

Case Research



City of Scottsdale Excess Parcels
Proposed Development Parcels

CONTEXT AERIAL
1" = 200'

PROPOSAL FOR CITY EXCESS PARCELS ALONG NORTH MARSHALL WAY

Dear Martha West,

I am writing with regard to our proposed development in Old Town Scottsdale on Marshall Way between Indian School Road and First Avenue. The planned development is a mixed-use project consisting of condos and apartments as well as retail, gallery, and restaurant spaces. The City of Scottsdale currently owns three Excess Parcels that are contiguous to the proposed development (see attached Site Plan). I would like to explore the possibility of acquiring these Excess Parcels from the City.

It is my understanding that any party hoping to acquire Excess Parcels from the City of Scottsdale must illustrate a benefit to the general public. Along these lines, I have worked with Rob Paulus Architects and Chris Winters + Associates to determine optimal uses for these Parcels with a focus on enhancing the connectivity and pedestrian activity at two key intersections: Marshall Way and Indian School Road along with Marshall Way and First Avenue.

Indian School Road and Marshall Way (pages 4-5)

The City has identified this highly visible corner as a crucial link between the cluster of art galleries located on Marshall Way north of Indian School Road and the art galleries up and down Main Street south of Indian School Road. In an effort to connect these two areas and encourage pedestrian activity we have proposed a retail/gallery/restaurant space pushed out to this corner with residential above. This will create a hub of activity at a crucial midway point for pedestrians participating in the ArtWalk and encourage pedestrian flow up and down Marshall Way. Landscape and hardscape is uniquely positioned to provide inviting spaces and sidewalks with plentiful shade and seating areas.

First Avenue and Marshall Way (pages 6-7)

For this corner we are proposing the installation of an inviting pocket park that is ADA accessible to further draw and invite pedestrians to encounter a well designed, shaded courtyard with a solid tree canopy and desert textures. The rounded stone wall surround recalls the ballcourts of the native peoples of the Sonoran Desert while embracing the rounded nose of the triangle corner. During ArtWalk the park could be used to host musicians or artists and further activate the corner site. We hope the park will provide an oasis for pedestrians and complete the block with an appropriate mix of public space and commercial use.

I strongly believe that by incorporating these City-owned Excess Parcels into our project, we can add to the design and coherence of the overall project while simultaneously achieving the City's goals of enhancing the pedestrian experience and providing connectivity between the neighborhoods on either side of Indian School Road. Furthermore, due to the size, shape, and location of these Excess Parcels, they are incapable of being developed separate from the contiguous land as a part of this project. By collaborating, we can truly achieve the greatest outcome.

