Shalimar Sands Apartments Renovation

6824 E. 4th Street, Scottsdale, Arizona

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1. Introduction

Overview
The Shalimar Sands Apartments are currently located in Scottsdale, AZ south of the Hotel Valley Ho. They consist of 26 apartment units distributed between multiple buildings. The iconic spirit of this area brings a sense of vintage charm, which we hope to enhance with the exterior renovation of the existing buildings and the addition of one new building, containing two apartment units.

Location
The project is located on E. 4th Street, near the intersection of E. 4th Street and N. 69th Street. The assessor’s parcel number is 130-10-037-C and is currently zoned R-5 with Downtown Overlay. The site contains 1.22 acres with the main frontage at the South property line, along E. 4th Street. The West and North property boundaries are adjacent to alleys used for parking and local access. The East property boundary is adjacent to surrounding buildings.

Relationship to Surrounding Properties

To the North: Located to the North, across an alley, is the Dayo Apartment building.

To the West: Located to the West, across an alley, are the Fountain Terrace Apartments and private condominiums.

To the South: Directly to the South is the El Dorado Apartment building.

To the East: To the East are private condominiums.

2. Development Plan

Project Layout
The project consists of 26 existing apartment units throughout different buildings that will be renovated with new windows and exterior finishes. In addition to these units, a new building will be constructed containing two units for a total of 28 units on the property.
Connection to Existing Urban Fabric

The site is located on E. 4th Street, South of the Hotel Valley Ho and is currently zoned R-5 with a Downtown Overlay. Adjacent properties are Residential R-5 zoning. This property is key to the character and charm of the surrounding area and the proposed building addition would further enhance this feeling by creating a denser fabric while also bringing some fresh colors and contemporary materials to the already iconic buildings.

Architectural Character and Materials

The proposed renovation and addition conforms to the Old Town Scottsdale Character Area Plan and Old Town Urban Design & Architectural Guidelines by providing a neutral color palette that will lighten up the existing façades to help keep the buildings cooler while also complimenting the light accent colors being used on various decorative elements. The metal trim and railing color will provide strong horizontal and vertical definition, breaking the façade into various elements that relate to human scale while also providing rhythm to the exterior streetscape of the property.

Landscape Character and Materials

The site currently utilizes appropriate landscape for the desert climate while also providing lush greenery for tenants. Consistent with Scottsdale’s Sensitive Design Principles, the landscape
used is low water use and tolerant to drought conditions. Any additional landscape provided with the new building addition will maintain the same principals and compliance.

3a. Conformance to the General Plan

The property is designated as Old Town Scottsdale on the 2001 General Plan and designated as Residential R-5, Downtown Overlay.

You will find below a cross section of goals and policies with which this project aligns with the goals of the General Plan.

**Land Use Element**

*LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.*

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

**Response:** With the addition of a new building with 2-story apartment units, we hope to provide an alternative unit type without taking up additional site footprint area that would make the property less usable. The new units will allow tenants an option of different housing options while also providing a denser property that does not use up unnecessary open space area.

*LU7: Sensitive integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.*

- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Old Town and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.
Response: The addition of two apartments will directly correspond to the need for additional rentable units in this dense, downtown section of Scottsdale. The exterior renovations will serve to compliment iconic properties around the area allowing for the neighborhood to feel cohesive and still maintain the historic charm that is so well known in Old Town.

Economic Vitality Element

**EV1: Sustain and strengthen Scottsdale’s position as a premier international and national tourism destination and resort community.**

- Maintain the quality and character of the local hotels and resorts.
- Encourage the redevelopment of hotels and resorts in the context of the character and quality Scottsdale is known for. This development should recognize the availability of naturally occurring and built attractions, and entertainment activities.
- Preserve Scottsdale’s natural, social and cultural environments to enhance the Scottsdale tourism experience.

