

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 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.

Development Review Board Project Narrative
SkySong 3

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.