Narrative
Application for Development Review Board Approval
Bashas Shopping Center
SEC Hayden Road & Indian School Road

The Pederson Group has been engaged to redevelop the existing Bashas-anchored Shopping Center located at the southeast corner of Hayden Road and Indian School Road, which is more than 50 years old. The redevelopment plan is to demolish the existing buildings, and replace them with a modern Bashas Grocery Store which will be much more upscale in nature and design, a modern Walgreen's Drugstore, and new hardscape and landscape.

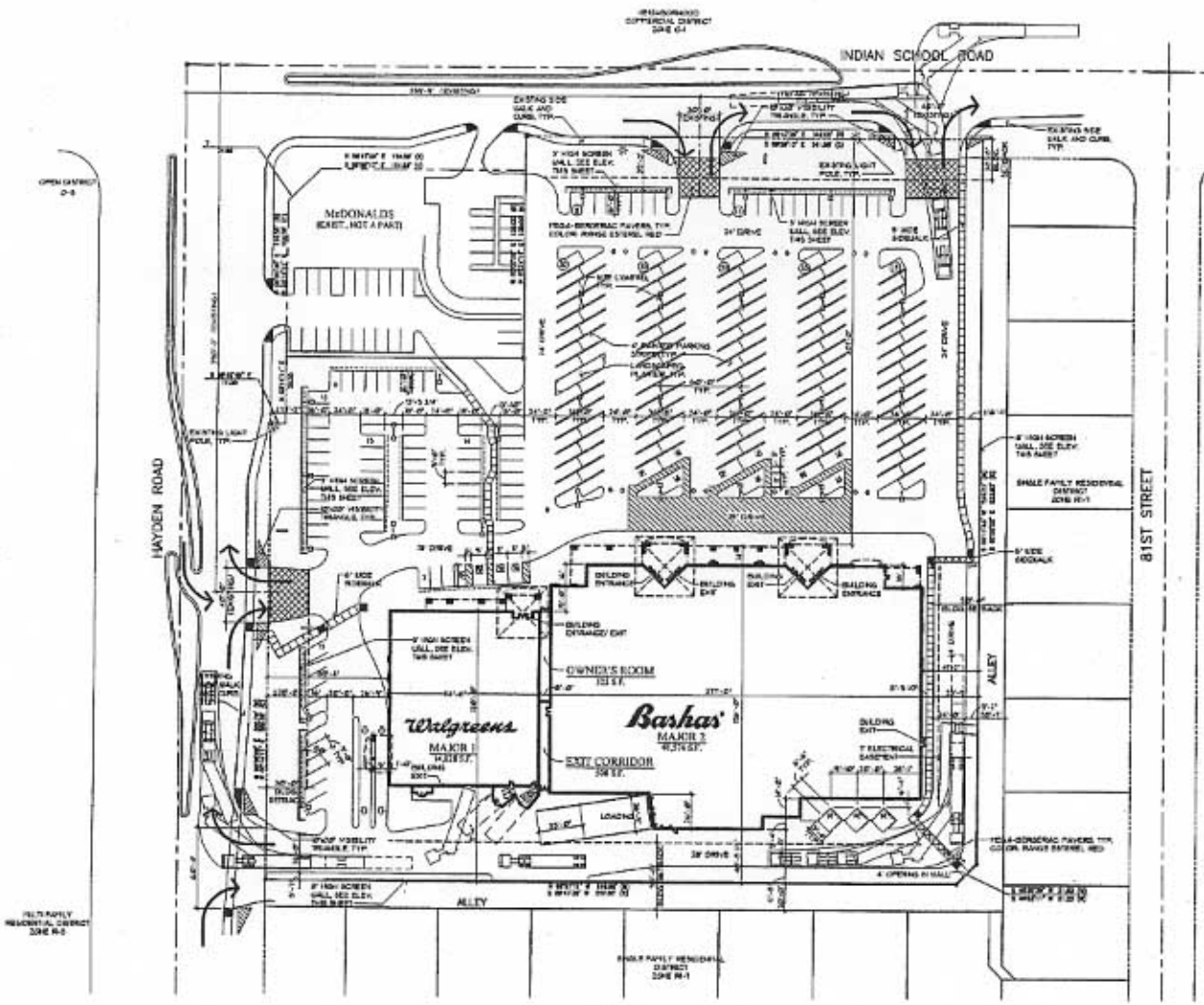
The redeveloped architecture presents itself with heavily articulated masses of various colors and textures. The vertical massing breaks up the linear plane with announcement of the entries for both Walgreen's and Bashas. Stone veneer and founders block create variations of shadows and color. The pedestrian scale is developed by various canopy configurations which provide shaded walkways and interest at the pedestrian level. Hardscape is plentiful and integrated into the centers circulation providing shaded walkways and borders for the many planters. The overall use of materials is contemporary but responsive to the brick color and coursing throughout the residential neighborhood to the south.