Response: With the exterior renovation of the buildings, we believe this property, that is located so close to the iconic Hotel Valley Ho and other Old Town attractions, will promote the historic character that many tourists, guest and visitors expect to experience when coming the Old Town Scottsdale. Enhancing an already vibrant community will help to garnish the sentiment and feeling for tourists and residents alike.

Housing Element

**H1: Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe and attractive place to call home today and into the future.**

- Support existing and future housing rehabilitation and neighborhood preservation efforts.
- Encourage ongoing property maintenance to sustain neighborhood vitality, value and overall sense of community pride.
- Encourage rehabilitation of historic residential buildings and remodeling of older multi-unit buildings.

Response: As a boutique multi-family development in Old Town Scottsdale, Shalimar Sands is looking to increase the quality of life for its tenants while also providing a safe and attractive home. Because of the distinct character of this property and the surrounding area, the
renovation and addition will provide a nostalgic feeling while also using modern building elements and materials for the ongoing sustenance of the property.

**Neighborhoods Element**

**N2: Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale’s mature residential and commercial neighborhoods.**

- Use revitalization and redevelopment tools to help maintain the community’s mature neighborhoods, thus sustaining Scottsdale’s quality of life and the aesthetics of its built environment. Residential and commercial deterioration in mature neighborhoods reflects negatively on the community as a whole.
- Preserve and enhance Old Town Scottsdale as the commercial, cultural, civic and symbolic center of the community. This will provide Scottsdale with a link to its historic origins while at the same time allowing the community’s downtown core to remain competitive in future, regional and international markets through urban revitalization.

**Response:** The redevelopment of the existing Shalimar Sands property is exactly in keeping with the effort to maintain long-term stability of Scottsdale’s mature residential neighborhoods. This will no doubt enhance the quality of life of all existing and future tenants as well as provide a positive impact on the community. The color palette and material selection has been chosen to highlight the historic character of this area and it’s surrounding counterparts within the residential areas as well as the commercial portions.

**N3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.**

- Use redevelopment and revitalization techniques to positively impact the visual aesthetic impressions that tourists, citizens, and the businesses have of the overall city. Citizens, visitors and the businesses evaluate the quality of their Scottsdale experience through visual impressions of the community’s built environment. Consequently, revitalization of mature and declining areas in Scottsdale will help to improve the overall impression of our city and encourage economic investment in our community.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale’s local economy.
- Encourage “green building” techniques and alternatives that incorporate healthy, resource – and energy-efficient materials and methods in design, construction and redevelopment efforts.
• Encourage adaptive reuse of existing structures where feasible and context appropriate

Response: With the renovation of the Shalimar Sands apartments, the existing buildings are being updated to provide higher energy efficiency with the integration of new windows. The overall exterior façade will be updated to increase the quality of the Scottsdale experience for tourists and visitors. The new apartment building will create two additional housing opportunities for citizens which will provide additional stimulus for the local economy.

3b. Conformance to the Old Town Scottsdale Character Area Plan (Formerly Downtown Plan)

The purpose of the Old Town Scottsdale Character Area Plan has been to serve as a comprehensive policy document that has helped to shape growth and development of Old Town Scottsdale.

You will find below a cross section of goals and policies with which this project aligns with the goals of the Old Town Scottsdale Character Area Plan.

1. Land Use

Goal LU 4: Encourage periodic review and assessment of Old Town regulations.

• Policy LU 4.2. Periodically review Downtown (D) and Planned Block Development (PBD) development standards to allow for the successful revitalization of smaller properties within the Downtown Core.
• Policy LU 4.4 To assist the community in achieving the Old Town vision as established by this plan, the provision of public amenities and benefits should be provided when development bonuses such as increased floor area, greater density, greater height, transfer of development rights, and/or street/alley abandonment, are being considered.

Response: This renovation and addition will provide revitalization to the community as well as encourage surrounding properties to review the development standards to ensure the continued upkeep of Old Town. The new building also provides increased density of the property along with a varying height along the street frontage.

Goal LU 5: Promote diversity in Old Town housing options.
• **Policy LU 5.2.** Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units.

