



City of Scottsdale **PROJECT NARRATIVE**



- ☐ Rezoning ☐ Other
☐ Use Permit
☒ Development Review
☐ Master Sign Programs
☐ Variance

Case # 118-D299 / -PA-
Project Name The Summit@ Scottsdale
Location N.E.C. Ashler Hills Dr. & Scottsdale Rd.
Applicant Nelsen Architects, Inc.

SITE DETAILS

Proposed/Existing Zoning: G-2, R1-43
Use: Commercial
Parcel Size: 47.35 acres
☒ Gross Floor Area ☐ Total Units: +/- 325,000 sf
☒ Floor Area Ratio ☐ Density: +/- .16

Parking Required: 1778
Parking Provided: 1993
Of Buildings: 16
Height: varies 24'-26'
Setbacks: N+/- 14' S+/- 3/2'
E+/- 64' W+/- 175'

In the following space, please describe the project or the request

—See attached—

Project Narrative The Summit at Scottsdale

The Summit at Scottsdale is located in North Scottsdale on ± 45 acres of property on the North-East corner of Ashler Hills Drive and Scottsdale Road. The ± 45 acres are comprised of approximately ± 9 acres of R1-43 ESL and ± 36 acres of C2-ESL zoning. The site slopes at a rate of 2% from the east to the west. The site has a wash that runs east to west that bisects the site in two. The wash falls under the 404 permit process. A final application has been submitted to the U.S. Army Corp. of Engineers.

A community outreach program has been undertaken over the last several months to engage a dialogue and gathering information and input from the community and various interest groups; Terraviva, Whisper Rock, Coalition of Pinnacle Peak, The Great Sonoran and the City of Scottsdale.

The Summit at Scottsdale is envisioned as a Lifestyle Community Center of about $\pm 325,000$ s.f. of retail. We have maintained the wash and used it as an organizing element to create three zones comprised of The General Merchandise District, the Grocery/Services District and the Specialty/Restaurant District. The project is served exclusively from Scottsdale Road.

The overall concept for the Summit at Scottsdale is to create an upscale pedestrian environment that is sensitive to the Sonoran Desert. We believe we have achieved this by applying design solutions in a sensitive way to blend with the desert environment.

Approximately ± 11 acres are designated as N.A.O.S. to create meaningful open space. This is achieved by placing the majority of the open space along the southern portion of the site and along Scottsdale Road. This will allow us to create a significant scenic view corridor that varies in dimension from 150' minimum to $\pm 400'$ maximum in some areas. In conjunction with minimizing the visual impact we have placed Target to the far south and the Grocery Store back away 850' from our right of way and 870' from back of curb at Scottsdale Road. We have aligned the buildings in such a way that they are tucked into the hillside, further diminishing their height and visual impact to the adjacent properties to the east. The rest of the buildings are smaller in depth and follow the natural contour of the site and terrace to create a unique site specific pedestrian experience. The buildings range in height from 16' to 24' predominantly, this is smaller than the 30' allowable height in residential zoning.

The landscaping for the project will consist of undisturbed indigenous plantings, revegetated specimen planting, and a more formal shade and color landscape treatment at parking areas and buildings. The development of a 'parking room' concept to break down the scale of the parking fields into smaller scaled parking areas, is brought about by the projects organization about the central wash, with parking bisected into two principal areas. Dense landscaping partitions within parking fields are contemplated to reduce the depth and scale. Illumination levels will be minimized and fixtures will be shielded. Lighting design will incorporate low-height solutions for eastern (service) areas, pedestrian scale solutions at perimeter of parking areas and buildings, and lighting (at lower than building height) at parking areas.

The design character for the Summit at Scottsdale is to conform to the projects "Arizona Craftsman Style". There is an emphasis on reducing building heights and massing. The expression of the horizontal qualities of the desert are applied to building and materials, site walls, landscape, trellises, roof extensions, and canopies that link the outdoor terraces and pedestrian walks. Building materials are sturdy, durable and suitable for the harsh desert climate. Indigenous stone and integral color concrete block predominate with exterior plaster and heavy timber define the exterior palette of materials. These materials are reminiscent of lodge buildings in Arizona. Steel and metal are used to articulate connections. The building color palette will include a number of desert colors with slight variation in intensity and hue discernible at close proximity and diffusing at a distance.