area.

4. Project Overview

The Project proposes an 82-unit multi-family residential community contained within two buildings that are three-stories in height and each located on the eastern portion of the Property. The residential buildings will feature a mix of one-, two-, and three-bedroom units, with larger two- and three-bedroom layouts designed to accommodate families and larger households. The unit-mix prioritizes livability and efficient space planning.

All required parking is provided on-site, totaling 165 spaces that exceed the minimum requirement under the Scottsdale Zoning Ordinance ("ZO"). The parking plan includes a combination of tuck-under spaces that are integrated at the ground level, canopy-covered stalls, and standard surface spaces. Vehicular ingress and egress will be provided from both Miller Road and 75th Street. Internal drive aisles and walkways will support safe and efficient circulation, with clear pedestrian connections linking all building entries to public sidewalks at the site's perimeter.

The Project will be financed through federal Low-Income Housing Tax Credits ("LIHTC") administered by the Arizona Department of Housing. All units will be income-restricted for households earning up to 80% of the Area Median Income ("AMI"). A Land

Use Restriction Agreement (“LURA”) will be recorded on the Property, securing long-term affordability for a minimum of 15 years.

Gorman will serve as the developer, general contractor, and property manager. This vertically integrated model ensures accountability across construction and long-term operations. Gorman will remain as a long-term owner and partner on the Property, responsible for ensuring the development operates as a stable, well-managed affordable housing community.

5. Site Plan & Architecture

The proposed site plan efficiently utilizes the eastern portion of the Property to introduce two, three-story, 82-unit residential buildings while preserving the church and daycare functions to the west. The existing entrance from Miller Road will provide primary access to the residential portion of the campus, with a secondary driveway from 75th Street to offer additional connectivity and emergency access. The site circulation is designed to support clear vehicular flow, emergency response, and safe pedestrian movement throughout the Property.

Parking is provided entirely on-site and distributed around the building to avoid large, uninterrupted expanses of pavement. The Project includes 165 total spaces, exceeding the city parking requirements expressed in Table 9.103.A and Table 9.103.B of the ZO. Parking types include tuck-under spaces integrated within the building footprint, canopy-covered stalls, and standard surface parking areas. Pedestrian walkways link building entries to public sidewalks on both street frontages, supporting walkability and promoting a cohesive relationship between the residential building and the existing church campus.

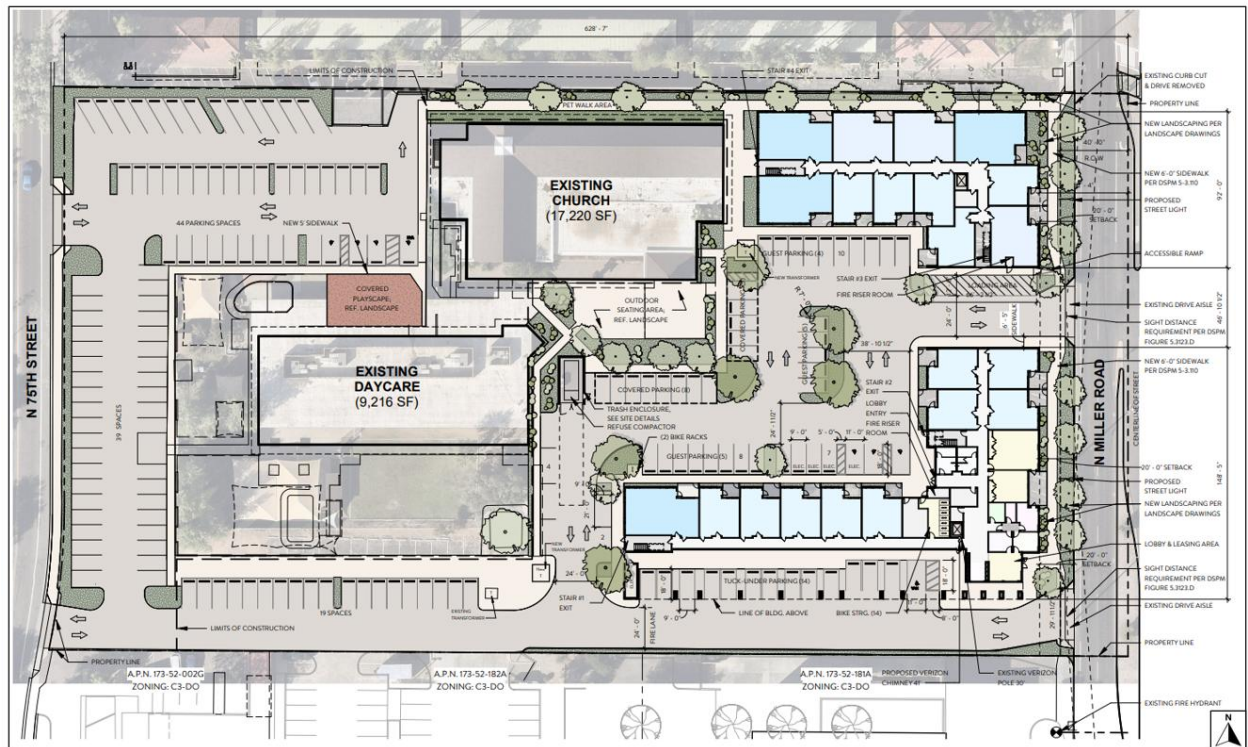
The site layout also incorporates shared campus elements where appropriate. Waste and recycling services will be consolidated into a shared enclosure serving both the church and the residential community. Pedestrian paths and landscaped open space areas are coordinated to reinforce a unified but functionally distinct environment between the two uses.

