

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 18, 2016 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Scottsdale Promenade, Southwest corner 12-DR-2016

Location: 16435 N. Scottsdale Rd.

Request: The applicant is requesting approval of the site plan, landscape plan, lighting plan, and building elevations for three (3) new commercial buildings, with approximately 22,150 square feet of building area, outdoor dining area, and courtyard areas, all on approximately 3.5-acre site.

OWNER

Excel Trust
858-613-1800

ARCHITECT/DESIGNER

SGPA

ENGINEER

Energy Systems Design, Inc.

APPLICANT CONTACT

SGPA
Roxanna Kreisler
619-297-0131

BACKGROUND

Zoning

In 1998, the City Council approved the request to amend the General Plan from General Commercial to General Employment and the zoning district map amendment from Single-family Residential (R1-35) to Planned Regional Development (PRC). Subsequently in 1999, the City Council approved an amendment to the development plan and development standards to create a site design that is more suitable to proposed uses (51-ZN-1999#2). Currently, the Promenade shopping center is zoned PRC which allows a broad variety of general merchandise and services which may include retail, restaurant, and theater uses. In 2005, a final plat and development agreement was approved

for the purpose of the property to be planned and developed as a whole with the allowance of fee-simple ownership of individual pads (16-PP-2005).

Context

Located at the northeast corner E. Paradise Lane and N. Scottsdale Road, the recently demolished commercial pad that was formerly Fox Sport Grill is part of the existing 85-acre Promenade shopping center that contains approximately 900,000 square feet of commercial building area. The vacant building pad is along the perimeter of the shopping complex and is surrounded by commercial activities on the north, west, east, and south sides. There is a parcel zoned General Commercial District (C-4) to the south of the site, which is the Crackerjack Amusement Center. The nearest residence is over ¼ mile away. The site has access from E. Paradise Lane, N. Scottsdale Road, and E. Frank Lloyd Wright Blvd.

Adjacent Uses and Zoning

- North Existing commercial shopping center (Promenade), zoned Planned Regional Center (PRC).
- South E. Paradise Lane right-of-way abuts the property to the south. Beyond E. Paradise Lane is an existing outdoor sports park (CrackerJax), zoned General Commercial District (C-4).
- East Existing commercial shopping center (Promenade), zoned Planned Regional Center (PRC).
- West N. Scottsdale Road right-of-way abuts the property to the east. Beyond N. Scottsdale road is an existing office building (City of Phoenix).

Key Items for Consideration

- Development Review Board Criteria
- Zoning Ordinance
- Sensitive Design Principles

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, lighting plan, and building elevations for three (3) new commercial buildings, with approximately 22,150 square feet of building area, outdoor dining area, and courtyard areas, all on approximately 3.5-acre site.

Neighborhood Communication

The applicant has sent notices to all property owners within 750 feet of the site. The City also sent notices to property owners with 750 feet of the site, and the site was posted. As of the date of this report staff has not received any comments on the proposed project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods and Regional Use District, which are located in areas with strong access to multiple modes of transportation and major regional access and services, and focus on human scale development. Regional Use designation allows flexibility for land uses, benefits from good freeway access, and

complements the established character for the area.

According to the Greater Airpark Character Area map, the site is designated as Airpark Mixed Use which allows non-residential uses including business, office, employment, and hotel uses. Greater Airpark polices that pertain to this use, promote a variety of land uses, activities, and encourages the redevelopment of underutilized land to more productive uses.

Access to the site will remain the same with the proposed buildings; existing driveways are along both E. Paradise Lane and N. Scottsdale Road. A new pedestrian walkway is proposed to connect the building to the existing sidewalk and bus shelter along N. Scottsdale Road. Internal to the site, new pedestrian linkages encourage pedestrians to walk along the shops and toward the Promenade in-line shops. Design of the development will anchor the corner with an outdoor plaza that orients toward E. Paradise Lane to the south and N. Scottsdale Road to the west to create a view corridor. Open-air patios, dining establishment, and shade structures are incorporated into the overall architectural theme of the Promenade shopping center. Concurrently with this application, Current Planning staff is coordinating exterior façade renovations for the remainder of the shopping center which incorporate the same architectural design, paint palette, and materials (427-SA-2015).

Frank Lloyd Wright’s Taliesin West architectural design is applied and preserved throughout the shopping center by incorporating the use of geometric patterns such as The Tree of Life design into the accent architectural details and lighting. Materials include Anasazi stone, steel plat tiles, vintage sheet metal, and perforated metal with Corten rusted steel finish. Paint colors include ‘Mesa Tan’, ‘Taliesin Blue’, and ‘Whale Watching’ which mimic the original 1955 Taliesin color palette.

Perimeter landscaping is proposed to replace diminished plants, and base landscaping will anchor the new buildings with a plant list that is comprised of various desert species such as ‘Acacia’, ‘Chilean Mesquite’, ‘Agave’ and ‘Ocotillo’. The overall landscape design is consistent with the existing theme of the shopping center and promotes pedestrian shading along pathways.

Development Information

- Existing Use: Vacant, former restaurant
- Proposed Use: Commercial (Retail and Restaurant)
- Parcel Size: 3.5 gross acres
152,460 square feet
- Commercial/Patio space: 22,147 square feet
Shops 7: 6,732 square feet
Shops 8: 9,517 square feet, 380-square-foot patio
Shops 9: 5,895 square feet, 309-square-foot patio
- Floor Area Ratio Allowed: 2,911,202 square feet or 0.8
- Floor Area Ratio Proposed: 924,485 square feet or 0.25
- Volume Ratio Allowed: 58,224,048 cubic feet
- Volume Ratio Proposed: 27,535,928 cubic feet
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: Shops 7: 23’-6”, including rooftop appurtenances
Shops 8: 28’-0”, including rooftop appurtenances
Shops 9: 27’-0”, including rooftop appurtenances

- Parking Required: 4,335 spaces
- Parking Provided: 4,416 spaces
- Open Space Required: 749,386 square feet / 17.2 acres
- Open Space Provided: 835,483 square feet / 19.2 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Scottsdale Promenade, southwest corner, per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

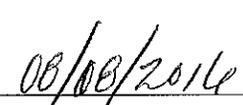
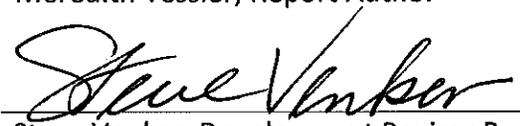
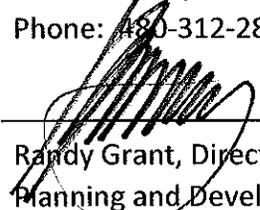
Planning and Development Services

- Current Planning Services
- Traffic Engineering
- Water Resources
- Fire and Life Safety Services

STAFF CONTACT

Meredith Tessier
Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY

 Meredith Tessier, Report Author	 Date
 Steve Venker, Development Review Board Coordinator Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov	 Date
 Randy Grant, Director Planning and Development Services 480-312-2664, rgrant@scottsdaleaz.gov	 Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Close-Up Aerial
 - 3. Zoning Map
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Material and Color Board
 - 8. Promenade Material and Color Board (427-SA-2015)
 - 9. Landscape Plans

**Stipulations for the
Development Review Board Application:
Scottsdale Promenade, Southwest corner
Case Number: 12-DR-2016**

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, 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 constructed to be consistent with the building elevations submitted by SGPA, with a city staff date of 06/30/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by SGPA, with a city staff date of 06/30/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by SGPA, with a city staff date of 06/30/2016.
 - d. The case drainage report accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The Water and Sewer Basis of Design report prepared by Metro/Land Consultants, LLC in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the site are: 51-ZN-1997, 51-ZN-1997#2, 16-PP-2005, 4-MS-99, and 427-SA-2015.

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.

4. At time of final plans, the applicant shall revise the refuse enclosure detail by removing the perforated rusted metal canopy to comply with the Design Standards and Policy Manual Section 2-1.804.

SITE DESIGN:

Ordinance

- B. Pursuant to 51-ZN-1997#2, a Planned Regional Centers shall have a portion of the development oriented towards a courtyard with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard shall be a minimum of one (1) percent of the net lot area of the Planned Regional Center.
- C. Pursuant to 51-ZN-1997#2, in no case shall the volume of any structure exceed the product of the net lot area of the site in square feet multiplied by sixteen (16) feet.

DRB Stipulations

5. Drive aisles that are designated as fire lanes shall have a minimum width of twenty-four (24) feet.
6. At time of final plans, the applicant shall dimension the required commercial turning radii of 25 feet inner, 49 feet outside, and 55 feet for bucket swing.
7. Refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures.

LANDSCAPE ROADWAY BUFFER:

Ordinance

- D. Pursuant to 51-ZN-1997#2, A minimum 50-foot-wide landscape buffer shall be provided along N. Scottsdale Road and a 30-foot-wide landscape buffer shall be provided along E. Paradise Lane, measured from the edge of street right of way /property line. These buffer setbacks shall apply to buildings, parking areas, walls, and covered patios/covered dining areas.

DRB Stipulations

8. At time of final plans, the applicant shall identify and dimension the required Landscape Roadway Buffer along E. Paradise Lane and N. Scottsdale Road.

LANDSCAPE DESIGN:

Ordinance

- E. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any native plants.

DRB Stipulations

9. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
10. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
11. At time of final plans, the applicant shall provide landscape pots and/or raised landscape planters with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system located in the plaza area and pedestrian nodes.
12. At time of final plans, the applicant shall provide a dashed line to indicate the sight distance visibility triangles on a revised landscape plan.

EXTERIOR LIGHTING:

Ordinance

- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

13. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
14. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- 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. 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 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

15. At time of final plans, the applicant shall relocate the required bicycle parking spaces closer to the individual tenant suite entrances/public entrances to the buildings so the bicycle parking

spaces will be in locations that will be utilized by bicycle commuters and benefit from natural surveillance, rather than locating all the racks in two or three less obvious locations. Please refer to DSPM Sec. 2-1.808 B. and Zoning Ordinance Section 9.106.C.2.

AIRPORT:

DRB Stipulations

16. With the final plans submittal, the developer shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The developer shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.

WATER AND SEWER:

17. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

18. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report submitted and approved by stormwater management.

ADDITIONAL ITEMS:

DRB Stipulations

19. All signs require separate review and approval.

City of Scottsdale,

We are pleased to present the following design proposal for the Scottsdale Promenade retail center.



The following proposed design concepts build on the existing framework and celebrate the architectural heritage of Frank Lloyd Wright, while preserving the spirit of the existing center. Our approach incorporates Frank Lloyd Wright's Taliesin West inspired elements such as long overhangs, detailed metalwork, and desert colors and materials that promote both a variety of interesting textures and a rich visual interest. Unique architectural design elements avoid both excessive variety and monotonous repetition, providing a fresh new look that compliments and reflects the design features of the surrounding environment. The improved site design establishes a comfortable relationship of structures to one another, while maintaining an ample amount of open space for landscaping and social gathering opportunities that will rejuvenate the center.

