DEVELOPMENT REVIEW BOARD REPORT

MEETING DATE: July 9, 2009 ITEM NO. 9

CASE NUMBER/ PROJECT NAME	**88-DR-2005#6** **SkySong 3**
LOCATION	1301 N. Scottsdale Rd.
REQUEST	Request approval of the site plan, landscape plan, and building elevations for a 159,000 square feet office/research building at SkySong.

OWNER	City of Scottsdale	**ENGINEER**	Wood Patel Engineering 480-834-3300
ARCHITECT/ DESIGNER	Architekton 480-894-4637	**APPLICANT/ CONTACT**	Glen Wollenhaupt, AIA Architekton 480-894-4637

BACKGROUND

Zoning.
The SkySong project site is zoned PCD (Planned Community District), which allows a variety of retail, office, and service uses. The PCD zoning district encourages mixed-use projects on larger parcels in accordance with a master development plan.

Context.
Located at the southeast corner of N. Scottsdale Road and E. McDowell Road, the site encompasses approximately twenty-seven (27) acres, with the proposed building and associated parking occupying the southwest quadrant. The SkySong project as a whole is adjacent to a variety of uses including retail, restaurants, and residential. The surrounding area is mature, consisting of older buildings and a variety of architectural styles.

Uses and Zoning (adjacent to project site):

- North: Vacant, zoned PCD (Planned Community District)
- South: Apartments/Condos, zoned R-5 (Multi-Family Residential)
- East: Office and Residential, zoned PCD (Planned Community District)
- West: Mixed-Use, zoned C-3 (Highway Commercial)

APPLICANT'S PROPOSAL

Applicant's Request.
The applicant requests approval of a site plan, landscape plan, and building elevations for a new commercial office/research building. There is also the potential for retail and service uses on the first floor, consistent with the first and second office buildings.

Development Information:

- Existing Use: Vacant
- Proposed Use: Office/Research
- Parcel Size: approx. 27 acres
- Project size: approx. 6.5 acres
- Building Size: 158,912 square feet
- Building Height Allowed: 60 feet
- Building Height Proposed: 60 feet
- Parking Required: 530 spaces
- Parking Provided: 532 spaces
- Open Space Required: *Cumulative
- FAR: *Cumulative

*Open Space and Floor Area Ratio based on overall project size. A development standard matrix that is being maintained by staff is updated as each phase of development is submitted. Overall open space and floor area ratio are being tracked and will be in compliance with the amended development standards when the Skysong project is built out.

DISCUSSION

Background

Originally referred to as the ASU Center for New Innovation and Technology, SkySong is a mixed-use project that is being developed in phases. Phase I and II, the first two office buildings, have already been completed and a multi-family residential component is approved at the southeast corner of the site. The proposed building is the third office building of the master plan. The original zoning case (26-ZN-2004) approved the overall development plan for the project. As part of the zoning approval, an Ad-Hoc Citizens Review Committee was created to engage the public and establish a set of "Guiding Principles" for site and building design (see Attachment #4).

This project was presented to the Development Review Board for preliminary review and feedback as a Study Session item on June 4, 2009 During the Study Session, the Board expressed some concern about the proposed horizontal louvers, specifically the potential for light reflection off the louvers into the tenant spaces. Additionally, it was suggested the main entrance to the building and the pedestrian circulation between the buildings could be strengthened.

Site Design

A tensile structure and central plaza space are the focal points for the Skysong project. Each of the initial phases of development, including the proposed site, is deliberately designed so each building effectively engages the central plaza space, forming a symbiotic relationship between the building and the shade structure. The main entrance to the building faces the intersection and is recessed to strengthen the plaza space.

Adjacent to the building entrance, the plaza space is designed to be an active space with water features and seating areas provided to further enhance the dramatic presence of the shade structure. Located at the northeast corner of its

site, the building is continuing the urban corridor concept established by the first two office buildings. The first floor of the building is currently planned for offices, but could be occupied by retail or restaurant uses in the future. Parking is provided behind the building and includes a "paseo" that essentially serves as a "woonerf", providing shared access for vehicles and pedestrians, while also providing an access drive for emergency vehicles. Most of the surface parking is temporary and will eventually be replaced by a parking garage.

Building Design

In an effort to compliment the existing buildings, rather than compete with them, the proposed building relies on a contemporary design that borrows some elements from the Phase I and II buildings, while establishing its own identity. The horizontal and vertical planes of the building are quite linear. To add some depth of design, the building skin consists of a series of window walls accented by a horizontal aluminum louver, incorporated into the design to provide shading for the tenant spaces beyond. The window walls are made up of Low-E insulated glass units, consisting of various shades of blue. Forty percent (40%) of the window units will be opaque insulated spandrel glass to enhance energy efficiency. A series of ribbed metal vertical elements provide a unique architectural feature that continues to the top of the mechanical screening, which is integrated into the design of the building.

At the entrance to the building, and integrated into the design of the first floor storefronts, is a sandstone veneer with vertical ribbing and color to match the metal elements. The lobby of the building is transparent from the parking area at the rear of the building to the plaza space in front of the main entrance in order to allow visitors to see the SkySong structure from the lobby space and the parking that is behind the building. Additionally, each floor of the building has a lobby space with floor to ceiling windows, that are designed to take advantage of the dramatic view provided by the SkySong structure.

Landscape Design

Landscape improvements along the street frontages will continue the existing theme established by the first two office buildings, utilizing Native Mesquite as the primary tree species and Palo Brea as a secondary tree in the on-street parking landscape islands that frame the site entrance off N. Innovation Place. A series of Sissoo trees will frame the paseo plaza (woonerf) between the parking lot and the building. A decorative hardscape pattern will form a physical connection from the parking area to the south building entrance, continuing from the main building entrance to the SkySong structure.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Greg Bloemberg
Planner
Phone: 480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY

Greg Bloemberg
Report Author

Steve Venker
Development Review Board Liaison
Phone: 480-312-2831
E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
B. Fire Ordinance Requirements
1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Guiding Principles
5. Site Plan
6. Landscape Plan
7. Building Elevations
8. Perspectives
9. Building Details

Stipulations for the Development Review Board Application: SkySong 3 Case Number: 88-DR-2005#6

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of Project Coordinator and the Final Plans staff.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DS&PM), 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 Architekton, with a city staff date of 6/22/09.
    b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Architekton, with a city staff date of 6/22/09.
    c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the conceptual landscape plan submitted by Ten Eyck Landscape Architects, with a city staff date of 5/12/09.
    d. The case drainage report submitted by Wood Patel and Associates and accepted in concept by the Stormwater Management Division of the Municipal Services Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning case for the subject site was: 26-ZN-04

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *Prior to issuance of any permits, the developer shall receive approval of plans for an on-site material mock-up, which includes all the proposed materials, colors, and construction details. The material mock-up shall be kept on-site throughout the construction process, and shall be approved prior to commencing any exterior finish or vertical construction.*
3. *Architecture Review Oversight. As part of the infrastructure costs, an independent overseer shall be secured to review the architectural compliance at the following stages: construction plans, on-site materials mock-up, permits, inspections, and Certificate of Occupancy.*

SITE DESIGN:

Ordinance

B. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

DRB Stipulations

4. *With the final plans submittal, the applicant shall demonstrate how this project responds to the Guiding Principles established by the Ad-Hoc Citizens Review Committee.*
5. *With the final plans submittal, the applicant shall provide cross-sections of all decorative hardscape treatments, demonstrating compliance with requirements of the American's with Disabilities Act (ADA) for accessible circulation.*

LANDSCAPE DESIGN:

Ordinance

C. No trees shall be planted within seven (7) feet of an active water or sewer line, or within five (5) feet of an active fire hydrant.

