

PROJECT TRACKING SHEET

8/26/2002

PRE-APP NO. 220-PA-2002
PROJECT NAME Lucid Scottsdale
LOCATION 4426 N SADDLEBAG TR

ARCHITECT REVIEW TEAM COMMENTS

How does the proposal address pedestrian needs. The planting area and seat wall on the east side of the building are eliminated, the apparent width of the public sidewalk is reduced by the ramp wall, landscape area is apparently lost to pavement on the northside (8/26/2002 BWO)

The light cast through the reeds will give the building an interesting nighttime appearance. However, the daytime appearance seems stark and unwelcoming. The building turns a unfriendly blank and stark face to the street. The building resembles some muslims in its form and scarcity of detail. (8/26/2002 BWO)

The applicant should provide a elevation of the block face incorporating the new design with the intent of showing how the proposed building will contribute to the unified appearance of the area. Include landscaping in the view. (8/26/2002 BWO)

The elevation should include or exclude landscape material. Given the minimalist appearance of the building design, consider showing landscape material on the elevations. (8/26/2002 BWO)

The landscape and pedestrian environment was not a major focus of the original design. Mexican and California fan palms, dwarf ornamental palms, cactus, and small canopy trees are common plant materials. Planting areas tend to be small, raised and limited in size. As this area has evolved as a 18 hour a day plus activity area, the City is encouraging properties to make upgrades site by site and is looking at options for area wide upgrades. (8/26/2002 BWO)

The proposed structure is a small commercial space among other commercial buildings of varying sizes. The area's architectural theme is a contemporary mediterranean that was popular in the 1960's and is reflected in this area and many of the adjoining residential neighborhoods. Heavy massing, layered wall systems of slump block and stucco, deeply recessed entries and windows, segmented arches or oblong arch forms, compound roof forms with some tile and limited glazing characterize the area. (8/26/2002 BWO)

The downtown design guidelines address the importance of architectural elements and details (i.e. to recesses, projections, banding treatments and the organization of elements such as windows and doors to create strong patterns of shadow on the wall and ground plane help reduce the apparent size and bulk of a building. (8/26/2002 BWO)

The proposed building mass simplifies the more complicated form of the original building into what appears to be a singular mass. The design guidelines for downtown reinforce the importance of creating a human scale where pedestrians are likely to be. (8/26/2002 BWO)

Building Massing: The existing building mass incorporates window openings on all visible elevations, if a provided adequate daylight in all building currently has a m (8/26/2002 BWO)

Previous comments provided by the ARTS team to the project coordinator via internal e-mail focused largely on the landscaping and site design concept. The proposed plan generally lacks a scale and quality clearly indicated. The three lots that make up the property are being proposed as a nightclub/bar. In essence, the conversation was the content of the impact to landscaping and area code the Project Coordinator were focused on the site plan/landscape design, and site plan features of the office users. (8/26/2002 BWO)

CIRCULATION REVIEW COMMENTS

Refuse enclosure status is unclear. This needs to be resolved prior to determination of the case. (8/23/2002 SAEM)

TECHNICAL SCREENING MEETING COMMENTS

Lot tie will be required. (8/14/2002 KNIEDERE)

Master trash plan? Can the applicant get more than one restaurant business involved in providing a larger screened trash enclosure. 1 refuse enclosure per 20,000 s.f. of office space.

1 refuse enclosure per restaurant. (8/14/2002 KNIEDERE)

Pedestrian and parking issues (6/12/2002 KNIEDERE)

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To be successful, this project needs to integrate a new use into an existing structure and into an existing neighborhood. The context of the area is marked by a blend of contemporary architectural styles. Many of the older buildings have a Mediterranean and/or a Spanish Colonial appearance. Dominant materials and colors include earth tones light earth tones. Materials include wood timbers wood casement window storefronts, slump block masonry, clay tile, natural concretes (some with texture and exposed aggregates) and raw metal (dull or matt finish)

Provisions for the pedestrian and for landscaping have are minimal, especially with the older structures. This has been identified by staff as an area for improvement on a project by project building by building been minimal and have been identified by city staff as needing upgrades on a project-by-project basis. Mexican and California fan palms, dwarf ornamental palms, cactus, and small canopy trees are common plant materials. Planting areas and to be small, raised and limited in size

Buildings frequently utilize a layered system of walls giving elevations depth and an appearance of deeply recessed window and door openings. Architectural forms include segmented arches, oblong arches arcades, roof forms vary but are mostly flat or a combination of flat and mansard. Many entryways incorporate raised planters (doubling as seat walls) or plants in containers. Many compositions are symmetrical, though some newer buildings have been successful with asymmetrical plans.

The area where the building is located is at the heart of an emerging building is in a 18 plus hour a day business and entertainment core area and should be attractive and safe both day and night.

The current proposal has response to the areas architectural context. The proposal in essence takes an expiating building that fits its context by reflecting the materials, forms, and design esthetic of neighboring buildings, and eliminates those features in favor of a box-like structure that has no detail and appears as a singular mass. The building is not successful in this context.

Architectural detail is important to establishing a pedestrian scale and to maintaining the fine grain development pattern that downtown is known for. Blank walls send the wrong visual message. Consider walls that have play of light and shadow, projections and recesses that create shadow patterns, and other more traditional details. Windows should be deeply recessed.

The building's design should be evaluated in the context of the block. Provide an exhibit that places the proposed structure in the block face. Provide a scaled drawing of the existing structure

Consider the downtown urban design guidelines carefully
Good examples in the area include:

- Axis Radius
- Family Crisis Center
- New design for Famous Door

. HANDI-CAPPED PARKING

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Pedestrian and parking parking issues (6/12/2002 KNIEDERE)

(818)-728-9698

53-DR-2002



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Total Number of Pages 2

MESSAGE: CALL WITH ANY QUESTIONS, BILL.

TRANSMITTED BY: BU.

DATE: 8/28/02