The building’s architectural design draws from contemporary desert-influenced materials and massing techniques that respond to the surrounding context. The material palette consists primarily of light-toned masonry and stucco to reflect heat and reduce visual bulk. Dark metal accents, including railings and shading structures, introduce visual contrast and dimension. Every unit includes a private outdoor patio or balcony, creating usable space for residents while contributing articulation to the building façades. The repetition of these balconies breaks down the massing of the structure and introduces a human-scale element to each elevation.

A deliberate third-story step-back along the Miller Road frontage reduces the perceived height of the building from the street. This massing strategy supports a scale transition to the adjacent rights-of-way and ensures compatibility with surrounding residential development. The building height of approximately 36 feet is consistent with nearby three- and four-story multifamily properties and remains within the limits allowed under the C-3 DO zoning.

The Project incorporates a range of indoor and outdoor amenities to serve residents of all ages. On-site features include a playground and playscape, landscaped courtyards, and informal gathering areas. Interior amenities will consist of an activity room, coworking lounge, and multipurpose community space. These spaces are designed to be flexible and adaptable, supporting both day-to-day activities and small-scale community events. Site lighting will be provided along pedestrian paths and throughout the parking areas to ensure nighttime visibility and security without impacting adjacent properties.

Site Plan Exhibit



The overall design reflects a unified, campus-oriented development that respects existing uses while introducing high-quality housing. The site plan and architectural approach deliver a community-centered living environment that is practical, attractive, and consistent with the scale and character of Old Town Scottsdale, while conforming to the Downtown Overlay (“DO”) provisions [Sec. 6.1200] and Highway Commercial (“C-3”) zoning district standards [Z.O. Sec. 5.1500].

6. Design Guidelines

The proposed development has been carefully designed to reflect the vision and values outlined in the Old Town Scottsdale Character Area Plan, with particular focus on enhancing the area's identity as a vibrant, pedestrian-oriented, and context-sensitive urban district. Informed by the plan's emphasis on high-quality urban design, scale transitions, and climate-responsive architecture, the Project embraces Scottsdale's desert setting while contributing to the evolving fabric of Old Town. The design approach prioritizes compatibility with surrounding development, integration with public space, and visual

continuity across the site. It also conforms to the city's Sensitive Design Principles and applicable requirements of the Design Standards & Policies Manual (DS&PM), establishing a cohesive framework that supports both the physical character and long-term sustainability of the community.

A. Massing, Scale, and Compatibility

The three-story building height remains within the by-right allowances under C-3 zoning and DO development standards. The top-floor step-back along Miller Road, reduces the perceived scale and satisfies the step-back intent of DO massing guidelines [Sec. 6.1205]. The Project is located between a four-story multifamily community to the north and has been deliberately scaled to bridge the height differential across the adjacent properties. This responds to Sensitive Design Principle #8, which encourages clearly defined massing transitions that respect neighborhood context and reinforce pedestrian scale.