The existing landscaping will be completely be replaced with lush, new landscaping which will be comparable to the landscaping located at the six other major Shopping Centers that have been developed by The Pederson Group in the City of Scottsdale over the last decade. Indian School Road is a major entry to downtown Scottsdale, and the redevelopment of this Shopping Center will significantly contribute to the image of this major gateway.

HC028.NAR
P\WINWORD\HAYDEN

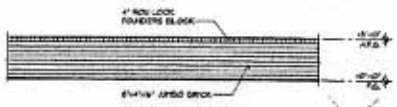
69-DR-2003

ATTACHMENT #1



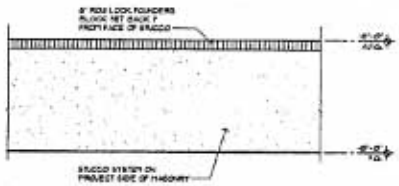
SITE PLAN

SCALE: 1" = 40'-0"



TYP. 3' SCREEN WALL ELEVATION

SCALE: 1/4" = 1'-0"



TYP. 8' SCREEN WALL ELEVATION

SCALE: 1/4" = 1'-0"

SITE DATA

ZONING	C-1
GROSS SITE AREA	8.28 ac 360,763 sf
NET SITE AREA	6.03 ac 262,720 sf
TOTAL BUILDING AREA	63,395 sf
LOT COVERAGE	24.1 %
OVERALL PARKING REQUIRED	
SITE PLAN	222 spaces
ACCESSIBLE REQ'D	7 spaces
MAJOR 1 (WALGREENS)	
BUILDING AREA (MAJOR 2)	14,820 sf
PARKING REQUIRED	
RETAIL (1/250)	60 spaces
ACCESSIBLE REQ'D	3 spaces
PARKING PROVIDED	
STANDARD STALLS	66 spaces
ACCESSIBLE STALLS	3 spaces
TOTAL PROVIDED	69 spaces
MAJOR 2 (BASHAS)	
BUILDING AREA (MAJOR 2)	48,576 sf
PARKING REQUIRED (GROCERY, CIRCLED SPACES)	
RETAIL (1/300)	162 spaces
ACCESSIBLE REQ'D	6 spaces
PARKING PROVIDED (GROCERY, CIRCLED SPACES)	
STANDARD STALLS	160 spaces
ACCESSIBLE STALLS	9 spaces
TOTAL PROVIDED	169 spaces

AREA CALCULATIONS

F.A.R.:

(NET LOT AREA x .8)

(262,720 s.f. x .8) = 210,176 s.f.

VOLUME RATIO

(NET. LOT AREA X 9.6)

262,720 s.f. x 9.6 = 2,522,112 CU. FT.

REQUIRED OPEN SPACE:

MAX. BUILDING HT = 38' (36' ALLOWED)

FIRST 12' OF HT = 10% x NET LOT AREA
= .10 x 262,720 s.f. = 26,272

SECOND 18' OF HT = 18' x .004 x 262,720 s.f. = 18,916

26,272 + 18,916 = 45,188

FRONT OPEN SPACE:

(ONE HALF REQ'D. OPEN SPACE)

45,188 S.F. x .5 = 22,594

PARKING LANDSCAPE AREA:

(PARKING AREA x .15)

77,069 x .15 = 11,561 S.F.