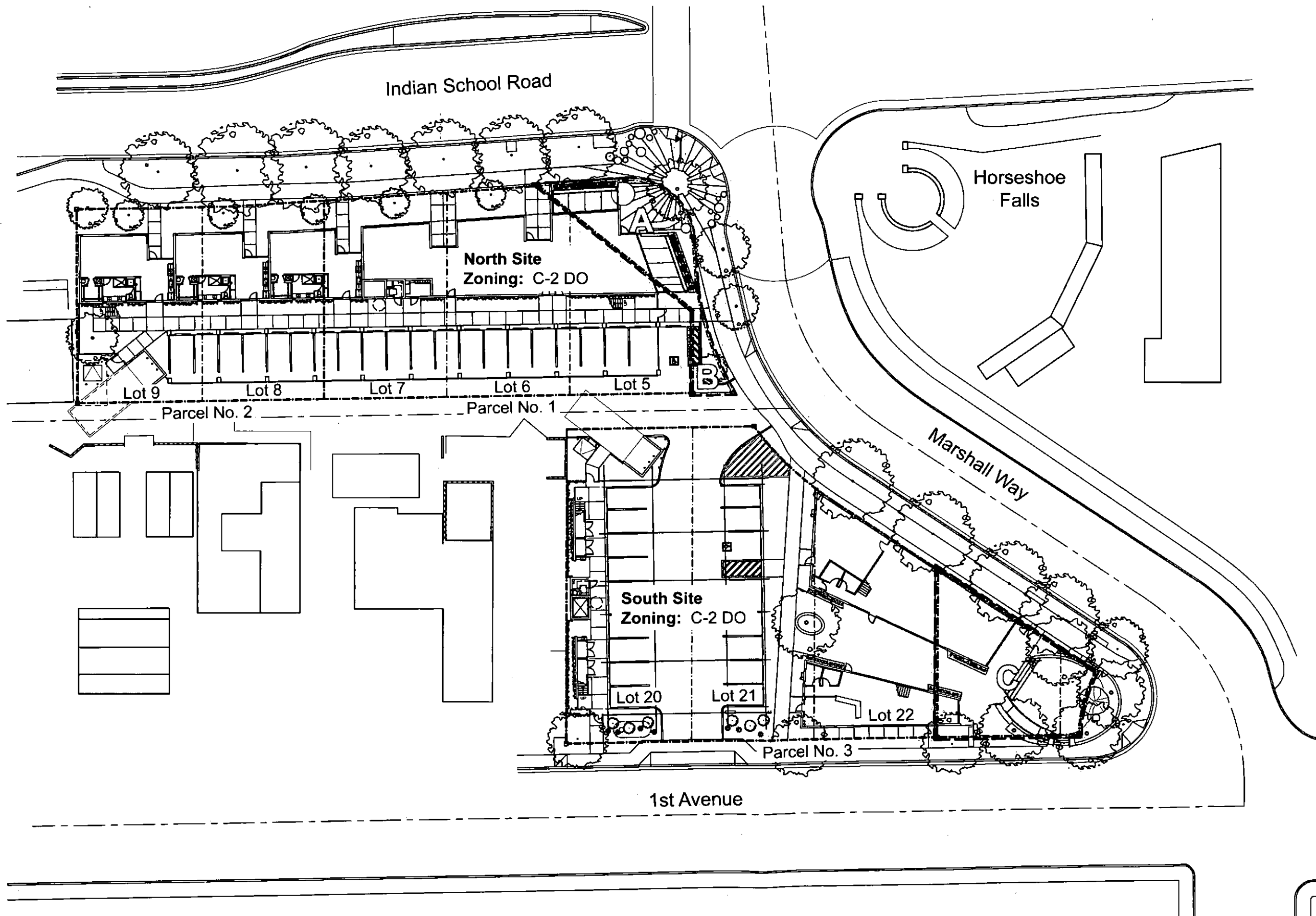
It has been nearly twenty years since the widening of Indian School Road and the realignment of Marshall Way that led to the demolition of the buildings formerly on this site. Many City employees may remember my father, Richard Funke, and his animated reaction to the eminent domain that took place at this site. I can tell you that our family is extremely excited to have a new project underway and we are ready to start the next chapter. I look forward to the City's response and I am available to answer any questions that may arise.

Regards,


Ben Funke

FUNKE
MIXED USE
7033 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, ARIZONA 85251
ROB PAULUS ARCHITECTS, LTD.
©2016, ALL RIGHTS RESERVED ROB PAULUS ARCHITECTS, LTD.

OCTOBER 12, 2016



Site Data

Project Location

North Site: Parcel No. 1 & No. 2

South Site: Parcel No. 3

Building/Zoning Department

City of Scottsdale, Arizona

Tax Parcel I.D. Numbers

Parcel No. 1: 130-12-031A

130-12-032B

Parcel No. 2: 130-12-033B

Parcel No. 3: 130-12-045

130-12-036B

130-12-047A

Legal Description

Parcel No. 1: Lots 5, 6 & 7

Parcel No. 2: Lots 8 & 9

Parcel No. 3: Lots 20, 21 & 22

Existing Zoning: C-2 DO

Existing Site Areas

Parcel No. 1: 0.2520 acres (10,977 sf)

Parcel No. 2: 0.1822 acres (7,937 sf)

Parcel No. 3: 0.3856 acres (16,797 sf)

Excess Parcels

Excess Parcel A:

City Owned Parcel: 130-12-030A

Area: +/- 1,569 sf

Excess Parcel B:

City Owned Parcel: 130-14-029

Area: +/- 286 sf

Excess Parcel C:

City Owned Parcel: 130-12-048

130-12-049B

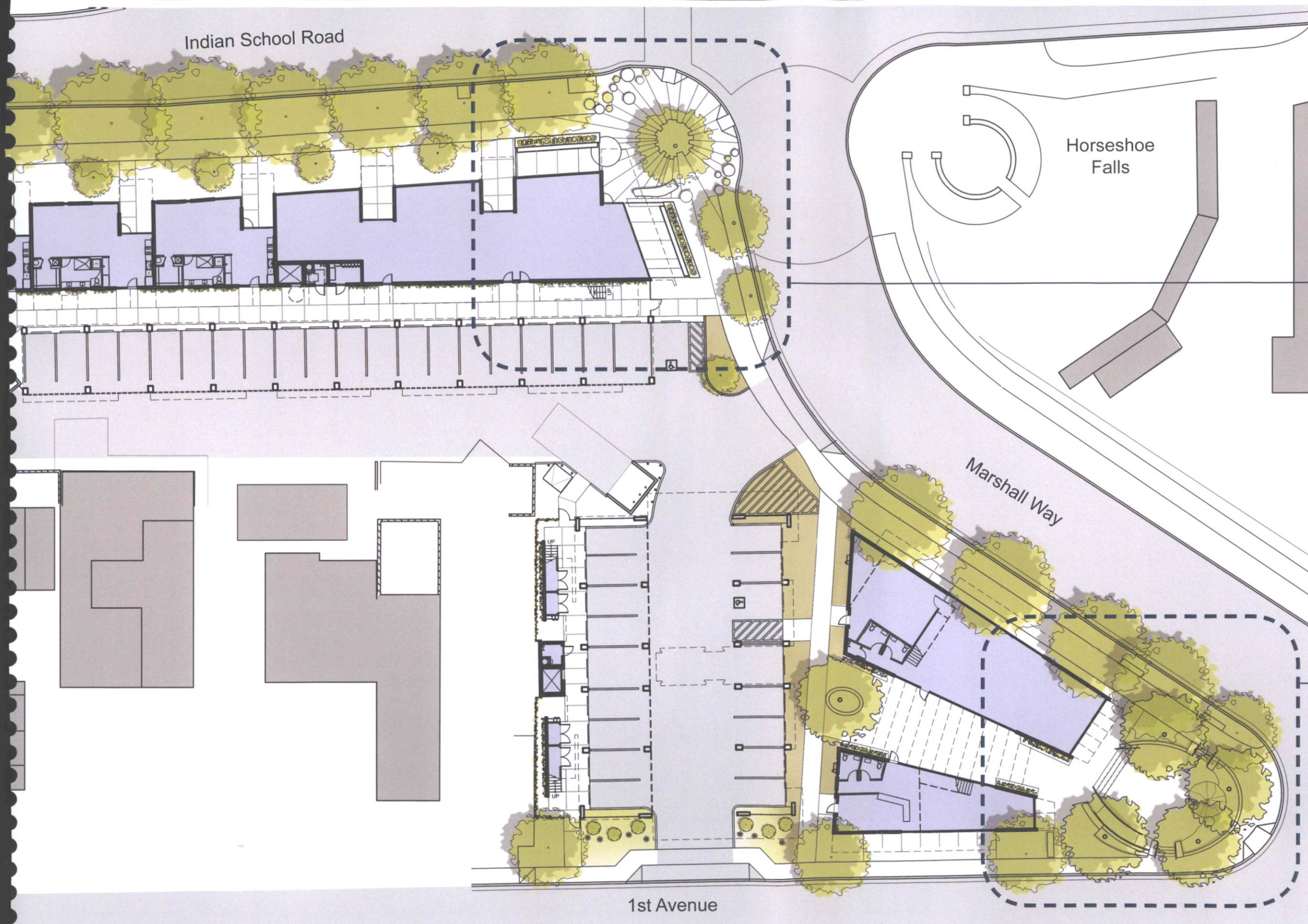
Area: +/- 2,887 sf

Note: Portions of the pocket park extend outside the City of Scottsdale Parcel C into the R.O.W.