**Response:** By promoting a diversity in downtown housing options, this project contributes to the development of variable housing types with loft-style apartment options in addition to the existing apartments. Also, it provides an additional level of infill for the property.

2. Character & Design

*Goal CD3: Downtown development should respect and respond to the unique climate and context of the Southwestern Sonoran Desert.*

• **Policy CD 3.1.** Promote downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert.

• **Policy CD 3.2.** Enhance outdoor pedestrian comfort through the creation of microclimates that incorporate a variety of shade, trees, and other drought tolerant landscape features to create passively cooler temperatures.

**Response:** The location of the new building on the property will provide shade to the existing interior courtyard and pool amenity area, providing a nice atmosphere for residents during the hottest months of the year. It has been designed such that it incorporates large overhangs to provide additional cooling. This new building also incorporates attached fins around appropriate window locations to decrease the admittance of hot sunlight, thus decreasing energy usage for cooling.

3c. Conformance to the Old Town Urban Design & Architecture Guidelines
The Old Town Urban Design and Architecture Guidelines is to guide decision-making and provide clarity for the community’s values and expectations in Old Town Scottsdale’s design.

You will find below a cross section of goals and policies with which this project aligns with the goals of the Old Town Urban Design & Architecture Guidelines.

**Site & Surrouning Context**

5. **Manage access and exposure to sunlight, provide shade.**
7. **Ensure continuity of site development**
8. **Design new development to be compatible and complementary to existing development**

**Response:** While the majority of this property is existing, the new building is located on the property to complement the existing courtyard, providing shade and additional screening for residents. The new building will also activate more of the street frontage for the property giving an urban feeling to increase building variety in this area. With the addition of the rooftop patios on this new building, residents will be able to utilize their indoor apartment space as well as the outdoor livable spaces while also maintaining visual access from the surrounding streets and neighboring properties.

9. **Minimize the visual and physical impacts of utility equipment and building service areas:**
   - Locate service and loading zones to minimize visibility from public streets.
   - Mechanical and electrical equipment, solar collectors, satellite dishes and communications equipment should be concealed from view of public streets and neighboring properties.

**Response:** Refuse for the property is currently accessed through the alley and will remain as such. New building services and mechanical equipment for the building addition are screened from the public street and neighboring properties.

**Building Design**

12. **Design buildings to complement the existing development context**

**Response:** The new building has been designed to minimize the number of exterior materials and has been designed to keep the majority of the properties’ existing materials present. The addition of paint and updated exterior glazing has been used to provide a level of renovation and energy conservation without creating unnecessary changes to the existing buildings. All glazing on the project is either deeply recessed by patios, exterior metal fins that provide
shading, or recessed as much as possible from the surface of the wall. Apart from the low e-
gazing, there are no reflective materials proposed on the elevations. All metal elements will be
a matte finish to avoid glare and reflectivity. The updated colors have been selected to
compliment other renovated projects in the area, as well as to provide an urban feeling to an
already historic property. Careful design has been used to compliment the existing property
materials and architectural style while still updating the feel of the property.

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

Response: The Shalimar Sands property currently has exterior stairs that provide visual interest
form within the property’s courtyard for residents and guests. The addition of the new building
will provide balconies on two side of the building, giving residents opportunities to spend time
outside while also breaking up the exterior façade of the new building.

4. Conclusion

The Shalimar Sands property has long been an iconic living opportunity within Old Town
Scottsdale. Given its proximity to local arts, outdoor amenities, retail, dining and hospitality
uses, this is an ideal location for residents hoping to be close to the action and vitality that Old
Town has to offer. The renovation of this property is intended to increase the standard of living
for current residents, while also creating new living options with the addition of the two new
apartment units on site. This renovation also intends to elevate the already iconic sentiment of
Old Town Scottsdale for visitors and tourists.
RENOVATION & ADDITION
SHALIMAR SANDS APARTMENTS

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Phase: DR
Date: 8/01/2019

Drawn By: NYK
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Project #: 3963

NOT TO SCALE