

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



1 June 2017

Project Narrative

2nd Street HUB

3712 & 3720 N. Scottsdale Road
S.W.C. Scottsdale Rd & 2nd Street
Scottsdale, Arizona

The proposed project consists of two buildings at the 3712 & 3720 N. Scottsdale Road. The south building (3712 N. Scottsdale Rd) is an existing building and the building at 3720 N. Scottsdale Rd is a new building on a site which has been vacant for a good portion of the last decade.

The south building will be renovated both interior and exterior for retail/restaurant uses. The north building will be constructed also for retail/restaurant uses. The buildings will be architecturally themed similar with a parking archway between the two buildings to provide continuity of design.

The architecture theme is modern with metal accents, wood accent panels, stucco areas and colorful glass accent panels. Lighting will be provided which accents the pedestrian experience.

The existing parking area will be changed to provide a common parking area between the two buildings with shade sails and lighting to be consistent with the architectural theme.

Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, The Zoning Ordinance, and any pertinent master plan, scenic corridor guidelines or streetscape guidelines

2nd Street Hub is consistent with the values and goals of the City Guidelines through its retail and restaurant uses which promote urban living and pedestrian response within the Downtown Scottsdale overlay district. The proposed project is compliant with and reinforces the existing zoning of the property while promoting appropriate uses within the City's urban core. It provides a continuation of retail and restaurant uses which expand the existing fabric of uses in the area. The project promotes pedestrian interaction along the sidewalk level with patios and large canopies providing shade. 2nd Street Hub recognizes and responds to the Sonoran Desert through its massing and warm use of materials. It reinforces policy goals through its appropriate scale, color palette, shaded pedestrian walkways and approachability.

Explain how the proposed development will contribute to the general health, welfare, and safety and convenience of persons residing or working in the vicinity.

2nd Street Hub will help the City of fulfill the Land, Use, Growth and Activity goals by adding life to a long standing, vacant, urban corner unrealized for the majority of the past decade. The proposal will provide a safer pedestrian experience through the sidewalk and lighting improvements along 2nd Street and Scottsdale Road. By providing development on this long vacant corner the safety of pedestrians will be enhanced.

Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

The pedestrian shaded walkways of the neighboring properties will compliment and visually connect with each other, promoting streetscape continuity. The project, when built, will continue the pedestrian friendly restaurant and retail properties both north and south along Scottsdale Road providing an interrupted pedestrian experience. The topography of the site is flat with easy to navigate transitions between the building entries, street and curbs. The relationship between the existing south building and the new north building will provide a continuity of design along this frontage of Scottsdale Road. The spatial relationship that will be created between the two buildings will provide a layer of visual variation rather than just be a parking lot.

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Vehicular ingress and egress will essentially remain as they exist, but with the improvement of the new driveway curb cut along Scottsdale Road, which will serve both of the south and north buildings as a part of this project. A new architectural element will be placed to guide vehicular users into the center of the project. New parking spaces for both buildings are provided in this center area with convenient pedestrian sidewalk connections. Additional parking is provided off of the existing alley to the west along with the service and loading areas which remove congestion from the public streets. Enhanced pedestrian walkways along both Scottsdale Road and 2nd Street will provide ease of circulation to the site and increased safety.

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Scottsdale is actively promoting higher density commercial uses within the downtown district. When complete, this project provides the desired connectivity to and within downtown Scottsdale's shopping, dining, arts and entertainment mix. The surrounding

fabric of restaurants and retail are an eclectic mix with a unique non-corporate feel. The 2nd Street Hub project follows this same eclectic mix and will blend into and complement the existing architectural fabric of the downtown district. The use of steel and wood within the design complement existing structures in the area and allow a design motif that is not only unique to this project, but also harmonious with surrounding design elements.

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

All HVAC serving the project will be located on the roof level behind a parapet wall which fully screens any units from pedestrian view. The electrical service entrance is located along grade in the alley and will be housed within an integrally designed architectural element to the building. All retail and restaurant refuse collection points are located within the alley and a compactor and grease compartment will be provided for each of the buildings.

Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

The project reinforces the Sensitive Design Principles by being sensitive to the evolving character of the Scottsdale corridor over time and tying into the design elements of surrounding buildings. The design of the public realm provides cohesive streetscape design with the decorative pavement that currently exists along Scottsdale Road. Integrated alternative modes of transportation are encouraged with a bus stop located directly in front of the side along with areas of bike racks to encourage their use. Shading elements along both 2nd Street and Scottsdale Road show consideration for the pedestrian. The buildings have a variety of massing to control the visual impact of the building height and size. The building entries are highlighted with different volumes of spaces. A balance of exterior lighting including general illumination and focal lighting areas is provided which minimizes glare and reinforces the character of the downtown area.