EXTERIOR LIGHTING:

DRB Stipulations

6. *Pole mounted lighting in parking areas shall be located so it does not conflict with tree canopies, to the satisfaction of final plans staff.*
7. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
8. Incorporate the following parking lot and site lighting into the project's design:

   Parking Lot and Site Lighting:

   a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation
   b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
   c. The initial vertical illuminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

9. In addition to the existing bicycle rack on the north side of the building, the developer shall provide additional bicycle parking on the south side of the building.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

10. The developer shall provide internal circulation to accommodate emergency and service vehicles. Final improvement plans shall show drive aisles with truck turning radius that

Approved 7/9/2009 (lc)

meets the Fire Department's requirements of outside edge of lane on turn being forty-nine (49) feet and fifty-five (55) feet outside radius required for aerial bucket clearance.

11. Site Plan shows an accessible ramp on the south side of the driveway on Innovation Place. An accessible ramp on the north side of the driveway may be required. Truncated domes are not necessary at this location.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

12. 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. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

13. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the basis of design report and plan from to Water Resources Department. The basis of design report shall be in conformance with the Design Standards and Policies Manual and shall address:

    a. Water, sewer and fire demands for this phase of development.

    b. Preliminary locations of meters, backflow preventers, fire hydrants, grease interceptors, sewer services and fire department connections.

Approved 7/9/2009 (lc)

88 DR 2005 #6

DATE: 03/16/2009

SkySong 3
N. Scottsdale Rd
Scottsdale AZ
85257

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

Within 300' (Feet) of all ground floor walls

____
____

☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.

☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☐ B. PADLOCK
- ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.

☒ 7. SUBMIT PLANS FOR A CLASS A FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.

☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)

☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. ____

____

☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____

☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____

☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.

☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x Calc (NSHT)
- ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
- ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.

☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

ATTACHMENT B

88 DR 2005 #6 DATE: 03/16/09

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.

- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

ATTACHMENT B

Development Overview

Located at the intersection of Scottsdale Road and McDowell Road, SkySong is a mixed-use project consisting of 1.2 million square feet of office, research and retail space, and a hotel /conference center at full build-out. In addition to the commercial space, SkySong will include multi-family residential units. Anchored by the iconic SkySong shade structure, it is built around the concept of a densely landscaped grand boulevard lined by ground-floor shops and restaurants with offices above. SkySong will serve the needs of businesses, research and technology industry and academia while building vital networks between university innovations, regional progress and the global technology industry.

SkySong is a center like no other in the world. A place where business and ***innovation*** are one and the same. Where business has access to the resources of Arizona State University. SkySong is a global portal connecting the world through ***technology***. It is a place where the architecture, lifestyle and amenities in and around the center stimulate and encourage creativity and new ideas. Where ideas and university research become new technologies and commercial enterprises. A place where ***imagination*** shapes reality.

SkySong will attract knowledge workers and corporations from around the world, creating a working community, integrating academia with commerce, developing an interactive relationship among mentor, supplier and start-up technology companies and professional support.

All of this in the heart of Scottsdale, Arizona, one of the most desirable locations in the Southwest. The project is close to abundant recreational, residential and cultural and entertainment opportunities and venues, exceptional schools, major transportation corridors, and Sky Harbor International Airport. But the differentiating factor is the proximity and involvement of Arizona State University and its preeminent engineering and research programs.

Project Overview

SkySong 3 will be the third office/research building located on the southwest quadrant at the intersection of SkySong Boulevard and Innovation Place. Sitting to the west of SkySong 1 and 2 and the new residential project, SkySong 3 will complete the third corner of the shade structure plaza.

SkySong 3 will be a four-story building matching the height of SkySong 1 and 2 (60' Top of Parapet) with approximately 159,000 sf., of office suites/retail at the ground level and office/research space on the upper floors. SkySong 3 will occupy an integral parcel along the main entry drive of SkySong Boulevard and the secondary drive of Innovation Place, establishing the tone for future phases. It is intended to further define the SkySong central plaza at the heart of this mixed-use development and strengthen the urban street experience by expanding the east-west connection from Scottsdale Road east to 74th Street.

SkySong 3 will continue the development's goals by reinforcing the Center's central public plaza in the following ways:

- Create and expand community gathering spaces
- Form a boundary for the east-west and north-south pedestrian corridors created by the internal streets
- Work with the existing buildings to create a vibrant context for human activity
- Provide shade and an inviting environment for the users
- Create a link between Scottsdale Road and the activities in the center's plaza
- Interact with the SkySong shade structure, the signature shade element of the development
- Present a sensitive climatic response to the desert environment, and be LEED certifiable

88-DR-2005#6
2nd: 5/12/09

ATTACHMENT #1

Innovation

Connectivity: The SkySong shade structure at the intersection of SkySong Boulevard and Innovation Place is the iconic element for the development. SkySong 3 takes advantage of this unique urban connection allowing for a symbiotic relationship between the building and the shade structure. The ground floor lobby extends from the parking lot entry side visually to the central plaza, allowing the shade structure to become part of the lobby experience while maximizing the outdoor urban space. Each of the upper lobby floors offers a unique vantage point of the central plaza below while connecting the building visually to the SkySong shade structure.

Urban Corridor: The L-shaped footprint of SkySong 3 provides a unique relationship to the shade structure, plaza and streetscape. By pulling the upper floors of the building closer to SkySong Boulevard while maintaining the alignment with SkySong 2, the recessed ground floor storefronts and landscape planters will add variety and interest to the urban pedestrian experience. Focusing the building toward the central plaza helps to further activate the plaza below the shade structure and optimize the outdoor spaces.

Water Harvesting: At the parking lot side of the building, bio-swale gardens and porous concrete paving would capture storm water run-off for the vegetation and a raised concrete cistern would gently release condensate water into the landscaping areas. At the SkySong shade structure side of the building, three intimate condensate cisterns that also serve as concrete benches would flow into the narrow landscape areas of native rocks and plants. All of the condensate cisterns would have variable flow rates responding to the seasonal changes that impact the mechanical equipment and release UV treated water into the landscape areas. These strategies help to supplement the landscape irrigation and reduce the need for potable water usage. The water harvesting concepts would emphasize the importance of water in the Sonoran Desert.

Building Envelope: By investigating the use of a unitized curtain wall glazing system, less on-site construction waste would be created and environmental impacts to the site would be reduced. With a modular glazing system manufactured off-site to factory precision, the result would be greater control over the on-site construction timeline. This process would also improve the quality and longevity of the building.

Technology

Window wall system: Aluminum butt-glazed mullions and glass are the predominant building envelope material. This strategy will allow the building to minimize latent heat build-up throughout the day, reducing the contribution to the heat island effect while providing a low maintenance long lasting building skin.

Vision Glass: By balancing the amount of natural light with the reduction of infrared energy and solar heat gain, the high performance Low-E insulated glass units would maximize the comfort of the building tenants while providing views out to Camelback Mountain, Papago Park and the Skysong Structure.

Spandrel Glass: Up to 40% of the building glass area is made up of opaque spandrel glass and spandrel panel with insulation behind the glass to provide R-19 minimum envelope in the non-vision areas of the façade.

Glass Reflectivity: By using high performance vision glass with an outside reflectance of 12% or less along with the horizontal shade fins, glare would be minimized. The spandrel areas would have a glossy or matte finish that would alternate in horizontal bands around the building having various shades of blue color.

Shading: Aluminum horizontal shade fins wrapping the building would be sized to maximize the shading of the building façade from continuous direct sun exposure. The shading would help to reduce the heat from being absorbed by the building skin. This provides a passive low-tech strategy for a self-shading envelope.

Building Lighting: High performance lighting technology is used to indirectly light the exterior soffit of the building at the ground level. This strategy serves a dual purpose by providing security lighting for the building while providing pedestrian lighting which reduces the need for additional site mounted fixtures.

Parking Lot Lighting: The pole mounted light fixtures for the temporary parking lot are intended to be reused as part of the roof top parking lighting on the future garage that would be behind SkySong 3.

Elevators: Utilization of the latest elevator technologies would be part of the strategy to contribute to the reduction in the building's energy consumption. The use of an advanced system could also potentially eliminate the need for additional cabs due to the efficiency of the product.

