



APPLICANT'S

Downtown Scottsdale Checklist

Urban Design & Architectural Guidelines

Review Date(s) _____ Project Name FRONTIER STREET Case # 49-DR-2006

This checklist summarizes the primary components found in the General section of the Downtown Urban and Architectural Design Guidelines (July 86) – online at www.scottsdaleaz.gov/projects/downtown. The checklist is divided into two parts, - the first, applied at the pre-Application stage, is used to establish the relative importance and emphasis with respect to each component area of the Guidelines as they may apply to a specific project. The second, to be applied in the review submittals, is intended to help assess a project's response to specific design considerations and other community design objectives. This checklist may not represent every potential design related concern or issue related to a project as other considerations of the neighborhood, staff and the Development Review Board may arise. This checklist is not a regulatory device, a replacement of the provisions in the actual Guidelines nor is it a substitute for a thorough due diligence.

SECTION A: SITE DEVELOPMENT

Design Response

A1. Relationship to Adjoining Development

Responsive Partial Un-responsive

Importance / Emphasis

- High
 Mod.

- a. Builds upon existing predominant development character
b. Coordination with adjacent site plans

YES
YES

A2. Activating the Street

Responsive Partial Un-responsive

Importance / Emphasis

- High
 Mod.

- a. Buildings and landscaping define street frontage
b. Front entrance provided

YES
YES

A3. Pedestrian Courtyards and Passages

Responsive Partial Un-responsive

Importance / Emphasis

- High
 Mod.

- a. Incorporate exterior pedestrian spaces
b. Building street entrance connects with parking

YES
YES

A4. Parking Facilities

Responsive Partial Un-responsive

Importance / Emphasis

- High
 Mod.

- a. Minimize parking frontage
b. Interior of blocks utilized for parking
c. Parking and street frontage connected
d. Buffer sidewalks from parking
e. 15%+ parking lot landscaping (ordinance)
f. Provide 3 ft. tall parking screening (ordinance)
g. Building and parking areas separated with landscape (base planting)

NA
NA
YES
NA
NA
NA
NA

Planning & Development Services Department

49-DR-2006
5/12/2006

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Downtown Scottsdale Checklist

Urban Design & Architectural Guidelines

SECTION A: SITE DEVELOPMENT (continued)		Design Response		
A5. Mechanical, Service and Loading		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Minimize visibility from public streets	YES		
	b. Facilities adequately screened and enclosed	YES		
	c. Allow for alley and orientation where possible			
A6. Building-Street Edge		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Building, landscaping and/or walls define clear edge	YES		
	b. Canopy trees and covered walkway define overhead plane			
	c. 50% of the ground level front wall at setback line (ordinance)		NA	
	d. Continuous covered walkway and/or entry courtyards	YES		
A7. Fine Grain Development Character		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. 50 ft. apparent storefront width	YES		
	b. 100 ft. maximum length without a major break		NA	
A8. Continuity of Street Spaces		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Maintain setback pattern of block	YES		
	b. Buildings oriented parallel to street	YES		
	c. Buildings or plazas engage street corners	YES		
A9. Building Setback Zone (between curb and building)		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Developed as a "patio" landscape	YES		
	b. Protected and separated from traffic lanes	YES		
	c. Designed to a human scale	YES		
	d. Incorporates canopy shade trees	YES		
A10. Linkage of Neighboring Developments		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Adjacent development connected			
	b. Clear pedestrian paths between adjoining sites	YES		
	c. Pedestrian and vehicular conflicts minimized	YES		

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Downtown Scottsdale Checklist

Urban Design & Architectural Guidelines

SECTION B: BUILDING FORM		Design Response		
B1. Reduction of Apparent Size and Bulk		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Building mass divided into smaller scale components	YES		
	b. Horizontal and vertical changes in wall plane	YES		
	c. Building divided horizontally into base, middle and top (or other method)	YES		
B2. Covered Walkways		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Covered walkways provided on pedestrian frontages	YES		
	b. Walkway design integral to building	YES		
	c. Preferred configuration – 1 story, 16 ft. high, vertical supports	MIXED		
	d. See specific Guidelines for specialty districts	OLD TN		
	e. Covered walkways may encroach into r.o.w. or setback area	YES		
SECTION C: ARCHITECTURAL CHARACTER		Design Response		
C1. Proportion, Scale and Composition		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Composition emphasizes horizontal proportions			
	b. Composition of elevations organized according to defined hierarchy and rhythmic pattern	YES		
	c. Avoids rigid monotonous patterning	YES		
<input type="checkbox"/> High <input type="checkbox"/> Mod.	d. More wall than window		YES	
	e. Wall thickness and mass exaggerated		NA	
	a. Ground level exhibits human scale	YES		
C2. Building Materials		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Simple and rich material pallet	YES		
	b. Material appears honest in its use, placement and in its relationship to other materials	YES		
	c. Material pallet incorporates materials in predominant use	YES		
	d. Glazing is transparent and non-reflective, dull or matte finished	YES		
	e. Avoids repetitive horizontal banding, floor to ceiling window walls and volumes rendered primarily in glass	YES		