NORTH

Butler Design Group Inc.
Architects & Planners
5666 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1500
fax 602-957-7722

HAYDEN AND INDIAN SCHOOL

S.E.C. OF HAYDEN AND INDIAN SCHOOL
SCOTTSDALE/ARIZONA

Revisions:

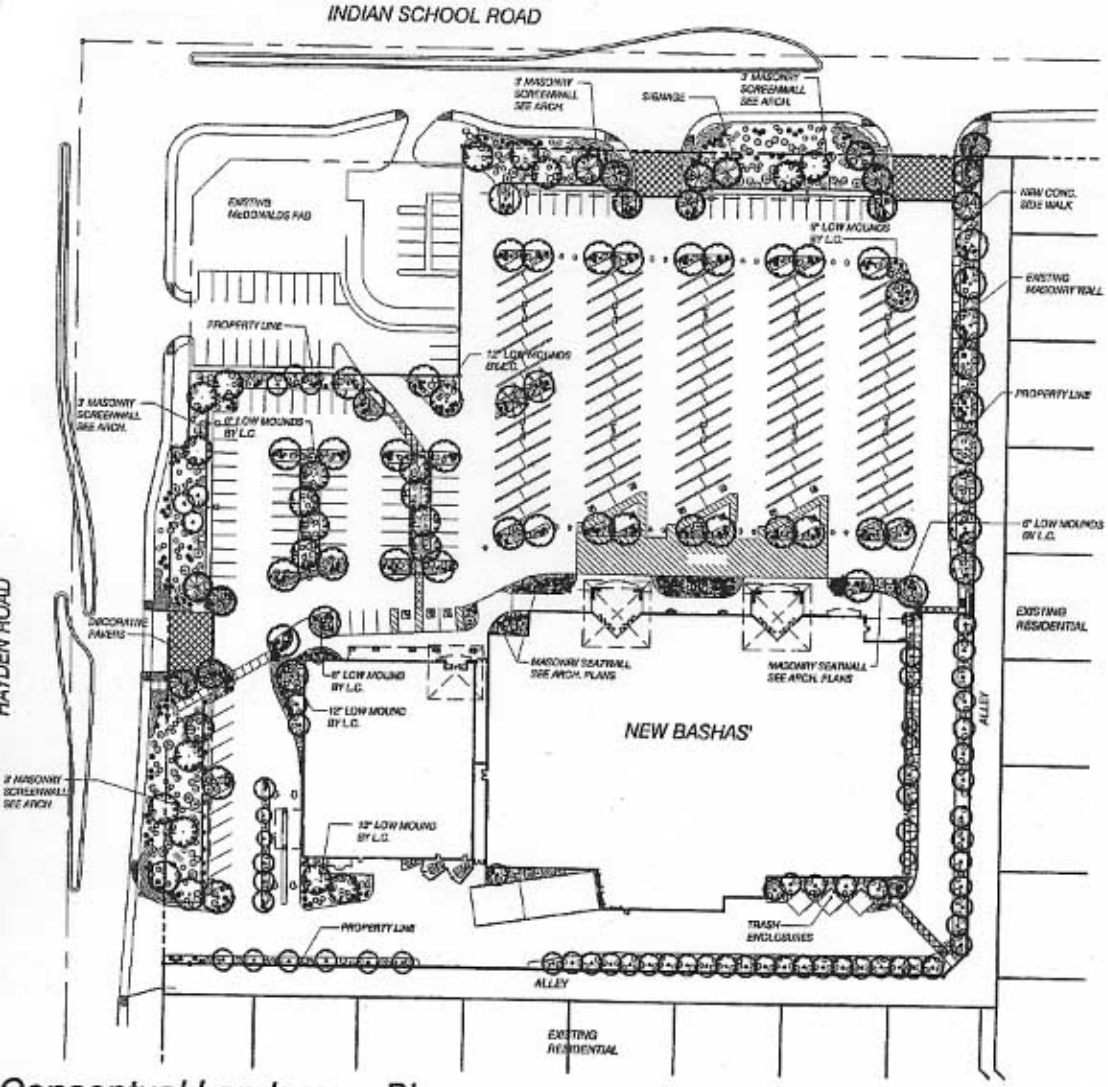
Title: SITE PLAN & SCREEN WALL ELEV'S
Date: 10/31/03
Project number: 03040
Drawn by: MH
Checked by: PH
Sheet file: 040-A01