Imagination

Desert Metaphors: The blue colors of the building façade respects the context of the blue façades of SkySong 1 and 2. The stratification of the blue glass becomes a metaphor for the Arizona sky, geological patterns of rock formations, and the coolness of water as a precious resource.

Desert Materials: The sandstone at the lobby entry and east wing of the building provides a direct relationship to Arizona by using unique sandstone quarried from Arizona. The character of the stone and the direction of the cut creates a subtle vertical graining pattern, grounding the building and giving a tactile quality but durable material at the pedestrian level. The sandstone would also complement the copper metallic metal panel system.

Compression and Release: Similar to an Arizona slot canyon, the SkySong 3 lobby frames a glimpse of the main plaza SkySong structure beyond. Upon entering the ground floor lobby thru the sandstone walls, the view opens up horizontally and vertically offering a dramatic view up to the SkySong shade structure. This visual and physical effect extends the SkySong 3 lobby into the plaza with the shade structure to enhance the urban experience.

Desert Landscape: Keeping with the precedent set with SkySong 1 and 2, the landscaping of SkySong 3 would utilize a complementary palette of desert appropriate vegetation, sustainable hardscape materials, water features using recycled condensate and stormwater creating variety to the an urban pedestrian experience.

City of Scottsdale Sensitive Design Principals

1. Surrounding character and Context: SkySong 3 would connect directly to the urban plaza below the shade structure, further defining connections to Scottsdale Road and McDowell Road. The building would continue the evolution of the development by creating a unique building identity that respects the established context, guidelines, scale, and materiality while expanding on the concepts of innovation, technology, and imagination.

2. Site Location and Orientation of Buildings: SkySong 3 offers the opportunity to make a unique connection to the SkySong shade structure. The L-shape building would create an urban context of storefronts along SkySong Boulevard, a pedestrian presence along Innovation Place, a ground level link from the parking lot thru the lobby to the SkySong shade structure plaza, and a unique visual link to the shade structure from the elevator lobbies at each floor. Ample areas of vision glass on floors two through four would provide views out to Camelback Mountain, the Papago Buttes, and the SkySong Structure.

3. Existing Topography and Landscaping: Being the former location of Los Arcos Mall, the site has been reconfigured for the SkySong development. SkySong 3 would become the next phase to expand the intent of creating an urban context. The site would use native and desert adaptive plants, trees, and landscaping materials that would utilize water harvesting to demonstrate the importance of water in the desert.

4. Protect the Character of the Sonoran Desert: The landscape design for the SkySong 3 site would demonstrate the uniqueness of this climate and the context of the Sonoran Desert by installing native and desert adaptive vegetation. Regionally appropriate and sustainable hardscape materials would be utilized to reduce the heat island effect and also aid in harvesting water into the bio-swale gardens. The proposed landscape pallet would complement the existing landscaping and hardscape currently planted in the previous phases.

5. Design of the Public Realm: SkySong3 would maintain and enhance the connections to present and future development. The focus toward the SkySong shade structure would influence the shape and aesthetics of the proposed building. There would be a distinct pedestrian experience along SkySong Boulevard augmented by unique paving patterns, integral planters, existing trees, appropriate signage, entry doors, and seating furniture. The Innovation Place streetscape is meant to focus on the scale of the Phase III residential project and future development to the south offering shaded pedestrian pathway. Pedestrians would be able to navigate around the entire building thru covered walkways and lush landscaping.

6. Integrate Alternative Modes of Transportation: SkySong 3 would have access to the present and future transit options available for the SkySong development along Scottsdale Road and McDowell Road. The proximity of existing buildings, future development, and the main arterial streets will allow SkySong 3 to benefit from the current pedestrian network focused on the SkySong shade structure intersection.

7. Pedestrian Considerations: The first floor of SkySong 3 parallel with SkySong Boulevard steps back to give the building a comfortable human scale at the ground level with shade canopies at the suite entrances, an existing tree line, small scale planters, and appropriate lighting levels at night. The ends of the building would provide shaded pathways from the street to the parking lot and rear plaza. SkySong 3 would utilize the iconic SkySong shade structure and the plaza below as an extension of the building lobby providing unique pedestrian experience and ease of circulation.

8. Hierarchy of Masses: The L-shape floor plate focuses the building toward the SkySong Shade structure while also defining the front and back lobby entry doors. The ground level steps back along SkySong Boulevard and at the ends of the building providing shaded pathways and seating areas. SkySong 3 would meet the required 60' maximum parapet height. The roof mechanical equipment screen wall area along the Innovation Place leg of the building would be integral to the main building façade blending with the building exterior design. The horizontal shade fins wrapping the building would further break down the scale and create visual interest as the building changes throughout the day according to the sun angle.

9. Responding to the Built Environment in the Desert: The new SkySong shade structure would become the entry canopy extending the first floor lobby into the plaza below and the upper floor lobbies would connect visually at each floor to the structure. Materials would include vision glass and spandrel panels of various shades of blue that reference sky and water, natural sandstone at the pedestrian level as well as extending 4 stories up and into the interior elevator lobbies would allude to a slot canyon, and a flush/ribbed metallic copper color metal panel system would complement the colors of the desert. Setting back the ground level floor façade would allow the upper floors to provide covered passageways from the parking lot to the main internal streets.

10. Incorporate sustainable and healthy building practices and products: SkySong 3 would be designed to minimize energy consumption and utilize available technologies to create a healthy environment. Using high performance glass along with investigating the use of a unitized curtain wall system would reduce construction waste at the site and provide an efficient durable skin. Horizontal shade fins wrapping the building would provide a "self-shading" passive low tech system to minimize direct sun exposure. Thermal mass would reduce east-west exposures long the Innovation Place leg of the building.

11. Landscape design responding to the desert environment: The landscape palette would emphasize the importance of the Sonoran Desert incorporating native and desert adaptive vegetation that is appropriate for use in this environment. The landscape once mature will provide an oasis on the harshest sides of the building to shield pedestrians emerging from the passages under the upper floors of the building and lobby. The character of the vegetation would complement the landscaping from the previous phases of the SkySong development.

12. Site design for efficient use of water: The site design would harvest stormwater runoff from the hardscape areas and parking lot as well as reuse condensate water from the building's HVAC equipment. Condensate water features would be an important part for the outdoor spaces to not only supplement the landscaping irrigation system, but also provide psychological cooling for pedestrians during the warmest times of the year.

13. Site and Building Lighting: The parking lot lighting and exterior building mounted lights would provide the minimum light levels required for a safe environment using energy efficient fixtures. The parking lot fixtures would provide the required cut-off to prevent spillage outside the site boundaries. For pedestrian circulation around the building, soffit mounted fixtures along the ground floor level and above the lobby entries would wash the sidewalks and highlight the four story tall stone accent walls. Lighting fixtures integral to shade fin design would illuminate the canopies along SkySong Boulevard and Innovation place with indirect lighting.

14. Signage: Signage would be designed to complement the architecture of the building and become integral to the design of the building. The opportunity for storefronts along SkySong Boulevard would offer signage locations appropriate to the pedestrian scale of the sidewalk streetscape. Any future building mounted tenant signage would be complementary to the building façade and horizontal aluminum fin system. All signage would go through the required review process to meet the signage ordinance requirements.