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Downtown Scottsdale Checklist

Urban Design & Architectural Guidelines

SECTION C: ARCHITECTURAL CHARACTER (continued)		Design Response		
C3. Color, Texture and Architectural Detail		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Color pallet builds upon district color usage	YES		
	b. Judicious and purposeful use of accent colors and forms, Architectural branding is discouraged	YES		
	c. Textures are heavy and bold, exhibiting strength and presence	YES		
	d. Large areas of glass recessed and shaded	YES		
	e. Large glazed areas divided by mullions and or muttons	NA		
	f. Windows and other openings punched	YES		
	g. Storefront windows include low wainscot or kick plate and sill	YES		
	h. Sufficient architectural detail to provide visual interest	YES		
	i. Sufficient use of integral architectural features conveys quality	YES		
	j. 360-degree architectural treatment		NA,	
SECTION D: LANDSCAPE CHARACTER		Design Response		
D1. Streets – Planting Design and Paving		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Design contributes to a unified civic appearance and the visual continuity of districts and street spaces	YES		
	b. Plant selections consistent with designated pallets (Master Plan for Street Trees and District Planting Design)		NA	
D2. Site Spaces		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Transitional pause space between public and private areas	YES		
	b. Functional/aesthetic exterior spaces provided	YES		
	c. Parking areas landscaped and subdivided into smaller areas		NA,	
	d. Parking area plant material appropriate for growing conditions		NA-	
	e. Outdoor spaces enhances with planting (moderation of solar exposure, temperature and ventilation)		NA	
	b. Buildings base planting		NA	
D3. Plant Selection		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Plant pallet consistent with approved list		NA	
	b. Planting builds upon the landscape of adjoining sites, transitioning to design plant pallets as necessary		NA	

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Downtown Scottsdale Checklist

Urban Design & Architectural Guidelines

Review Date(s) 5/24/05 Project Name Frontier Street Shops Case # 49-DR-2006

This checklist summarizes the primary components found in the General section of the Downtown Urban and Architectural Design Guidelines (July 86) – online at www.scottsdaleaz.gov/projects/downtown. The checklist is divided into two parts, - the first, applied at the pre-Application stage, is used to establish the relative importance and emphasis with respect to each component area of the Guidelines as they may apply to a specific project. The second, to be applied in the review submittals, is intended to help assess a project's response to specific design considerations and other community design objectives. This checklist may not represent every potential design related concern or issue related to a project as other considerations of the neighborhood, staff and the Development Review Board may arise. This checklist is not a regulatory device, a replacement of the provisions in the actual Guidelines nor is it a substitute for a thorough due diligence.

SECTION A: SITE DEVELOPMENT		Design Response		
		Responsive	Partial	Un-responsive
A1. Relationship to Adjoining Development		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Builds upon existing predominant development character	✓		
	b. Coordination with adjacent site plans	✓		
A2. Activating the Street		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Buildings and landscaping define street frontage	UNABLE	Lack of look	✓
	b. Front entrance provided	✓		
A3. Pedestrian Courtyards and Passages		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Incorporate exterior pedestrian spaces	✓		
	b. Building street entrance connects with parking	✓	on street	
A4. Parking Facilities		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Minimize parking frontage	N/A		
	b. Interior of blocks utilized for parking	N/A		
	c. Parking and street frontage connected	N/A		
	d. Buffer sidewalks from parking	N/A		
	e. 15%+ parking lot landscaping (ordinance)	N/A		
	f. Provide 3 ft. tall parking screening (ordinance)	N/A		
	g. Building and parking areas separated with landscape (base planting)	N/A		

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Downtown Scottsdale Checklist