Miller Road Elevation



Each elevation incorporates modulation techniques to include recessed balconies, varied parapet heights, horizontal shadow reveals, and appropriately spaced window groupings, to create architectural rhythm and avoid flat or repetitive façades. The aesthetics introduce visual depth, align with DS&PM Chapter 5 for massing articulation, and reinforce the city's design priority for urban infill development that enhances, rather than disrupts the surrounding built environment.

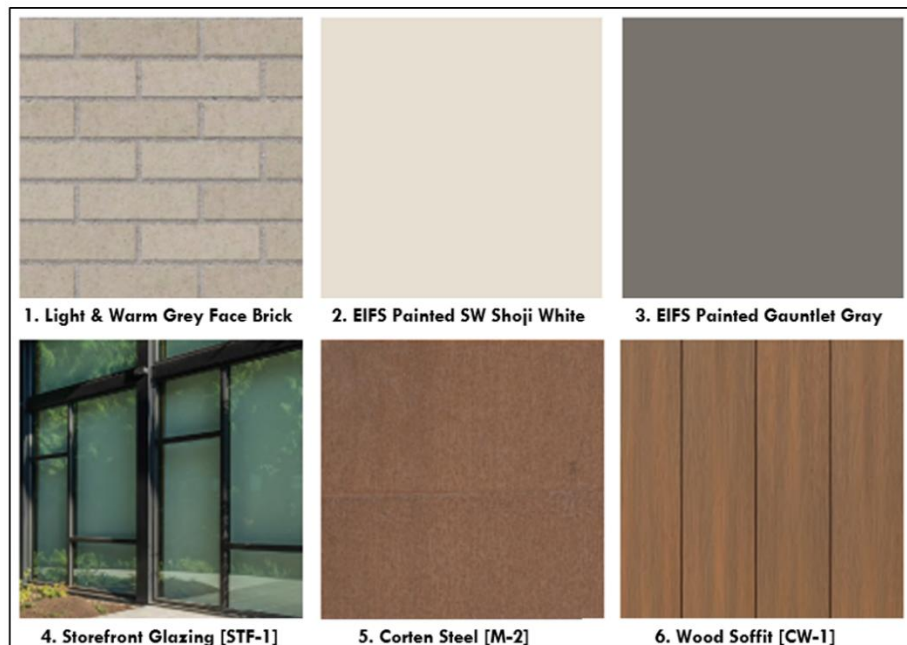
B. Materials & Detailing

The project's architectural expression is grounded in desert-appropriate design. Primary cladding materials include light-toned integral-color stucco and precision concrete masonry units ("CMU"), selected for their high thermal reflectivity, durability, and compatibility with the Sonoran Desert palette. Accents in powder-coated steel such as railings, sunshades, and vertical fins, to introduce contrast and visual interest while performing as functional shading elements. These materials are used authentically and without imitation in accordance with Sensitive Design Principle #9, which promotes material honesty and discourages artificial or simulated finishes.

The composition of the building's exterior prioritizes coarse textures and solid-to-void patterns that produce shade and depth throughout the day. Window openings are recessed and protected with projecting elements that control solar exposure and reinforce the architectural hierarchy of each elevation. Collectively, these design strategies establish

a contemporary interpretation of desert modernism, aligned with Scottsdale's architectural identity and the recommendations of the Old Town Scottsdale Urban Design & Architectural Guidelines.

Materials Exhibit



C. Pedestrian Access & Streetscape Interface

The Project's site design reinforces pedestrian connectivity in conformance with DS&PM Section 2-1.309. Building entries are oriented towards Miller Road and internal drive aisles, with direct access provided via shaded walkways and accessible paths. Pedestrian routes are defined using a combination of canopy trees, overhead shade structures, and integrated hardscape features, supporting Sensitive Design Principle #6, which emphasizes comfort, safety, and connectivity for non-vehicular users.

The Project supports Scottsdale's goals for multimodal connectivity by integrating secure bicycle storage and utilizing the existing bike lane along North Miller Road. This direct alignment with Old Town Policies M 7.1 and M 7.4, promotes accessible bicycle infrastructure and last-mile commuter options. The site offers residents direct access to regional transit within 270 feet of a Valley Metro bus stop on Indian School Road, the site offers residents direct access to regional transit, consistent with Policy M 4.2 encouraging higher-density development near transit corridors. With one parking space per unit, the proposal reflects real-world usage patterns for well-located urban housing by balancing the need of availability with more sustainable transportation options.