Skysong 3

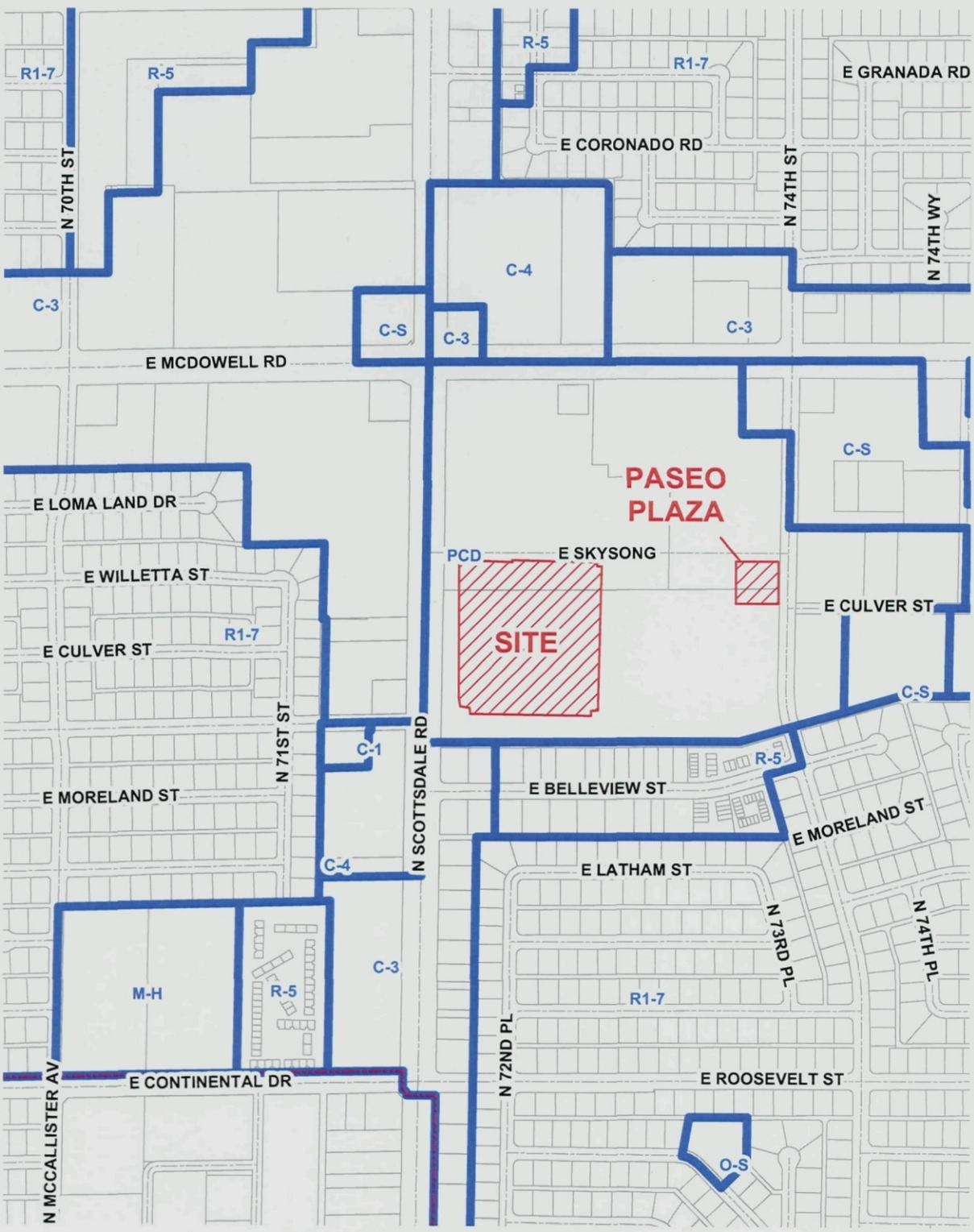
88-DR-2005#6

ATTACHMENT #2

Skysong 3

88-DR-2005#6

ATTACHMENT #2A



88-DR-2005#6

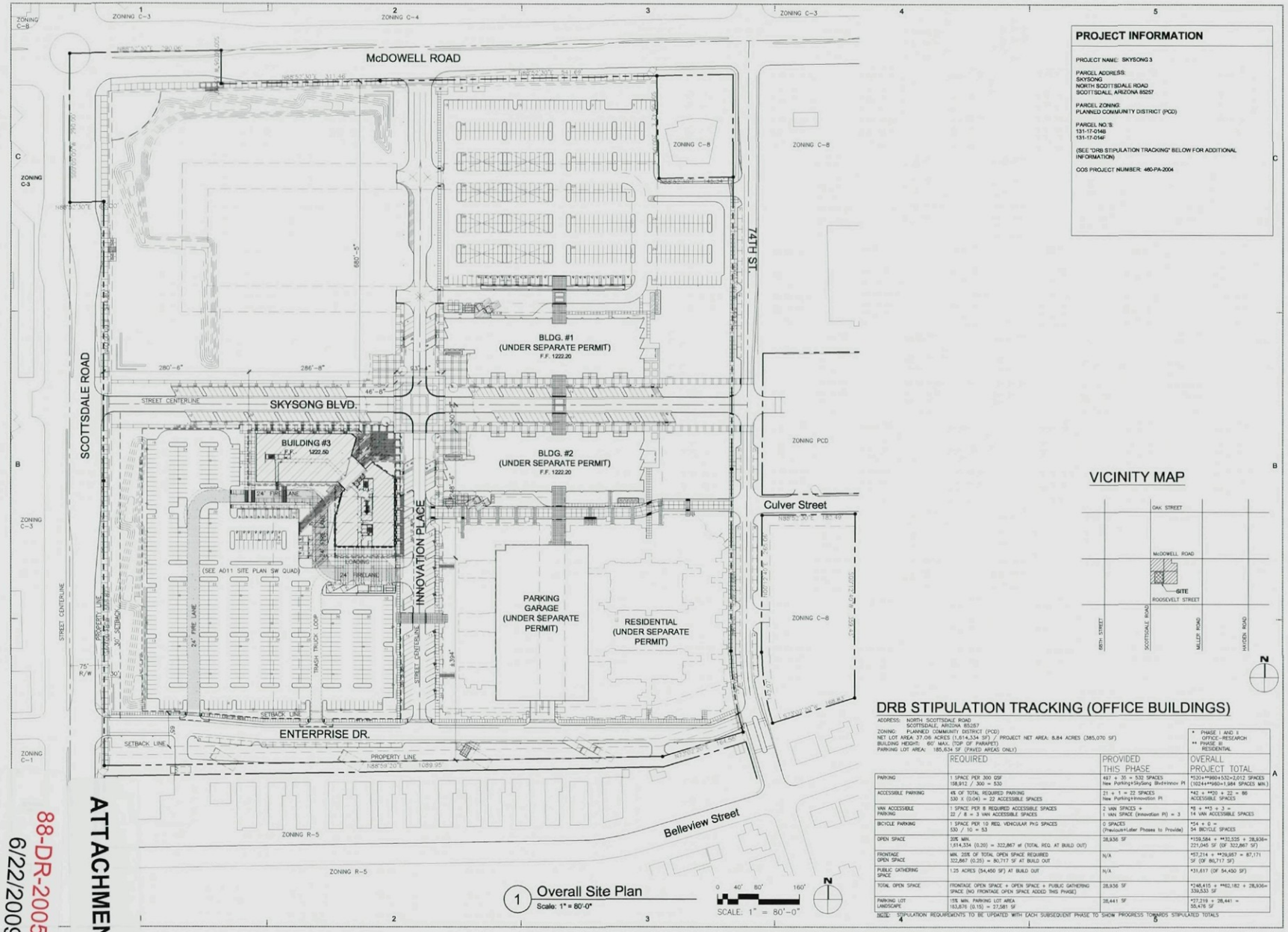
ATTACHMENT #3

N

Vision and Guiding Principles

The Ad Hoc Citizens Advisory Working Group (Design Guidelines and Development Framework) vision for the center is a "world-class assembly point of knowledge and technology business, serving as a catalyst for the renaissance of the entire Scottsdale Road/McDowell Road corridor." Merging the City of Scottsdale ASU and ASU Foundation expectations for the center, the Ad Hoc Working Group developed the following guiding principals for the center:

1. *Create balance of land uses and relationships between parcels*
2. *Encourage meaningful open space and public uses*
3. *Facilitate mobility and interconnectivity*
4. *Demonstrate Scottsdale's continued commitment to quality*
5. *Exemplify environmental sustainability*
6. *Promote social and economic vitality of the site and surrounding area*



1 Overall Site Plan
Scale: 1" = 80'-0"

SCALE: 1" = 80'-0"

PROJECT INFORMATION

PROJECT NAME: SKYSONG 3

PARCEL ADDRESS:
SKYSONG
NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85257