Careful thought and attention was put into preserving the natural Sonoran Desert Environment through native plant preservation that serves to respect and enhance the unique climate, topography and vegetation of the Scottsdale region, as specified in the Sensitive Design Principles. Landscape design responds to the desert environment by utilizing a variety of indigenous plants that provide shade, and compliment the proposed structures by way of scale, density and arrangement. Rooftop mechanical equipment, refuse enclosures and ground utilities are screened from view through the seamless integration of landscaping, screen walls and parapet walls, further softening the look and integrating the design into the surrounding natural landscape.

Pedestrian connectivity is a central focus in our approach, emphasizing safety and convenience through the use of strategic crosswalk locations, bike racks, shading, and efficient internal traffic circulation. The addition of new social gathering areas and an outdoor plaza provides an ideal setting for public art and events, while increased pedestrian paths into the Promenade will help to further connect this center to the neighborhood and surrounding context. Sweeping overhangs and shade canopies help diffuse the desert sun during the day, further encouraging pedestrian traffic into the center, while the nighttime illumination of key architectural elements will give the center a soft, welcoming glow at night.

Please join us in envisioning this revitalized destination for the City of Scottsdale.

12-DR-2016
06/30/16

ATTACHMENT #1

Scottsdale Promenade Scottsdale, Arizona

Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

“Scottsdale promotes a quality of development and redevelopment that is considered above the norm in terms of aesthetic composition and sustainable durability.” This quote is taken from the Vision Statement published in the 2001 Scottsdale General Plan. The following proposed design concepts build on the existing framework and celebrate the architectural heritage of Frank Lloyd Wright while celebrating the spirit of the existing center. Mr. Wright emphasized the use of simple forms and allusions to nature. Proposed improvements will not change current compliance with Zoning Ordinances.

Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

Scottsdale Promenade is at the center of a main retail hub for the City. The development poses to rejuvenate the retail experience for all of its tenants now and into the future.

Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Scottsdale Promenade is at the center of a main retail node in the City. The development will elevate Frank Lloyd Wright’s legacy and re-emphasize the Center as an important focal point both geographically and philosophically at the heart of the City.

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

The site layout opens a view corridor into the middle of the center where it was previously dominated by a large single structure to promote visibility with a public plaza. The parking areas will incorporate a continuous accessible path which ties the corner development with the rest of the center. Strategic loading areas, crosswalk locations, bike racks, shading, and efficient internal traffic circulation promote safety and convenience for both pedestrians and vehicles.



12-DR-2016
06/30/16

Scottsdale Promenade Scottsdale, Arizona



Describe how the architectural characteristics of the proposed development relate to character elements and design feature of the structures that are within the surrounding context.

Building massing incorporates clean lines. Durable, rich and timeless materials such as rustic metals, stone, and accents of stained glass are used in both traditional applications and to capture more organic compositions in the landscape and paving design. The paint palette takes its cues from the hues found in the surrounding desert landscape with dusty neutrals accented by deeper, more saturated accent colors throughout the development.

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

Mechanical units are being placed behind building parapets or “tower” elements to screen equipment. Trash enclosure walls are further screened with landscaping as described in the MAG Supplements published by the City of Scottsdale.

Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

In addition to the use of materials and paint palette as previously described, accent lighting will be used to further emphasize the characteristic design styles of Frank Lloyd Wright by utilizing his signature use of geometric patterns.

Regarding Environmentally Sensitive Lands (ESL), Historic Property District, Downtown District:

The proposed development is not located within the environmentally sensitive lands (ESL) district, the historic property district, or the downtown district.

12-DR-2016
06/30/16

Scottsdale Promenade Scottsdale, Arizona



Scottsdale Promenade, Southwest Corner

12-DR-2016



Q.S.
36-45

Google Earth Pro Imagery

Scottsdale Promenade, Southwest Corner

12-DR-2016



Scottsdale Promenade, Southwest Corner

12-DR-2016



Legend

- - - Lot Line
- - - City Line

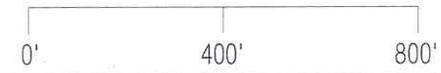
Project Data

- SHOPS 7:**
- MAX BUILDING HEIGHT FROM FINISHED FLOOR ELEVATION: **23'-6"**
 - MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT SCOTTSDALE ROAD: **30'**

- SHOPS 8:**
- MAX BUILDING HEIGHT FROM FINISHED FLOOR ELEVATION: **28'-0"**
 - MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT SCOTTSDALE ROAD: **33.5'**
 - MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT PARADISE LANE: **35.5'**

- SHOPS 9:**
- MAX BUILDING HEIGHT FROM FINISHED FLOOR ELEVATION: **27'-0"**
 - MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT SCOTTSDALE ROAD: **32.5'**
 - MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT PARADISE LANE: **34.5'**

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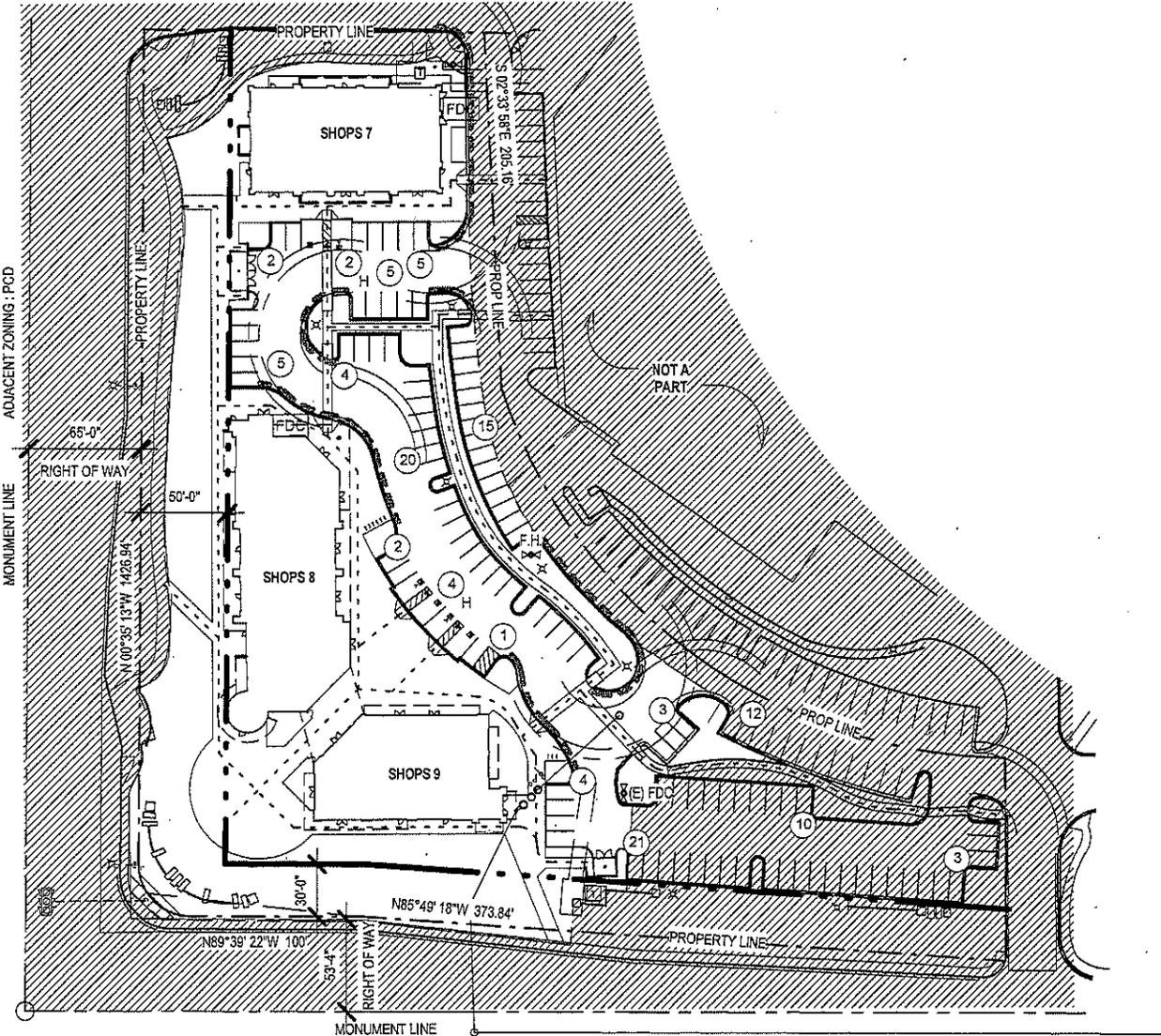


Scottsdale Promenade Scottsdale, Arizona

ATTACHMENT #4

SCOTTSDALE ROAD

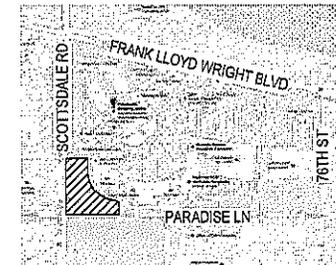
ADJACENT ZONING : PCD



PARADISE LANE

ADJACENT ZONING : C4

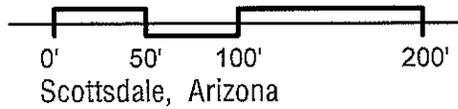
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06/30/16



VICINITY MAP

ATTACHMENT #5

SCOTTSDALE PROMENADE



EXCEL
TRUST

PROJECT NO: 21451-P02

06/27/2016

SITE PLAN 1" = 100'

SGPA ARCHITECTURE AND PLANNING
1545 Hotel Circle South, Studio 200, San Diego, California 92108
www.sgpa.com Copyright SGPA 2016



C

Buttercream Frosting
DET662



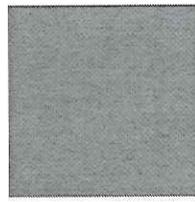
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Seagull Wall
DET637