Frontage design along public rights-of-way is treated with active architectural elements, including visible building entries, covered patios, and landscaped setbacks to reduce perceived mass and promote an inviting streetscape. Building transparency is maintained at strategic locations to enhance visual surveillance and encourage interaction between the public realm and private development, consistent with DS&PM Section 2-1.310 and Old Town design expectations.

D. Open Space, Lighting, & Signage

Courtyard areas and semi-private patios are placed to activate the ground level and promote casual resident interaction. These spaces are designed to be both functional and visible from adjacent residential units to support passive surveillance and community engagement in line with Sensitive Design Principle #7. Site furnishings, pedestrian lighting, and architectural signage will be coordinated with the overall building design to establish a cohesive visual identity across the development.

Lighting will conform to DS&PM Section 7-1, using fully shielded fixtures that are downward directed and low in output to minimize light spill and protect neighborhood character. This design approach supports Sensitive Design Principle #13, which encourages appropriate nighttime lighting that enhances security without disrupting adjacent uses. Wayfinding and building signage will be scaled for pedestrian visibility and integrated architecturally, in compliance with Scottsdale's Article VIII Sign Requirements stated in the Zoning Ordinance.

E. Design Intent

The proposed development exhibits a comprehensive approach to architectural composition, massing, and site integration. It aligns with the full suite of Sensitive Design Principles, the Downtown Overlay requirements, and the technical expectations of the DS&PM. Through this deliberate and context-aware design, the project enhances the character of Old Town while addressing community-scale compatibility, architectural authenticity, and pedestrian experience.

7. International Green Construction Code

Sustainability is a core principle of the proposed development. The Project will fully comply with the City of Scottsdale's Green Building Code, which adopts the International Green Construction Code ("IGCC"), and is pursuing a third-party certification under the Enterprise Green Communities program. This certification provides verified compliance with national standards for sustainable housing and ensures implementation of best practices across energy, water, indoor environmental quality, and site resilience.

All residences will be constructed using high-efficiency HVAC systems, Energy Star-rated appliances, and enhanced envelope insulation to minimize energy consumption and improve occupant comfort. Additional performance measures include thermally efficient windows, roof insulation above code minimums, and continuous air barrier installation. These features directly support IGCC performance targets for thermal envelope and energy systems efficiency.

Water conservation will be addressed through WaterSense-labeled low-flow plumbing fixtures throughout, supplemented by a smart irrigation system with moisture sensors and zone-specific controls. Xeriscape landscaping, detailed in Section 8, eliminates turf and ornamental species in favor of desert-adapted plantings, supporting IGCC outdoor water efficiency mandates and DS&PM Section 2-1.200 for water use reduction.

To promote healthy indoor environments, all adhesives, paints, and sealants will meet low-VOC emission standards, in line with IGCC indoor air quality goals. Fire safety will be

enhanced via range-top suppression systems, which Gorman & Company installs as a standard life-safety precaution in its multifamily communities.

Together, these measures result in reduced utility burdens for residents, improved indoor air quality, and enhanced durability, all consistent with the city's sustainable development vision and Sensitive Design Principle #10, which encourages the integration of environmentally responsible building practices.

8. Landscape Plan

The landscape plan has been developed to comply with the City of Scottsdale's Sensitive Design Principles, DS&PM Chapter 2, and the water efficiency goals of the IGCC. A desert-adapted xeriscape plant palette will be used exclusively, sourced from the city's Low Water Use Plant List to ensure long-term viability with minimal irrigation demand.

Plantings will include native shade trees such as Palo Verde and Desert Willow along pedestrian paths and along building perimeters. These canopy species are selected for both drought tolerance and microclimate benefits, contributing to passive cooling and aligning with DS&PM Section 2-1.501 for shade and thermal comfort. No turf is proposed. Ground surfaces will be treated with decomposed granite or desert gravel, consistent with DS&PM guidelines and Principle #11's call for regionally appropriate plant selection and landscape design.

The design promotes layered vegetation with shrubs, succulents, and flowering accent plants to create texture and visual richness while maintaining a low-water demand. This composition softens the building's architectural edges, frames pedestrian corridors, and buffers sensitive edges such as parking and adjacent residential zones.