PARCEL ZONING:
PLANNED COMMUNITY DISTRICT (PCD)

PARCEL NO.'S:
131-17-014B
131-17-014F

(SEE "DRB STIPULATION TRACKING" BELOW FOR ADDITIONAL INFORMATION)

COS PROJECT NUMBER: 460-PA-2004

VICINITY MAP

DRB STIPULATION TRACKING (OFFICE BUILDINGS)

ADDRESS: NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85257
ZONING: PLANNED COMMUNITY DISTRICT (PCD)
NET LOT AREA: 37.06 ACRES (1,614,334 SF) / PROJECT NET AREA: 8.84 ACRES (385,070 SF)
BUILDING HEIGHT: 60' MAX. (TOP OF PARAPET)
PARKING LOT AREA: 185,634 SF (PAVED AREAS ONLY)

* PHASE I AND II OFFICE-RESEARCH
** PHASE III RESIDENTIAL

	REQUIRED	PROVIDED THIS PHASE	OVERALL PROJECT TOTAL
PARKING	1 SPACE PER 300 GSF 158,912 / 300 = 530	497 + 35 = 532 SPACES New Parking+SkySong Blvd+Innov Pl	*520+**980+532=2,012 SPACES (1024+**980=1,984 SPACES MIN.)
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED PARKING 530 X (0.04) = 22 ACCESSIBLE SPACES	21 + 1 = 22 SPACES New Parking+Innovation Pl	*42 + **20 + 22 = 86 ACCESSIBLE SPACES
VAN ACCESSIBLE PARKING	1 SPACE PER 8 REQUIRED ACCESSIBLE SPACES 22 / 8 = 3 VAN ACCESSIBLE SPACES	2 VAN SPACES + 1 VAN SPACE (Innovation Pl) = 3	*8 + **3 + 3 = 14 VAN ACCESSIBLE SPACES
BICYCLE PARKING	1 SPACE PER 10 REQ. VEHICULAR PKG SPACES 530 / 10 = 53	0 SPACES (Previous+Later Phases to Provide)	*54 + 0 = 54 BICYCLE SPACES
OPEN SPACE	20% MIN. 1,614,334 (0.20) = 322,867 sf (TOTAL REQ. AT BUILD OUT)	28,936 SF	*159,584 + **32,535 + 28,936= 221,045 SF (OF 322,867 SF)
FRONTAGE OPEN SPACE	MIN. 25% OF TOTAL OPEN SPACE REQUIRED 322,867 (0.25) = 80,717 SF AT BUILD OUT	N/A	*57,214 + **29,957 = 87,171 SF (OF 80,717 SF)
PUBLIC GATHERING SPACE	1.25 ACRES (54,450 SF) AT BUILD OUT	N/A	*31,617 (OF 54,450 SF)
TOTAL OPEN SPACE	FRONTAGE OPEN SPACE + OPEN SPACE + PUBLIC GATHERING SPACE (NO FRONTAGE OPEN SPACE ADDED THIS PHASE)	28,936 SF	*248,415 + **62,182 + 28,936= 339,533 SF
PARKING LOT LANDSCAPE	15% MIN. PARKING LOT AREA 183,676 (0.15) = 27,581 SF	28,441 SF	*27,219 + 28,441 = 55,476 SF

NOTE: STIPULATION REQUIREMENTS TO BE UPDATED WITH EACH SUBSEQUENT PHASE TO SHOW PROGRESS TOWARDS STIPULATED TOTALS

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Tempe AZ, 85281

T 480.894.4637
F 480.894.4638

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Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

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Fulton Center
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P.O. Box 2280
Tempe, AZ 85280-2280

HIGGINS Development Partners
101 East Erie Street
Suite 600
Chicago, IL 60611

The Plaza Companies
9401 W Thunderbird Road
Suite 200
Peoria, AZ 85381

SkySong 3

North Scottsdale Road
Scottsdale, Arizona 85257

460-PA-2004

Development Review Board Submittal

Date: 06/18/09

Overall Site Plan

A010

ATTACHMENT #5

88-DR-2005#6
6/22/2009

1 ILLUSTRATIVE PLAN
SCALE: 1" = 40'-0"

NOT FOR CONSTRUCTION

ATTACHMENT #6

88-DR-2005#6
6/22/2009

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464 S Farmer Ave., Suite 101
Tempe AZ, 85281

T 480.894.4637
F 480.894.4638

www.architekton.com

Ton Eyck

CHRISTINE E. TEN EYCK
Expir
Septer

Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2260
Tempe, AZ 85280-2260

HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

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Date: 05/8/09

ILLUSTRATIVE PLAN

L1.1

PLANT LEGEND

Symbol	Botanical Name / Common Name	Size	Quantity	Remarks
Trees:				
	Dalbergia sissoo Sissoo	36" Box	26	ANA Standard – Height 15' Width 10' – Caliper 3"
	Prosopsis thornless hybrid 'Phoenix' Native Mesquite	36" Box	90	ANA Standard – Height 10' Width 8' – Caliper 2.5"
	Parkinsonia praecox Palo Brea	36" Box	10	ANA Standard – Height 10' Width 8' – Caliper 2.5
	Acacia willardiana Palo Blanco	36" Box	13	ANA Standard – N/A
Shrubs:				
	Euphorbia rigida Gopher Plant	5 Gallon	23	
	Ericameria laricifolia Turpentine Bush	1 Gallon	1736	
	Jasminum sambac Arabian Jasmine	5 Gallon	34	
	Justicia californica Chuparosa	5 Gallon	126	
	Justicia spicigera Mexican Honeysuckle	5 Gallon	79	
	Tecoma stans v. stans 'Gold Star' Gold Star	5 Gallon	163	
	Portulacaria afra Elephants Food	5 Gallon	72	
Accents:				
	Aloe barbadensis Yellow blooming aloe	5 Gallon	140	
	Asclepias subulata Desert Milkweed	1 Gallon	55	
	Dasylirion acrotriche Green Desert Spoon	5 Gallon	177	
	Dasylirion longissimum Mexican Grass Tree	5 Gallon	7	
	Equisetum hyemale Horse Tail Reed	5 Gallon	50	
	Hesperaloe parviflora Red Yucca	5 Gallon	39	
	Hesperaloe funiferia Giant Hesperaloe	5 Gallon	140	
	Pedilanthus macrocarpus Slipper Plant	5 Gallon	58	
	Sansevieria cylindrica Spear Sansevieria	5 Gallon	105	
Vines / Groundcovers:				
	Lantana species Lantana 'New Gold'	1 Gallon	630	
	Setcreasea pallida Purple Heart Plant	1 Gallon	135	
Inerts:				
No Symbol	3/4" minus decomposed granite - 'Apache Brown' (typical in all planting areas)			

NORTH SCALE: 1"=40' 0 20 40 80

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ARCHITEKTON

484 S Farmer Ave., Suite 101
Tempe AZ, 85281
T 480.894.4637
F 480.894.4638
www.architekton.com

Ten Eyck
landscape architects
828 east roberts road, no. 105
phoenix, arizona 85014
tel: 602.468.0505
fax 602.468.1775