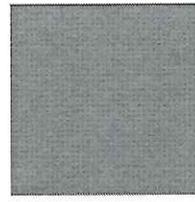
B

Whale Watching
DET512



G

Taliesin Blue
DEC798



H

Bank Vault
DE6383



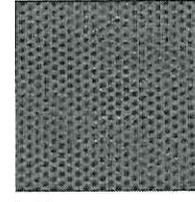
I

Iron Fixture
DE6384



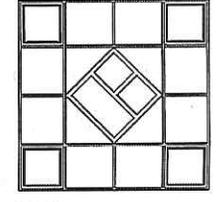
R

Concrete
Natural Color



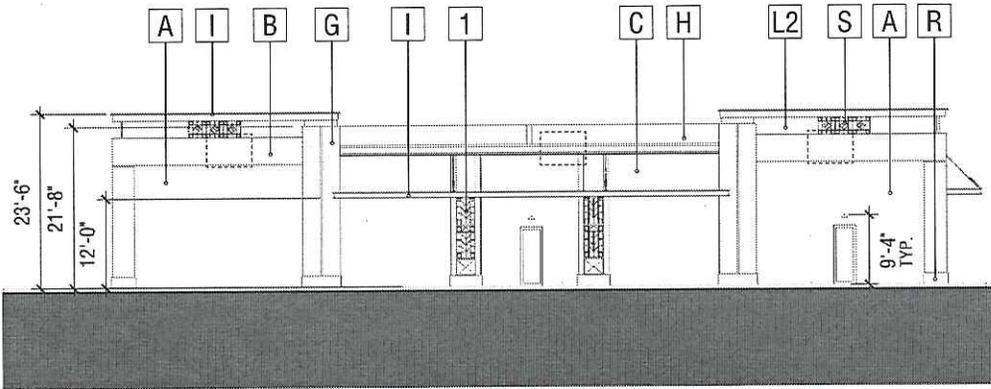
L2

Perf. Metal
McNICHOLS 1/4"
Corten Finish

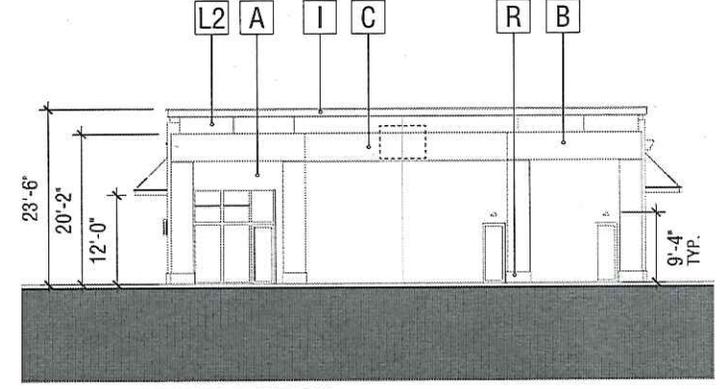


S

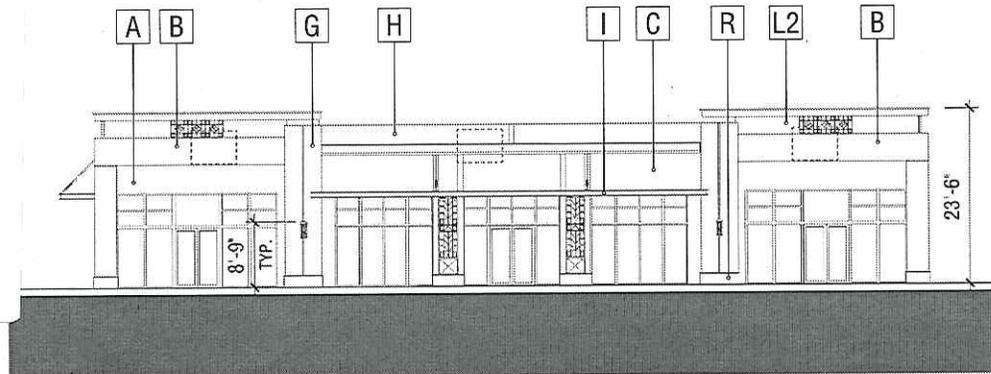
Steel Plate "Tile"
DE6384 - Iron
Fixture



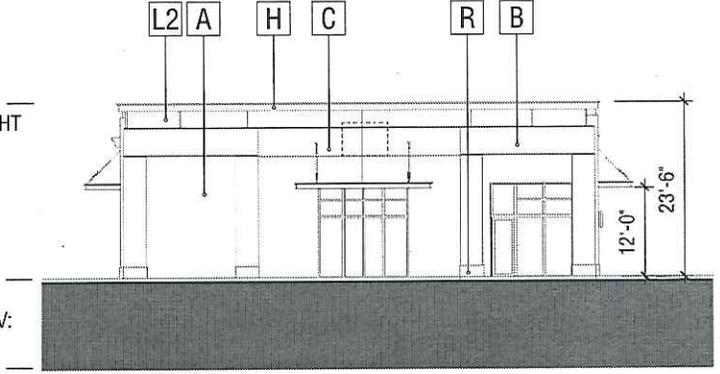
SHOP 7 - NORTH ELEVATION



SHOP 7 - EAST ELEVATION



SHOP 7 - SOUTH ELEVATION



SHOP 7 - WEST ELEVATION

BLDG. HEIGHT
ELEV: 1529

FINISHED
FLOOR ELEV:
1505.5

AVG. TOP OF
CURB ELEV:
1500

29' + 12" = 30'
(PER PLANNING)

ATTACHMENT #6

12-DR-2016
06/30/16

- MAX BLDG HEIGHT FROM F.F.E.: 23'-6"
- MAX BLDG HEIGHT FROM AVG. TOP OF CURB AT SCOTTSDALE ROAD: 30' (PER PLANNING)

0' 8' 16' 32'

MECH UNIT
BEYOND

Scottsdale Promenade Scottsdale, Arizona

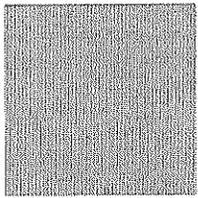
EXCEL TRUST

PROJ #: 21451-P-02

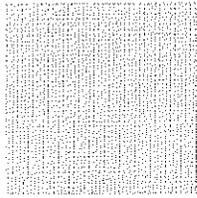
06.27.2016

Shops 7 B&W Elevations

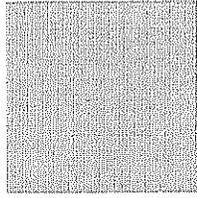
SGPA ARCHITECTURE AND PLANNING
1545 Hotel Circle Drive, Studio 200, San Diego, California 92108
www.sgpa.com © SGPA 2016



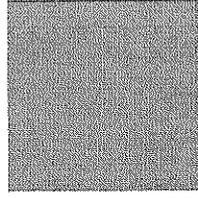
D
Wildflower Honey
DET486



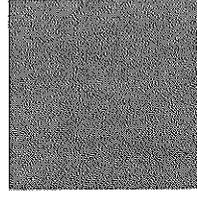
C
Buttercream Frosting
DET662



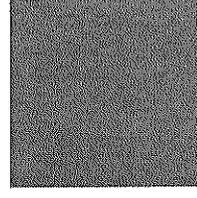
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Stonish Beige
DEC716



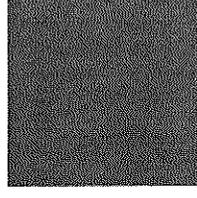
F
Mesa Tan
DEC718



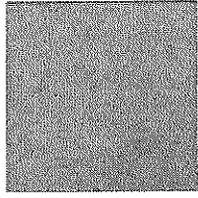
G
Taliesin Blue
DEC798



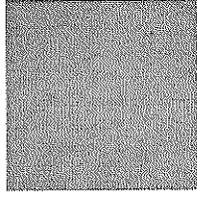
H
Bank Vault
DE6383



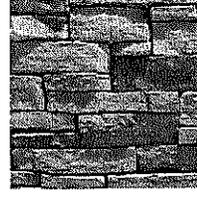
I
Iron Fixture
DE6384



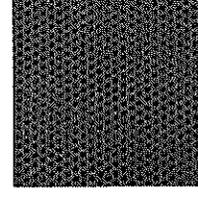
R
Concrete
Natural Color



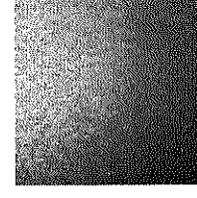
J
Fabric Awning
Sunbrella
Wheat - 4674-0000



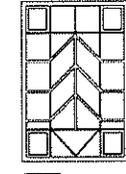
P
Anasazi Stone
Autumn Horizon



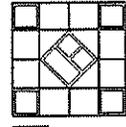
L1 L2
Perforated Metal
McNICHOLS
Corten Finish



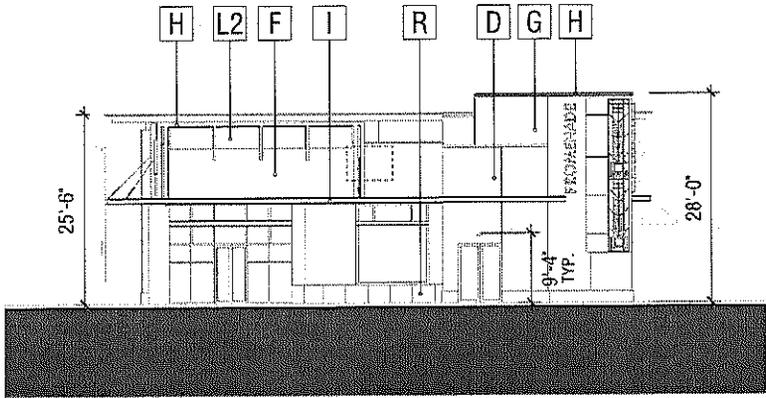
K
Vintage Sht. Mtl.
Western States
Mtl. Roofing



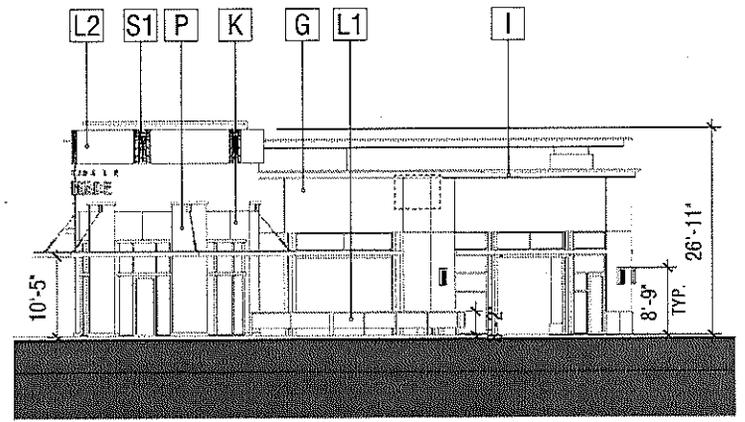
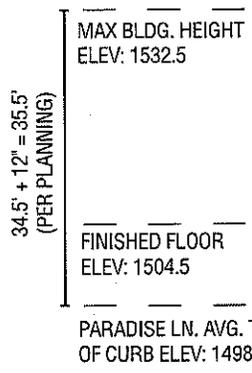
S1
Steel Plate "Tile" Designs
DE6384 - Iron Fixture



S2

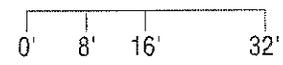


SHOP 8 - NORTH ELEVATION



SHOP 8 - SOUTH ELEVATION

- MAX BLDG HEIGHT FROM F.F.E.: **28'**
- MAX BLDG HEIGHT FROM AVG. TOP OF CURB AT SCOTTSDALE ROAD: **33.5' (PER PLANNING)**
- MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT PARADISE LANE: **35.5' (PER PLANNING)**