Courtyards and amenity areas will be surrounded by landscape beds and shaded through both structural and vegetative means, supporting Sensitive Design Principle #7's emphasis on creating inviting, human-scaled outdoor environments. All irrigation systems will use high-efficiency drip emitters and weather-based controls to comply with DS&PM efficiency requirements and avoid overspray or runoff.

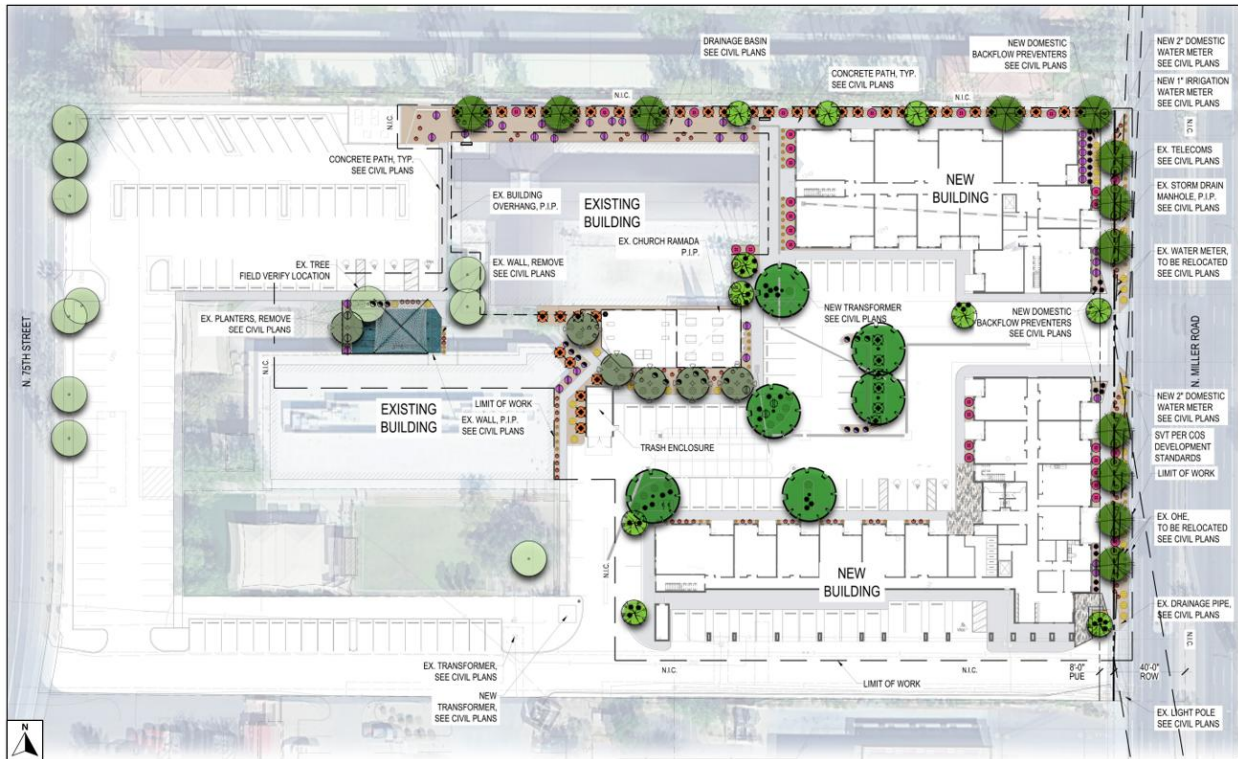
Landscape Materials Exhibit

TREES	SIZE	NOTES	QTY
	36" Box 10'x6'W	*ADWR	6
	36" Box 7'x4'W	*ADWR	6
	24" Box 8'x3'W	*ADWR	12
	24" Box 5'x3'W	*ADWR	10
	Existing Tree Protect in Place		11
GROUNDCOVERS			QTY
	5 Gallon	can full	85
	5 Gallon	can full	62
	5 Gallon	*ADWR	
SHRUBS / ACCENTS			QTY
	5 Gallon	can full	53
	5 Gallon	*ADWR	
	5 Gallon	can full	19
	5 Gallon	can full	42
	5 Gallon	*ADWR	
	5 Gallon	can full	84
	5 Gallon	*ADWR	
	5 Gallon	can full	42
	5 Gallon	*ADWR	
	5 Gallon	can full	45
	5 Gallon	*ADWR	
LANDSCAPE MATERIALS			
	Decomposed Granite, 1/2" screened, Desert Gold		14,360
	2" deep in planting areas per plan.		s.f.
	Existing landscape material.		740
	To protect and remain in place.		s.f.