CHRISTINE E. TEN EYCK
Expir: September

Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2260
Tempe, AZ 85280-2260

HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

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SkySong 3
North Scottsdale Road
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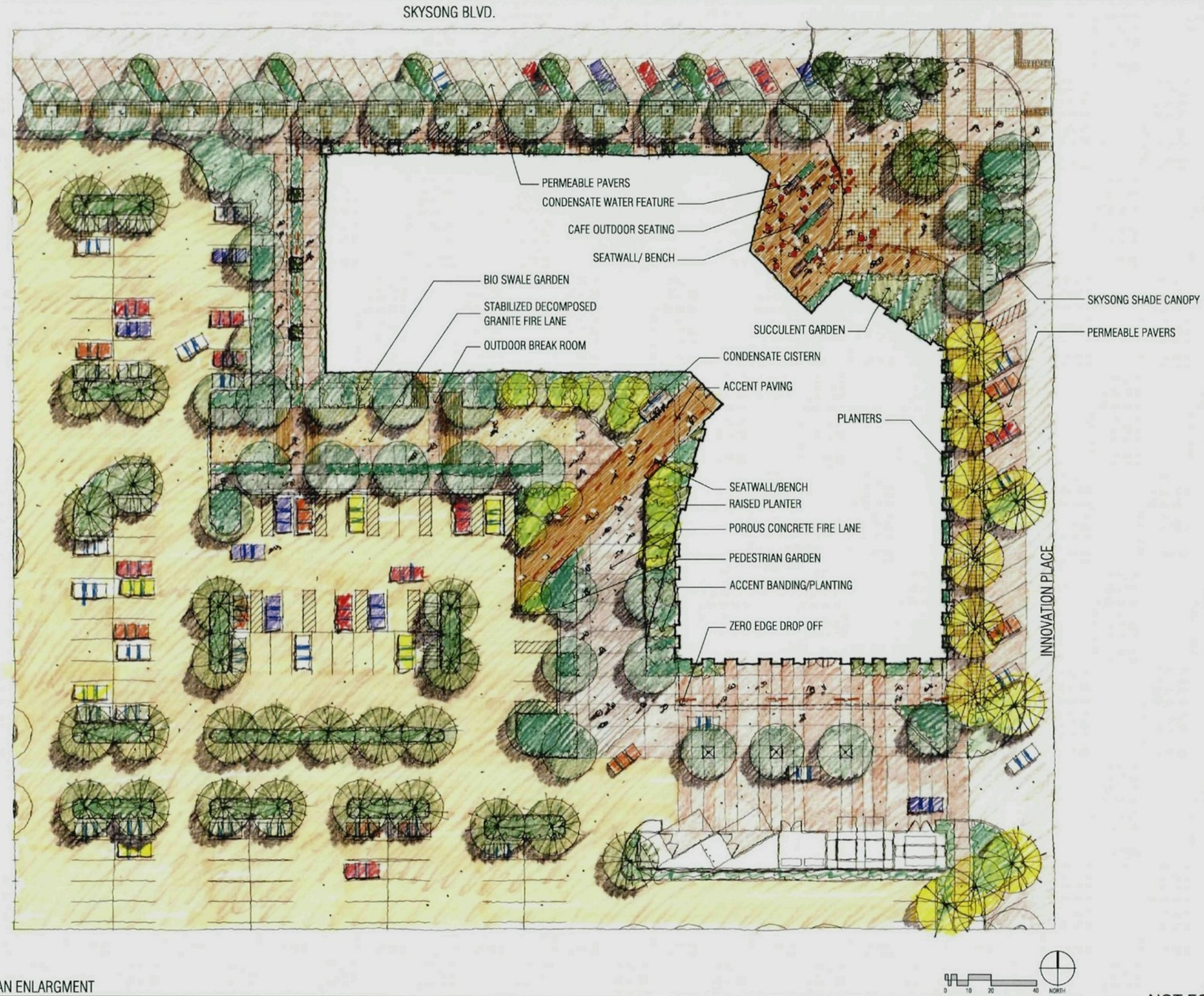
Date: 05/8/09

PLANTING PLAN

L1.3



1 ILLUSTRATIVE PLAN ENLARGMENT

SCALE: 1" = 20'-0"

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88-DR-2005#6
6/22/2009

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464 S Farmer Ave., Suite 101
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T 480.894.4637
F 480.894.4638

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Ten Eyck
landscape architects

REGISTERED LANDSCAPE ARCHITECT 22731 CHRISTINE E. TEN EYCK Date Signed 5.7.09 ARIZONA, U.S.A.

Expir... Septem...

Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2260
Tempe, AZ 85280-2260

HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

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Suite 200
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460-PA-2004

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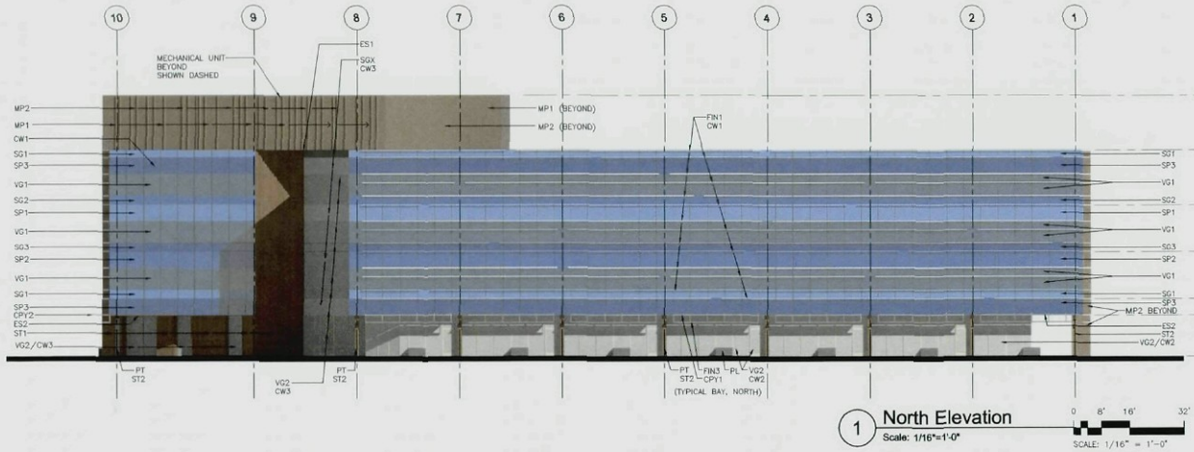
Date: 05/8/09

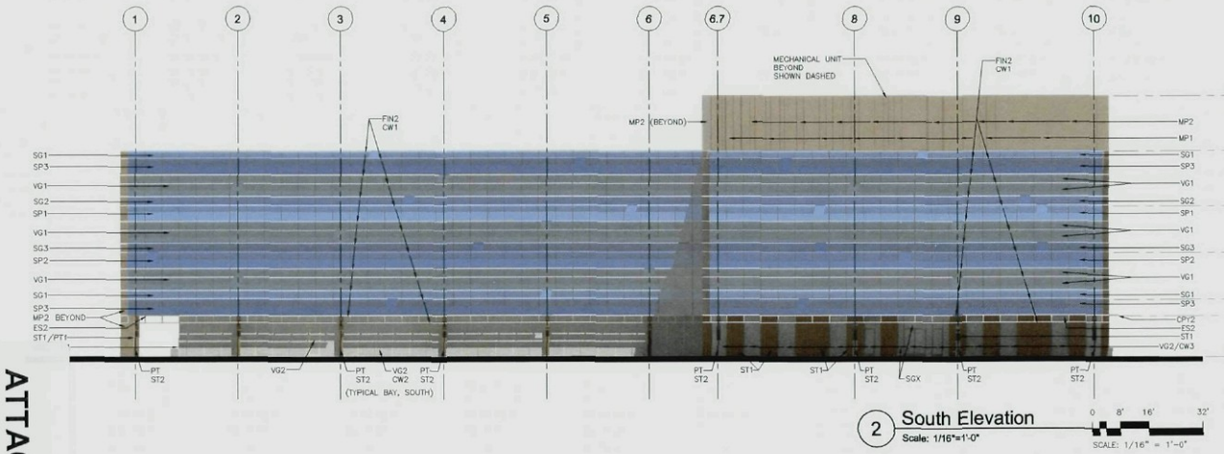
ILLUSTRATIVE ENLARGEMENT

L1.4



1 North Elevation
Scale: 1/16"=1'-0"

SCALE: 1/16" = 1'-0"



2 South Elevation
Scale: 1/16"=1'-0"

SCALE: 1/16" = 1'-0"

MATERIAL / COLOR

GLASS SPANDREL PANELS (OPAQUE)
(INTERIOR) BACKPAINTED, (EXTERIOR) NO ADDITIONAL FINISH, (METAL STUD FRAMING W/ BATT INSULATION BEHIND GLASS).
SG1 - SPANDREL GLASS COLOR-LIGHT BLUE
SG2 - SPANDREL GLASS COLOR-MEDIUM BLUE
SG3 - SPANDREL GLASS COLOR-DARK BLUE
SGX - SPANDREL GLASS COLOR-GRAY/BLUE

