



Marked Agendas

Approved Minutes

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**The September 19, 2019
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 19, 2019 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Springhill Suites at Papago Plaza 18-DR-2019

Location: 7115 East McDowell Road

Request: Request approval of the site plan, landscape plan, and building elevations for a 5-story-tall hotel development with 117 guest rooms in approximately 72,000 square feet of building area, all on a 1.04-acre portion of an 11.8-acre site.

OWNER

PEG Companies
801-655-1998

ARCHITECT/DESIGNER

Nelsen Partners

ENGINEER

Kland Civil Engineer

APPLICANT CONTACT

Nelsen Partners
602-230-0600

BACKGROUND

Zoning

The site was recently rezoned from Highway Commercial (C-3) to Planned Community District with the P-C comparable Planned Regional Center District (P-C PRC) under Case 6-ZN-2018. The zoning district map amendment was necessary to accommodate the use mix, building height and development intensity.

Context

Located at the southwest corner of North Scottsdale Road and East McDowell Road, the site is situated at one of the more prominent intersections within the Southern Scottsdale Character Area Plan. The existing retail center, originally constructed in the 1960s, will be completely demolished to make way for the proposed development. Most of the properties around the site have been redeveloped over the years and consist of buildings with a more modern, contemporary aesthetic

and, in the case of SkySong, greater building height (up to 100 feet) and development intensity consistent with the proposed project.

Adjacent Uses and Zoning

- North Financial Institution and Vehicle Sales, zoned C-3
- South Restaurant/Bar, zoned C-3 and Single-family Residential, zoned R1-7
- East Mixed-Use, zoned P-C
- West Travel Accommodations, zoned C-3 and Single-family Residential, zoned R1-7

Key Items for Consideration

- Development Review Board Criteria
- Character and Design Chapter of the Southern Scottsdale Character Area Plan (SSCAP)
- Scottsdale Road streetscape and pedestrian experience
- Building elevation design facing Scottsdale Road
- Sensitive Design Principles

Associated Cases

- 15-DR-2019 – Papago Marketplace Phase I (Restaurant, retail, and parking garage)
- 16-DR-2019 – Broadstone Papago Marketplace (Apartment building)

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval for a new hotel project as a part of the overall redevelopment of the Papago Plaza site. The new hotel building will be 5 stories tall and includes site improvements such as landscaping, a private amenity area, and associated parking.

Neighborhood Communication

Due to the community input and concern when the zoning case went in front of City Council on December 12, 2018, the applicant was required to send out written notification to property owners within 1,350 feet of the site (the standard is 750 feet) and hold two additional open houses prior to submitting development review board cases.

The first open house was located at SkySong on January 10, 2019. Attendance was high at approximately 100 people. The concerns from citizens were regarding the lack of open space or courtyard area and the proximity of the parking garage to the single-family residential homes to the south. The second open house was located at Coronado High School on February 20, 2019 with an attendance of approximately 50 people. The applicant had revised the project proposal to include almost double the amount of open courtyard area which was met with a positive response.

For the hotel development review case, both the applicant and city staff sent out notification postcards 750 feet from the site. The site was also posted with a hearing sign. The only question staff has received from the community on the hotel is the location of bollards which will be placed adjacent to the intersection southeast of the hotel for safety purposes.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Design

The proposed hotel is located in the center of the new Papago Plaza redevelopment and in conformance with the master site plan approved with the zoning case. The restaurant buildings and apartments are situated along the Scottsdale Road and McDowell Road frontage and act as a buffer to the hotel building. Along the east elevation of the hotel is the main entrance, drop-off area, and enclosed patio area. This is a suitable location for the hotel entrance as it is orientated towards the main public courtyard area.

The north and south sides of the hotel are abutting drive aisles that lead to the west elevation where more hotel parking is located in addition to the private pool amenity area. The hotel is surrounded by base landscaping and a six-foot-wide sidewalk that connects to the other pedestrian accessways on the site.

Building Elevations

The east building elevation is comprised of red, thin veneer, brick with two large geometrical pop-outs to add interest. The pronounced facades are composed of guest room windows and horizontal and vertical gray and mink colored metal panels that act as shading and framing for the windows. The east elevation also includes a matching mink-colored canopy at the ground level to shade the main entrance area. The west elevation mimics the east in massing and materials except that the main façade is composed of rockwood terracotta-colored stucco. There are also synthetic wood panels utilized as accents above the fitness center windows and on various exterior doors.

One of the major architectural features is the stair tower located on the east and south elevation. The vertical feature is a white stucco shroud filled with mid-century accent concrete masonry block. The north and south elevations provide shorter building masses and utilize the gray metal panels and concrete masonry block found throughout the building.

The proposed terracotta color, brick veneer, and wood complement the desert scenery while also using the neutral gray, mink, and white as accents. While the proposed hotel building and previously approved restaurants and apartments each have their own architectural style, the entire site is cohesive in that there is a reoccurring use of materials like wood, brick, steel, and earth tones.

Landscaping

The east side of the hotel is surrounded by large tree planting along the main drive aisle and pedestrian walkway. There are wide and lush sections of landscaping abutting the building on the east and west side that are adjacent to the patio, pool, and bench amenities.

Development Information

- | | |
|----------------------------|---|
| • Existing Use: | Mixed-Use Commercial |
| • Proposed Use: | Hotel |
| • Parcel Size: | 13.49 gross acres (587,623 square feet)
11.6 net acres (479,296 square feet) |
| • Building Height Allowed: | 65 feet |

- Building Height Proposed: 65 feet (70 feet for rooftop appurtenances including stair tower)
- Building size: 71,265 square feet
- Parking Required: 147 spaces (hotel only)
- Parking Provided: 147 spaces (355 for entire project)
- Open Space Required: 95,589 square feet (entire project)
- Open Space Provided: 118,162 square feet (entire project)
- Number of Hotel Keys Allowed: Minimum 116 per 6-ZN-2018
- Number of Hotel Keys Proposed: 117

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Springhill Suites at Papago Plaza per the attached stipulations, finding that the provisions of the Sensitive Design Principles, the Character and Design Chapter of the Southern Scottsdale Character Area Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Katie Posler

Planner


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APPROVED BY


Katie Posler, Planner, Report Author

Phone: 480-312-2703


Date


Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov


Date


Randy Grant, Director
Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov


Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Applicant's Narrative
 - 3. Combined Context Aerial and Site Plan
 - 4. Site Plan
 - 5. Open Space Plan
 - 6. Building Elevations
 - 7. Perspectives
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Hardscape Plans
 - 11. Lighting Site Plan
 - 12. Exterior Lighting Cutsheets
 - 13. Public Comment
 - 14. City Notification Map

**Stipulations for the
Development Review Board Application:
Springhill Suites at Papago Plaza
Case Number: 18-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), 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 Nelson Partners, with a city staff date of 9/5/19.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Nelson Partners, with a city staff date of 9/5/19.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Floor Associates, with a city staff date of 9/5/19.
 - d. The master drainage report submitted by Kland Engineers and accepted in concept by the Stormwater Management Department of the Planning and Development Services, with a city staff date of 8/6/19.
 - e. The preliminary drainage report submitted by Kland Engineers and accepted in concept by the Stormwater Management Department of the Planning and Development Services, with a city staff date of 8/27/19.
 - f. The master water and sewer basis of design report submitted by Kland Civil Engineers and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 6-ZN-2018.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. The horizontal and vertical architectural border around windows on the east and west elevation shall be at least 1'-2" deep to provide adequate shading.

SITE DESIGN:

Ordinance

- C. OVERHEAD UTILITY LINES. All existing above ground cable and utility lines within and along development boundaries, and any new or relocated utility lines, shall be placed underground. The applicant shall coordinate with adjacent affected property owners as needed.
- D. ALLEY IMPROVEMENTS. Alley dedications and improvements to the alleys adjacent to the site shall be completed prior to or concurrent with the final Certificate of Occupancy for the first building on the site.
- E. FUTURE SUBDIVIDING. Any future parcels created to recognize separate ownership shall "stand alone" with regard to the applicable PRC zoning development standards. Any plat that creates parcels that cannot stand alone, or parcels that rely on other parcels for shared facilities, such as drainage shall require a separate zoning application to add the Planned Shared Development (PSD) Overlay to the entire project site. The PSD application must be approved prior to submittal of any preliminary plat or minor subdivision application. Additionally, prior to issuance of any permit for the development project, the existing sliver parcel (129-12-001X) shall be tied to the project development parcel.
- F. ACCESS RESTRICTIONS. Access to and from the development project shall conform to the following restrictions and requirements:
 - a. Unless otherwise approved by the Transportation Director, there shall be a maximum of two site driveway access locations to McDowell Road, with a minimum 330 feet provided between the easternmost driveway and Scottsdale Road (distances are measured from the center of each driveway and street). The western site driveway shall align with the existing median opening. Any site plan changes necessary to demonstrate compliance with this stipulation shall be processed administratively.
 - b. There shall be a maximum of two site driveway access locations to Scottsdale Road. The existing site driveways shall remain in their current locations to avoid any impacts to the existing on-street transit facility.

G. ONSITE CIRCULATION. Onsite circulation shall conform to the following requirements:

- a. Provide enhanced pedestrian facilities, to include but not be limited to minimum six-foot-wide sidewalks to and from each building within the development project, and from each building within the development project to the street sidewalks.
- b. Provide an enhanced crossing at the intersection of the north/south and east/west drive aisle, i.e. raised crosswalk, to connect the parking garage to the restaurant pads. Design shall be subject to review and approval by the Traffic Engineering Division.
- c. Provide a minimum of one pedestrian access point, with a minimum six-foot-wide curb break, near the southeast corner of the residential component to provide access from the alley to the residential component.
- d. Gated entrances shall provide required queuing distances and turn around areas consistent with the submitted site plan dated September 28, 2018.
- e. Bicycle parking shall be provided in compliance with the Zoning Ordinance requirement and shall be located near building entrances.
- f. Dedicate Emergency and Services Vehicle Access Easements overall project drive aisles and driveways at time of any land division.
- g. Dedicate Cross-Access Easements at all non-gated drive aisles and driveways that cross property lines at time of any land division.
- h. There shall be onsite queuing provided for the through, left-turn and right-turn lane approaches to the traffic signal at the intersection of Scottsdale Road and SkySong Boulevard in accordance with city approved Papago Plaza transportation impact mitigation analysis.

H. ONSITE WATER AND SEWER. Onsite water infrastructure located within project development drive aisles and driveways shall conform to all public water infrastructure requirements. Twenty (20) foot water and sewer facilities easements shall be dedicated overall project development drive aisles and driveways containing public water infrastructure at time of any project development land division.

I. REFUSE. Refuse collection shall be provided in conformance with project development Refuse Circulation Plan, sheet A109, by Nelsen Partners dated 10/01/2018.

J. PARKING. The associated parking garage shall be completed prior to or concurrent with the final Certificate of Occupancy for the hotel.

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. With final plan submittals, provide raised pedestrian crossings at uncontrolled on-site intersections.
7. All pedestrian sidewalks and accessways adjacent to the hotel shall be at least 6 feet wide.
8. With final plans, the site plan shall identify the overall PCD perimeter setbacks for the overall site.

OPEN SPACE:

Ordinance

- K. With final plans, provide an updated open space plan that identifies that a minimum of 33% of the parking lot landscaping is to be located in parking lot landscape islands.

LANDSCAPE DESIGN:

Ordinance

- L. With final plans, please update the landscape plan to remove accents and ground cover located within the two-foot-wide parking overhang along the west boundary of the hotel phase.

DRB Stipulations

- 9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 10. Landscape pots and/or raised landscape planters, shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
- 11. With final plans, please update the landscape plan to include additional trees in the landscape buffer along the west side of the hotel as shown on previous reviews.

EXTRIOR LIGHTING:

Ordinance

- M. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- N. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- O. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 12. All exterior luminaires shall meet all IES requirements for full cutoff and aimed downward and away from property line except for sign lighting.
- 13. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation, except drive-thru canopy areas.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation, except drive-thru canopy areas.
 - c. The total lumen per luminaire shall not exceed 24,000 lumens.
- 14. All exterior light fixtures shall either have a finish of black or dark bronze.
- 15. With final plans, replace light fixture AE-4 and AE-7 with fixtures that are shielded and directed downwards.
- 16. Fixture A-8 shall be recessed into the roof of the stair tower and directed downward. It shall not be permitted along the east, west, or south portions of the stair tower.

STREET DEDICATIONS:

Ordinance

- P. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
- a. ALLEY. Twelve (12) feet dedication, for a total 20-foot-wide alley right-of-way along development project boundary.
 - b. SCOTTSDALE ROAD AND MCDOWELL ROAD INTERSECTION. 25-foot right-of-way radius dedicated at the intersection of Scottsdale Road and McDowell Road.
- Q. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any public street sidewalk in locations where the sidewalk crosses on to the development site.

STREET INFRASTRUCTURE:

Ordinance

- R. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- S. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- T. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- a. SCOTTSDALE ROAD/SKYSONG BOULEVARD INTERSECTION
 - i. Construct directional curb ramps at the northwest and southwest corners.
 - ii. Construct audible and vibrotactile indicators at each corner.
 - iii. Construct new push buttons at each corner.
 - iv. Construct new truncated domes at the northeast and southeast corners.
 - b. SCOTTSDALE ROAD/MCDOWELL ROAD INTERSECTION.
 - i. Construct audible and vibrotactile indicators at each corner.
 - ii. Relocate pedestrian crossing push button at the southeast corner.
 - iii. Construct new curb ramps at southwest corner.
 - c. MCDOWELL ROAD
 - i. Construct eastbound deceleration lanes at each site driveway location.
 - ii. Construct new 8-foot-wide sidewalk detached from back of street curb, except where physical constraints prohibit detachment.
 - d. SCOTTSDALE ROAD
 - i. Construct a southbound deceleration lane at the northern site driveway location.
 - ii. Eliminate proposed southbound deceleration lane at the southern site driveway at SkySong Boulevard.
 - iii. Construct new 8-foot-wide sidewalk detached from back of street curb, except where physical constraints prohibit detachment.

- iv. Relocate any disturbed and / or displaced existing streetscape improvements to include but not limited to public art benches and decorated and shaded pedestrian paths.
- U. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

DRB Stipulations

- 17. Curb ramps at two project driveways nearest the intersection of Scottsdale Road and McDowell Road shall be perpendicular to curb.
- 18. Pavement marking, street signing, and traffic signal plans shall be included as part of the construction plan submittal for permitting.

WATER AND WASTEWATER:

Ordinance

- V. WATER AND SEWER LINE IMPROVEMENTS. Prior to issuance of any building permits on the site, other than demolition, civil improvement plans shall be approved, and permits issued for the following infrastructure improvements:
 - a. WATER
 - i. Upsize existing water line from eight (8) inches to twelve (12) inches along the entirety of this development project's Scottsdale Road frontage commencing at the Scottsdale Road and McDowell Road intersection; approximately nine hundred (900) lineal feet.
 - b. SEWER
 - i. No sewer from this development project may be discharged into the eight (8) inch public sewer main in the alley abutting the western and southern edges of this development project.
 - ii. Construct public onsite sewer lines consisting of eight (8) inch and twelve (12) sewer mains to service all but four of the retail and or restaurant sites, with discharge connection into the twelve (12) inch public onsite sewer system within SkySong Boulevard only.

DRB Stipulations

- 19. WATER AND SEWER LINE IMPROVEMENTS. Prior to issuance of any building permits on the site, other than demolition, civil improvement plans shall be approved, and permits issued for the following infrastructure improvements:
 - a. WATER
 - i. Connect existing twelve (12) inch waterline coming out of the SkySong Development along SkySong Boulevard to the new twelve (12) inch line to be constructed along Scottsdale Road per project zoning stipulations.
 - ii. Connect proposed twelve (12) inch waterline along Scottsdale Road to twelve (12) inch waterline in McDowell Road.
 - iii. New public water mains shall not be placed underneath sidewalk, curb or gutter.
 - iv. Any three (3) inch or larger meters shall be placed in a meter vault.
 - b. SEWER
 - i. No public sewer shall be provided on-site.
 - ii. All eight (8) inch public sewer mains are to have a minimum slope of 0.52%.
 - iii. New sewer crossing Scottsdale Road shall cross under the existing sewer in Scottsdale Road.

- iv. All services shall be six (6) inch minimum and incorporate a clean out located in a city easement or right-of-way.
- c. WATER AND SEWER
 - i. City of Scottsdale will not be responsible for decorative pavers within limits of public water and sewer facilities easements. Owner shall take responsibility of these decorative pavers and shall memorialize this responsibility in either a plat or execution of an agreement with the City.
 - ii. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 20. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM, and the preliminary drainage report accepted in concept by the Stormwater Manager or designee.
- 21. Demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the property owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 22. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
- 23. The proposed 30-inch storm drain and the underground stormwater storage basins as shown on the preliminary grading and drainage plan shall be contained within drainage and flood control easements with the widths of the easements based on the DSPM. There will be no structures or substantial landscaping located within the easements.

EASEMENTS DEDICATIONS:

DRB Stipulations

- 24. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with Figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A cross access easement to provide access to any future lots that do not have street frontage.

ADDITIONAL ITEMS:

DRB Stipulations

- 25. All flagpoles shall be one piece, conical, and tapered, with maximum height of 30 feet.



Context Aerial

18-DR-2019



Close-up Aerial

18-DR-2019

DRB SUBMITTAL PROJECT NARRATIVE

Location

The subject site is located on a 1.04 acre / 45,476 sf parcel within the newly designed and approved Papago Plaza Master Plan. The hotel site sits off Scottsdale Road, internal to the site. The parcel is oriented north-south along the main spine street of the project. It is bounded by the main street on the east, the access drive on the south, and the residential parcel on the west and north.

Request

The purpose of this request is to obtain DRB approval for the site and building design of a select service hotel building within the Papago Plaza Master Plan. The scope of work also includes a vehicular connection behind the building pad, onsite hardscape and landscape improvements, and vertical building design.

The Property is currently zoned P-C with PRC overlay. The Property will maintain the current General Plan designation as well as remain within and be consistent with the existing Southern Scottsdale Character Area Plan.

This site is part of an approved master planned development and its associated PSD overlay. Therefore, the "Ordinance, Master Plans, General Plan, and Standards" conformance portion of the narrative is borrowed from the approved zoning case. The site plan layout is identical to what was presented and approved in zoning. The remaining portions of the narrative are specific to this hotel development submittal.

ARCHITECTURAL CHARACTER, LANDSCAPING, AND SITE DESIGN

Site Design / Planning

The orientation of the building on site is based on the approved master site plan and adapts to the linear north-south orientation of the parcel. The building placement allows for enough offset from the residential building to the west and north to maintain preferred privacy requirements for the hotel rooms while also optimizing solar screening from the late day western sun exposure. Spacing for adequate pedestrian circulation has been made on all sides to properly accommodate patrons.

Planning decisions were also made to properly adapt the building to this specific site. No room windows will face south towards the single family residential. This helps address privacy concerns of the adjacent neighborhood. The massing of the building also steps down on the south side of the property to accommodate visual impact on the residential properties to the south. Uses and amenities more private in nature have been placed on the west side of the building out of public view. These include the pool and sun deck, equipment rooms and any

additional access doors. The main public entrance and porte cochere has been placed on the east side of the property. This side abuts the public main street. The energy of the entry adds to the energy of the main street. The entry is also directly across from the main public plaza space for the master plan, serving as a great destination for hotel patrons.

Environmental Design

Based on the north-south orientation of the building, guest room windows were forced to face to the east and west. Due to low solar angles, east and west sun exposure is difficult to control. Therefore, window sizes have been reduced to offset early morning and late afternoon solar exposure. In addition to the reduction of glazing size, architectural elements have been designed to flank the edges of the window openings so that southern solar exposure is mitigated in late morning and late afternoon conditions. Furthermore, this building is being designed to conform with the Scottsdale Green Building Program and will be subject to the elevated energy efficiency requirements of the 2015 IgCC.

Building Design

The architectural design character of the building is in tune with the character that was presented for this master plan during zoning. Based on the blue-collar history of south Scottsdale residents, the architectural character will center around honest use of raw materials. The east façade and front door of the building is composed of a larger black steel frame porte cochere structure. The heavy beams and columns along with a soft, warm wood soffit will provide a raw expression of natural materials as a first impression. The remainder of the ground level entry elements are composed of a mottled, aged brick and natural wood and steel accents. The upper levels of the east façade that compose the guest rooms provide visual interest with alternating volumes of brick and metal panel façade cladding materials. The brick expressions have vertical massing accents as well to frame the windows and add depth to help with shading. The metal portions have a surrounding accent band of darker metal and vertical accents adjacent to windows to enhance shading.

Major architectural features accent both the stair towers on the east and north facades. These features are vertical elements that are composed of an edge shroud with infill material of retro mid-century accent CMU block. The CMU will be integral color and downlit to accent its three dimensional character. The locations on the east and north were chosen to provide iconic presence from both the Scottsdale-McDowell intersection and the SkySong-Scottsdale intersection.

The remainder of the façades of the building follow suit with the east façade in both massing and color. Brick, wood and steel remain the character materials for the building at the ground plane on all four elevations of the building. Upper levels maintain a combination of brick, EIFS, steel and metal cladding.

Landscaping / Hardscaping

Papago Marketplace, the mixed-use development at the southwest corner of Scottsdale & McDowell includes housing, retail and a grocer providing a balance of land uses that contribute to a high quality of life for the existing surrounding neighborhoods and Scottsdale. The land uses are arranged along Main Street, a walkable tree-lined pedestrian oriented space that features a community courtyard that serves as the outdoor living room for the project. SpringHill Suites an upper-moderate hotel concept operated by Marriott serves as the major anchor of Main Street and focal point for the community courtyard

The hotel public spaces and ground floor amenities are nestled within the shaded pedestrian realm of the retail streetscape allowing the hotel to integrate into daily life of the community. Hotel guests connect with community members providing an authentic experience supporting a livable lifestyle for Scottsdale.

The landscape approach includes providing a pedestrian focused arrival plaza and drop off that serves the hotel, retail streetscape and community courtyard. The shaded pedestrian realm connects the hotel to surrounding uses such as Skysong. The pedestrian spaces and outdoor amenities convey a lush oasis feeling by utilizing a regional plant palette consisting of desert adapted species that offer color and texture year-round while minimizing water use.

Sustainable strategies including harvesting water from condensate, surface drainage and roof leaders and reusing the resource within the landscape. Lighting is provided through use of energy efficient fixtures place with thought to discourage glare or direct view of light source.

INGRESS, EGRESS, ON-SITE CIRCULATION, PARKING AND PEDESTRIANS

Vehicular circulation for this site conforms to the approved master plan. The only vehicular drive on site is the access on the west side of the building. This drive accesses a secondary, rear entry, utility room doors and the pool deck area. Parking for this building are provided off the western private drive and within the shared parking garage for the site. Pedestrian access has been designed on all four sides of the building and expanded pedestrian gathering areas are located on the east façade adjacent to the entry. The pedestrian circulation on the site is in accordance to the approved master plan and meets all applicable city standards.

MECHANICAL AND UTILITY EQUIPMENT

Mechanical equipment for climate control of buildings will be window mounted and blend into the façade with a custom painted louver system. On-site utilities are located in areas that are screened by architectural walls and metal gates that match other site walls on the property and integrate into the landscaping or building. Equipment will be clear from pedestrian pathways and also provide proper clearances for access and maintenance.

ORDINANCES, MASTER PLANS, GENERAL PLAN, AND STANDARDS

(NARRATIVE TEXT BORROWED FROM ZONING CASE)

The General Plan Conceptual Land Use Map designates the Property as Mixed-Use Neighborhood and as being within the South Scottsdale Character Area Plan. Mixed-Use Neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services and provide an opportunity for a mix of uses. The South Scottsdale Character Area Plan provides more detailed direction for the development of the Property and is discussed further in Section 3 below. However, the General Plan does present several appropriate Goals and Approaches for the Property including:

General Plan Goals and Approaches

Character & Design Element No. 1 - DETERMINE THE APPROPRIATENESS OF ALL DEVELOPMENT IN TERMS OF COMMUNITY GOALS, SURROUNDING AREA CHARACTER, AND THE SPECIFIC CONTEXT OF THE SURROUNDING NEIGHBORHOOD.

- ***Respond to regional and citywide contexts with new and revitalized development in terms of:***
 - ✓ ***Scottsdale as a southwestern desert community.***
 - ✓ ***Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.***
 - ✓ ***Relationships to surrounding land forms, land uses and transportation corridors.***
 - ✓ ***Contributions to city wide linkages of open space and activity zones.***
 - ✓ ***Consistently high community quality expectations.***
 - ✓ ***Physical scale relating to the human perception at different points of experience.***
 - ✓ ***Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***
 - ✓ ***Visual and accessibility connections and separations.***
 - ✓ ***Public buildings and facilities that demonstrate these concepts and “lead” by example.***
- ***Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.***
- ***Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses.***
- Nelsen Partners has a long history of designing mixed use projects in the Scottsdale area and other desert southwest areas that respond appropriately to regional climatic and other various design conditions. This project will be no different. Pedestrian comfort and project character will be addressed at all levels of planning, landscape

and building design. Shade and environmental comfort will be the focus of all connectivity corridors planned.

- The project is set up with large planning gestures that respond to the land uses and open space character along both the McDowell Road and Scottsdale Road corridors. The residential uses occupy the portion of the site backing up to residential neighborhoods and creates an open space corridor along McDowell Road. This corridor connects to the new residential projects that have revitalized McDowell Road with high quality, increased density residential projects. This project properly responds to this corridor and continues an increased density residential use connecting the open space to the commercial portion of the project that is oriented on Scottsdale Road. The commercial portion activates the Scottsdale Road corridor by fronting restaurant patios and pedestrian linkages to allow patrons to walk along an internal street or along Scottsdale Road.
- The scale of the project carefully addresses the scale of the pedestrian by focusing energy on the ground level experience. The pedestrian experience is the singular focus on the lasting success of this mixed-use project. This will be articulated by a variety of building heights, shade structures, shade trees, hardscape patterns, tenant and project signage, and community elements such as benches, moveable furniture, etc.
- Visual impacts of the project have been addressed and mitigated by stepping building height away from the single-family residential zoning to the south and west. View corridors along the front and rear of the project will also be properly landscaped to mitigate any building exposure and to provide a pleasant view from all angles of the project. All lighting will be designed within Scottsdale guidelines and mitigate light spill to neighboring properties and into the dark sky.
- The vision is for this project to set the benchmark for proper infill development that responds to its suburban context and its regional location. The mixture of uses fulfills the wants and needs that the surrounding neighbors asked for through a thorough outreach effort. The proper sizing of the commercial portion of the project in balance with a high-quality residential portion ensures vitality and longevity of success for a property that has appeared abandoned and in disrepair for far too long.

Character & Design Element No. 2 - REVIEW THE DESIGN OF ALL DEVELOPMENT PROPOSALS TO FOSTER QUALITY DESIGN THAT ENHANCES SCOTTSDALE AS A UNIQUE SOUTHWESTERN DESERT COMMUNITY. (THE CITY CHARTER EXCLUDES REVIEW OF DETACHED SINGLE FAMILY RESIDENTIAL)

- ***Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of***

which are considered amenities that help sustain our community and its quality of life.

- *Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*
- Based on Nelsen Partners experience with mixed-use developments and making community spaces that respond to the desert environment, the primary key is the provision of shade and respite from the heat. This project responds to this unique setting with an abundance of shade, both structural and vegetative. Vegetation includes large Ash trees in primary courtyard areas, Elm trees in the restaurant patio areas and Mesquite trees in parking areas. Low water use planting is also used throughout and water features in the courtyards will help provide a cooling presence. See landscape plans and Section 2 above regarding landscaping for further details.

Character & Design Element No. 4 - ENCOURAGE "STREETSCAPES" FOR MAJOR ROADWAYS THAT PROMOTE THE CITY'S VISUAL QUALITY AND CHARACTER, AND BLEND INTO THE CHARACTER OF THE SURROUNDING AREA.

- *Design Downtown/Urban areas to concentrate on those elements that will provide pedestrian comfort, such as arcade-covered walkways, shade, decorative paving, and landscaping, so that a comfortable setting can be created for this use-intensive area.*
- Both the Scottsdale Road and McDowell Road frontages will provide a high-quality visual streetscape experience and enhanced pedestrian comfort appropriate for these major roadways. A new 8'-0" sidewalk will be offset along both McDowell and Scottsdale Roads, allowing for a strong landscape buffer between the street and the pedestrian for safety and comfort. The streetscape will include plantings of large canopied trees including Palo Verde, Oak and Elm to provide shade for the pedestrian and to effectively ground the architecture. Additional right-of-way amenities may include entry feature may include signage, seating, and an Oasis element at the corner intersection of Scottsdale and McDowell.
- The residential plaza at the McDowell Road entry will welcome the public and serves as a comfortable space for everyday uses, gatherings and special events along with providing main entry to the leasing office and retail district. Date Palms, Mesquite, Ash, and an assortment of accents and seasonal flowering shrubs define the flora of the promenade and combine with colorful planter pots, seating opportunities and integral color concrete to create a dynamic setting.

- Along Scottsdale Road, the retail/restaurant building are angled to “open up” to the pedestrian right of way, providing both a visual and physical connection from the public streetscape to the semi-private courtyards.

Character & Design Element No. 5 - BUILD UPON THE SIGNIFICANT ROLE THE ARTS HAVE PLAYED IN SHAPING OUR COMMUNITY’S IMAGE AND LIFESTYLE BY MAXIMIZING THE POTENTIAL OF PUBLIC ART TO ENRICH THE DAILY LIVES OF PEOPLE THAT LIVE IN OR VISIT SCOTTSDALE.

- *Encourage private participation in public art through the donation of artwork to the city and the placement of artwork on private property that can be publicly viewed.*
- *Celebrate the dominant life style or character of an area of the city by using art.*
- Public Art is not a requirement with this Zoning Application. However, based on the layout of the development there are several areas appropriate for the display of art, either public or private, as a permanent or temporary installation. Additionally, several locations exist for the introduction of murals to add to the activation of streetscapes. The site is also organized in a way that could allow streets to be closed for local arts and crafts festivals or special events. The applicant will continue to evaluate appropriate means of introducing art to the project.

Character & Design Element No. 6 - RECOGNIZE THE VALUE AND VISUAL SIGNIFICANCE THAT LANDSCAPING HAS UPON THE CHARACTER OF THE COMMUNITY AND MAINTAIN STANDARDS THAT RESULT IN SUBSTANTIAL, MATURE LANDSCAPING THAT REINFORCES THE CHARACTER OF THE CITY.

- *Require substantial landscaping be provided as part of new development or redevelopment.*
- *Maintain the landscaping materials and pattern within a character area.*
- *Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*
- *Discourage plant materials that contribute substantial air-borne pollen.*
- *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*
- *Encourage the retention of mature landscape plant materials.*
- The landscaping plan for the project provides significant and appropriate foliage to greatly enhance the existing condition and greatly improve the overall visual and pedestrian experience at this prime Scottsdale intersection. The plan pulls from the vernacular occurring along McDowell Road and at the adjacent SkySong project. See landscape plans and Section 2 above regarding landscaping for further details.

Character & Design Element No. 7 - ENCOURAGE SENSITIVE OUTDOOR LIGHTING THAT REFLECTS THE NEEDS AND CHARACTER OF DIFFERENT PARTS OF THE CITY.

- *Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*
 - *Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*
 - *Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.*
 - *Allow for lighting systems that support active pedestrian uses and contribute to public Safety.*
- Although specific elements of lighting design have not been developed at this stage of the zoning procedure, the development of all site lighting will be sensitive to current energy conservation efforts, dark sky initiatives and the surrounding residential districts, while still providing minimum safety standards for patrons. The project will also provide a visually interesting environment for visitors using the development during night time hours through a variety of lighting solutions. Community spaces and streetscapes will employ lighting as a mechanism for creating a variety of experiences on the property.

Land Use Element No. 1 - RECOGNIZE SCOTTSDALE'S ROLE AS A MAJOR REGIONAL ECONOMIC AND CULTURAL CENTER, FEATURING BUSINESS, TOURISM, AND CULTURAL ACTIVITIES.

- *Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.*
- The proposed project will vastly improve the character and strengthen the identity of the area by providing a marquee project befitting of this key intersection. The site and existing development currently contribute little to the character of the area and is obsolete in the retail market. The new project will provide a mix of uses that expand the economic base while serving the needs of locals and visitors alike.

Land Use Element No. 4 - MAINTAIN A BALANCE OF LAND USES THAT SUPPORT A HIGH QUALITY OF LIFE, A DIVERSE MIXTURE OF HOUSING AND LEISURE OPPORTUNITIES AND THE ECONOMIC BASE NEEDED TO SECURE RESOURCES TO SUPPORT THE COMMUNITY.

- *Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.*

- This General Plan goal is at the heart of this development. The project integrates a variety of uses including housing, a hotel, a grocer, and retail, along with a variety of accompanying employment opportunities. The development will serve the community, while also helping to support the economic base of the community.

Land Use Element No. 5 – DEVELOPMENT LAND USE PATTERNS THAT ARE COMPATIBLE WITH AND SUPPORT A VARIETY OF MOBILITY OPPORTUNITIES / CHOICES AND SERVICE PROVISIONS.

- *Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips where environmentally and physically feasible.*
- *Encourage land uses with the highest intensity be located in areas conducive to alternative modes of transportation.*
- The proposed mix of uses consolidated onto one development site creates a prime opportunity for non-automotive trips. On-site residents and hotel visitors will be able to walk to on-site retail and shopping opportunities, while nearby neighborhoods can easily walk, bike ride or use other alternative modes of transportation to access the development. The project is appropriately scaled to take advantage of the numerous alternative modes of transportation available along this corridor.

Land Use Element No. 6 – PROMOTE LAND USE PATTERNS THAT CONSERVE RESOURCES, SUCH AS LAND, CLEAN AIR, WATER, AND ENERGY, AND SERVE ALL PEOPLE, WITHIN THE COMMUNITY.

- *Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.*
- *Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.*
- Again, the proposed mix of uses perfectly aligns with these goals and policies. The site will contain a variety of uses and is concentrated in an area envisioned for activity and growth and located within the developed part of the city. This uses existing infrastructure and discourages sprawl and wasted resources.

Land Use Element No. 9 – PROVIDE A BROAD VARIETY OF LAND USES THAT CREATE A HIGH LEVEL OF SYNERGY WITHIN MIXED-USE NEIGHBORHOODS.

- *Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.*
- *Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.*
- The proposed redevelopment of this property will greatly reinvigorate the site while also helping to reinvigorate the greater area. The site is laid out with a pedestrian-oriented focus, enabling convenient walkability to and from the site as well as within the site between uses.

Economic Vitality Element No. 5 – LOCATE AND INTEGRATE NON-RESIDENTIAL DEVELOPMENT TO IMPROVE ACCESS AND VISIBILITY AND TO PROTECT THE INTEGRITY OF NEIGHBORHOODS.

- *Maintain and create distinctive commercial, retail, and entertainment districts that benefit through clustering uses together, such as the Downtown, Old Town and West Main districts, Motor Mile, North Scottsdale Auto Mall.*
- While the area is no longer referred to as the Motor Mile, this goal and policy are still relevant. The redevelopment of this site with a variety of uses that play off of nearby revitalization efforts (Sky Song, new residential projects, new retail, etc.) helps create a cluster of activity to form a distinct area of Scottsdale.

Economic Vitality Element No. 7 – SUSTAIN THE LONG-TERM ECONOMIC WELL-BEING OF THE CITY AND ITS CITIZENS THROUGH REDEVELOPMENT AND REVITALIZATION EFFORTS.

- *Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.*
- *Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*
- Again, these goals and policies are at the heart of this project. The long-term economic wellbeing of this area is dependent upon quality reinvestment and a viable mix of uses. The existing center represents a highly underutilized use of the site and in no way meets these goals. The proposed redevelopment will provide new jobs, new retail and entertainment options for residents and visitors alike.

Neighborhood Element No. 5 – PROMOTE AND ENCOURAGE CONTEXT-APPROPRIATE NEW DEVELOPMENT IN ESTABLISHED AREAS OF THE COMMUNITY.

- *Encourage new development efforts toward existing developed areas in Scottsdale.*

- *Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.*
 - *Promote existing developed areas of the community as opportune economic development infill sites.*
- The subject site and proposed development represent a prime example of appropriate infill development. As an infill site abutting two major arteries, no new roads will need to be constructed. No natural, pristine desert areas need to be removed for new development. The project can tap into existing utilities, and improve those utilities where needed, to the benefit of others. A large asphalt parking lot and obsolete buildings retail building will be replaced with an economically viable and exciting community asset.

Growth Area Element No. 1 – DIRECT AND SUSTAIN GROWTH AND EXPANSION IN AREAS OF THE CITY THAT CAN SUPPORT A CONCENTRATION OF A VARIETY OF USES AND ARE PARTICULARLY SUITABLE FOR MULTIMODAL TRANSPORTATION AND INFRASTRUCTURE EXPANSION AND IMPROVEMENTS.

- *Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.*
- The subject site is located along two major thoroughfares and perfectly situated to take advantage of multimodal transportation. Perimeter improvements will greatly improve the existing sidewalk and right of way infrastructure. As of the date of this application, the Applicant is planning on undergrounding existing 12kv utility lines along the south and west perimeter of the Property. The project will also upgrade utilities as necessary to support the project.

SOUTHERN SCOTTSDALE CHARACTER AREA CONFORMANCE

The Southern Scottsdale Character Area Plan offers guidance regarding the implementation of future growth and development decisions in the southern part of the City stretching from Indian Bend Road south to McKellips Road. The Plan is comprised of 9 chapters listing goals and approaches for achieving the overall stated vision: *“Southern Scottsdale is a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors, and innovative businesses.”* As outlined below, the proposed project complies with and advances numerous stated goals of the plan in furtherance of this overall vision.

Southern Scottsdale Character Area Goals and Approaches

Land Use, Growth & Activity No. 3 – PROMOTE REVITALIZATION, REINVESTMENT, AND DEVELOPMENT ALONG SOUTHERN SCOTTSDALE'S CORRIDORS.

- ***Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.***
- The Southern Scottsdale Character Area Plan recognizes both Scottsdale Road and McDowell Road as “Regional Corridors” and as such, encourages new development and infill redevelopment along these Corridors, and in particular mixed-use development. The proposed project represents a horizontal mix of uses with a variety of employment, living and entertainment options.

Land Use, Growth & Activity No. 5 – CREATE REGIONAL CENTERS AND ACTIVITY AREAS TO GUIDE FUTURE LAND USE TYPES AND INTENSITIES THROUGHOUT SOUTHERN SCOTTSDALE.

- ***Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways, and are considered a Valley-wide destination.***
- ***The SkySong Regional Center (located at the intersection of Scottsdale and McDowell Roads) should focus on dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.***
- The Property lies within a recognized Regional Center (the SkySong Regional Center). The proposed redevelopment marks a significant reinvestment and revitalization effort for a more intense use of the Property than currently occurring. Additionally, the proposed project perfectly aligns with the mix of uses noted in the Policy above.

Character & Design No. 1 – NEW AND REDEVELOPED RESIDENTIAL HOUSING SHOULD RESPECT EXISTING NEIGHBORHOOD CHARACTER AND DESIGN.

- ***Policy CD 2.1 - New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.***
- ***Policy CD 2.2 - Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.***
- The new residential component of the development will be compatible with the newly constructed housing stock along McDowell Road, while also responding to the more intense location at the center of the Scottsdale and McDowell Road corridor. The

- relationship to the existing neighborhood will be buffered with stepped buildings, landscape screening, and sizable setbacks.
- Massing strategies for the residential portion of the development responded directly to the existing scale and context of the surrounding housing. To the south, the abuttal to the single family lots warrant smaller scale carriage units and a step back to the multistory portion of the residences. The portion of the residential that abuts McDowell Road stays in character with the density and scale appropriate for a major intersection in South Scottsdale. Building size steps up appropriately as McDowell approaches the Scottsdale intersection. Although building design and architectural character have not been completed, basis of design will be a high-quality aesthetic that respects the existing context, while maintaining a timeless appeal for the project.

Character & Design No. 2 – THE CHARACTER AND DESIGN OF MIXED-USE AND COMMERCIAL DEVELOPMENT SHOULD ACCOMMODATE A VARIETY OF LAND USES, ENGAGE PEDESTRIANS AND EXTEND INDOOR SPACES TO THE OUTSIDE.

- ***Policy CD 2.1 - Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.***
 - ***Policy CD 2.2 - Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.***
 - ***Policy CD 2.3 - Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.***
 - ***Policy CD 2.4 - New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.***
 - ***Policy CD 2.5 - Encourage both dedicated and publicly accessible open spaces within private developments to function as extensions of indoor spaces into outdoor areas***
- The focus of this project is to create an engaging and exciting pedestrian destination for the South Scottsdale community. Single story commercial and restaurant buildings have been pushed towards Scottsdale Road and align patios to engage the street frontage. Patios also line the pedestrian corridors leading back to the internal drive of the site. Much of the open space related to the development has been pushed to the perimeter for interaction, visibility, and enjoyment of the corridor streetscape.
 - The major internal drive of the site has street parking for the convenience of off-hours users, but the primary parking is in the garage. This enables the commercial site to be much more pedestrian friendly with the absence of large parking fields. Land uses on parcels fronting the main north-south driveway include grocer, hotel, restaurant, retail, bank and residential. This variety creates activity at all times of the day and all days of the week. It creates a pedestrian environment that is both safe and lively, while also ensuring commercial success for tenants.

- The planned development brings an increased number of pedestrians to the immediate corner of Scottsdale and McDowell. The combination of retail, hospitality, and multi-family, provides a 24-hour, sustainable pedestrian environment.
- The building design is sensitive to the evolving context in the area, given the strong character across the street, at SkySong, as well as its dynamic user base.
- The streetscape experience responds to pedestrian comfort and will be landscaped to provide shade and visual stimulation. North-South is connected via an internal passage that extends from McDowell Road to McFate Brewing. East-West is connected via pedestrian/bicycle pathways. Layout and design of the residential component responds to the precedent set on McDowell Road. Design of commercial will be of a character set by McFate Brewing and based on a use of true and natural materials.
- By providing structured parking, the developer is allowing the site to hold a variety of commercial uses. Uses that were expressed by the neighborhood to be needed and important to the community. If surface parking were solely provided, this site could not accommodate a mixed-use development and could not meet the goals outlined in the SSCAP.

Character & Design No. 3 – PROMOTE HIGH QUALITY DESIGN FOR NEW AND REVITALIZED MIXED-USE, COMMERCIAL, AND RESIDENTIAL DEVELOPMENT ALONG CORRIDORS, WITHIN REGIONAL CENTERS, AND ACTIVITY AREAS.

- ***Policy CD 3.1 - Encourage design standards for Corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.***
- ***Policy CD 3.2 - Support façade and site improvements to existing development through incentives.***
- ***Policy CD 3.3 - Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.***
- ***Policy CD 3.4 - Building design should be sensitive to the evolving context of an area over time.***
- The Architectural character and building design have not be developed at this stage of the zoning process. Development of buildings on Scottsdale Road will meet the character outlined within the General Plan guidelines and be further refined during the Development Review process. Restaurant areas will have patios through which pedestrians engage and link with the Scottsdale Road frontage. Visually interesting pedestrian experience will be created on internal passages through development. See Response regarding Goal 1 and 2 of the Scottsdale General Plan above.

Character & Design No. 4 – SITE AND BUILDING DESIGN OF NEW DEVELOPMENT AND REDEVELOPMENT SHOULD RESPOND TO THE SONORAN DESERT CLIMATE.

- Nelsen Partners has a long history of designing mixed use projects in the Scottsdale area and other desert southwest areas that respond appropriately to regional climatic and other various design conditions. This project will be no different. Pedestrian comfort and project character will be addressed at all levels of planning, landscape and building design. Shade and environmental comfort will be the focus of all connectivity corridors planned.
- The building design is responsive to the Sonoran Desert climate, by creating intimate shaded environments that can be tempered for extended times of use. The parking structures which support this development will provide permanent shade, reducing the heat island effect of the current surface parking lot. The mixed-use environment will allow for a reduction travel, and underutilized parking.
- The various users on site will have a variety of character, materials, and landscape intensity consistent with their uses.
- Also see landscape response to Goals 4 and 6 of the Scottsdale General Plan in Section 3 above.

Character & Design No. 5 – Maintain, protect, and enhance the character, quality, and connectivity of the public realm and open space areas.

- ***Policy CD 5.1 - Maximize the connectivity, character, and functional uses of local parks and school sites to accommodate a wide range of community activities.***
 - ***Policy CD 5.2 - Develop design standards and guidelines that direct and shape development adjacent to parks, trails, and open spaces.***
 - ***Policy CD 5.3 - Recognize that public realm design guidelines and standards represent an opportunity to provide identity to a community or neighborhood and to convey its design expectations.***
 - ***Policy CD 5.4 - Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.***
 - ***Policy CD 5.5 - Analyze Indian Bend Wash as a single continuing element within Southern Scottsdale and develop specific design guidelines and standards to guide and shape future development within, and adjacent to, this open space amenity.***
 - ***Policy CD 5.6 - Papago Park and Camelback Mountain are significant landforms which redevelopment and new development should consider with regard to building orientation and site layout.***
- As outlined throughout this narrative, this mixed-use development will increase the connectivity of the public realm and connection of open spaces along the McDowell and Scottsdale Road corridor. This is done through thoughtful architecture, strategically placed landscaping, and abundance of shade and pedestrian connections.
 - The project proposes not to simply provide a singular ~4,600 sq.ft. open space, but rather the entire ~15,800 sq.ft. of Scottsdale Road frontage and connectivity along the

exterior patios into the core of the development will function as public open area and destination. Landscape and hardscape are both treating this entire zone as a singular open space.

- Some units in the residential component will provide glimpses of Papago Park and Camelback mountain and the close proximity of these such assets (in particular Papago Park and Indian Bend Wash) will enable the development to serve visitors to these public amenities.

Character & Design No. 6 – Promote, plan, and implement design strategies that are sustainable.

- The multi-use buildings will take advantage of most current sustainable practices maximizing valuable resources and enhancing human enjoyment. Each of the buildings onsite will meet or exceed the Scottsdale Green Building Guidelines.
- By nature, this small mixed-use development will encourage walking, and intermodal transport by its central location and intimate scale.
- By providing structured parking, the developer is allowing the site to hold a variety of commercial uses. Uses that were expressed by the neighborhood to be needed and important to the community. If surface parking were solely provided, this site could not accommodate a mixed-use development and could not meet the goals outlined in the SSCAP.

Character & Design No. 7 – Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes and sizes in the design of new development and redevelopment.

- Multiple faces of this mixed-use development back up to an alley that serves the residential neighborhood to the south and west. Various strategies are used to buffer the neighborhood from the proposed development. Included techniques, are landscape buffering, lower buildings that step up to the new development, increased alley definition to provide separate circulation, access and services.
- The transition from commercial to the existing single-family residential will be minimized and treated with dense landscape that buffers, shields and provides natural visual enhancement that mitigates the volumes of the buildings. Areas of buildings not buffered by landscape will be treated with enhanced articulation.

Character & Design No. 8 – Enhance the design and character of the resort corridor so that it continues to Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes and sizes in the design of new development and redevelopment.

- Multiple faces of this mixed-use development back up to an alley that serves the residential neighborhood to the south and west. Various strategies are used to buffer the neighborhood from the proposed development. Included techniques, are landscape buffering, lower buildings that step up to the new development, increased alley definition to provide separate circulation, access and services.

Character & Design No. 9 – Establish design guidelines for Corridors, Regional Centers, and Activity Areas.

- As planned, the mixed-use design includes a variety of commercial and residential uses. The mixture of these uses will reduce vehicle miles traveled and fit nicely into the nearby community.
- Design Guidelines will come from the built project, which is being designed and built in one phase. The design, once approved by the Scottsdale Design Review Board, will establish the direction and guidelines for any future additions or changes to the development.

Character & Design No. 10 – Provide public art to create exciting and attractive public spaces that are used and enjoyed by southern Scottsdale residents, works, and visitors.

- As planned, this is an aesthetically pleasing urban environment, and can serve as a pedestrian friendly, approachable, dynamic hub for the culinary and visual arts.
- Public art is not a requirement of this zoning submittal. However, functional public art that is in character with the local contextual language from the South Scottsdale Character Area Plan, can be incorporated throughout the development.

Public Services & Facilities No. 3 – PLAN AND PROVIDE FOR SOUTHERN SCOTTSDALE’S EXISTING AND FUTURE INFRASTRUCTURE NEEDS.

- ***Policy PSF 3.2 - Promote private/public partnerships for financing and construction of necessary infrastructure.***
- ***Policy PSF 3.3 -Encourage both the private and public sectors to underground existing and new 69kV and lower voltage power lines throughout Southern Scottsdale, where feasible.***
- As of the date of this application, the Applicant is planning on undergrounding existing 12kv utility lines along the south and west perimeter of the Property.

Open Space & Recreation No. 1 – DEVELOP, IMPROVE, MAINTAIN, AND ENHANCE THE QUALITY OF SOUTHERN SCOTTSDALE’S OPEN SPACE ENVIRONMENTS..

- ***Policy OSR 1.5 - Rethink the roles and functions of urban service alleyways as viable paths and open space connectivity opportunities for Southern Scottsdale residents.***
- The project will improve the alleyways adjacent to the project perimeter. Alleyways near the southern part of the project will have open access for pedestrians into the grocer, retail and more public areas of the project, creating easy pedestrian access for the adjacent neighborhood

PLANNED COMMUNITY (P-C) DISTRICT CONFORMANCE

Based on the approved zoning case, the project conforms to the amended development standards presented and approved with the case.

Additional Requirements

As noted above, Staff has determined that the Planned Regional Center (PRC) district is the most comparable district for this project. Accordingly, the project adheres to many of the PRC criteria including those outlined in Ordinance Section 5.2608.D and 5.2608.E, specifically:

5.2608.D.1

- ***Vertically integrated mixed-use development.***
- ***Five (5) percent of the total gross floor area shall be non density-based uses located within the story at grade.***
- ***Minimum twenty (20) percent of the total gross floor area shall be density-based uses or guest units, or a combination of the two.***
- ***Additional open space equal to or greater than 0.05 multiplied by the land area where the amended development standards are located on the Development Plan.***
- ***The additional open space shall be placed in the same location as the amended development standards.***
- ***Building massing at the perimeter of the Development Plan standards.***
- ***Underground parking structures are required and shall be integrated into the building as determined by the Development Review Board.***
- ***Above-ground parking structures may be provided and shall be fully concealed from the public view through integration of the parking structure into the building and the use of architecturally integrated materials as determined by the Development Review Board.***
- The project provides a mix of uses including retail, restaurant, residential and a grocer. More than 5% of the gross floor area is dedicated to non-density-based uses and a minimum of 20% of the total gross floor area is a density-based use. Additional open space is provided within the project and in the location of the requested amended development standards. Except as otherwise noted above in the amended development standard section, the project adheres to the required building massing along the perimeter of the project. Underground parking is provided at the residential component

and fully integrated into the building. Above-ground parking is provided as well and will be screened and concealed from public view.

5.2608.D.2

- ***The development shall be in compliance with Scottsdale's Green Building Program requirements.***
- The project will take advantage of the most current sustainable practices maximizing valuable resources and enhancing human enjoyment. Each of the buildings onsite will meet or exceed the Scottsdale Green Building Guidelines.

5.2608.E.1

- ***The location and massing design of the proposed increase in height relate to the context and character of the site and surrounding area and are not intrusive.***
- The project massing and location of greater height is appropriate for the site and not intrusive to the surrounding area. The location of single family homes near the west edge of the Property warrants smaller scale, carriage units along that property line as well as stepbacks to the multi-story portion of the residences. These carriage units will be designed with clearstory windows facing the residential lot further enhancing privacy. Landscaping, parking and drive aisles are also strategically positioned along these areas to further setback building and buffer the project. By contrast, the portion of the residential which abuts McDowell Road is more in line with the character and density to be expected along a major intersection in South Scottsdale. As occurs across Scottsdale Road at SkySong, lower height retail/restaurant uses are placed directly along Scottsdale Road while larger buildings are more centrally located within the property.

5.2608.E.2

- ***The development contributes to the future continuity of character area design concepts, corridor design guidelines, and other City design policies***
- As noted repeatedly throughout this document, the project complies with numerous City guidelines and policies including the General Plan, South Scottsdale Character Area Plan and City design guidelines. The site is currently a “sea of asphalt” with aging building and minimal connection to the public right of way. The proposed project changes that and represents a giant leap forward in the continuity of the desired and emerging character of the area.

CONCLUSION

In summary, the design and layout of the submitted project reflects the approved vision of City Council. Subsequent meetings with the south Scottsdale community helped to inform the design

vision for the project. Open space design, landscaping, site furnishings, building design and artistic installations have been carefully crafted to reflect the input of the local patrons. We feel that this process is integral in creating a destination that is unique to its location and inspires the community to embrace it as an asset. It is with that effort that we submit this design package for your review and approval.

Thank you for your time and attention.

CONTEXT AERIAL

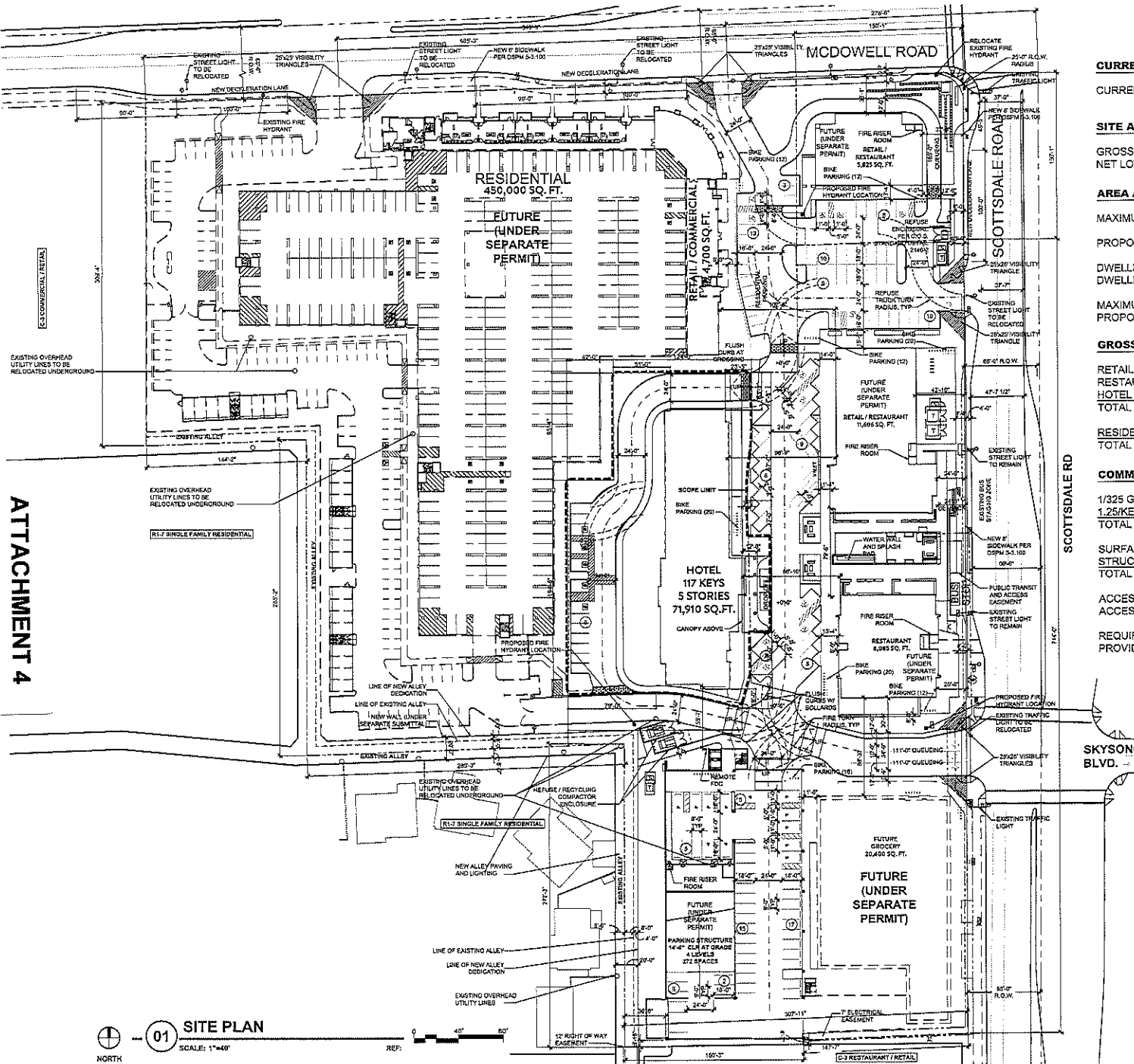
SCALE: 1"=100'

REF:

A101
CONTEXT AERIAL

PRE-APP # 485-PA-14

A101
CONTEXT AERIAL



CURRENT ZONING

CURRENT ZONING: PCD

SITE AREA TABULATIONS

GROSS LOT AREA: 587,623 SF (13.49 ACRES)
NET LOT AREA: 479,296 SF (11.00 ACRES)

AREA AND HEIGHT RESTRICTIONS

MAXIMUM ALLOWED F.A.R. FOR NON-DENSITY BASED USE: 0.80

PROPOSED F.A.R. (DB) 118,185 / 479,296 = 0.25

DWELLING UNITS MAX: 283 (21 UNITS / ACRE GROSS LOT AREA)
DWELLING UNITS PROVIDED: 274

MAXIMUM ALLOWED BUILDING HEIGHT: 90' with bonus
PROPOSED BUILDING HEIGHT: 65' MAX.

GROSS FLOOR AREAS:

RETAIL: 32,960 SF
RESTAURANT: 11,660 SF
HOTEL SF (117 KEYS): 71,265 SF
TOTAL GROSS SF NOT INCLUDING RESIDENTIAL: 115,885 SF

RESIDENTIAL GROSS SF: 424,770 SF
TOTAL GROSS SF: 575,046 SF

COMMERCIAL PARKING TABULATIONS (Table 9.103.A)

1/325 GSF (EXCEPT HOTEL) (44,820/325) 138 SPACES
1.25/KEY HOTEL (117 x 1.25) 147 SPACES
TOTAL REQUIRED: 285 SPACES

SURFACE PARKING PROVIDED: 81 SPACES
STRUCTURED PARKING PROVIDED: 274 SPACES
TOTAL PARKING PROVIDED: 355 SPACES

ACCESSIBLE PARKING REQUIRED (4%): 15 SPACES
ACCESSIBLE SPACES PROVIDED: 22 SPACES

REQUIRED BICYCLE PARKING (20%): 71 SPACES
PROVIDED BICYCLE PARKING: 72 SPACES

VICINITY MAP



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Expires: 12-31-2021

SPRINGHILL SUITES

DRB # 18-DR-2019

ZONING # 6-ZN-2018

PRE-APP # 485-PA-14

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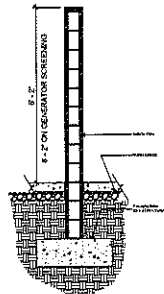
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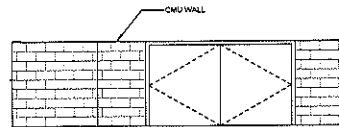
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Project No.
316196

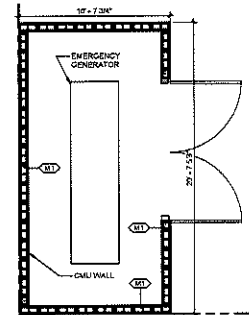
A-023
SITE PLAN



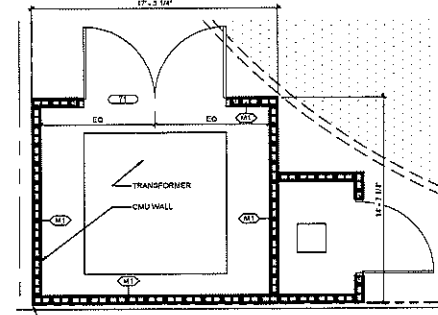
05 SITE SCREENING SECTION
SCALE: 1/2" = 1'-0"



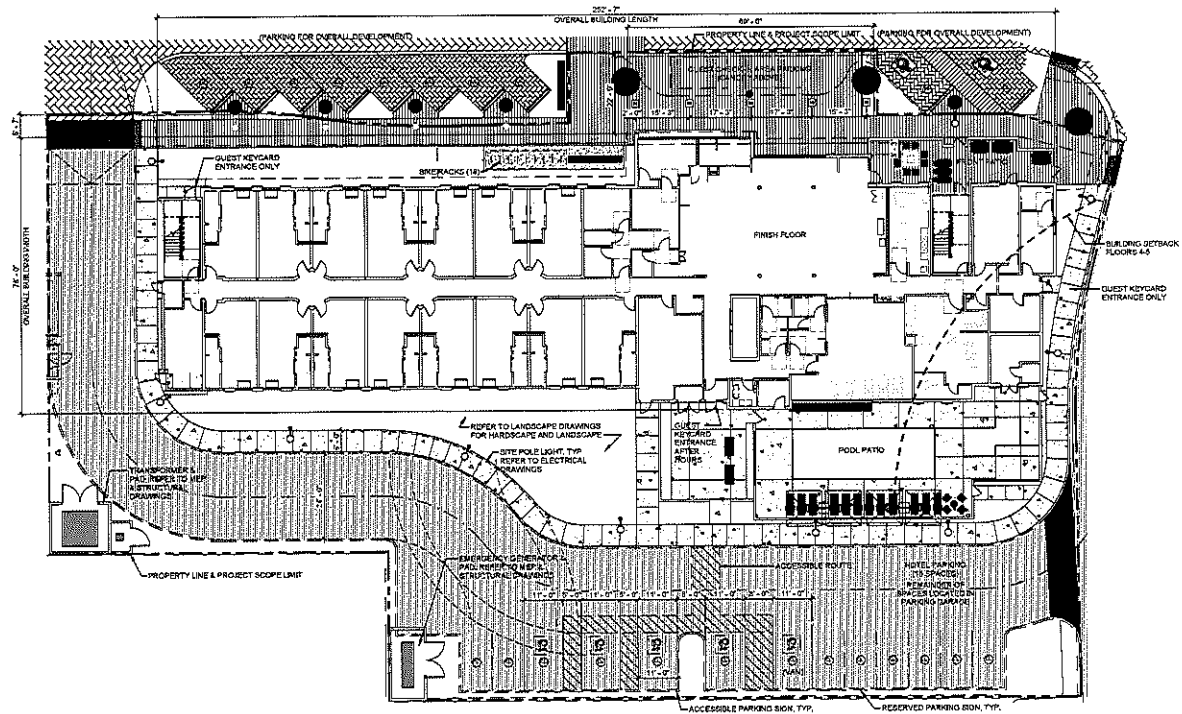
04 SITE SCREENING ELEVATIONS
SCALE: 1/4" = 1'-0"



03 GENERATOR SCREENING PLAN
SCALE: 1/4" = 1'-0"



02 TRANSFORMER SCREENING PLAN
SCALE: 1/4" = 1'-0"



01 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

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Project No.
318198

A-024
Site Details

ATTACHMENT 5

NET SITE AREA =
479,295.86 SQ. FT.

LEGEND	
	FRONTAGE OPEN SPACE = 40,381.14 SQ. FT.
	OPEN SPACE OTHER THAN FRONTAL = 78,302.02 SQ. FT.
	PARKING LOT LANDSCAPING = 13,349.64 SQ. FT.
	PARKING LOT AREA = 78,052.49 SQ. FT.



01 OPEN SPACE PLAN

SCALE: 1"=40'



McDOWELL RD

R17 SINGLE FAMILY RESIDENTIAL

RETAIL/RESTAURANT

SCOPE LIMIT

POOL

RETAIL/RESTAURANT

RESTAURANT

RESTAURANT

SERVICE

RESTAURANT

PARKING STRUCTURE
SPAC. 21 AT GRAB
4 LEVELS
272 SPACES

GROCERY STORE

SCOTTSDALE RD

PROJECT ZONING: PRC/PCD
NET LOT AREA: 479,295.86 S.F.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 65'-0"
PER ZONING 5.2606.D.1.c = MAX REQ = NET LOT x 0.2
MAX REQUIRED = 479,295.86 x 0.20 = **95,859.17 S.F.**

FIRST 12' = 10% x NET LOT AREA:
0.1 x 479,295.86 S.F. = 47,929.59 S.F.

NEXT 53' =
53 x 0.004 x 479,295.86 = 101,610.72 S.F.

OPEN SPACE REQUIRED:
(NOT INCLUDING PARKING LOT LANDSCAPING)
47,929.59 + 101,610.72 = 149,540.31 S.F.
MAX REQUIRED = **95,859.17 S.F.**

OPEN SPACE PROVIDED:
40,381.14 + 78,302.02 = **118,683.16 S.F.**

95,859.17 REQUIRED < 118,683.16 PROVIDED

FRONTAGE OPEN SPACE REQUIRED:
0.05 x 479,295.86 = **23,964.79 S.F.**

FRONTAGE OPEN SPACE PROVIDED:
= **40,381.14 S.F.**

23,964.79 REQUIRED < 40,381.14 PROVIDED

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
78,052.49 x 0.15 = **11,707.87 S.F.**

PARKING LOT LANDSCAPING PROVIDED =
= **13,349.64 S.F.**

11,707.87 REQUIRED < 13,349.64 PROVIDED

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Expires 12/31/2021

SPRINGHILL SUITES
PAPAGO PI A7A

PRE-APP # 485-PA-14 ZONING # 6-ZN-2018 DRB # 18-DR-2019

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Project No.
318196

A-103

OPEN SPACE PLAN

18-DR-
7/15/21

LEGEND

- M-1

M-2

STC-1

STC-2

STC-3

STC-4

CMU-1

CMU-2

CONC-1

FC-1

BK-1

G-1
- Light Grey Metal Panel

Dark Grey Metal Panel

White Stucco

Light Grey Stucco

Dark Grey Stucco

Brown Stucco

Standard CMU

Projection CMU

Concrete

Phenolic Panel

Thin Veneer Brick

Clear Glass
- P-1

P-2

P-3

P-4

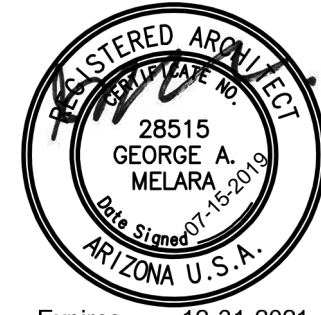
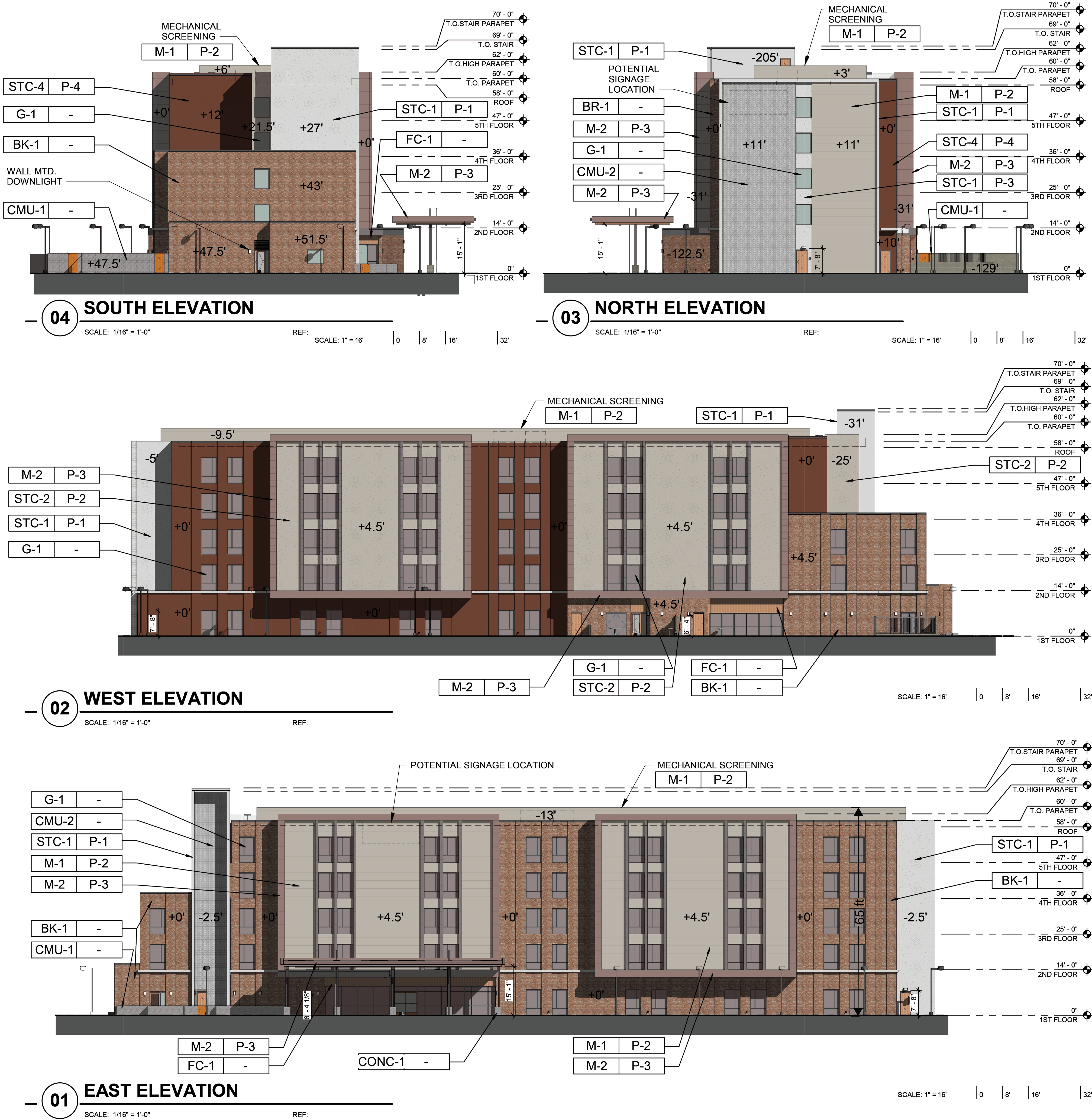
P-5
- Extra White

Requisite Gray

Mink

Rockwood Terracotta

Black Magic



Springhill Suites
Papago Plaza
1500 NORTH SCOTTSDALE ROAD

Scottsdale, AZ 85257

DRB # 18 - DR - 2019

6 - ZN - 2018

ZONING #

485 - PA - 14

PRE APP #

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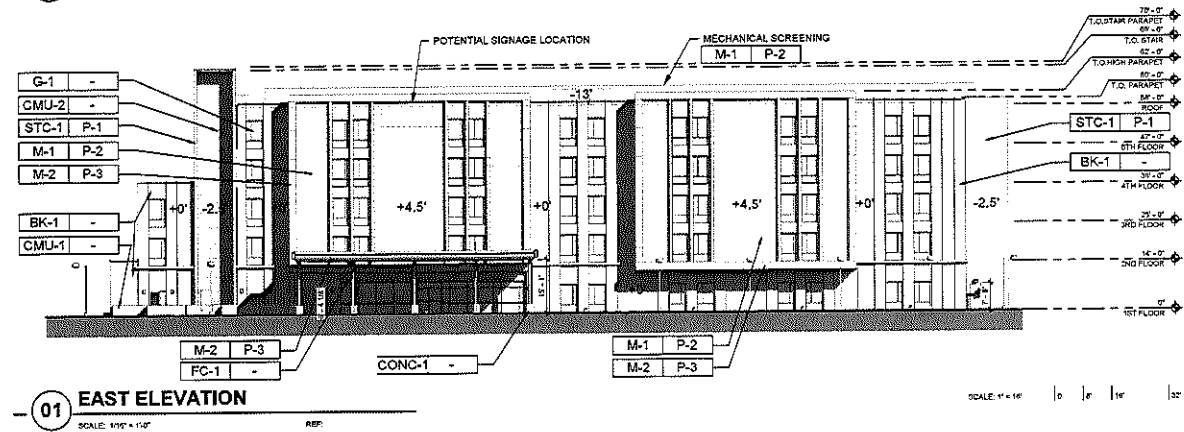
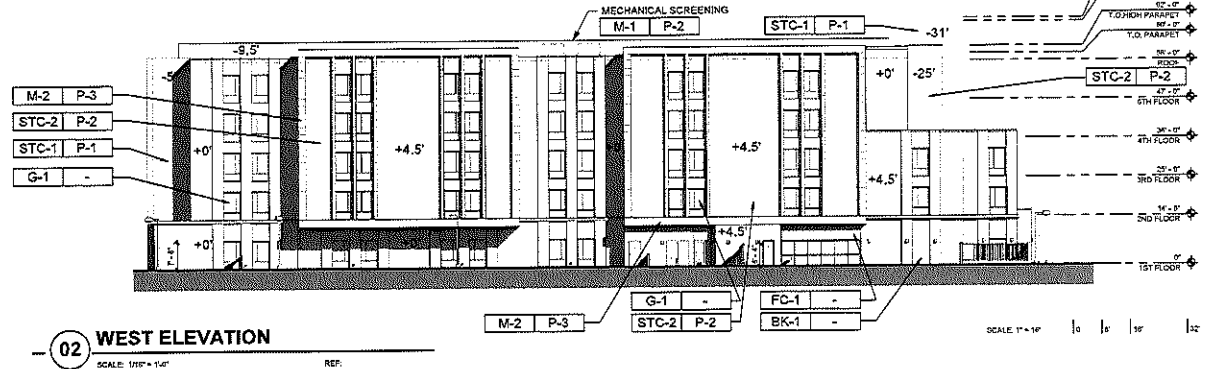
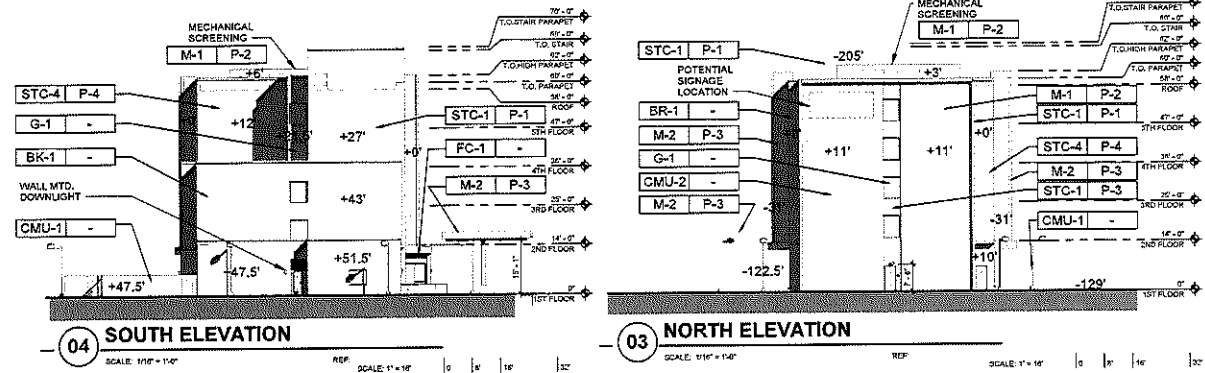
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Project No.
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A-037.2
Elevations



LEGEND

M-1	Light Grey Metal Panel
M-2	Dark Grey Metal Panel
STC-1	White Stucco
STC-2	Light Grey Stucco
STC-3	Dark Grey Stucco
STC-4	Brown Stucco
CMU-1	Standard CMU
CMU-2	Projection CMU
CONC-1	Concrete
FC-1	Phenolic Panel
BK-1	Thin Veneer Brick
G-1	Clear Glass
P-1	Extra White
P-2	Requisite Gray
P-3	Mink
P-4	Rockwood Terracotta
P-5	Black Magic

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DRB # 18-DR-2019
6-ZN-2018
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Project No.
318185
A-037.2
Elevations



03 NORTHWEST VIEW

SCALE: 1/2" = 1'-0"

REF:



02 NORTHEAST VIEW

SCALE: 1/2" = 1'-0"

REF:



01 SOUTHWEST VIEW

SCALE: 1/2" = 1'-0"

REF:

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Springhill Suites
Papago Plaza
7047 E McDOWELL RD

6 - ZN - 2018

ZONING #

485 - PA - 14

PRE APP #

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Project No.
318196

A-039
Perspective

STC-4

STC-3

STC-2

STC-1

SPRINGHILL SUITES PAPAGO PLAZA

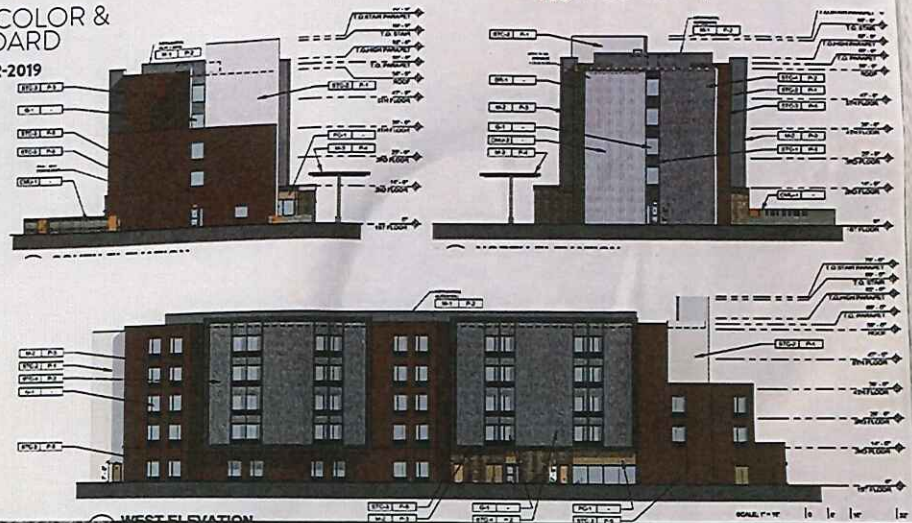
EXTERIOR BUILDING COLOR &
MATERIAL SAMPLE BOARD

SCOTTSDALE, AZ | 318196 | 15-DR-2019

LEGEND

M-1 Light Grey Metal Panel
M-2 Dark Grey Metal Panel
STC-1 White Stucco
STC-2 Light Grey Stucco
STC-3 Dark Grey Stucco
STC-4 Brown Stucco
CMU-1 Standard CMU
CMU-2 Projection CMU
CONC-1 Concrete
FC-1 Phenolic Panel
BK-1 Thin Veneer Brick
G-1 Clear Glass

P-1 Extra White
P-2 Requisite Gray
P-3 Mink
P-4 Rockwood Terracotta
P-5 Black Magic



PEG DEVELOPMENT

NELSEN
PARTNERS

ATTACHMENT
8

FC-1

BK-1

CONC-1

DAVIS
COLORS

G-1

P-1

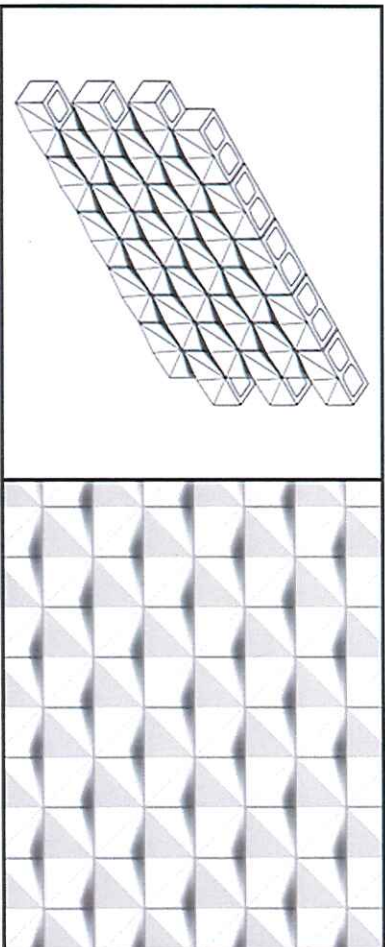
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P-3

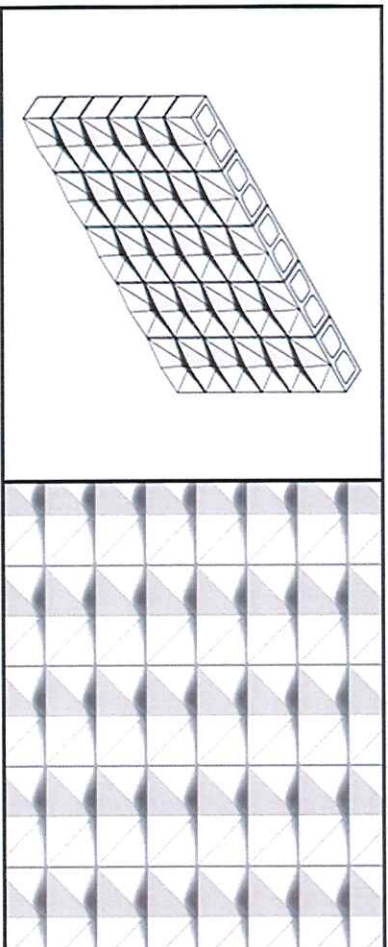
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P-5

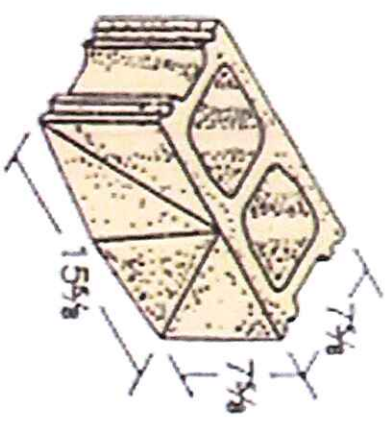
Hi Lite Block on Hotel Stair Feature

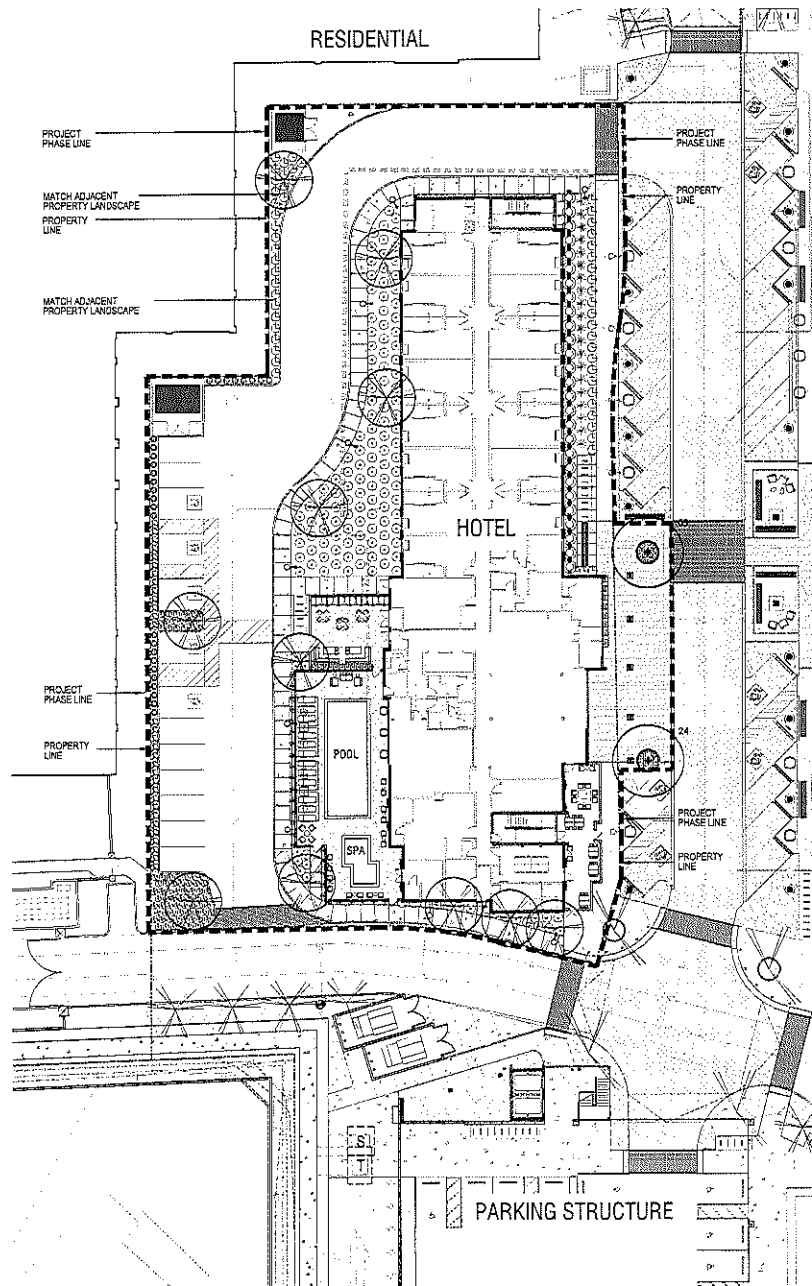


Hi-Lite Mark I - Running Bond



Hi-Lite Mark I - Stack Bond





PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT. X W.	QTY.
TREES				
⊙	EXISTING MESQUITE SALVAGED & RELOCATED ON SITE	VARIES	VARIES	2
⊗	ULMUS PARVIFLORA CHINESE ELM	36" BOX	2.5' CAL 12H X 8W	11

SHRUBS				
⊕	ROSMARINUS OFFICINALIS TUSCAN ROSEMARY	5 GAL		11
⊕	LEUCOPHYLLUM LAMNARNAE LYONS' LEGACY TEXAS SAGE	5 GAL		27
⊕	FICUS NITIDA 'COLUMBUS' INDIAN LAUREL COLUMNS	5 GAL		7
⊕	WUHLERBIA FICUS DEER GRASS	5 GAL		145

ACCENTS				
⊕	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL		26
⊕	DASYLIRION WHEELERII DESERT SPOON	5 GAL		20
⊕	HESPERALOE PARVIFLORA PERPETUA BRAKELIGHTS RED YUCCA	5 GAL		28
⊕	PACHYCEPHEUS SCHOTTII F. MONSIEUR	5 GAL		8
⊕	TOTEM POLE CACTUS	5 GAL	5' MIN. W/ 6' 5" AND 4' MIN. TALL HEIGHTS	8

GROUND COVERS				
⊕	EREMOPHILA HYCOPHANA BLUEBELLS	5 GAL		78
⊕	LANTANA SPP. 'NEW GOLD' NEW GOLD LANTANA	5 GAL		55
⊕	WEDELIA TRILOBATA YELLOW DOT	5 GAL		31

VINES				
⊕	FICUS PUMILA CREEPING FIG	5 GAL		27

POT SCHEDULE				
⊕	EUPHORBIA TIRUCALLI STICKS ON FIRE RED PENCIL TREE (1 PER POT)	5 GAL		3
⊕	PORTULACARIA AFRA ELEPHANT FOOT (3 PER POT)	1 GAL		15

TOPDRESS / DUST CONTROL				
⊕	1/4" SCREENED DECOMPOSED GRANITE, 2" MIN. DEPTH COLOR: EXPRESS BROWN, PHONE: 480 354 0805 (802) R18-022, TOP DRESSING IN ALL GROUND PLASTER AREAS			4876 SQFT
⊕	1/2" SCREENED DECOMPOSED GRANITE, 2" MIN. DEPTH COLOR: EXPRESS BROWN, PHONE: 480 354 0805 (802) R18-022, U.N.O. TOP DRESSING IN ALL ROCK RETAINERS. SEE HARDSCAPE DETAILS.			20 SQFT
⊕	BLACK MEXICAN BEACH PEBBLE 2" MIN. DEPTH - ALL PAVED POT AREAS. COLOR: BLACK			80 SQFT

NOTE: PLANTS THAT ARE OUTSIDE THE LIMIT OF WORK LINE AND THAT ARE SCREENED BACK ARE NOT PART OF THIS PHASE.

THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4' AWAY FROM WALKWAYS OR PARKING AREA CURBING. DPM SEC. 2-1.5D1 L.

NOTE:
LIMIT OF CONSTRUCTION LINE FOR REFERENCE ONLY COORDINATE WITH ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION.

LANDSCAPE SUMMARY DATA

TOTAL SITE LANDSCAPE:	5,825 SQ FT
ON SITE LANDSCAPE:	4,435 SQ FT
PARKING LOT LANDSCAPE:	1,420 SQ FT
RIGHT-OF-WAY LANDSCAPE:	0 SQ FT

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EXPIRES: 12/31/20

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PRE-APP # 485-PA-14 ZONING # 6-ZN-2018 DRB # 18-DR-2019

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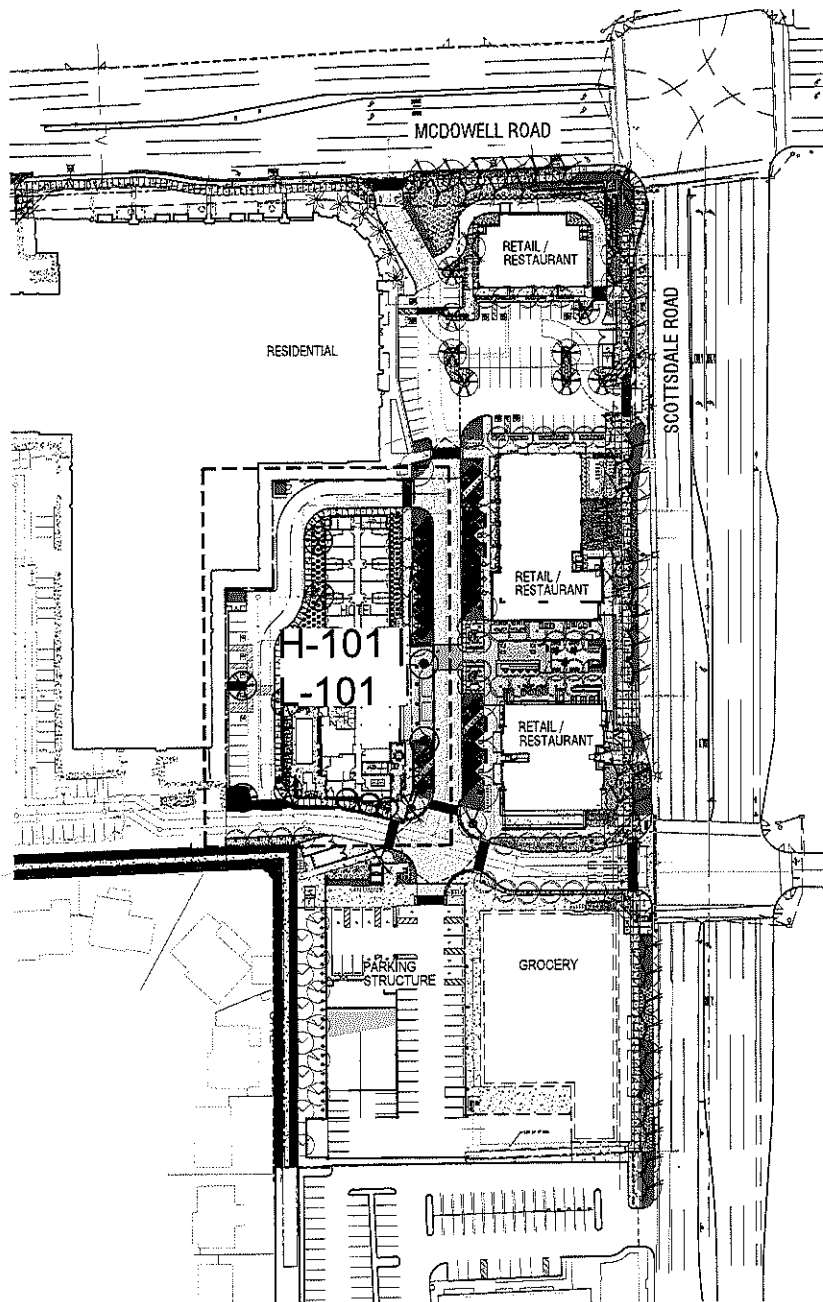
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Project No.
318196

L-101
LANDSCAPE PLAN



PLANT LEGEND

SYN.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
○	EXISTING MESQUITE SALVAGED & RELOCATED ON SITE	VARIABLE	VARIABLE	2
○	QUERCUS VIRGINIANA 'HERITAGE' SOUTHERN LIVE OAK	36" BOX	2.5' CAL 12H X 7W	3
⊗	ULMUS PARVIFOLIA CHINESE ELM	24" BOX	1.5' CAL 9H X 4W	7
SHRUBS				
⊕	ROSMARINUS OFFICINALIS TUSCAN ROSEMARY	5 GAL		11
⊕	LEUCOPHYLLUM LANGMANIAE TINY LEaved	5 GAL		27
⊕	TEXAS SAGE	5 GAL		7
⊕	FICUS NTIUM 'COLUMBUS' INDIAN LAUREL COLUMBUS	5 GAL		128
⊕	MULLEBERGIA RIGENS DEER GRASS	5 GAL		
ACCENTS				
⊕	ALOE BARBADENSIS MEDICINAL ALOE	1 GAL		26
⊕	DASYLIRION WHEELERII DESERT SPOON	5 GAL		20
⊕	PEDILANTHUS MACROCARPUS LADY SLIPPER PLANT	5 GAL		8
⊕	PACHYCLERUS SCHOTTII F. MONSTRUOSUS TOTE POLE CACTUS	5 GAL		8
GROUNDCOVERS				
⊕	EREMOPHILA HYGROPHANA BLUEBELLS	5 GAL		78
⊕	LANTANA SPP. 'NEW GOLD' NEW GOLD LANTANA	5 GAL		26
VINES				
⊕	FICUS FUMIDA CREEPING FIG	1 GAL		27

□	TOPDRESS / DUST CONTROL 3/4" SCREENED DECOMPOSED GRANITE, 2" MIN. DEPTH. COLOR: EXPRESS BROWN. PHONE: 480.354.8805, (602) 818-0723. TOP DRESSING IN ALL GROUND PLANTER AREAS.	4878 SQFT
□	3/4" GRANITE COBBLE, BY GRANITE EXPRESS, COLOR: EXPRESS BROWN. PHONE: 480.354.8805, 8" MIN. DEPTH U/L.O. TOP DRESSING IN PLANTER NORTH OF HOTEL.	50 SQFT
□	BLACK MEXICAN BEACH PEBBLE 2" MIN. DEPTH - ALL RAISED PLANTER AREAS. COLOR: BLACK.	60 SQFT

NOTE: PLANTS THAT ARE OUTSIDE THE LIMIT OF WORK LINE AND THAT ARE SCREENED BACK ARE NOT PART OF THIS PHASE.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4' AWAY FROM WALKWAYS OR PARKING AREA CURBS, O.S.P.M. SEC. 2-1.501.L.

KEYNOTES

- PA PLANTING AREA.
- PROPERTY / R.O.W. LINE.
 - LIMIT OF CONSTRUCTION / DISTURBANCE, PROJECT PHASE LINE.
 - UNDERGROUND UTILITY, SEE CIVIL DRAWINGS.
 - BICYCLE STATION AREA.
 - OUTDOOR AMENITY AREA / GATHERING ROOM.
 - OUTDOOR POOL PATIO.
 - OUTDOOR LOUNGE / DINING PATIO.
 - DROP-OFF AREA.
 - NOT USED.
 - CONCRETE POTS.
 - SITE FURNISHINGS, FOR REFERENCE.
 - OUTDOOR FIRE PIT.
 - RAISED STEEL PLANTER, POWDER COATED, COLOR: COORDINATED W/ ARCH TO MATCH BUILDING.
 - RECLAIMED WOOD BENCH.
 - ASPHALT, SEE CIVIL.
 - PLAZA PAVERS, SEE HOSCP LEGEND.
 - SPECIALTY PAYER, SEE HOSCP LEGEND.
 - CONCRETE PAVING, SEE HOSCP LEGEND.
 - NOT USED.
 - CONCRETE SIDEWALK, SEE HOSCP LEGEND.
 - TRASH ENCLOSURE, FOR REFERENCE, NOT PART OF THIS PHASE.

HARDSCAPE / LANDSCAPE SHEET INDEX

SHEET #	DESCRIPTION	(04/10/19) ISSUED FOR DRB SUBMITTAL	(07/01/19) ISSUED FOR DD SUBMITTAL
CO-01	COVER SHEET	X	X
H-101	HARDSCAPE PLAN	X	X
H-201	HARDSCAPE MATERIALS	X	X
H-202	SITE FURNISHINGS	X	X
H-203	SITE FURNISHINGS	X	X
L-101	LANDSCAPE PLAN	X	X
L-201	LANDSCAPE PLAN RENDERING	X	X

HARDSCAPE LEGEND

	QTY.
(BOULEVARD DRIVEABLE PAVERS) FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
(PARKING LOT STALLS PERMEABLE PAVERS) FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
CONCRETE SIDEWALK, FINISH: MEDIUM BROOM, COLOR: NATURAL GREY.	5,375 SQFT
(PLAZA MAIN PASSAGEWAYS CONCRETE PAVERS) ACKER-STONE 4X16 PRECAST CONCRETE PAVERS, FINISH: GRIND, COLOR: CHARCOAL, THICKNESS: 8 CM, NO CHAMFER, RUNNING BOND.	2,430 SQFT
(PLAZA DECORATIVE CONCRETE PAVERS) ACKER-STONE 4X16 PRECAST CONCRETE PAVERS, COLOR: WHITE FW, W/ BLACK AGGREGATE GRIND, THICKNESS: 8 CM, NO CHAMFER, RUNNING BOND.	2,170 SQFT
(PLAZA CONNECTION DECORATIVE CONCRETE PAVERS) ACKER-STONE HOLLAND PRECAST CONCRETE PAVERS, COLOR: WHITE FW, W/ BLACK AGGREGATE GRIND, THICKNESS: 10 CM, MICRO CHAMFER, RUNNING BOND, FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
(DECORATIVE CONCRETE PAVERS & CROSSWALKS) ACKER-STONE HOLLAND PRECAST CONCRETE PAVERS, FINISH: GRIND, COLOR: DARK BROWN W/ BLACK AGGREGATE, THICKNESS: 10CM, MICRO CHAMFER, STACKED BOND, PERPENDICULAR TO TRAFFIC.	500 SQFT
(STABILIZED DECOMPOSED GRANITE) GRANITE EXPRESS, COLOR: EXPRESS BROWN, FOR REFERENCE, NOT PART OF THIS PHASE.	N/A

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FLOOR
ASSOCIATESSPRINGHILL SUITES
PAPAGO PLAZA

DRB # 6-ZN-2018
ZONING # 6-ZN-2018
PRE-APP # 485-PA-14

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801 655 1998
Attn: Tyler Mahoney

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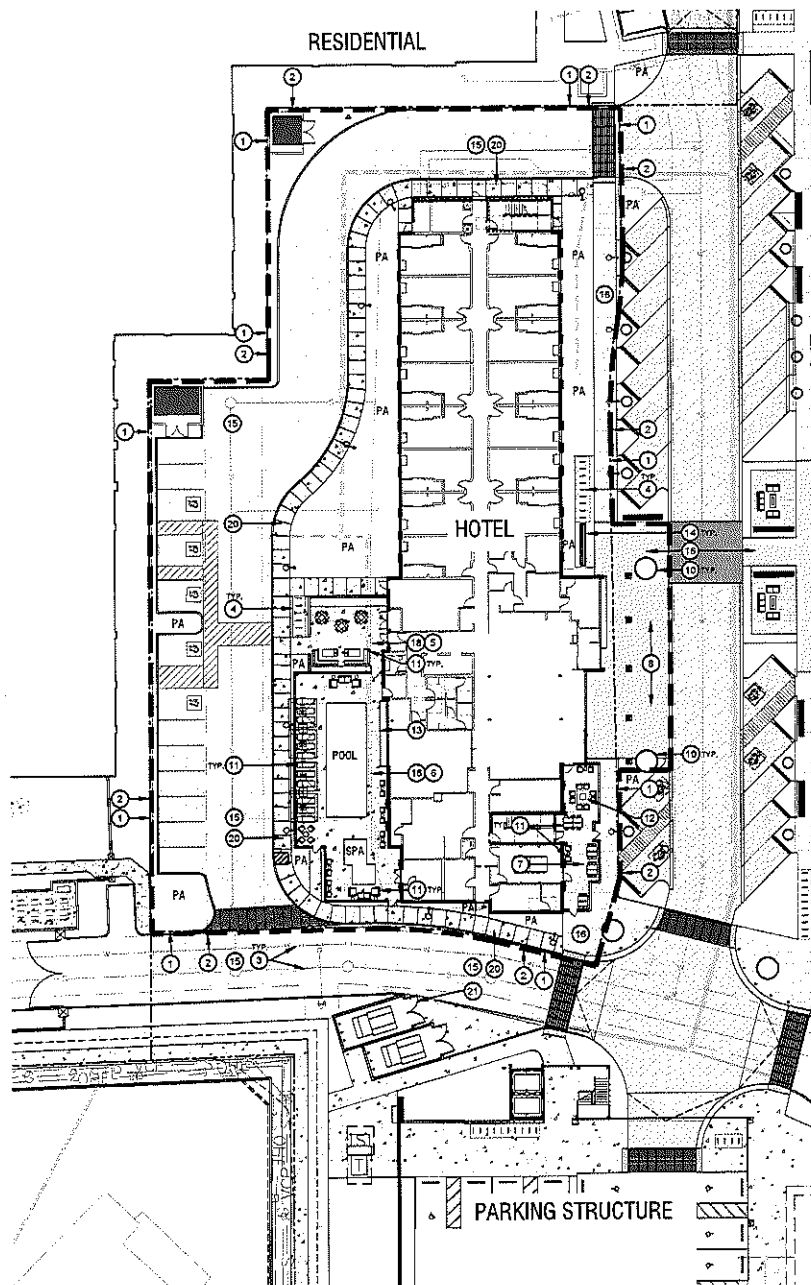
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Project No.
318198

CO-01
DRB COVER SHEET



KEYNOTES

1. PLANTING AREA.
2. PROPERTY / R.O.W. LINE.
3. LIMIT OF CONSTRUCTION / DISTURBANCE, PROJECT PHASE LINE.
4. UNDERGROUND UTILITY, SEE CIVIL DRAWINGS.
5. BIKEWAY STATION AREA.
6. OUTDOOR AMENITY AREA / GATHERING ROOM.
7. OUTDOOR POOL PATIO.
8. OUTDOOR LOUNGE / DINING PATIO.
9. DROP-OFF AREA.
10. NOT USED.
11. CONCRETE POTS.
12. SITE FURNISHINGS, FOR REFERENCE.
13. OUTDOOR FIRE PIT.
14. RAISED STEEL PLANTER, POWDER COATED, COLOR, COORDINATED WITH ARCH TO MATCH BUILDING.
15. RECLAIMED WOOD BENCH.
16. ASPHALT, SEE CIVIL.
17. PLAZA PAVERS, SEE HOSCP LEGEND.
18. SPECIALTY PAVES, SEE HOSCP LEGEND.
19. CONCRETE PAVING, SEE HOSCP LEGEND.
20. NOT USED.
21. CONCRETE SIDEWALK, SEE HOSCP LEGEND.
22. TRASH ENCLOSURE, FOR REFERENCE, NOT PART OF THIS PHASE.

HARDSCAPE LEGEND

	QTY.
[BOULEVARD DRIVABLE PAVERS] FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
[PARKING LOT STALLS PERMEABLE PAVERS] FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
CONCRETE SIDEWALK, FINISH: MEDIUM BROOM, COLOR: NATURAL GREY.	5,375 SQFT
[PLAZA MAIN PASSAGEWAYS CONCRETE PAVERS] ACORN-STONE 4X16 PRECAST CONCRETE PAVERS, FINISH: GRIND, COLOR: CHARCOAL, THICKNESS: 8 CM, NO CHAMFER, RUNNING BOND.	2,400 SQFT
[PLAZA DECORATIVE CONCRETE PAVERS] ACORN-STONE 4X16 PRECAST CONCRETE PAVERS, COLOR: WHITE FIN, W/ BLACK AGGREGATE GRIND, THICKNESS: 8 CM, NO CHAMFER, RUNNING BOND.	2,170 SQFT
[PLAZA CONNECTION DECORATIVE CONCRETE PAVES] ACORN-STONE 4X16 PRECAST CONCRETE PAVERS, COLOR: WHITE FIN, W/ BLACK AGGREGATE GRIND, THICKNESS: 10 CM, MICRO CHAMFER, RUNNING BOND, FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
[DECORATIVE CONCRETE PAVERS & SIDEWALKS] ACORN-STONE 4X16 PRECAST CONCRETE PAVERS, FINISH: GRIND, COLOR: DARK BROWN W/ BLACK AGGREGATE, THICKNESS: 10CM, MICRO CHAMFER, STACKED BOND, PERPENDICULAR TO TRAFFIC.	500 SQFT
[STABILIZED DECOMPOSED GRANITE] GRANITE EXPRESS, COLOR: FOREST BROWN, FOR REFERENCE, NOT PART OF THIS PHASE.	N/A

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ZONING # 6-ZN-2018
PRE-APP # 485-PA-14

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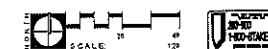
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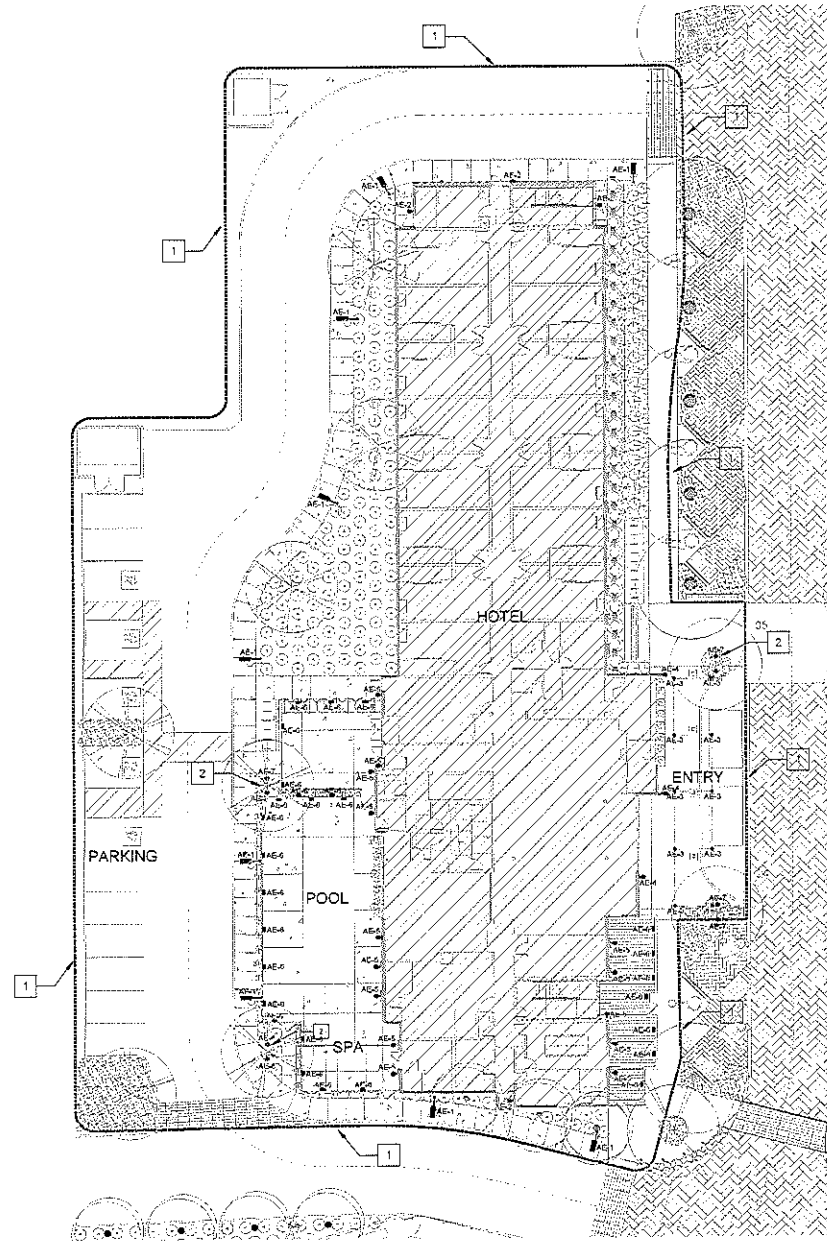
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Project No.
315195

H-101
HARDSCAPE PLAN





LIGHTING / PHOTOMETRIC SITE PLAN
SCALE: 1" = 1/16"



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**SPRINGHILL SUITES
PAPAGO PLAZA**

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Date
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Changes and additions represent
some conditions original and some about
work, after review, and may differ
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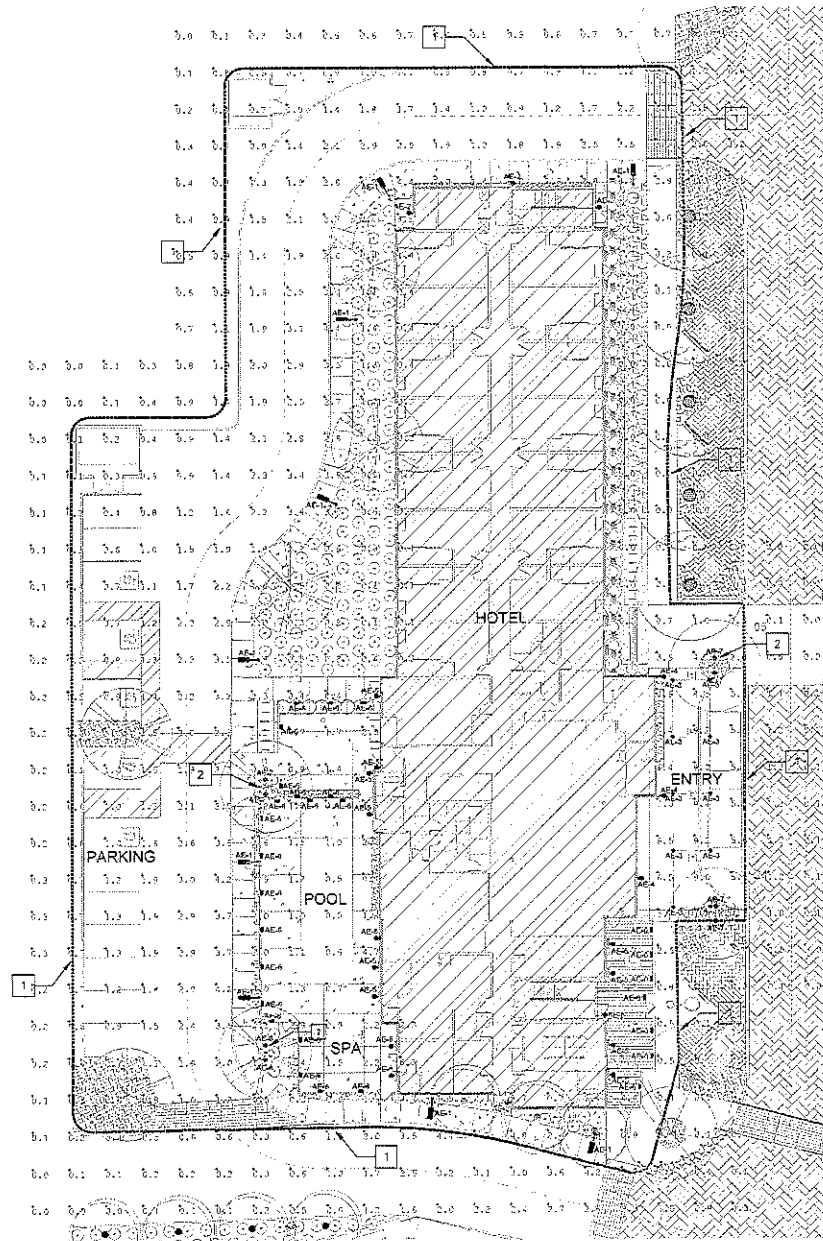
Project No.
318195

LT-1

1. REFER LIGHTING SPECIFICATION SHEETS FOR LIGHTING SPECIFICATIONS AND LUMINAIRE SCHEDULE FOR FURTHER INFORMATION.
2. LUMINAIRE LOCATIONS ON EXTERIOR WALLS ARE SHOWN IN ARCHITECTURAL SET.

- | | |
|---|------------------------------|
| 1 | PROPERTY /R.O.W LINE |
| 2 | PALM TREE AND TREE UPLIGHT |
| 3 | GRAZE FACADE FROM ROOF LEVEL |

- [illegible]

[illegible][illegible]

LIGHTING / PHOTOMETRIC SITE PLAN

SCALE: 1' = 1/16"

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480 949 6800

Date JULY 12, 2010

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Project No.
318196

LT-1P

ATTACHMENT 12

[illegible]

2.1 MATERIALS AND COMPONENTS
UTION DRAWING NUMBER:

3.1 INSTALLATION

A. THE LIGHTING CONTROL SYSTEM SHALL BE INSTALLED AND WIRING AS SHOWN IN THE CONTRACT DOCUMENT. AFTER POSING IN THE CONTRACTOR SHALL CONTACT THE MANUFACTURER FIELD TECHNICIAN TO VERIFY ALL MATERIALS, COMPONENTS AND WIRING. THE CONTRACTOR SHALL VERIFY THE SYSTEM IS FUNCTIONING BY THE CONTRACTOR TO THE CONTRACTOR. IF SOME CHANGES HAVE BEEN MADE FROM THE ORIGINAL DRAWINGS, THE CONTRACTOR SHOULD ADVISE THE LOCAL CONTRACTOR OF EACH DELAY AND THE IDENTIFICATION NUMBER FOR TWO REPAIRS THEY SHOULD ALSO IDENTIFY THE PHYSICAL LOCATION OF EACH SWITCH CONNECTED TO AN INPUT AND POWERED NUMBER OF PANEL IF REQUIRED.

C. STARTUP SHALL BE DESIGNED BY THE MANUFACTURER DESIGNER CONTRACTOR OR CONTRACTOR FIELD TECHNICIAN.

D. AFTER THE SYSTEM STARTUP, THE CONTRACTOR OR TECHNICIAN SHALL ADVISE A STARTING SESSION WITH THE OWNER.

LT-0A

[illegible]

LT-0B

Gardco EcoForm Gen2 combines economy with performance in an LED area luminaire. Capable of delivering up to 25,400 lumens or more in a compact, low profile LED luminaire. EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying the conversion to LED by eliminating the need to drill additional holes in most existing panels. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Site & Area

EcoForm

ECF-S small area light

AE-1

Ordering guide

Example: ECF-S-A4L-4000-100-02-00-5-100-0-000-000

ECF-S	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
ECF-S-A4L-4000-100-02-00-5-100-0-000-000	4000K	100W	2°	02	00	5	100	0-000-000

Specifications

General

Model: ECF-S

Power: 100W

Beam: 2°

Mount: 02

Finish: 00

Accessories: 5

Notes: 100, 0-000-000

Stonco

Wall Mount

Low profile wall

Low, wide and low

AE-2

Ordering guide

Example: PWS-30-WW-02-00-000-000

PWS	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
PWS-30-WW-02-00-000-000	3000K	30W	2°	00	00	000	000	000

Specifications

General

Model: PWS

Power: 30W

Beam: 2°

Mount: 00

Finish: 000

Accessories: 000

Notes: 000, 000

Emergency battery backup with battery diagnostics

Emergency battery backup with battery diagnostics

ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordering separately, field installed)

Ordering guide

Example: ECF-S-A4L-4000-100-02-00-5-100-0-000-000

ECF-S	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
ECF-S-A4L-4000-100-02-00-5-100-0-000-000	4000K	100W	2°	02	00	5	100	0-000-000

AE-1

Ordering guide

Example: ECF-S-A4L-4000-100-02-00-5-100-0-000-000

ECF-S	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
ECF-S-A4L-4000-100-02-00-5-100-0-000-000	4000K	100W	2°	02	00	5	100	0-000-000

Specifications

General

Model: ECF-S

Power: 100W

Beam: 2°

Mount: 02

Finish: 00

Accessories: 5

Notes: 100, 0-000-000

Predicted Lumen Depreciation Data

Predicted Lumen Depreciation Data

PW LED low profile wall

Area luminaire

Ordering guide

Example: PWS-30-WW-02-00-000-000

PWS	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
PWS-30-WW-02-00-000-000	3000K	30W	2°	00	00	000	000	000

AE-2

Ordering guide

Example: PWS-30-WW-02-00-000-000

PWS	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
PWS-30-WW-02-00-000-000	3000K	30W	2°	00	00	000	000	000

Specifications

General

Model: PWS

Power: 30W

Beam: 2°

Mount: 00

Finish: 000

Accessories: 000

Notes: 000, 000

Predicted Lumen Depreciation Data

Predicted Lumen Depreciation Data

ECF-S EcoForm small

Area luminaire

Ordering guide

Example: ECF-S-A4L-4000-100-02-00-5-100-0-000-000

ECF-S	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
ECF-S-A4L-4000-100-02-00-5-100-0-000-000	4000K	100W	2°	02	00	5	100	0-000-000

AE-1

Ordering guide

Example: ECF-S-A4L-4000-100-02-00-5-100-0-000-000

ECF-S	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
ECF-S-A4L-4000-100-02-00-5-100-0-000-000	4000K	100W	2°	02	00	5	100	0-000-000

Specifications

General

Model: ECF-S

Power: 100W

Beam: 2°

Mount: 02

Finish: 00

Accessories: 5

Notes: 100, 0-000-000

Predicted Lumen Depreciation Data

Predicted Lumen Depreciation Data

PHILIPS LIGHTOLIER

Downlighting

LyteProfile

4" round aperture

AE-3

Ordering guide

Example: PWS-30-WW-02-00-000-000

PWS	LED	Color	Power	Beam	Mount	Finish	Accessories	Notes
PWS-30-WW-02-00-000-000	3000K	30W	2°	00	00	000	000	000

Specifications

General

Model: PWS

Power: 30W

Beam: 2°

Mount: 00

Finish: 000

Accessories: 000

Notes: 000, 000

Predicted Lumen Depreciation Data

Predicted Lumen Depreciation Data

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Date
JULY 12, 2019

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Project No.
318196

LT-0C

AE-4
w/indoor outdoor

DESCRIPTION
Crisp lines and a slim profile combine in this handsome LED outdoor sconce. The vertical light bounces off the smooth, matte finish of the translucent. Mounts vertically or horizontally. Available in 120 and 1600 lumens 3000K LED models. ADA compliant. 120 or 277v.

WEIGHT
4.68 x 2.75 kg

ORDERING INFORMATION

Finish	Mount	Beam	LED Temperature	LED Voltage
COPIES	120	1600	3000K	120/277

FINISHES
Black, Silver

PROJECTIVE
JON NAME
DATE

TECH LIGHTING
12000 E. McDowell Rd.
Suite 300
Scottsdale, AZ 85254
P 480.949.6800
www.techlighting.com

AE-5
PITCH SINGLE WALL SCONCE

TECH LIGHTING

An architectural profile reminiscent of beautifully classic, cast iron delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.


High quality LM88-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:
• Marine-grade powder coat finishes
• Stainless Steel mounting hardware
• Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

SPECIFICATIONS

QUANTITY LUMENS	400
WATTS	24.2
VOLTAGE	120V, 277V
DIMMING	Yes
WARRANTY	5 years
WEIGHT	1.1 lb
FINISH	Black, Silver
INSTALLATION	Simple
LED TYPE	LM88
LED COLOR	3000K
LED VOLTAGE	120V, 277V
LED LIFETIME	50,000 hrs
LED CURRENT	0.1A



ORDERING INFORMATION

Finish	Mount	Beam	LED Temperature	LED Voltage
COPIES	120	1600	3000K	120/277

FINISHES
Black, Silver

PROJECTIVE
JON NAME
DATE

TECH LIGHTING
12000 E. McDowell Rd.
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Scottsdale, AZ 85254
P 480.949.6800
www.techlighting.com

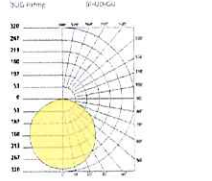
AE-5
PITCH SINGLE WALL SCONCE

TECH LIGHTING

PHOTOMETRICS*

PITCH SINGLE

Beam Spread	42°
Total Power	24.2
Luminance (lm/ft²)	31.4
Color Temp	3000K
CU	100%
UG Rating	90-100%



PROJECT INFO

DATE: 12/12/2018

TECH LIGHTING
12000 E. McDowell Rd.
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www.techlighting.com

HADCO
by @ignify

Landscare
Step light
RSP2/RSS2/RSC2/RSV2

A-6

Hadco LED step light low-voltage landscape luminaires has interchangeable LED color temperature between 3K and 4K CCT. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

Ordering guide

Series	Finish	Beam	LED Temperature	LED Voltage
RSP2	Black	120	3000K	120/277
RSP2	Black	1600	3000K	120/277
RSP2	Black	120	4000K	120/277
RSP2	Black	1600	4000K	120/277
RSP2	Black	120	5000K	120/277
RSP2	Black	1600	5000K	120/277

Optional for early installation

Series	Finish	Beam	LED Temperature	LED Voltage
RSP2	Black	120	3000K	120/277
RSP2	Black	1600	3000K	120/277
RSP2	Black	120	4000K	120/277
RSP2	Black	1600	4000K	120/277
RSP2	Black	120	5000K	120/277
RSP2	Black	1600	5000K	120/277

Accessories

Hadco LED step light low-voltage landscape luminaires has interchangeable LED color temperature between 3K and 4K CCT. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

TECH LIGHTING
12000 E. McDowell Rd.
Suite 300
Scottsdale, AZ 85254
P 480.949.6800
www.techlighting.com

A-6
RSP2/RSS2/RSC2/RSV2

Dimensions and finishes

RSP2
Polycarbonate step light

RSC2
Aluminum step light

RSV2
Aluminum step light

RSS2
Polycarbonate step light

Bottom view of all

TECH LIGHTING
12000 E. McDowell Rd.
Suite 300
Scottsdale, AZ 85254
P 480.949.6800
www.techlighting.com

A-6
RSP2/RSS2/RSC2/RSV2

TECH LIGHTING

Ordering guide

Series	Finish	Beam	LED Temperature	LED Voltage
RSP2	Black	120	3000K	120/277
RSP2	Black	1600	3000K	120/277
RSP2	Black	120	4000K	120/277
RSP2	Black	1600	4000K	120/277
RSP2	Black	120	5000K	120/277
RSP2	Black	1600	5000K	120/277

Optional for early installation

Series	Finish	Beam	LED Temperature	LED Voltage
RSP2	Black	120	3000K	120/277
RSP2	Black	1600	3000K	120/277
RSP2	Black	120	4000K	120/277
RSP2	Black	1600	4000K	120/277
RSP2	Black	120	5000K	120/277
RSP2	Black	1600	5000K	120/277

Accessories

Hadco LED step light low-voltage landscape luminaires has interchangeable LED color temperature between 3K and 4K CCT. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

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Date
JULY 12, 2019

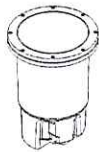
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Project No.
318196

LT-0D

A-7

PHILIPS
HARDCOLandscape
SL43
FlexScape LED
Inground line-voltage luminaire

A-7



Ordering guide

Series	Finish	Color temperature	Life	Options	Accessories	Replacement
SL43						
SL43 Inground line-voltage luminaire	SL Black SL Bronze SL White SL Grey SL Natural SL Aluminum	3000K (3000K) 3500K (3500K) 4000K (4000K)	50,000 hrs (50,000 hrs) 50,000 hrs (50,000 hrs) 50,000 hrs (50,000 hrs)	Clear Lens Clear Lens Clear Lens Clear Lens Clear Lens Clear Lens	None None None None None None	None None None None None None

Features

1. Housing Luminaire: Deep direct beam luminaire for landscape lighting. The luminaire is designed to be installed in a landscape setting. The luminaire is designed to be installed in a landscape setting. The luminaire is designed to be installed in a landscape setting.
2. Electrical: 120V line-voltage luminaire. The luminaire is designed to be installed in a landscape setting. The luminaire is designed to be installed in a landscape setting. The luminaire is designed to be installed in a landscape setting.
3. LED: 3000K, 3500K, 4000K. The luminaire is designed to be installed in a landscape setting. The luminaire is designed to be installed in a landscape setting. The luminaire is designed to be installed in a landscape setting.
4. Controls: 120V line-voltage luminaire. The luminaire is designed to be installed in a landscape setting. The luminaire is designed to be installed in a landscape setting. The luminaire is designed to be installed in a landscape setting.

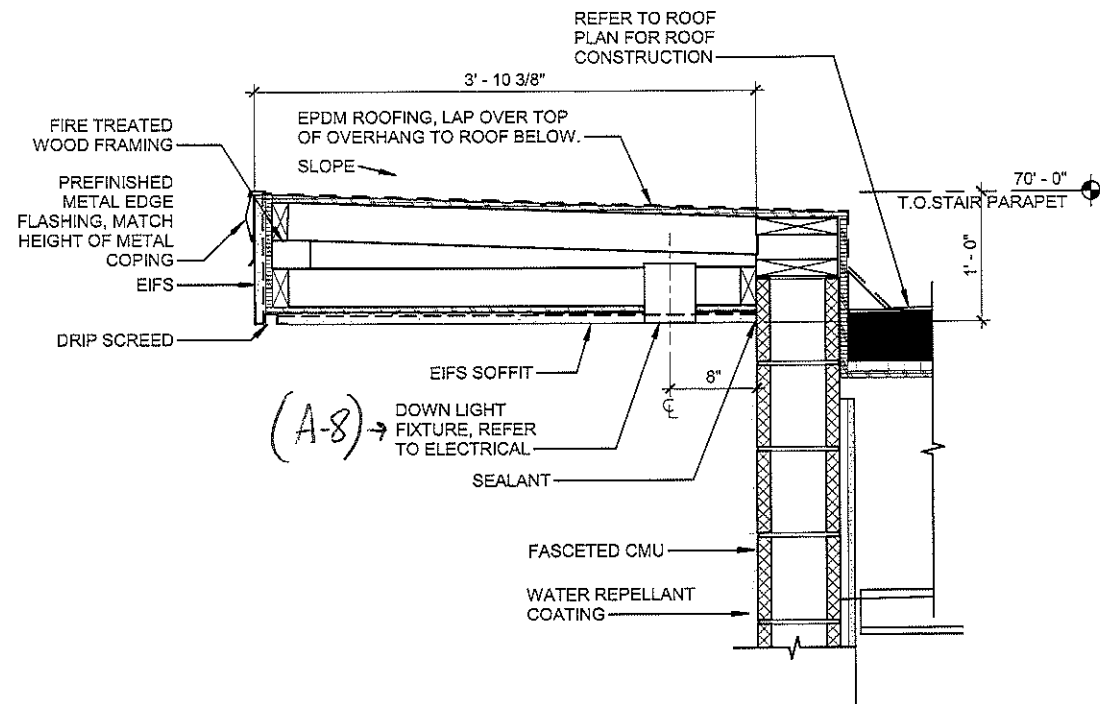


A-7

SL43 FlexScape LED
Landscape line-volt inground bullet luminaire


Lumen matrix

		Wattage		Amps		3000E		4000H	
		20W	27W	Marine	Medium	White	Marine	Medium	White
F Clear	19W	19W	15W	100	110	160	100	105	120
	20W	20W	15W	100	110	160	100	105	120
	21W	21W	15W	100	110	160	100	105	120
	22W	22W	15W	100	110	160	100	105	120
ADA Waterline	19W	19W	15W	100	110	160	100	105	120
	20W	20W	15W	100	110	160	100	105	120
	21W	21W	15W	100	110	160	100	105	120
	22W	22W	15W	100	110	160	100	105	120
LS Light formed	19W	19W	15W	100	110	160	100	105	120
	20W	20W	15W	100	110	160	100	105	120
	21W	21W	15W	100	110	160	100	105	120
	22W	22W	15W	100	110	160	100	105	120
CFL Frosted	19W	19W	15W	100	110	160	100	105	120
	20W	20W	15W	100	110	160	100	105	120
	21W	21W	15W	100	110	160	100	105	120
	22W	22W	15W	100	110	160	100	105	120



Posler, Kathryn

From: Jeff Brand <jbrand@nelsenpartners.com>
Sent: Monday, June 17, 2019 10:31 AM
To: John Gurcsik
Cc: Posler, Kathryn
Subject: Re: 18-DR-2019 SPRINGHILL SUITES AT PAPAGO PLAZA

 **EXTERNAL Email with links or attachments. Please use caution!**

Yes. The bollards are on the master plans for the retail submittal.

Sent from my iPhone

On Jun 17, 2019, at 10:03 AM, John Gurcsik <gurcsik@gmail.com> wrote:

Hello, circling back on this. Are the removable bollards still in the plans?

Thanks,
Jay Gurcsik

On Thu, May 9, 2019 at 10:56 AM Posler, Kathryn <KPosler@scottsdaleaz.gov> wrote:

Hi Jay,

I have copied Jeff to find out more information. It looks like they are shown on the restaurant/parking garage application. 15-DR-2019.

Jeff- Can you provide information about the bollards?

<image001.png>

Thank you,

Katie Posler, Planner

City of Scottsdale

Planning & Development Services

7447 E. Indian School Rd., Ste. 105

Scottsdale, AZ 85251

480.312.2703

From: gurcsik@gmail.com <gurcsik@gmail.com>
Sent: Wednesday, May 1, 2019 1:21 PM
To: Berry, Melissa <MBerry@Scottsdaleaz.gov>
Subject: 18-DR-2019 SPRINGHILL SUITES AT PAPAGO PLAZA

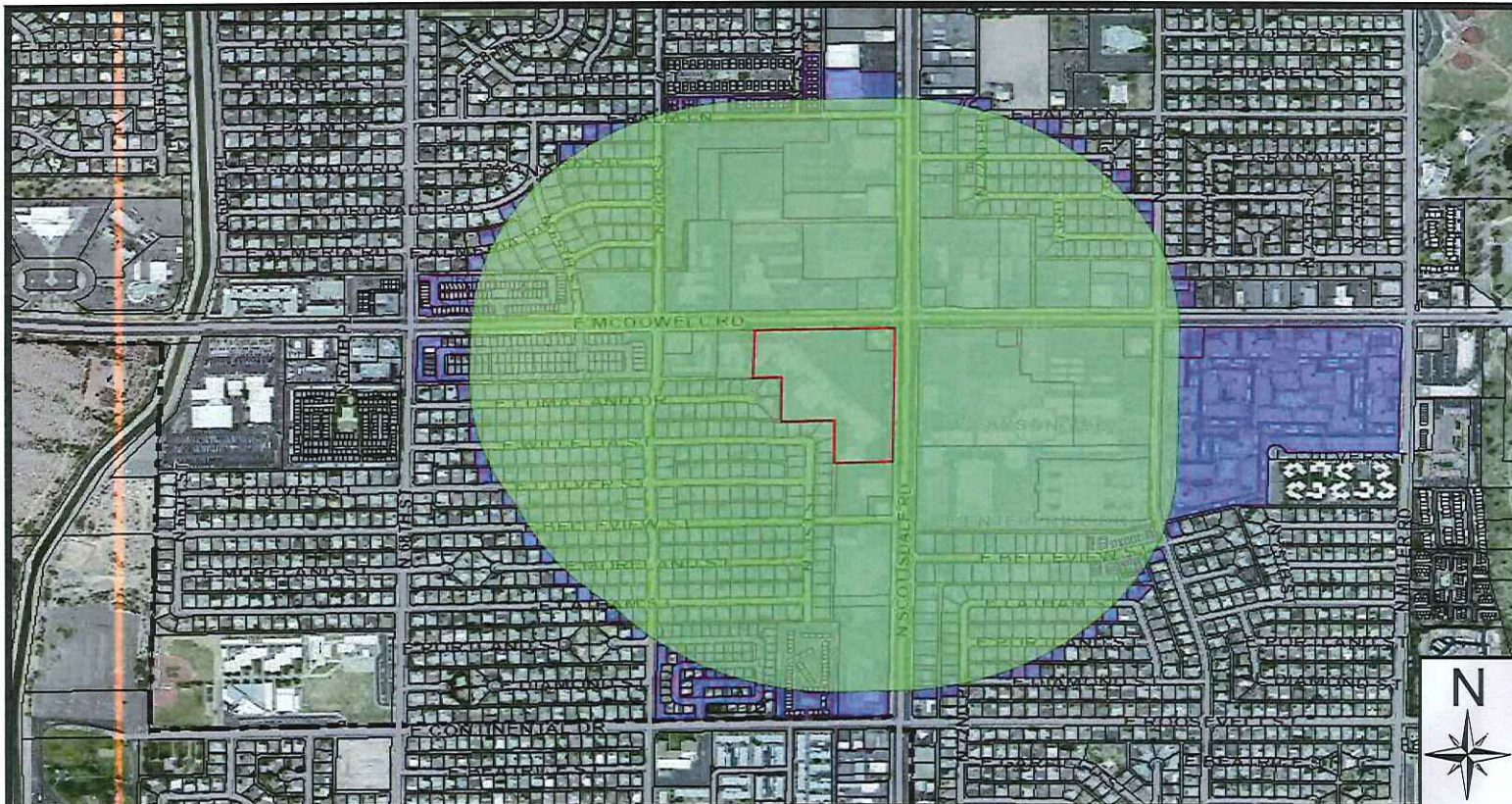


I am curious as to the status of the planned removable bollards. This was discussed with Jeff Brand at the open houses, and he informed the crowd they are to be placed at the intersection adjacent to the southeast corner of the hotel. I don't see them on this application, but I am curious if it is to be on this or on future applications for the property. Thanks, Jay Gurcsik -- sent by Jay Gurcsik (case# 18-DR-2019)



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City Notifications – Mailing List Selection Map



Additional Notifications:

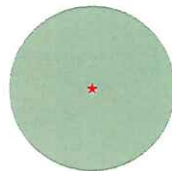
Interested Parties List
 Adjacent HOA's
 P&Z E-Newsletter
 Facebook
 Twitter
 Nextdoor.com
 City Website-Projects in the hearing process

Pulled Labels
 April 19, 2019

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 786

18-DR-2019