



Current Planning Services
7447 E. Indian School Rd
Scottsdale, AZ 85251

Development Review Board Study Session Memorandum

Item No. 1

Topic: Gateway 101 Site Plan and Elevations (92-DR-2010)

Action Requested: Preliminary comments regarding site plan and building elevations related to an upcoming DRB item.

Meeting Date: November 4, 2010

From: Keith Niederer, Senior Planner

Through: Steve Venker, Development Review Board Liaison

We respectfully request your input on the proposed site plan and elevations for the Gateway 101 retail project, which is tentatively scheduled to come before the Development Review Board for action in December.

Project Information:

- The 4.24-acre parcel is located at the northeast corner of the Loop 101 northbound frontage road and E. Frank Lloyd Wright Boulevard, zoned Central Business District (C-2)
- The property was formerly owned by the State Land Department and leased to a landscaping business since the early 1990's.
- State Land Department filed an application to rezone the property from I-1 to C-2, which was approved by the City Council on December 1, 2009.
- State Land Department auctioned off this parcel at their May 25, 2010 auction. The applicant of this project was the successful bidder.

Applicant's Request:

- DRB approval of site plan and elevations for a new 33,370 square foot commercial center.

Development Proposal:

- The proposal intends to provide a mixture of commercial uses on the 4.24 acre parcel. The uses may include restaurants and retail services. The developer has told staff there has been much interest in this project and a number of tenants are ready to sign letters of intent.
- Four (4) buildings (identified on the site plan as Shops A, B, C and D) are being proposed.
- Architect desires center to have modern looking architecture.
- Shops A is proposed to contain 6,000 square feet of retail space and is located in the northwestern quadrant of the parcel. Shops A is proposed to be 26-feet tall.
- Shops B is proposed to contain 11,300 square feet of retail and restaurant space and is located in the southwestern quadrant of the parcel (located approximately 22-feet north of the property line along E. Frank Lloyd Wright Boulevard.) The developer and architect are proposing to construct a large metal canopy above building B that will extend to 36-feet in height.
- Shops C and D are proposed to contain 8,870 square feet and 7,200 square feet respectively of retail and restaurant space located in the eastern portion of the parcel. Patio space is proposed between the two buildings. The developer and architect are also proposing to construct a large metal canopy above both buildings that will extend to 36-feet in height.
- Pedestrian walkways, 6-feet in width are proposed for internal pedestrian circulation.

- Wide shaded walkways, containing planters and patios are proposed to be located in front of the buildings.
- The median on E. Frank Lloyd Wright Boulevard is proposed to be reconstructed with this application to allow for greater stacking distance for vehicles waiting to turn southbound onto Loop 101 from westbound Frank Lloyd Wright.
- Access into the center will only be provided from E. Frank Lloyd Wright Boulevard. There will not be any access to the Loop 101 northbound frontage road. The developer is working with the City to obtain exit only access from the center east across the City's water pump parcel to the existing traffic signal at N. 90th Street and E. Frank Lloyd Wright Boulevard. This access will be subject to a separate DRB or Staff Approval application.

Frank Lloyd Wright Design Guidelines and Influence in Architecture

- Landscaping proposed for the center consists of Palo Verde, Mesquite and Saguaro's, which is consistent with the Frank Lloyd Wright Boulevard Design Guidelines.
- Sidewalk stamp details are in conformance with the Frank Lloyd Wright Design Guidelines.
- Staff is encouraging 360-degree architecture, especially on the north elevations of building A, C and D. At some point in the future there will be a public trail along the south side of the Central Arizona Project canal and the north side of these buildings will be visible.
- Over the past decade, staff has been asking architects to incorporate Frank Lloyd Wright themes into the architecture. These Frank Lloyd Wright themes were incorporated into the architecture at the Promenade development at Frank Lloyd Wright Boulevard and Scottsdale Road, the Centennial Marketplace commercial center at the northwest corner of Frank Lloyd Wright Boulevard and 100th Street, both of which have been built, and on the proposed center and assisted living facility at the southeast corner of Frank Lloyd Wright and 100th Street. The proposed elevations with this project appear to have limited Frank Lloyd Wright influence. Staff would appreciate any comments the Board may have regarding the proposed elevations.

- Attachments:**
1. Project Narrative
 2. Site Plan
 3. Shops A Elevations
 4. Shops B Elevations
 5. Shops C & D Elevations

Gateway 101 Narrative



Gateway 101 is a proposed commercial / retail development located at the Northeast corner of Frank Lloyd Wright Blvd. (FLW) and Loop 101 in Scottsdale, Arizona. The overall project site is 4.24 acres, and is currently zoned C-2. The Central Arizona Project (CAP) canal runs the length of the north property line. To the east is an existing City of Scottsdale well site.