SPANDREL PANELS, MATTE FINISH (OPAQUE)
(INTERIOR) BACKPAINTED, (EXTERIOR) MATTE FINISH PANEL, (METAL STUD FRAMING W/ BATT INSULATION BEHIND GLASS)
SP1 - SPANDREL PANEL COLOR-LIGHT BLUE
SP2 - SPANDREL PANEL COLOR-MEDIUM BLUE
SP3 - SPANDREL PANEL COLOR-DARK BLUE

VISION GLASS
VG1 - VISION GLASS COLOR-BLUE TINT
VG2 - VISION GLASS CLEAR

METAL PANEL SYSTEMS
MP1 - REBBED METAL PANEL SYSTEM COLOR-"METALLIC COPPER"
MP2 - FLUSH METAL PANEL SYSTEM COLOR-"METALLIC COPPER"

EXTERIOR SOFFITS
ES1 - METAL PANEL SOFFIT COLOR-"METALLIC COPPER"
ES2 - SOFFIT PANEL COLOR-DARK BLUE

STOREFRONT/CURTAIN WALL SYSTEM
CW1 - ALUMINUM CURTAIN WALL BUTT GLAZE SYSTEM
CW2 - ALUMINUM STOREFRONT BUTT GLAZE AND CAPTURED SYSTEM "METALLIC COPPER" WHERE EXPOSED ON EXTERIOR
CW3 - CURTAIN WALL SYSTEM COLOR-"METALLIC COPPER"

SHADE FINS AND CANOPIES
FIN1 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 1'-6" (6" GAP + 12" FIN)
FIN2 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 2'-0" (6" GAP + 18" FIN)
FIN3 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 1'-6" (6" GAP + 12" FIN) WITH INTEGRAL LIGHT FIXTURE
CPY1 - ALUMINUM CANOPY 4'-6" BEYOND CURTAIN WALL COLOR-"METALLIC COPPER"
CPY2 - ALUMINUM CANOPY 2'-6" BEYOND METAL PANEL WALL (4'-6" OVERALL DEPTH) COLOR-"METALLIC COPPER"

STONE INLAY
ST1 - STONE VENEER WITH VERTICAL METAL RISS MATCHING THE METAL PANEL SYSTEM COLOR
ST2 - STONE INLAY IN STRUCTURAL STEEL WIDE LANGE COLUMN OUTSIDE OF COLUMN WEB ONLY

PAINT
PT - PAINTED STEEL COLUMNS COLOR-"METALLIC COPPER"

PLANTERS
PL - METAL PLANTER BOX COLOR-"METALLIC COPPER"

ATTACHMENT #7

88-DR-2005#6
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ARCHITEKTON
464 S Farmer Ave., Suite 101
Tempe AZ, 85281
T 480.894.4637
F 480.894.4638
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ARIZONA, U.S.A.
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Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2280
Tempe, AZ 85280-2280

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101 East Erie Street
Suite 800
Chicago, IL 60611

The Plaza Companies
9401 W Thunderbird Road
Suite 200
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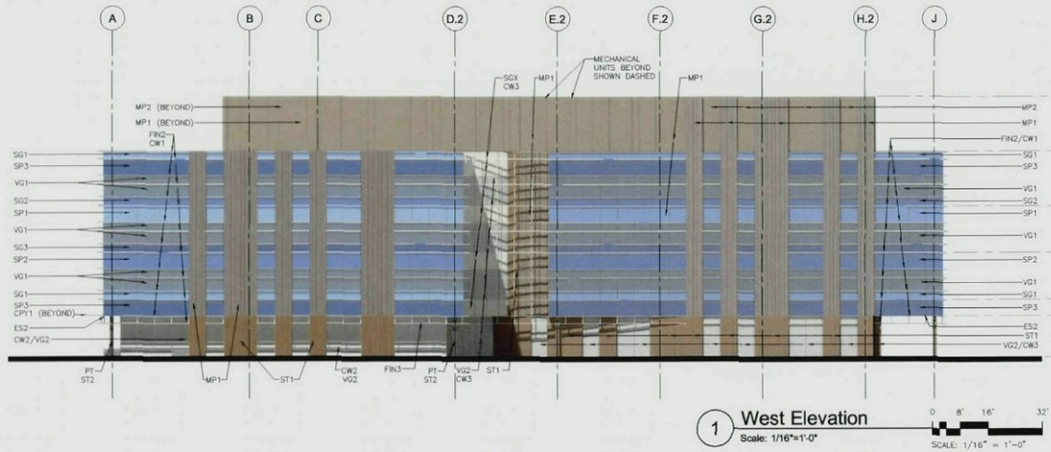
SkySong 3
North Scottsdale Road
Scottsdale, Arizona 85257

Development Review Board Submittal

Date: 06/18/09

Exterior Elevations Color

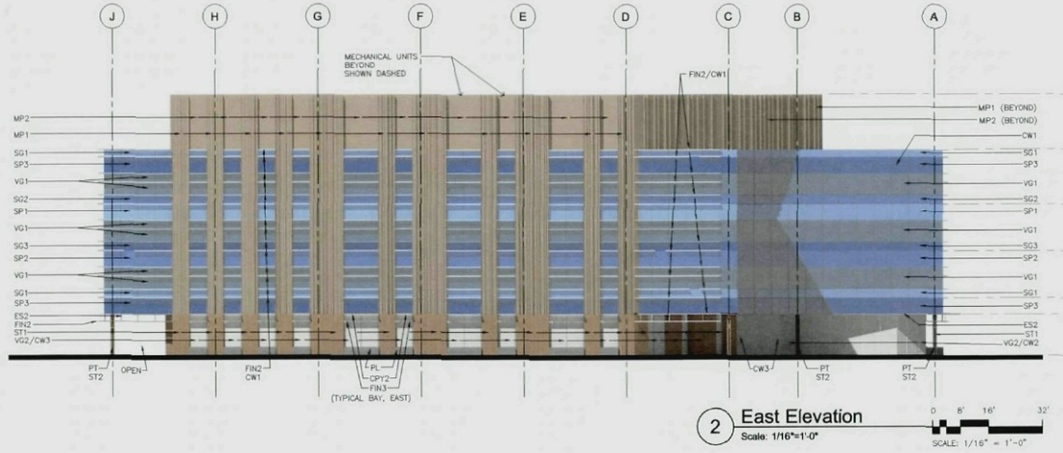
A210



1 West Elevation

Scale: 1/16"=1'-0"

SCALE: 1/16" = 1'-0"



2 East Elevation

Scale: 1/16"=1'-0"

SCALE: 1/16" = 1'-0"

MATERIAL / COLOR

GLASS SPANDREL PANELS (OPAQUE)
(INTERIOR) BACKPAINTED, (EXTERIOR) NO ADDITIONAL FINISH, (METAL STUD FRAMING W/ BATT INSULATION BEHIND GLASS)
SG1 - SPANDREL GLASS COLOR-LIGHT BLUE
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SG3 - SPANDREL GLASS COLOR-DARK BLUE
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(INTERIOR) BACKPAINTED, (EXTERIOR) MATTE FINISH PANEL, (METAL STUD FRAMING W/ BATT INSULATION BEHIND GLASS)
SP1 - SPANDREL PANEL COLOR-LIGHT BLUE
SP2 - SPANDREL PANEL COLOR-MEDIUM BLUE
SP3 - SPANDREL PANEL COLOR-DARK BLUE

VISION GLASS
VG1 - VISION GLASS COLOR-BLUE TINT
VG2 - VISION GLASS CLEAR

METAL PANEL SYSTEMS
MP1 - RIBBED METAL PANEL SYSTEM COLOR-"METALLIC COPPER"
MP2 - FLUSH METAL PANEL SYSTEM COLOR-"METALLIC COPPER"