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant



Landscape Plan Exhibit



The final result is a climate-appropriate, aesthetically cohesive landscape that reinforces ecological resilience, reduces maintenance needs, and contributes to both project identity and long-term sustainability.

9. Engineering

F. Water

The development will tie into existing City of Scottsdale water mains located along Miller Road and 75th Street. Coordination with Water Resources will confirm service points for both domestic and fire protection supply. As a C-3 zoned infill property with moderate density, the expected water demand is within system capacity. Service laterals will be sized to meet domestic needs and fire flow requirements, including on-site fire hydrants and a looped fire line where applicable. Final design will comply with the city's Water System Design Criteria Manual and Section 6-1 of the DS&PM.

G. Wastewater

Sewer service will be provided through a connection to the city's municipal system via nearby existing sewer lines. A private gravity-fed collection network will route building flows to an approved connection point. Estimated wastewater volumes will be calculated based on fixture counts and unit types, and all new infrastructure will conform to the city's Sewer Design Criteria Manual and DS&PM Section 6-2. No off-site upgrades are anticipated based on projected flows and existing capacity.

H. Drainage

The project site does not include on-site stormwater retention, and that condition will remain unchanged. Runoff currently flows toward Miller Road and enters the existing 24-inch public storm drain, and the proposed development will maintain this same pattern. The amount of stormwater runoff will remain consistent with current conditions, which exempts the site from additional retention requirements. This is consistent with DS&PM Chapter 4; stormwater from roofs, paving, and hardscape will be collected through a system of inlets and underground piping that connects directly to the public system. No drywells or underground basins are proposed as part of the project. Overflow paths will be provided to safely direct stormwater during major rain events. The design meets all applicable drainage requirements and will not increase the runoff beyond current conditions.

I. Utilities

APS will provide electrical service via a new transformer pad. No services to natural gas providers will be built-in to the development, showing the Project's commitment to sustainable infrastructure. Telecommunications providers (Cox, CenturyLink) offer service in the area and will be extended as needed. All utility infrastructure will be placed underground where feasible, with site planning designed to minimize visual impacts and ensure service access. Utility routing will be coordinated to avoid conflicts with landscape and building program zones.

10. Phasing

The SUMC workforce housing development will be constructed as a single-phase project. This includes the full delivery of all 82 residential units, parking, landscaping, utilities, and site infrastructure. The estimated construction timeline is 18–20 months from permit issuance.

To minimize disruption to ongoing church and daycare operations, construction fencing and access control will be implemented along internal drive aisles. SUMC will maintain uninterrupted access via designated entrances and temporary accommodations will be provided where needed during site work. Construction staging will occur in predesignated areas, coordinated to avoid peak service hours for the church.

A unified construction timeline enables efficient mobilization, reduces the duration of site disturbance, and delivers housing benefits to the community without delay. Upon completion, no additional development phases are proposed. The building will open fully occupied, reinforcing SUMC and Gorman & Company's shared commitment to prompt, high-quality project delivery. This single-phase strategy also ensures timely fulfillment of Scottsdale's housing affordability objectives while preserving operational continuity for the existing institutional use on-site.

11. Conclusion

This development proposal presents an opportunity to introduce thoughtfully designed, workforce housing in a location that directly aligns with Scottsdale's General Plan, Old Town Character Area Plan, and broader policy objectives. The Project reflects a

sensitive infill strategy that complements the surrounding context, preserves institutional continuity, and adds long-term community value. Through the partnership between SUMC and Gorman & Company, the development brings forward a stable, well-managed housing solution that meets the needs of local families while advancing the city's goals for middle housing options, sustainability, and inclusive growth. We look forward to continuing to work closely with city staff and the community to deliver a successful project that contributes meaningfully to Old Town Scottsdale by providing lasting benefits for the area's working families.