The proposed site plan consists of four single-story retail shops buildings varying in size from 6,000 s.f. to 13,300 s.f., totaling 33,370 s.f. The project anticipates a variety of retail shops, quick-serve restaurants, and a sit-down breakfast restaurant.

Access – The site is only accessible along FLW due to ADOT easements that occur along the Loop 101 frontage road. Given this, left-out access (to go eastbound on FLW) is not possible at either drive entrance. As stipulated in the re-zoning process of this land (5-ZN-2009), the existing medians along FLW will be reconfigured to provide additional queue length for westbound traffic turning left onto the Loop 101. As a result, left-in access to the site will be moved to the easternmost drive entrance. Traffic leaving the site from the easternmost drive entrance will be allowed to complete a U-Turn at the reconfigured median to go back eastbound along FLW. The site plan also indicates a two-way, off-site drive connection to the traffic signal at 90th Street to allow for eastbound access (if possible).

Site – Buildings are strategically placed on the site to maximize the existing access off FLW and address both the Loop 101 Frontage Road/FLW intersection at the southwest corner of the site, and views to the northeast over the CAP canal. Customer parking is distributed throughout the site for easy access to entrances to the various shops. Solid waste locations are located in close proximity to each of the shops buildings. Parking areas shall be screened from the public way with landscaping, berms and screen walls.

Circulation – The building can be accessed by pedestrians through sidewalk links to the public way to FLW on the south and internal links between the various shops.

Pedestrian Amenities – The sidewalk areas in front of the buildings will utilize joint patterns, texture, and color to complement those textures and colors found on the buildings. In addition, foundation level planting, pots, seat walls, and decorative lighting will accent these areas.

ATTACHMENT #1

92-DR-2010
1st: 10/07/10

() ()

Landscape – The landscape adjacent to the building is consistent with the landscape palette for the site. The placement accents the components of each building.

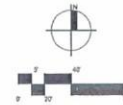
Building – Building architecture, including colors and materials, is contemporary southwest “influences”. The design utilizes a combination of EIFS (stucco) and exposed CMU as the primary exterior wall components with accents of steel and slate tile veneer. A dramatic steel “flying” roof accentuates the tops of the buildings. The styling of the steel elements, cornices, and rooftop canopies are somewhat unique to the area to give the building the desired sense of identity that promotes successful retail establishments. The south façades address the FLW frontage with a full mixture of the various design components. The upper portions of these areas utilize EIFS surfaces with accent reveals to allow for appropriate signage (by separate submittal). The southwest corner parapet utilizes a steel accent element similar to that found between shops C and D to address the adjacent intersection and provide an opportunity for center identification. The rooftop canopies have a cantilevered pitched design to further accent the buildings through form and shadow. Each building will have parapets at a rough average of 24 feet in height, with architectural elements up to 36 feet.

Lighting – Lighting of the building is accomplished by utilizing contemporary designs including site light poles around the site, pedestrian accent poles in the pedestrian areas, wall wash and accent lighting for both the emergency exit requirement and general lighting, and specialty lighting for the rooftop canopy elements.