EXTERIOR SOFFITS
ES1 - METAL PANEL SOFFIT COLOR-"METALLIC COPPER"
ES2 - SOFFIT PANEL COLOR-DARK BLUE

STOREFRONT/CURTAIN WALL SYSTEM
CW1 - ALUMINUM CURTAIN WALL BUTT GLAZE SYSTEM
CW2 - ALUMINUM STOREFRONT *BUTT GLAZE AND CAPTURED SYSTEM* "METALLIC COPPER" WHERE EXPOSED ON EXTERIOR
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SHADE FINS AND CANOPIES
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FIN2 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 2'-0" (6" GAP + 18" FIN)
FIN3 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 1'-6" (6" GAP + 12" FIN) WITH INTEGRAL LIGHT FIXTURE
CPY1 - ALUMINUM CANOPY 4'-6" BEYOND CURTAIN WALL COLOR-"METALLIC COPPER"
CPY2 - ALUMINUM CANOPY 2'-6" BEYOND METAL PANEL WALL (4'-6" OVERALL DEPTH) COLOR-"METALLIC COPPER"

STONE INLAY
ST1 - STONE VENEER WITH VERTICAL METAL RIBS MATCHING THE METAL PANEL SYSTEM COLOR
ST2 - STONE INLAY IN STRUCTURAL STEEL WIDE LANGE COLUMN OUTSIDE OF COLUMN WEB ONLY

PAINT
PT - PAINTED STEEL COLUMNS COLOR-"METALLIC COPPER"

PLANTERS
PL - METAL PLANTER BOX COLOR-"METALLIC COPPER"

88-DR-2005#6
6/22/2009

ARCHITEKTON
464 S Farmer Ave., Suite 101
Tempe AZ, 85281
T 480.894.4837
F 480.894.4838
www.architekton.com

REGISTERED ARCHITECT
CERTIFICATE #
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JOHN T. KANE
ARIZONA U.S.A.
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Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2260
Tempe, AZ 85280-2260

HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

The Plaza Companies
9401 W Thunderbird Road
Suite 200
Peoria, AZ 85381

08111

SkySong 3
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Scottsdale, Arizona 85257

460-PA-2004

Development Review Board Submittal

Date: 06/18/09

Exterior Elevations Color

A211

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Tempe AZ, 85281
T 480.894.4837
F 480.894.4838
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Owners/Developers

USAA Real Estate Company
8830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2260
Tempe, AZ 85280-2260

HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

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9401 W Thunderbird Road
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SkySong 3
North Scottsdale Road
Scottsdale, Arizona 85257

Development Review
Board Submittal

Date: 06/18/09

Perspective
SkySong Blvd.

A220

ATTACHMENT #8

88-DR-2005#6
6/22/2009

88-DR-2005#6
6/22/2009

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Tempe AZ, 85281

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F 480.894.4638

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Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2280
Tempe, AZ 85280-2280

HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

The Plaza Companies
9401 W Thunderbird Road
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Peoria, AZ 85381

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SkySong 3
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Development Review Board Submittal

Date: 06/18/09

Perspective
Innovation Place

A221

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464 S Farmer Ave., Suite 101
Tempe AZ, 85281

T 480.894.4637
F 480.894.4638

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Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2280
Tempe, AZ 85280-2280

HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

The Plaza Companies
9401 W Thunderbird Road
Suite 200
Peoria, AZ 85381

0911

SkySong 3
North Scottsdale Road
Scottsdale, Arizona 85257

460-PA-2004

Development Review Board Submittal

Date: 06/18/09

Perspective Main Entrance

A222

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6/22/2009

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Tempe AZ, 85281

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F 480.894.4838

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Owners/Developers

USAA
Real Estate Company
9800 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2280
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Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

The Plaza Companies
9401 W Thunderbird Road
Suite 200
Peoria, AZ 85381

460-PA-2004

SkySong 3
North Scottsdale Road
Scottsdale, Arizona 85257

Development Review
Board Submittal

Date: 06/18/09

Perspective
SkySong Blvd.
Pedestrian

A223

88-DR-2005#6
6/22/2009

ARCHITEKTON

464 S Farmer Ave., Suite 101
Tempe AZ, 85281

T 480.894.4637
F 480.894.4638

www.architekton.com

REGISTERED ARCHITECT
CERTIFICATE NO.
21395
JOHN F. KANE
ARIZONA, U.S.A.
Expires 6/30/2012

Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2280
Tempe, AZ 85280-2280

HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611

The Plaza Companies
9401 W Thunderbird Road
Suite 200
Peoria, AZ 85381

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SkySong 3
North Scottsdale Road
Scottsdale, Arizona 85257

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Date: 06/18/09

Perspective Paseo

A224

88-DR-2005#6
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ARCHITEKTON

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F 480.894.4638

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21395
JOHN T. KANE
Expires 6/30/2012

Owners/Developers

USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78230-2239

ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2280
Tempe, AZ 85280-2280

HIGGINS Development Partners
101 East Erie Street
Suite 600
Chicago, IL 60611

The Plaza Companies
9401 W Thunderbird Road
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Date: 06/18/09

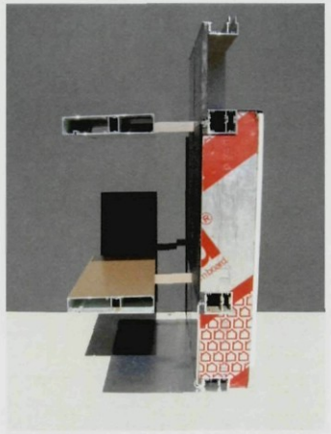
Perspective Scottsdale Road

A225

Mock-up: Vision Glass Looking Out
Scale: Actual

INSULATED VISION GLASS:
Visible Light Transmittance = 36%
Reduces direct sun glare and indirect glare from the fin system into the Tenant space.

METAL FIN SYSTEM:
Paint Color: Copper Metallic
The Metallic Finish diffuses sun reflection. By diffusing the sunlight, the point source is obscured reducing glare to the occupants.



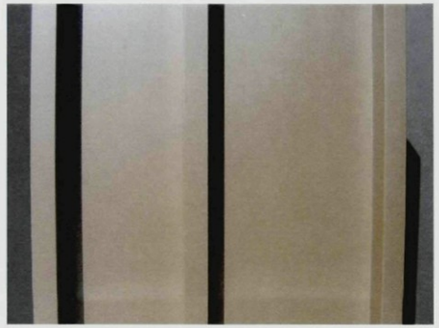
Mock-up: Window wall / Fins
Scale: Actual

PIGEON ROOSTING PREVENTION
The 6" gap between the back of the fin system and the window wall is intended to discourage roosting opportunities.

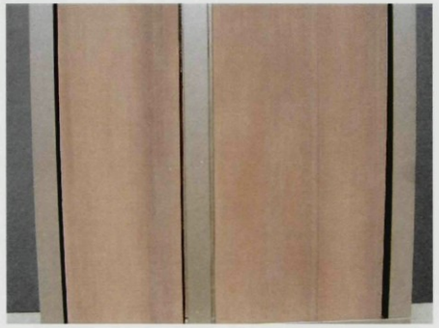
Mock-up: Window wall / Fins
Scale: Actual

GLAZING SYSTEM AND SHADE FINS:
The shade fin system provides a low-tech self-shading system as the first line of defense against the direct sun.
The batt insulated 6" wall behind the spandrel glass provides additional insulation R-19 minimum.
The energy efficient insulated vision glass (approximately 31" above each finish floor) provides natural light to the occupants while reducing sun glare and heat gain.
The combiniation of these strategies provides a high performance energy efficient building shell.

Mock-up: Window wall / Fins
Scale: Actual



Mock-up: Metal Panel - Color: Copper Metallic
Scale: Actual



Mock-up: Stone - Red Sandstone
Scale: Actual

Mock-up: Stone / Metal Panel
Scale: Actual

ATTACHMENT #9
88-DR-2005#6
6/22/2009

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Tempe AZ, 85281
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F 480.894.4638
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San Antonio, TX 78230-2239

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Fulton Center
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Material Mock-up

A250