Urban Design & Architectural Guidelines

SECTION A: SITE DEVELOPMENT (continued)		Design Response		
A5. Mechanical, Service and Loading		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Minimize visibility from public streets	✓		
	b. Facilities adequately screened and enclosed	✓		
	c. Allow for alley and orientation where possible	✓		
A6. Building-Street Edge		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Building, landscaping and/or walls define clear edge	✓		
	b. Canopy trees and covered walkway define overhead plane	✓		
	c. 50% of the ground level front wall at setback line (ordinance)	Existing		
	d. Continuous covered walkway and/or entry courtyards	✓		
A7. Fine Grain Development Character		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. 50 ft. apparent storefront width	✓		
	b. 100 ft. maximum length without a major break	✓		
A8. Continuity of Street Spaces		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Maintain setback pattern of block	✓		
	b. Buildings oriented parallel to street	✓		
	c. Buildings or plazas engage street corners	✓		
A9. Building Setback Zone (between curb and building)		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Developed as a "patio" landscape	UNBEE COVERED WALK		
	b. Protected and separated from traffic lanes	✓		
	c. Designed to a human scale	✓		
	d. Incorporates canopy shade trees	N/A		
A10. Linkage of Neighboring Developments		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Adjacent development connected	✓		
	b. Clear pedestrian paths between adjoining sites	✓		
	c. Pedestrian and vehicular conflicts minimized	✓		

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49-AR-2006

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SECTION B: BUILDING FORM		Design Response		
B1. Reduction of Apparent Size and Bulk		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Building mass divided into smaller scale components	✓		
	b. Horizontal and vertical changes in wall plane	✓		
	c. Building divided horizontally into base, middle and top (or other method)	✓		
B2. Covered Walkways		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Covered walkways provided on pedestrian frontages	✓		
	b. Walkway design integral to building	✓		
	c. Preferred configuration – 1 story, 16 ft. high, vertical supports	✓		
	d. See specific Guidelines for specialty districts	✓		
	e. Covered walkways may encroach into r.o.w. or setback area	✓		
SECTION C: ARCHITECTURAL CHARACTER		Design Response		
C1. Proportion, Scale and Composition		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Composition emphasizes horizontal proportions	✓		
	b. Composition of elevations organized according to defined hierarchy and rhythmic pattern	✓		
	c. Avoids rigid monotonous patterning		✓	
	d. More wall than window	✓		
	e. Wall thickness and mass exaggerated		?	
	a. Ground level exhibits human scale	✓		
C2. Building Materials		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Simple and rich material pallet	✓		
	b. Material appears honest in its use, placement and in its relationship to other materials	✓		
	c. Material pallet incorporates materials in predominant use	✓		
	d. Glazing is transparent and non-reflective, dull or matte finished	✓		
	e. Avoids repetitive horizontal banding, floor to ceiling window walls and volumes rendered primarily in glass	✓		

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SECTION C: ARCHITECTURAL CHARACTER (continued)		Design Response		
C3. Color, Texture and Architectural Detail		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Color pallet builds upon district color usage	✓		
	b. Judicious and purposeful use of accent colors and forms, Architectural branding is discouraged	✓		
	c. Textures are heavy and bold, exhibiting strength and presence	✓		
	d. Large areas of glass recessed and shaded	✓		
	e. Large glazed areas divided by mullions and or muttons		✓	
	f. Windows and other openings punched		✓	
	g. Storefront windows include low wainscot or kick plate and sill	✓		
	h. Sufficient architectural detail to provide visual interest	✓		
	i. Sufficient use of integral architectural features conveys quality	✓		
	j. 360-degree architectural treatment		✓	
SECTION D: LANDSCAPE CHARACTER		Design Response		
D1. Streets – Planting Design and Paving		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Design contributes to a unified civic appearance and the visual continuity of districts and street spaces	✓		
	b. Plant selections consistent with designated pallets (Master Plan for Street Trees and District Planting Design)	✓	✓	
D2. Site Spaces		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Transitional pause space between public and private areas	✓		
	b. Functional/aesthetic exterior spaces provided	✓		
	c. Parking areas landscaped and subdivided into smaller areas		N/A	
	d. Parking area plant material appropriate for growing conditions		N/A	
	e. Outdoor spaces enhances with planting (moderation of solar exposure, temperature and ventilation)	✓		
	b. Buildings base planting			✓
D3. Plant Selection		Responsive	Partial	Un-responsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Plant pallet consistent with approved list			
	b. Planting builds upon the landscape of adjoining sites, transitioning to design plant pallets as necessary		✓	

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