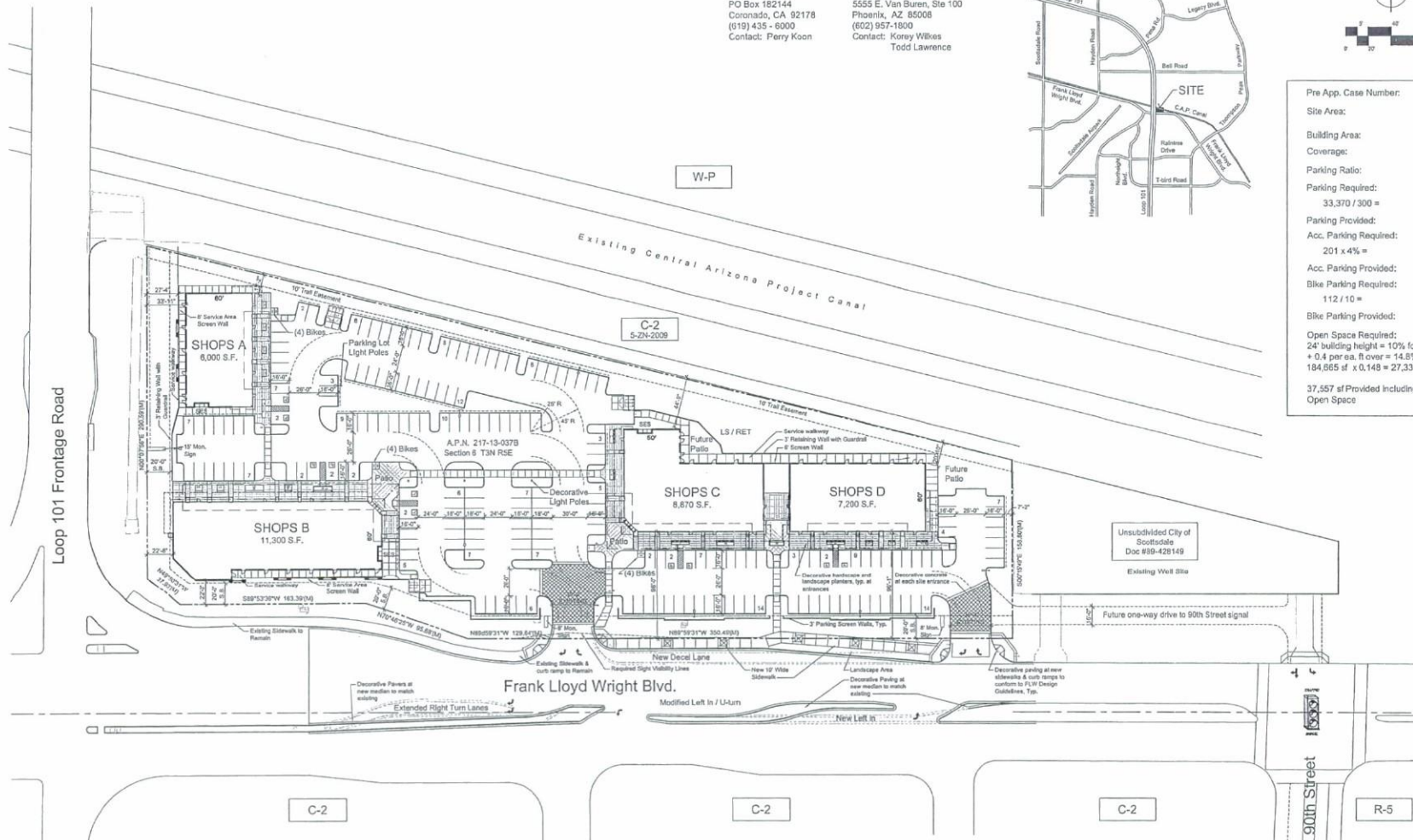
Owner:
FLW 101, LLC
PO Box 182144
Coronado, CA 92178
(619) 435 - 6000
Contact: Perry Koon

Architect:
Butler Design Group
5555 E. Van Buren, Ste 100
Phoenix, AZ 85008
(602) 957-1800
Contact: Korey Wilkes
Todd Lawrence

VICINITY MAP



Pre App. Case Number:	476-PA-10
Site Area:	184,665 sf (4.24 ac)
Building Area:	33,370 sf
Coverage:	18.1 %
Parking Ratio:	6.0 / 1,000
Parking Required:	
33,370 / 300 =	112 Spaces
Parking Provided:	201 Spaces
Acc. Parking Required:	
201 x 4% =	9 Spaces
Acc. Parking Provided:	10 Spaces
Bike Parking Required:	
112 / 10 =	12 Spaces
Bike Parking Provided:	12 Spaces
Open Space Required:	
24' building height = 10% for 12' ht.	
+ 0.4 per sq. ft. over = 14.8%	
184,665 sf x 0.148 = 27,330 sf	
37,557 sf Provided including Frontage	
Open Space	



Gateway 101

FLW 101 LLC

15815 E Frank Lloyd Wright Blvd.
Scottsdale, Arizona 85260

10-07-10 10086 ST-11

ATTACHMENT #2

92-DR-2010
1st: 10/07/10

Site Plan





East Elevation

North Elevation



South Elevation



West Elevation

FLW 101 LLC

Gateway 101

NEC Frank Lloyd Wright Blvd. & Loop 101
Scottsdale, Arizona 85260

10.07.10

ATTACHMENT #3

Shops A

Scale: 3/32" = 1'-0"

92-DR-2010
1st: 10/07/10



010086



North Elevation



East Elevation



West Elevation



South Elevation

FLW 101 LLC

Gateway 101

NEC Frank Lloyd Wright Blvd. & Loop 101
Scottsdale, Arizona 85260

10.07.10

ATTACHMENT #4

Shops B

Scale: 3/32" = 1'-0"



92-DR-2010
1st: 10/07/10



South Elevation



East Elevation



West Elevation



North Elevation

FLW 101 LLC

Gateway 101

NEC Frank Lloyd Wright Blvd. & Loop 101
Scottsdale, Arizona 85260

10.07.10

Shops C, D

Scale: 3/32" = 1'-0"

ATTACHMENT #5

010086