Scottsdale Promenade Scottsdale, Arizona

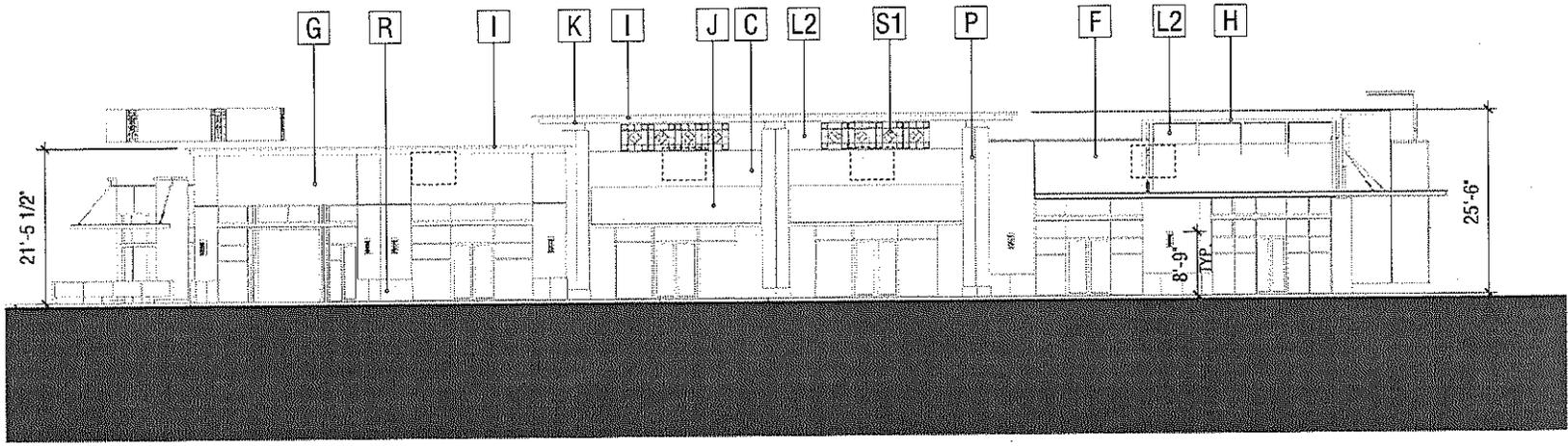


PROJ #: 21451-P-02

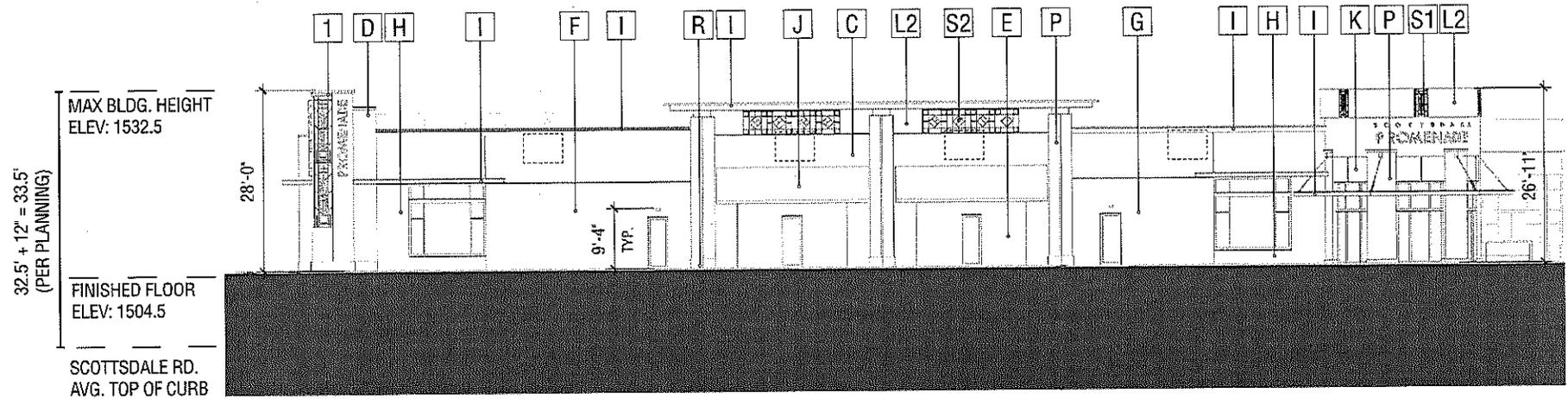
06.27.2016

Shops 8 B&W Elevations

SGPA ARCHITECTURE AND PLANNING
1545 Hotel Circle Drive, Studio 200, San Diego, California 92108
www.sgpa.com



SHOP 8 - EAST ELEVATION

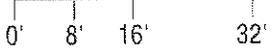


SHOP 8 - WEST ELEVATION

- MAX BLDG HEIGHT FROM F.F.E.: 28'
- MAX BLDG HEIGHT FROM AVG. TOP OF CURB AT SCOTTSDALE ROAD: 33.5' (PER PLANNING)
- MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT PARADISE LANE: 35.5' (PER PLANNING)

SYMBOL LEGEND

B	Refer to Sheet 2 for legend
[Dashed Box]	Mechanical Unit Beyond



Scottsdale Promenade Scottsdale, Arizona

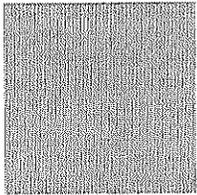


PROJ #: 21451-P-02

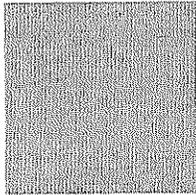
06 . 27 . 2016

Shops 8 B&W Elevations

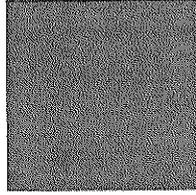
SGPA ARCHITECTURE AND PLANNING
 1545 Hotel Circle Drive, Studio 200, San Diego, California 92108
 www.sgpa.com



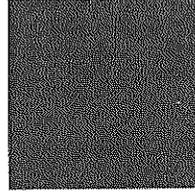
D
Wildflower Honey
DET486



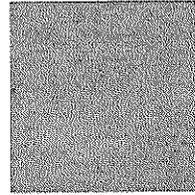
B
Whale Watching
DET512



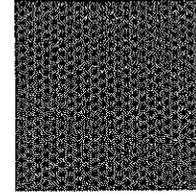
H
Bank Vault
DE6383



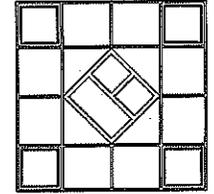
I
Iron Fixture
DE6384



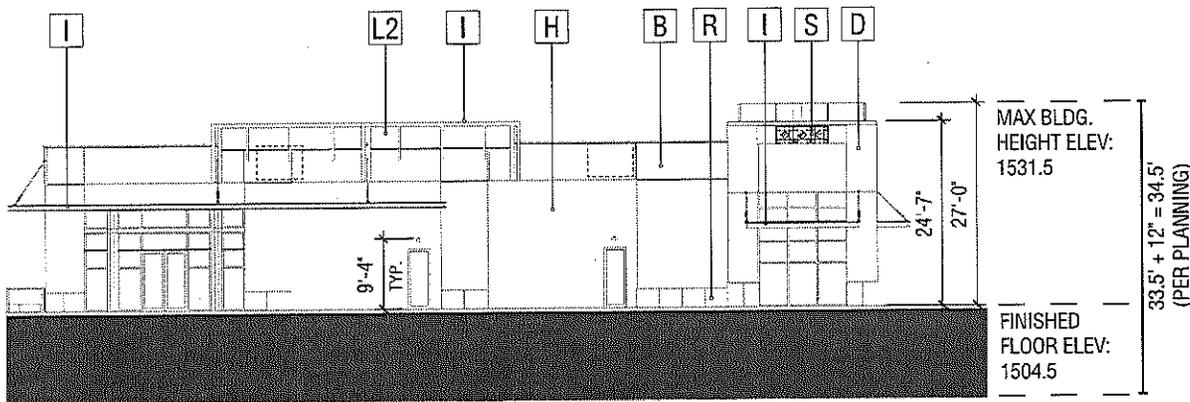
E
Concrete
Natural Color



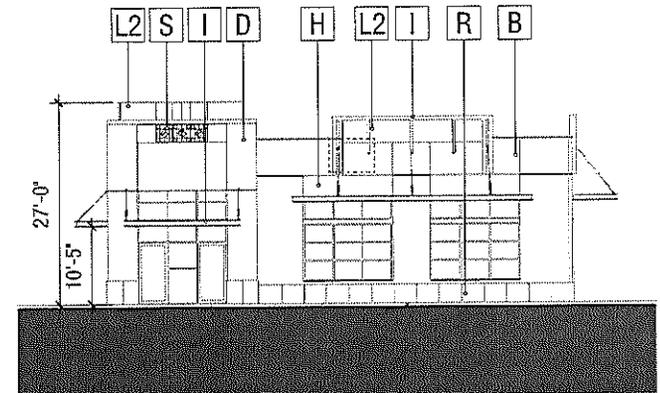
L1 L2
Perf. Metal
McNICHOLS
Corten Finish



S
Steel Plate "Tile"
DE6384 - Iron Fixture

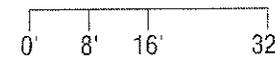


SHOP 9 - SOUTH ELEVATION



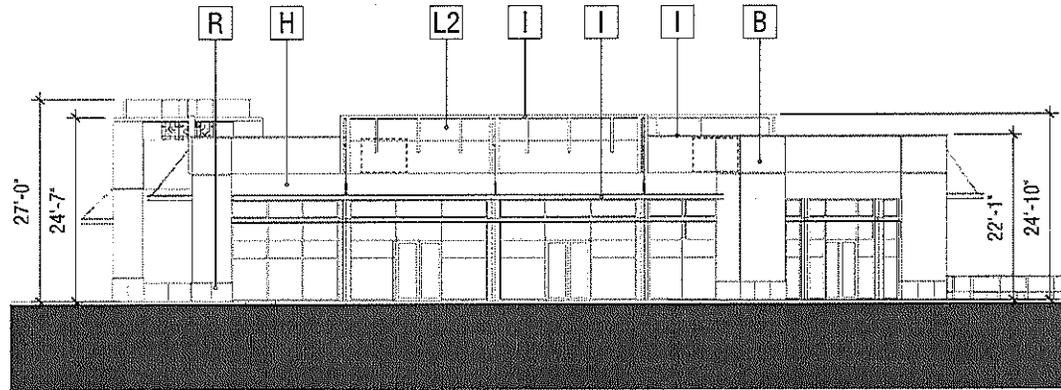
SHOP 9 - EAST ELEVATION

- MAX BLDG HEIGHT FROM F.F.E.: 27'
- MAX BLDG HEIGHT FROM AVG. TOP OF CURB AT SCOTTSDALE ROAD: 32.5' (PER PLANNING)
- MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT PARADISE LANE: 34.5' (PER PLANNING)

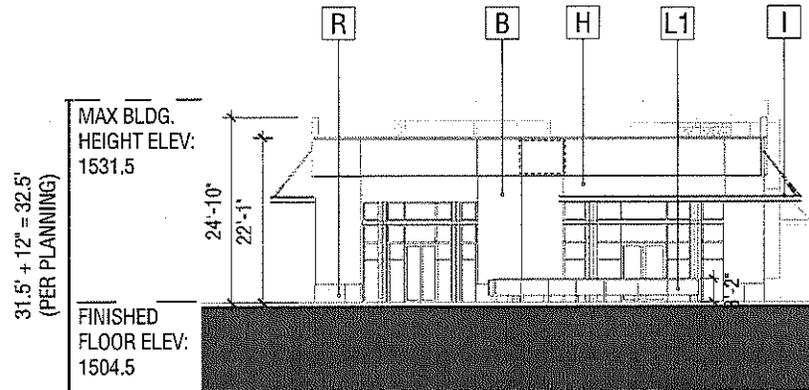


MECH UNIT BEYOND

Scottsdale Promenade Scottsdale, Arizona

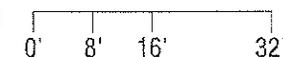


SHOP 9 - NORTH ELEVATION



SHOP 9 - WEST ELEVATION

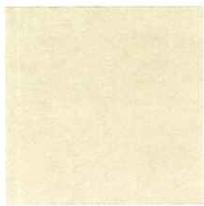
- MAX BLDG HEIGHT FROM F.F.E.: 27'
- MAX BLDG HEIGHT FROM AVG. TOP OF CURB AT SCOTTSDALE ROAD: 32.5' (PER PLANNING)
- MAX BUILDING HEIGHT FROM AVG. TOP OF CURB AT PARADISE LANE: 34.5' (PER PLANNING)