- ☐ Design Development
- ☐ Progress Const. Docs.
- ☐ City Submittal
- ☐ Bid Package
- ☐ Construction Issue
- ☐ Record Drawings

Sheet Number: **A0.1**

69-DR-2003

ATTACHMENT #4



Conceptual Landscape Plan

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE
Acacia salicina Willow Acacia	Multi 24" box
Caesalpinia mexicana Mexican Bird of Paradise	24" box multi
Phoenix dactylifera Date Palm	25' t.t. matching, diamond cut
Cercidium hybrid Sonora Hybrid (from Desierto Verde)	Standard 30" Box u.o.a.
Acacia smallii Sweet Acacia	multi 24" box
Cercidium floridum Blue Palo Verde	multi 60" box
Prosopis velutina Native Mesquite	multi 24" box

SHRUBS / ACCENTS 5 GAL.	
Calliandra eriophylla Pink Fairy Duster	5 gallon
Cassia phyllodenia Silver Cassia	5 gallon
Baileya multiradiata Desert Marigold	1 gal.
Caesalpinia gilliesii Yellow Bird of Paradise	5 gallon
Ruellia parminoriana Ruellia	5 gallon
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gallon
Tecoma stans 'Orange Jubilee'	5 gallon
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon
Dasylirion wheeleri Desert Spoon	5 gallon
Asclepias subulata Desert Milkweed	5 gallon
Agave desmetiana Agave (TO BE APPROVED BY L.A.)	5 gallon
Agave geminiflora Twin Flower Agave	5 gallon
Dasylirion longissimum Toothless Desert Spoon	5 gallon

SHRUBS / ACCENTS	SIZE
Hesperoloe parviflora Red/Yellow Yucca	5 gallon
Yucca aloifolia Spanish bayonet	24" box multi
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gallon
Eremophylla 'valentine' 'Valentine' Bush	5 gallon

GROUNDCOVER 5 GAL.	
Lantana montevidensis New Gold & Purple Trailing Lantana	5 gallon 50/50 Mix
Convolvulus cosonus Bush Morning Glory	5 gallon
Surface Select Granite Boulders (buoy 1/2 min. see detail)	50% 3x3x3' 2700 lbs min 50% 4x4x4' 4500 lbs min

Decomposed Granite 1/2" Madison Gold, 2" min
Thickness in all landscape areas
Submit samples to Landscape Architect

Conceptual Landscape Plan

The entire site will be maintained in accordance with City of Scottsdale Standards.

50% of all trees will be 2" caliper or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

1/2" Minus 'Madison Gold', 2" minimum thickness (submit sample to Landscape Architect for approval).

Place in all non-river rock and non-lawn landscape

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

Structures and landscaping within a plaza measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

All final landscape plans to meet City of Scottsdale minimum standards for quantity and type.

SIGHT DISTANCE TRIANGLES: AREAS TO BE CLEARED OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2' AND 7' IN HEIGHT.

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

DEVELOPED BY:
Pederson GROUP INC.

S.E.C. HAYDEN & INDIAN SCHOOL ROAD

PROPOSED SHOPPING CENTER
SCOTTSDALE, ARIZONA

Butler Design Group
Architects & Planners
3020 East Camelback Road
Suite 215
Phoenix, Arizona 85016
phone 602-957-1500
fax 602-957-7722

ATTACHMENT #5

69-DR-2003

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

Pederson

HAYDEN CROSSING

S.E.C HAYDEN & INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA

ATTACHMENT #6

69-DR-2003