



# Project Narrative

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Project No.: 460 - PA - 2004

Coordinator: Tim Curtis CDD BLOEMBERG

Case No.: 88 - DR - 2005#6

Project Name: SkySong 3

Project Location: North Scottsdale Road, Scottsdale AZ 85257

## Property Details:

☐ Single-Family Residentail ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: PCD Proposed Zoning: PCD

Number of Buildings: 1 Parcel Size: 37.08 Acres (1,614,334 SF)

Gross Floor Area/Total Units: 158,912 SF Floor Area Ratio/Density: .8

Parking Required: 530 Parking Provided: 532

Setbacks: N - 0 S - 0 E - 0 W - 30'

## Description of Request:

### Project Overview

Please see the attached document. (3 pages)

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

## 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



## **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, a condensate cistern, and porous concrete paving capture some of the storm drainage and condensate water from the buildings mechanical system. These strategies help to reduce the need to utilize domestic water for landscape irrigation. At the shade structure side of the building, condensate water features would have variable flow rates responding to the seasonal changes that impact the mechanical equipment. All of these features express the importance of water in the Sonoran Desert.

**Building Envelope:** By investigating the use of a unitized curtain wall system (fabricated off-site) for the glass, the building construction would create less on-site construction waste and reduce the environmental impacts to the site. This would also improve the quality and longevity of the building with the glazing system built with factory precision while providing the benefit of greater control over the on-site construction timeline.



## Technology

**Window wall system:** Aluminum butt-glazed mullions and glass are the predominant building envelope material. This strategy will allow the building to minimize heat build-up throughout the day thus 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 Low-E insulated glass units maintain the strategy of the glass façade along with maximizing the comfort of the building tenants.

**Spandrel Glass:** Up to 40% of the building glass area is made up of opaque spandrel glass with insulation behind the glass to provide R-19 minimum envelope.

**Glass Reflectivity:** By using high performance vision glass the reflectance is minimized to 10% or less. The spandrel areas are back painted with varying colors of blue as alternating bands of glossy or matte finish.

**Shading:** Aluminum Horizontal Fins wrapping the building are sized to maximize the shading of the building façade from continuous direct sun exposure. The shading reduces 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.

**Elevators:** Utilization of the latest elevator system technology to reduce energy and possibly eliminate the need for additional cabs.

## 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.

**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 will 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.