SYMBOL LEGEND

B	Refer to Sheet 4 for legend
[Dashed Box]	Mechanical Unit Beyond

Scottsdale Promenade Scottsdale, Arizona



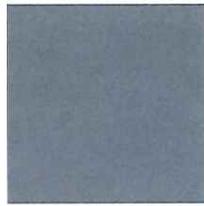
C
Buttercream Frosting
DET662



A
Seagull Wall
DET637



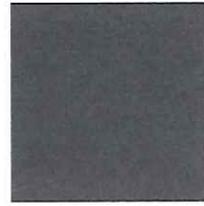
B
Whale Watching
DET512



G
Taliesin Blue
DEC798



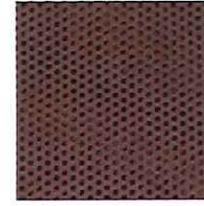
H
Bank Vault
DE6383



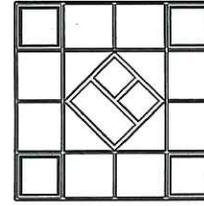
I
Iron Fixture
DE6384



R
Concrete
Natural Color



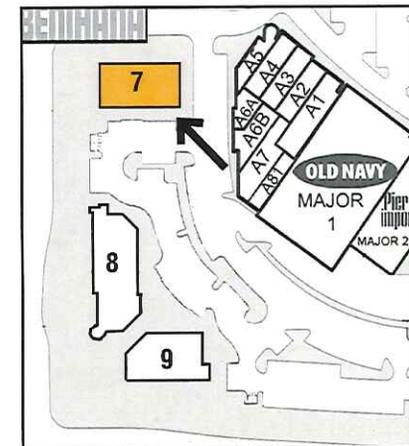
L2
Perf. Metal
McNICHOLS 1/4"
Corten Finish



S
Steel Plate "Tile"
DE6384 - Iron
Fixture



1
Planter Close-Up



KEY MAP (NTS)
VIEW ANGLE INDICATED ABOVE

ATTACHMENT #7

Scottsdale Promenade Scottsdale, Arizona

12-DR-2016
06/30/16



D
Wildflower Honey
DET486



C
Buttercream Frosting
DET662



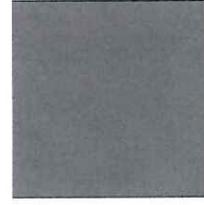
E
Stonish Beige
DEC716



F
Mesa Tan
DEC718



G
Taliesin Blue
DEC798



H
Bank Vault
DE6383



I
Iron Fixture
DE6384



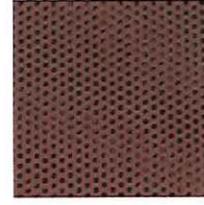
R
Concrete
Natural Color



J
Fabric Awning Sunbrella
Wheat - 4674-0000



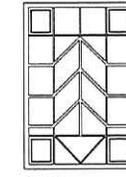
P
Anasazi Stone
Autumn Horizon



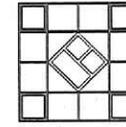
L1 L2
Perforated Metal
McNICHOLS
Corten Finish



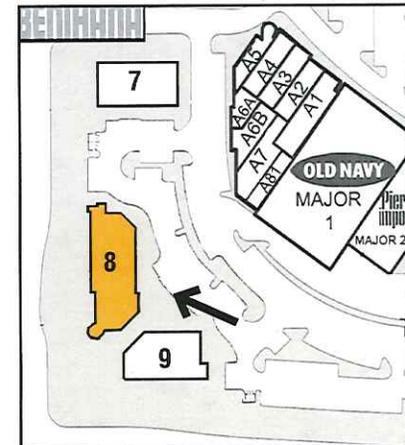
K
Vintage Sht. Mtl.
Western States
Mtl. Roofing



S1
Steel Plate "Tile" Designs
DE6384 - Iron Fixture



S2



Scottsdale Promenade Scottsdale, Arizona

12-DR-2016
06/30/16

KEY MAP (NTS)
VIEW ANGLE INDICATED ABOVE



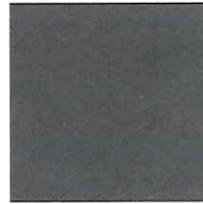
D
Wildflower Honey
DET486



B
Whale Watching
DET512



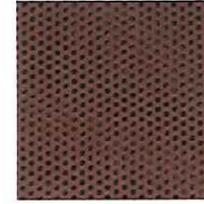
H
Bank Vault
DE6383



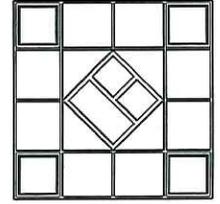
I
Iron Fixture
DE6384



E
Concrete
Natural Color



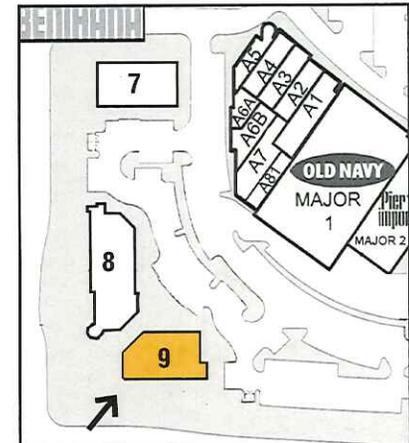
L1 | L2
Perf. Metal
McNICHOLS
Corten Finish



S
Steel Plate "Tile"
DE6384 - Iron Fixture

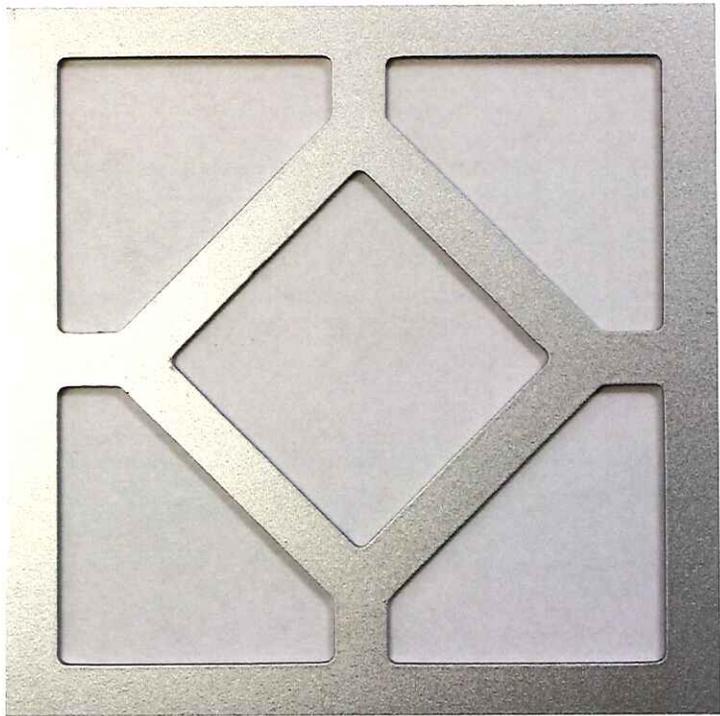


12-DR-2016
06/30/16



KEY MAP (NTS)
VIEW ANGLE INDICATED ABOVE

Scottsdale Promenade Scottsdale, Arizona



S STEEL PLATE "TILE" - PAINT DE6384 IRON FIXTURE
 EXAMPLE OF MANUFACTURING TECHNIQUE. ACTUAL PIECES TO VARY IN
 DESIGN | LRV: 10 (PER PAINT DE6384)



T1 RED ACRYLIC
 LUCITELUX -
 CHILI RED | LRV: 35



T2 YELLOW ACRYLIC
 LUCITELUX -
 SAFFRON YELLOW | LRV: 45



T3 WHITE ACRYLIC
 LUCITELUX -
 POLAR WHITE | LRV: 70

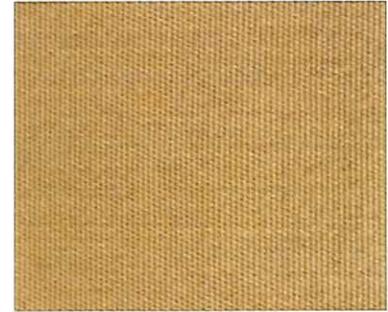


BACKLIT LIGHT FEATURE

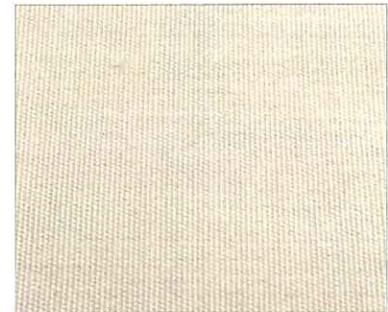
NOTE: COLORS SHOWN ARE DIGITAL REPRESENTATIONS ONLY. ALL COLORS TO BE FIELD VERIFIED.

Scottsdale Promenade

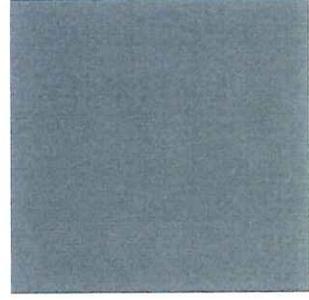
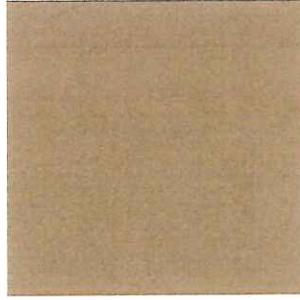
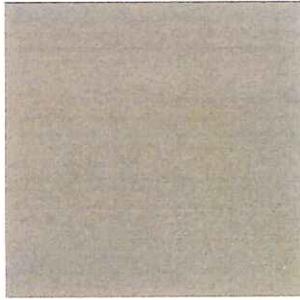
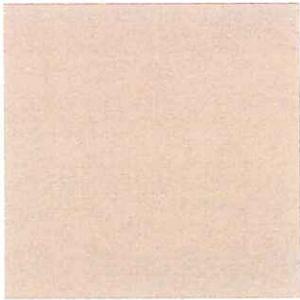
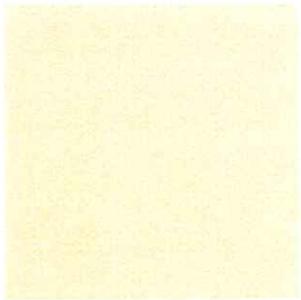
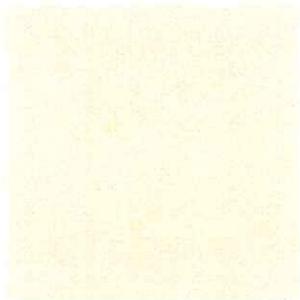
Scottsdale, Arizona



J SHADE FABRIC
SUNBRELLA - WHEAT 4674 | LRV: 40



U SHADE FABRIC
SUNBRELLA - PARCHMENT 4683 | LRV: 60



1 SAND CASTLE
DEC 740 | LRV: 65

2 BUTTERCREAM FROSTING
DET 662 | LRV: 67

3 CORAL CLAY
DEC 719 | LRV: 42

4 SORREL FELT
DET 624 | LRV: 31

5 MESA TAN
DEC 718 | LRV: 27

6 TALIESIN BLUE
DEC 798 | LRV: 19

ATTACHMENT #8



Scottsdale Promenade

Scottsdale, Arizona

NOTE: COLORS SHOWN ARE DIGITAL REPRESENTATIONS ONLY. ALL COLORS TO BE FIELD VERIFIED.

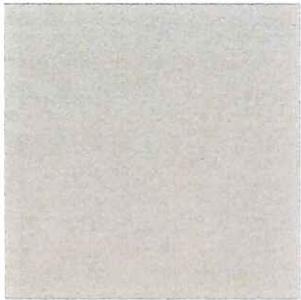


PROJECT NO: 21451-P02

07.19.2016

Material Board - Color

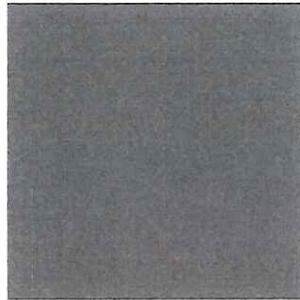
SGPA ARCHITECTURE AND PLANNING
3344 Ina Road, Suite 200, Scottsdale, AZ 85261
www.sgpa.com



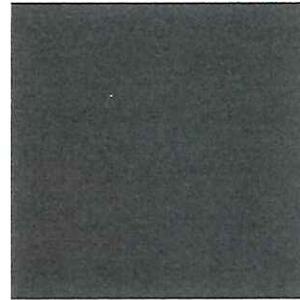
7 RECLAIMED WOOD
DET 625 | LRV: 47



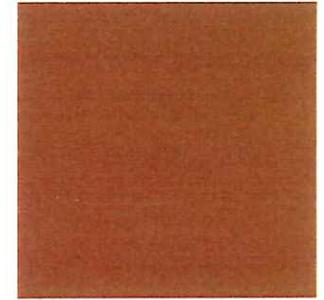
8 WHALE WATCHING
DET 512 | LRV: 37



9 BANK VAULT
DE 6383 | LRV: 16



10 IRON FIXTURE
DE 6384 | LRV: 10



11 HARRISON RUST
DET 467 | LRV: 15



Scottsdale Promenade

Scottsdale, Arizona

NOTE: COLORS SHOWN ARE DIGITAL REPRESENTATIONS ONLY. ALL COLORS TO BE FIELD VERIFIED.

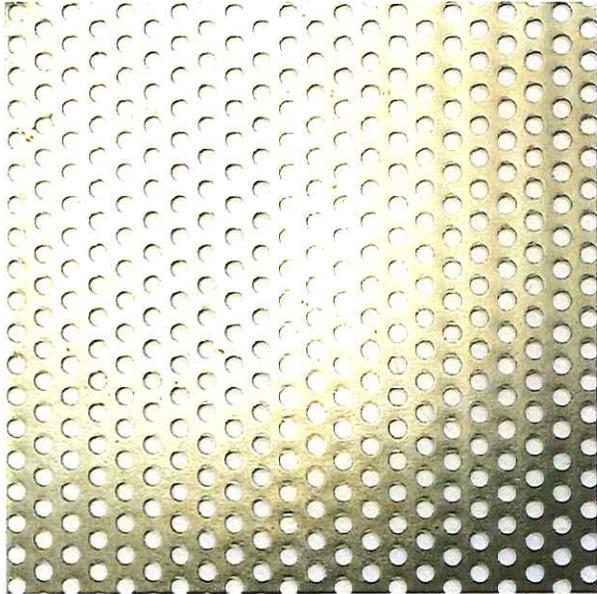


PROJECT NO: 21451-P02

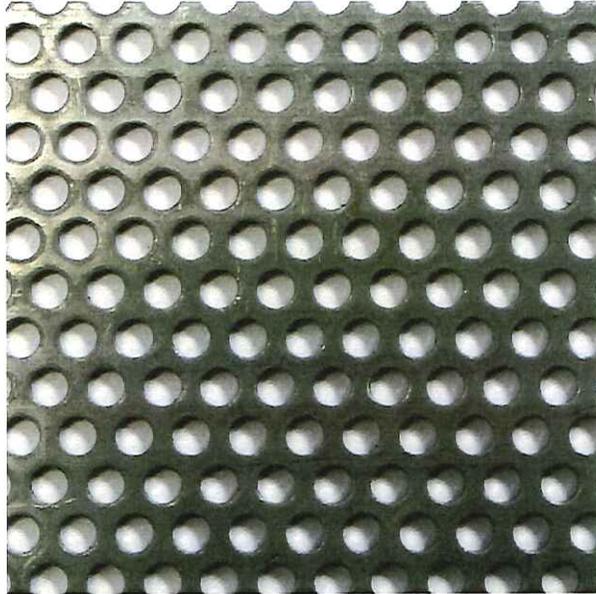
07 . 19 . 2016

Material Board - Color

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5540 North Central Expressway, Suite 200, New Orange, California 92653
www.sgpa.com



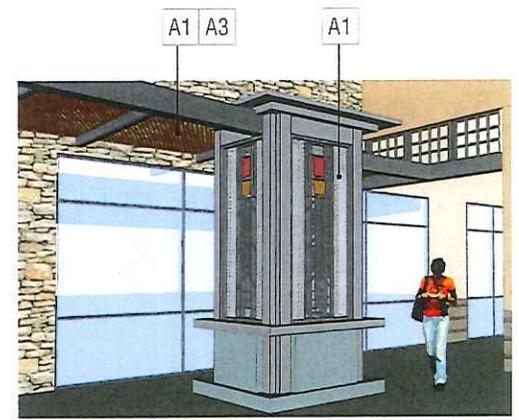
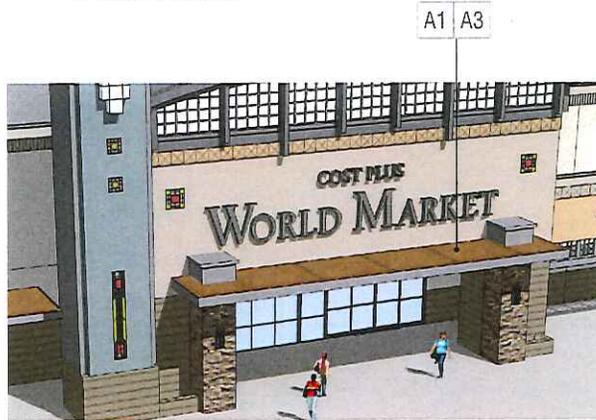
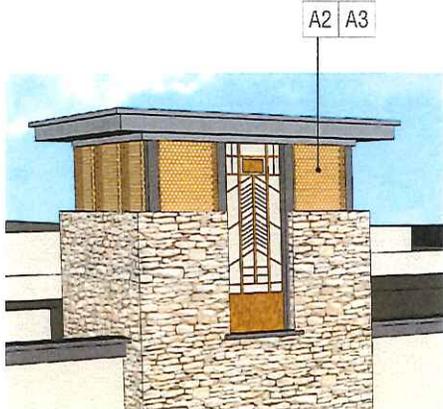
A1 PERFORATED METAL - 1/8" DIA. HOLE
 McNICHOLS | LRV: 21 (SEE A3 FOR FINISH)
 *APPLIED TO CANOPIES, STEEL PLATE "TILES" AND PLANTERS



A2 PERFORATED METAL - 1/4" DIA. HOLE
 McNICHOLS | LRV: 21 (SEE A3 FOR FINISH)
 *APPLIED TO TOWERS



A3 CORTEN RUSTED STEEL FINISH
 RUSTIQUE SPRAY ON RUST PAINT | LRV: 28



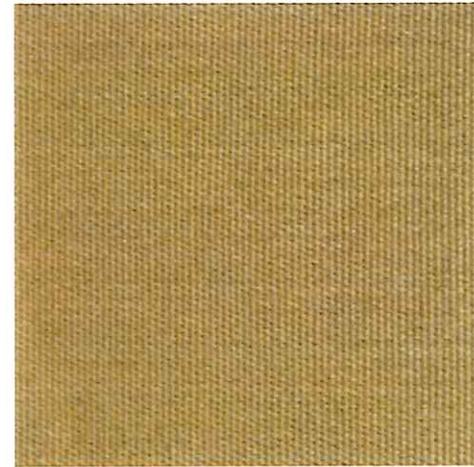
Scottsdale Promenade

Scottsdale, Arizona

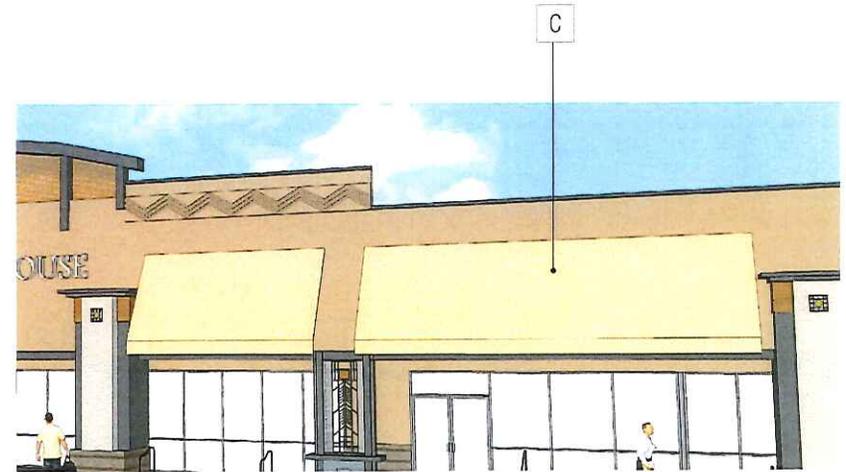
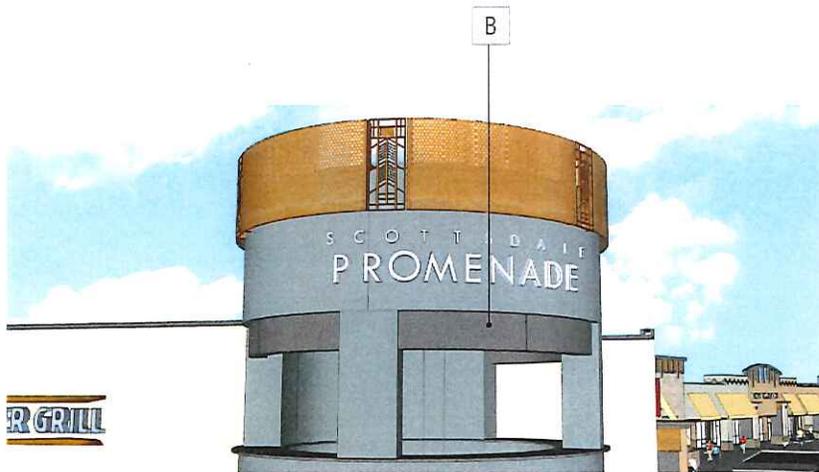
NOTE: COLORS SHOWN ARE DIGITAL REPRESENTATIONS ONLY. ALL COLORS TO BE FIELD VERIFIED.