Architectural design is enhanced by strengthening the pedestrian linkage from the north to the south through this previous vacant lot allowing a wider area of the downtown district to be linked through the pedestrian walkway system. The project provides a compact and intense retail/restaurant use which encourages the downtown pedestrian experience by the continued tradition of the downtown covered walkway system. The buildings reinforce the regional architectural character by providing protection of openings from the sun, with strong shade and shadow patterns.

The use of the existing building and tying it into the design theme of the new building will provide a strong relationship and allow the project to be a cohesive whole. Frequent building entrances along Scottsdale Road reinforce the Architectural Design Guidelines of the pedestrian experience along with openings and display windows to allow views by pedestrians.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

The project's upscale contemporary design embraces the eclectic, yet sophisticated vernacular of the "Goldwater-Scottsdale Confluence". The warm contemporary character combined with street improvements and shaded pedestrian sidewalks enhance and add to the connectivity with the neighboring properties. At grade exterior dining patios have been added along both Scottsdale Road and 2nd Street frontages to encourage street level pedestrian activity. Urban guidelines have been reinforced through sidewalk paving improvements, pavement upgrades from curb to entry, new street side planting areas with inviting glazing into the restaurant and retail spaces. The covered awnings along both 2nd Street and Scottsdale Road further encourage pedestrian activity along the frontages of the buildings by providing shade.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

The architectural concept of this building is by nature a design which addresses the hard corner and street, yet carves out and subtracts from the solid corner to provide a lively visual contrast in colors and materials. The building facade responds to the Southwest climate and intensity of natural daylight. Large overhangs and fenestrations which have recessed frames provide shadow and texture thus breaking up the mass of the building into smaller elements. The building is designed in such a way as to visually break up the mass of the street frontages to reduce the apparent width of the facades by use of different materials and building planes.

If the proposed development is located in the downtown district, then describe how the proposed development has incorporated urban design and architectural guidelines.

The proposed building height is thirty feet which meets the C-3/DO zoning of the property. In keeping with the Downtown Urban Plan, the proposed building reduces its bulk by recessed areas of wall planes, large canopies and shadow lines and a variety of materials at pedestrian level which enhance the pedestrian experience with the building. The building material palette is varied, textured, detailed and sophisticated. Proportion and scale of the buildings are varied with the canopies providing a strong horizontal element into the facades and provide a scale relative to the human size. Building materials are used that are consistent with similar materials in the neighboring blocks. The main design element features have window systems that are divided into smaller parts by using mullions for design expression. The use of brick pavers along Scottsdale Road is consistent with the design theme.



110302

4/6/2017 PLN-1STOP
DHOL HPDC600552
4/6/2017 1:52 PM
\$1,515.00

Received From :

2ND SDALE, LLC
8300 N SCOTTSDALE RD A200
SCOTTSDALE, AZ 85258
480-368-0111

Bill To :

Reference # 75-PA-2017

Issued Date 4/6/2017

Address 3712 N SCOTTSDALE RD

Paid Date 4/6/2017

Subdivision 2nd STREET COMMONS

Payment Type CHECK

Marketing Name

Lot Number 2

Cost Center

MCR 1080-47

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 130-13-413

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

2ND SDALE, LLC

Net Lot Area 0

Sewer Type

8300 N SCOTTSDALE RD A200

Number of Units 1

Meter Size

SCOTTSDALE, AZ 85258

Density

QS 16-44

480-368-0111

Code	Description	Additional	Qty	Amount	Account Number
3178	DEVELOP REVIEW APPLICATION MCD		1	\$1,515.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 4/6/2017 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPDC6005525
Tran #: 1 Batch #: 59792
Receipt: 01004873 Date: 4/6/2017 1:52 PM
110302
3178 DEV REVIEW APPLICATION \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
Chk #: 1071 2ND SDALE LLC
Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

18-DR-2017
4/6/17

SIGNED BY TIM RASNAKE ON 4/6/2017

Total Amount **\$1,515.00**

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: 2ND ST. 4400

Property's Address: 3712 & 3720 N. SCOTTSDALE RD.

Property's Current Zoning District Designation: C-3

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: 2ND SOURCE LLC

Agent/Applicant: TIM RASINSKI

Company:

Company: ARCHICON, A/E, L/C

Address: 6621 N. SCOTTSDALE RD

Address: 5051 E. WASHINGTON ST #200

Phone:

Fax:

Phone: 602 222 4666

Fax:

E-mail:

E-mail: tim@archicon.com

Designer: ARCHICON, A/E, L/C

Engineer:

Company: JEREM W. PLANK

Company:

Address: 5051 E. WASHINGTON ST #200

Address:

Phone: 602 222 4666 Fax:

Phone:

Fax:

E-mail: jerem@archicon.com

E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov