



Application

Narrative

Cash Transmittal

Development Standards



Aline Architecture Concepts
7340 East Main Street, Suite 210
Scottsdale, Arizona 85251

March 17, 2019

Application Narrative

The Ivy
10345 N. Scottsdale Rd.
Scottsdale, AZ 85253
7-DR-2019

Dear Development Review Board,

This application entails a renovation and re-construction of an existing two story office and auction sales building located in the center of the Paradise Valley Plaza shopping center. The south portion would be demolished and a new 4,343 s.f. single story building built in its place. The middle and north portions would be re-coated in a smooth finish stucco and new fenestrations and lighting added on the west side.

This application entails an existing two story commercial building in the middle of the parking lot of Paradise Valley Plaza located at the southeast corner of Scottsdale Road and Shea Boulevard. The south end would be a new single story building to replace an existing single story building. The middle and north end of the building would be renovated, with new stucco, site-work and fenestration, particularly along the west elevation to minimize solar heat gain. East and west existing parking spaces are to be re-striped on the existing asphalt. The east side would utilize areas previously used as vehicle parking for increased landscape area and bicycle parking. The new building on the south end would use deep overhangs and clerestory windows to minimize solar heat gain while allowing natural daylight into the building throughout the year, while providing an indoor / outdoor connection with large terraces. The total height including mechanical screening maintains the existing building height of 22'-6". The design of the building takes into account the suburban shopping center context while introducing a modern desert vernacular appropriate to this neighborhood and Sonoran desert context.

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This design follows all applicable guidelines and design standards by responding to its suburban shopping center, commercial retail and desert context. It maintains and builds upon the character and quality design features Scottsdale is known for with a carefully considered design that engages the public, and improves the shopping center's character. Our use of timeless materials such as exposed aggregate concrete block site walls and columns, grey solar glass, in addition to painted steel trim accents, and stucco walls that relate it to the adjacent structures, and deep roofs with standing seam metal that provide shade, texture, and depth to the open spaces, and contributes to the shopping center, neighborhood, and broader community. The design responds to the desert climate by providing deep overhangs with carefully located glazing and perimeter patios for shade and natural daylighting, while connecting the indoor and outdoor spaces. Lighting, signage and noise levels are considered with respect to the neighbors and parking lot in an effort to maintain a comfortable environment that feels safe and inviting. The east side of the building replaces parking spaces with landscape to provide shading and a character that feels inviting. The new structure fits within the confines of the property, floor area ratio and overall height restrictions.

a. This design promotes a desirable relationship between structures, open spaces and topography as well as the neighborhood by maintaining drive aisle standards in the surrounding parking lot, increasing landscape area, and providing a new structure that fits proportionally to the existing building. Using carefully considered architectural features, landscape areas, and generous patios this project engages the public and provides a comfortable work & retail environment. The architecture uses contemporary construction and timeless materials, while keeping the design appropriate for the neighborhood and shopping center context. With the use of outdoor lighting features, landscape areas, shade overhangs, and raised terraces, it softens the scale and texture to the surrounding retail development. Building heights are kept to within established standards.

b. This design avoids excessive variety and monotonous repetition with a carefully selected palette of materials and design features. The façades and patios are designed with respect to the surrounding structures and parking lot using large patios and deep overhangs. This design is well balanced and proportioned in its use of materials, massing, and overall design.



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c. This design strengthens and enhances the character of the area by contributing thoughtful design with materials and landscaping that will age well. These materials include exposed aggregate concrete block site walls and columns, smooth finish stucco, steel, and glass used in proportions appropriate to the character of the desert climate and context of the site. Well-designed projects such as the Scottsdale Quarter, Optima, Kierland Commons and other progressive buildings and developments with contemporary and timeless character, are echoed in our design by using clean simple forms that are well proportioned, maintaining variety in texture, color, massing and landscaping. It engages the public with overhangs, outdoor lighting and landscaping. Landscaping includes native plants and trees such as arizona ash, baja fairy duster, and gray ice plant to embrace the Sonoran Desert. The architecture and landscaping are designed to age well over the decades and make a strong contribution to the neighborhood.

d. There are no views to any specific environmentally sensitive lands from this site, but the building utilizes shade and patio features that are appropriate to the desert climate. The material palette of exposed aggregate concrete block, and colored stucco in combination with low water plants are appropriate to the Sonoran Desert.

e. This project is not within the Historic Property Overlay District, but does include a range of architectural features that add variety in color, scale, materials and details. This project conforms to the established standards for setbacks, floor area ratio, and height.

3. All ingress/egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways are designed per applicable codes and ordinances (IBC 2015, ADA 2010, & city zoning codes), and promote the overall health and safety of the patrons. All egress doors and paths are illuminated to promote ease of ingress/egress to parking on the site. Grading will conform to ADA standards and will provide an easy path from the ADA parking spot to the entrances.

4. All mechanical equipment/utilities have dedicated patios which are screened by parapet walls integral to the building and maintains the overall architectural character.

5. This project is not within the Downtown Area.

6. This project is not part of the Cultural Improvement Program or Public Art Program.

Respectfully,

Jeff Graham
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