B GALV-TEN ROBUST 24 GAUGE METAL - PAINTED "IRON FIXTURE" DE6384
WESTERN STATES METAL ROOFING | LRV: 10 (PER PAINT FINISH)



C AWNING - WHEAT 4674
SUNBRELLA | LRV: 40



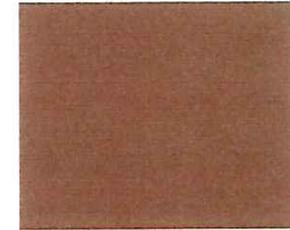
Scottsdale Promenade

Scottsdale, Arizona

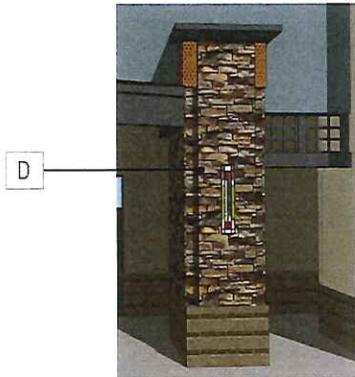
NOTE: COLORS SHOWN ARE DIGITAL REPRESENTATIONS ONLY. ALL COLORS TO BE FIELD VERIFIED.



D AUTUMN HORIZON
ANASAZI STONE | LRV: 31



E RED TERRAZZO TILE
H&C SOLID COLOR
CONCRETE STAIN | LRV: 15



New Stone Veneer

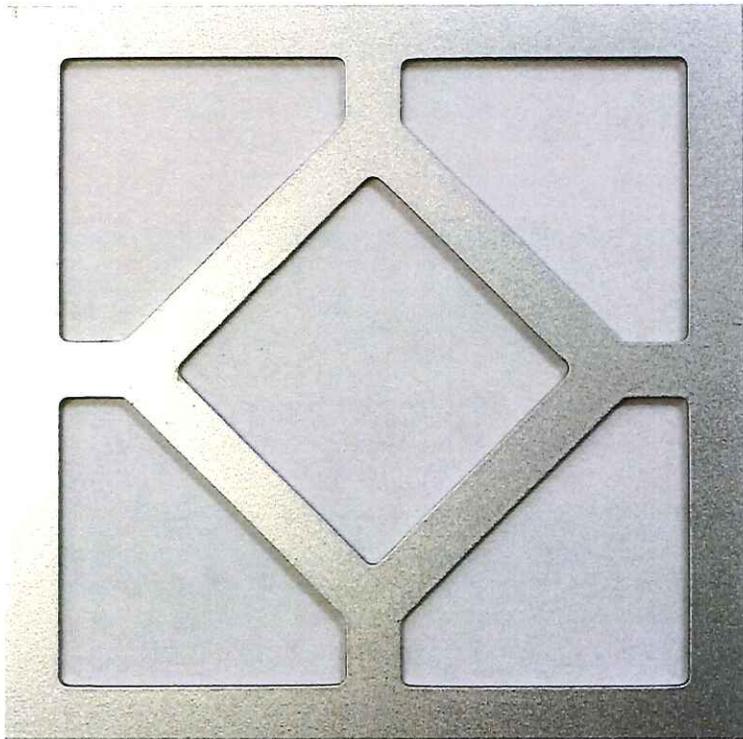


Concrete Stains, Typical at
Existing Exposed CMU



F CORDOVAN
H&C SEMI TRANSPARENT COLOR
CONCRETE STAIN | LRV: 9

NOTE: COLORS SHOWN ARE DIGITAL REPRESENTATIONS ONLY. ALL COLORS TO BE FIELD VERIFIED.



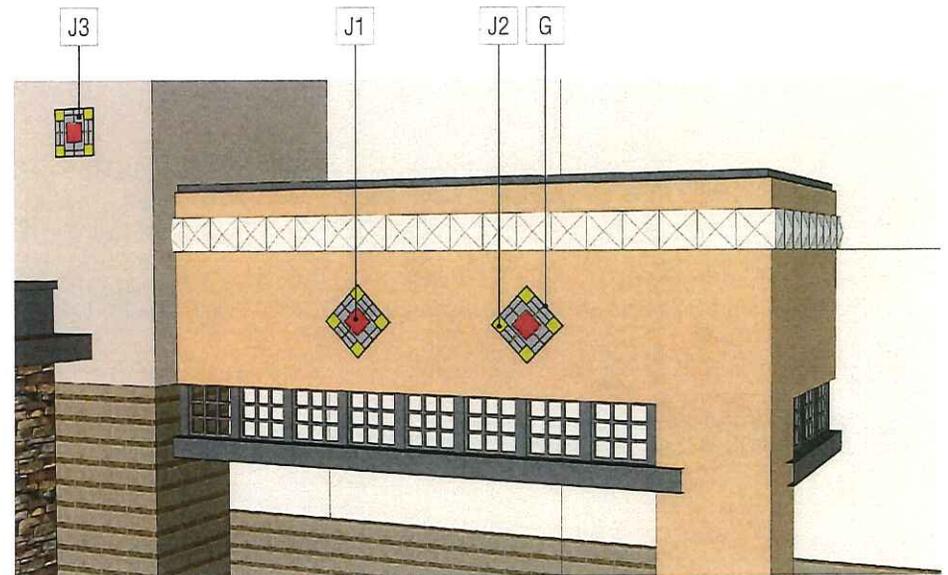
G STEEL PLATE "TILE" - PAINT DE6384 IRON FIXTURE
 EXAMPLE OF MANUFACTURING TECHNIQUE. ACTUAL PIECES TO VARY IN DESIGN
 LRV: 10 (PER PAINT DE6384)



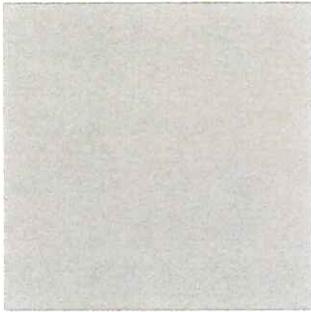
J1 RED ACRYLIC
 LUCITELUX -
 CHILI RED | LRV: 35

J2 YELLOW ACRYLIC
 LUCITELUX -
 SAFFRON YELLOW | LRV: 45

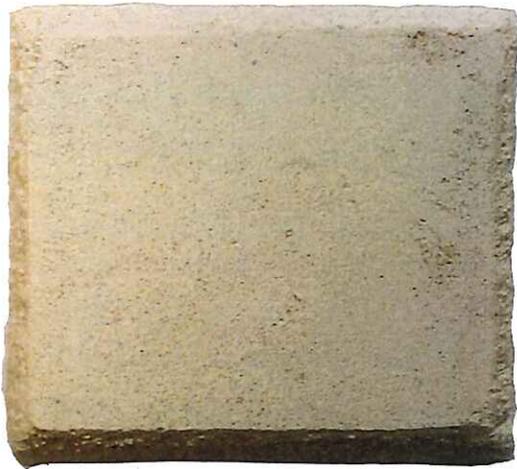
J3 WHITE ACRYLIC
 LUCITELUX -
 POLAR WHITE | LRV: 70



NOTE: COLORS SHOWN ARE DIGITAL REPRESENTATIONS ONLY. ALL COLORS TO BE FIELD VERIFIED.

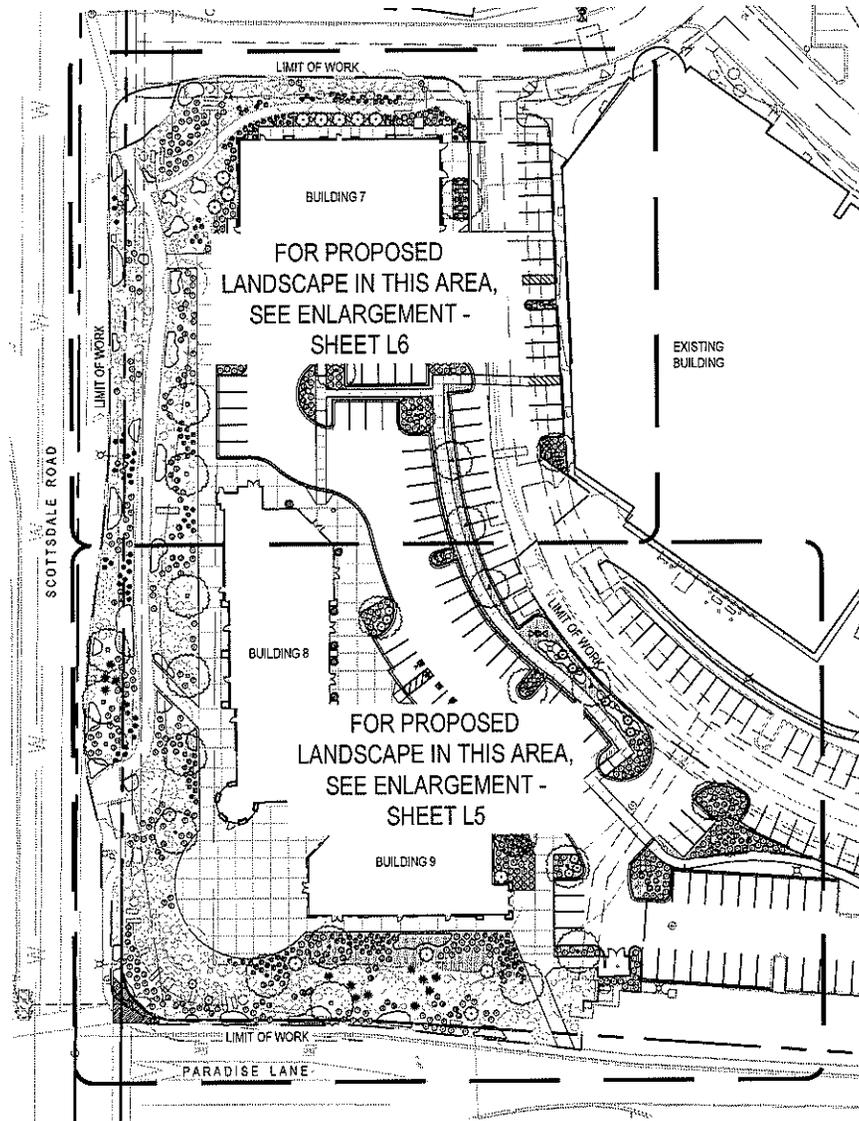


7 RECLAIMED WOOD
DET 625 | LRV: 47



H STUCCO FINISH WITH FRY REGLETS
PAINTED WITH DET625 RECLAIMED WOOD | LRV: 47





PROJECT SUMMARY

LANDSCAPE DATA

AREA OF ON-SITE LANDSCAPE	31,555 SF
AREA OF PARKING LOT LANDSCAPE	5,348 SF
AREA OF RIGHT-OF-WAY LANDSCAPE	5,069 SF

LANDSCAPE DESIGN INTENT

THE INTENT OF THE LANDSCAPE DESIGN IS TO INTEGRATE THE SOUTHWEST CORNER INTO THE WHOLE COMMERCIAL SITE. THIS IS ACHIEVED IN A FEW WAYS. THE FIRST IS BY USING PLANT MATERIAL THAT IS CURRENTLY PERFORMING WELL THROUGHOUT THE SITE. THE SECOND IS BY REPLACING PLANT MATERIAL THAT HAS DIED OR WAS REMOVED IN AREAS OF EXISTING LANDSCAPING SO THAT THE INTENT OF THE ORIGINALLY APPROVED LANDSCAPE PLANS IS RESTORED. THIS OCCURS PRIMARILY ALONG THE STREET FRONTAGES.

EXISTING PLANT MATERIAL TO REMAIN

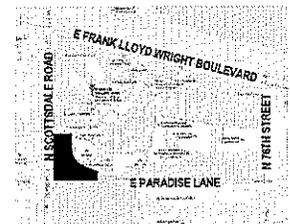
TREES

-  CERIODIUM FLORIDUM (BLUE PALO VERDE)
-  PROSOPIS CHILENSIS (CHILEAN MESQUITE)

SHRUBS & GROUNDCOVER

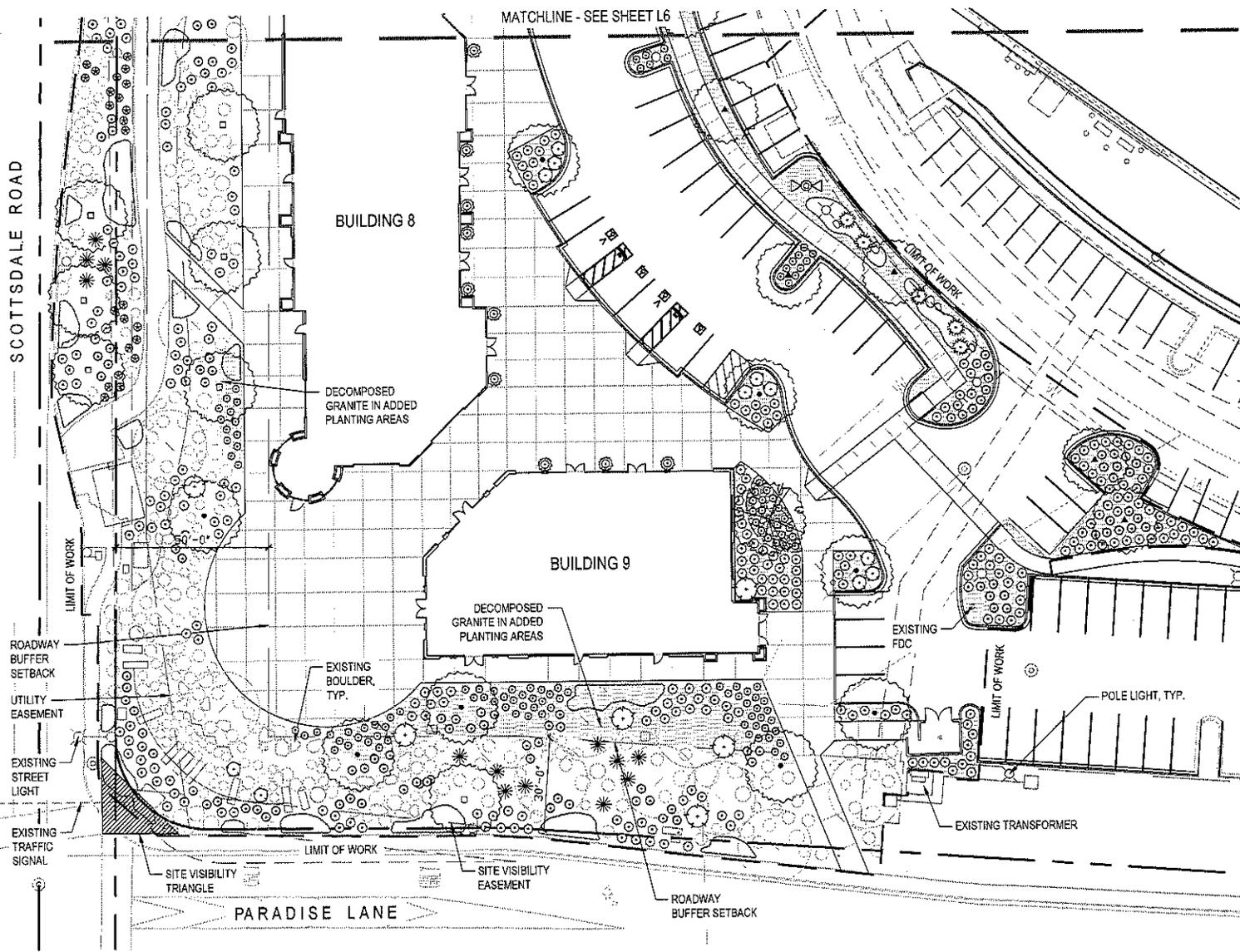
VARIOUS SPECIES INCLUDING THE FOLLOWING:

-  ACACIA REDOLENS (TRAILING ACACIA)
- AGAVE SPP.
- CALLIANDRA ERIOPHYLLA (FAIRY DUSTER)
- ENCELIA FARINOSA (BRITTLEBRUSH)
- HESPERALOE FUNIFERA (GIANT HESPERALOE)
- LANTANA MONTEVIDENSIS (TRAILING LANTANA)
- LEUCOPHYLLUM FRUTESCENS (TEXAS SAGE)
- MUHLENBERGIA RIGENS (DEER GRASS)
- OPUNTIA FICUS-INDICA (INDIAN FIG)
- YUCCA ALOIFOLIA (SPANISH BAYONET)
-  CARNEGIA GIGANTEA (SAGUARO)
-  FOUQUERIA SPLENDENS (COCOTILLO)



VICINITY MAP





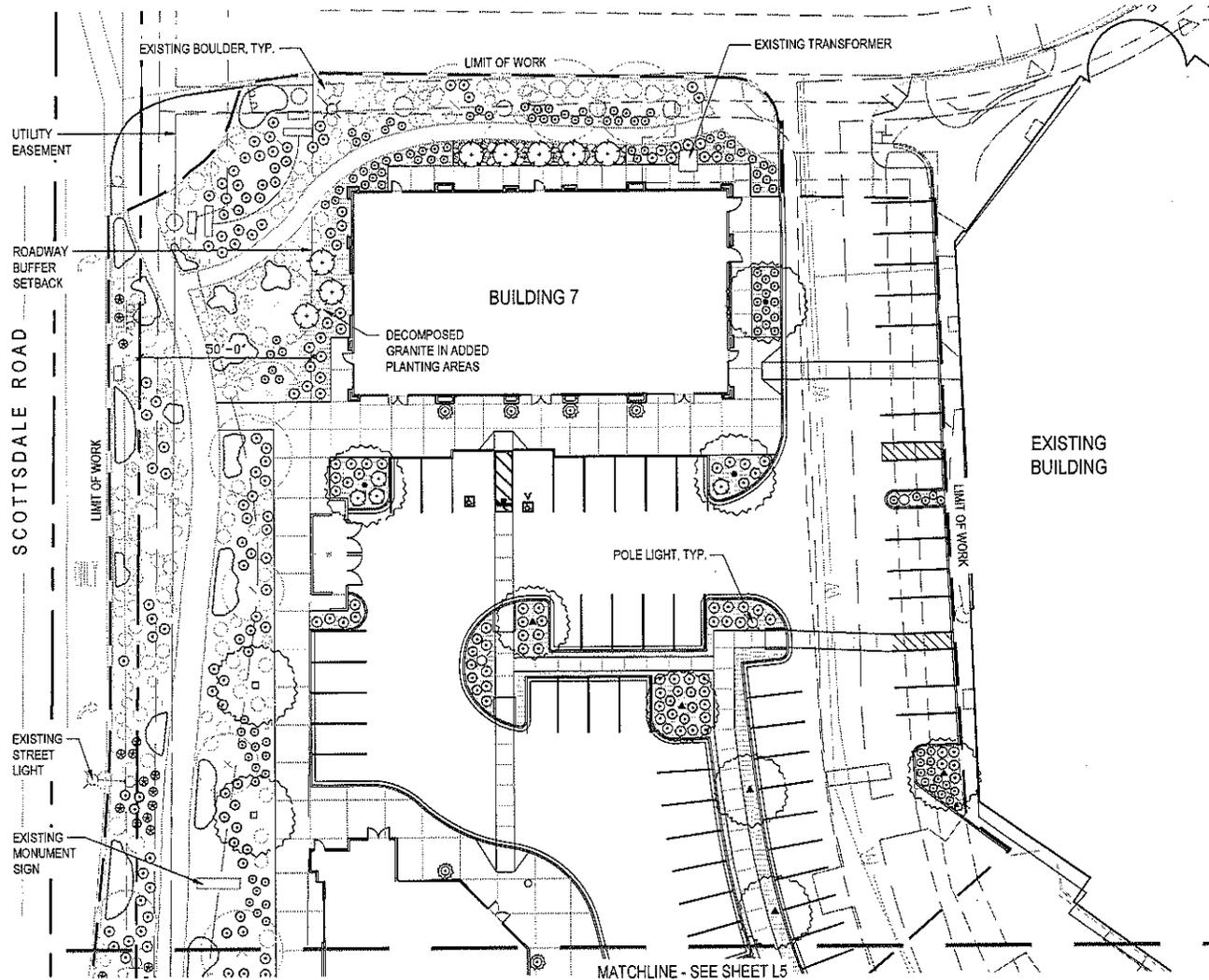
PROPOSED PLANT MATERIAL LEGEND

TREES			
SYMBOL	SIZE	BOTANICAL NAME (COMMON NAME)	QTY.
▲	36" BOX	ACACIA SMALLII (SWEET ACACIA)	10
●	36" BOX	CERCIDIUM DESERT MUSEUM (DESERT MUSEUM PALO VERDE)	10
○	48" BOX	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	1
◻	36" BOX	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	8

SHRUBS & GROUND COVER			
SYMBOL	SIZE	BOTANICAL NAME (COMMON NAME)	QTY.
☼	15 GAL.	AGAVE WEBERI (WEBER AGAVE)	5
⊙	5 GAL.	BOUGAINVILLEA 'BARBARA KARST' (NCN)	15
⊕	15 GAL.	CAESALPINIA MEXICANA (MEXICAN CAESALPINIA)	14
⊗	5 GAL.	CALLIANDRA ERIOPHYLLA (PINK FAIRY DUSTER)	38
✱	15 GAL.	FOUQUIERIA SPLENDENS (OCOTILLO)	13
⊙	5 GAL.	HESPERALOE P. 'PERPA BRAKELIGHTS' (RED YUCCA)	150
⊕	5 GAL.	LANTANA MONTEVIDENSIS (TRAILING LANTANA)	92
⊙	5 GAL.	LEUCOPHYLLUM 'THUNDERCLOUD' (TEXAS SAGE)	390
⊙	1 GAL.	MUHLENBERGIA DUBIA (PINE MUHLY)	233

DECOMPOSED GRANITE & ROCK MULCH LEGEND

	DECOMPOSED GRANITE TYPE 'A', COLOR: TBD
	8" LAYER OF 3" - 8" SIZE ROCK MULCH, TYPE T.BD.



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