1 SITE PLAN
1" = 40'

**FUNKE
MIXED USE**
7033 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, ARIZONA 85251
ROB PAULUS ARCHITECTS, LTD.
©2016, ALL RIGHTS RESERVED ROB PAULUS ARCHITECTS, LTD.

OCTOBER 12, 2016



Proposed Streetscape
Improvements at
Indian School Road
and Marshall Way
[See Page 4]

Proposed Pocket Park at 1st
Avenue and Marshall Way
[See Page 6]

**FUNKE
MIXED USE**
7033 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, ARIZONA 85251
ROB PAULUS ARCHITECTS, LTD.
©2016, ALL RIGHTS RESERVED ROB PAULUS ARCHITECTS, LTD.

1 LANDSCAPE PLAN
1" = 30'

OCTOBER 12, 2016



KEYNOTES

1. Depressed planter set in pavers with very large accent iron wood tree and desert plants
2. Cylindrical steel pipe planters with native plants and patterned cast-in-place concrete benches
3. Circular planter at grade with Soleri inspired rain chain/chime or public art
4. Large wood log or slab bench
5. Raised steel planter at restaurant/retail patio
6. Salvaged or composite wood bench/display shelf on steel frame
7. Landscape in swaled planters at grade
8. Improve existing landscape in R.O.W.
9. New concrete or paver walk
10. Plaza paving - radial permeable pavers/stone on sand
11. Sculptural rain chain/chime or public art
12. Restaurant/retail patio - carry interior floor finish outside
13. Steel rail/fence with vines/plants
14. Art walk plaques in paving
15. Existing sidewalk
16. Limit of existing planter
17. Existing curb/gutter/ramp to remain

1 PROPOSED LANDSCAPE PLAN AT INDIAN SCHOOL ROAD AND MARSHALL WAY
1/8" = 1'-0"

**FUNKE
MIXED USE**
7033 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, ARIZONA 85251
ROB PAULUS ARCHITECTS, LTD.
©2016, ALL RIGHTS RESERVED ROB PAULUS ARCHITECTS, LTD.

OCTOBER 12, 2016



INDIAN SCHOOL ROAD AND MARSHALL WAY

FUNKE MIXED USE

7033 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, ARIZONA 85251
ROB PAULUS ARCHITECTS, LTD.
 ©2016, ALL RIGHTS RESERVED ROB PAULUS ARCHITECTS, LTD.

OCTOBER 12, 2016



- KEYNOTES** 
1. Existing concrete - can be replaced or preserved in place
 2. New concrete or pavers
 3. Restaurant/retail patio
 4. Concrete/stone steps - 3-4 risers
 5. Landing
 6. Ramp - 1:12 slope with handrail
 7. Stone 'stage' at grade for music, performances, etc.
 8. Art plinth - cast-in-place concrete or steel
 9. Stone retaining wall/bench
 10. Stone pedestal/wall at steps
 11. Stone retaining wall - height varies and arcs
 12. Planter at grade - depress 6"
 13. Stabilized decomposed granite with drainage to below grade water harvesting system
 14. Existing R.O.W. - add heavy landscape
 15. Stone benches
 16. Landscape planter for big native accent plants - can be above, below or flush with grade
 17. Existing curb/ramp/gutter to remain
 18. Art walk plaques in paving
 19. Retail/restaurant courtyard

1 PROPOSED LANDSCAPE PLAN AT FIRST AVENUE AND MARSHALL WAY
1/8" = 1'-0"

**FUNKE
MIXED USE**
7033 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, ARIZONA 85251
ROB PAULUS ARCHITECTS, LTD.
©2016, ALL RIGHTS RESERVED ROB PAULUS ARCHITECTS, LTD.

OCTOBER 12, 2016



POCKET PARK AT 1ST AVENUE AND MARSHALL WAY

FUNKE
MIXED USE
7033 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, ARIZONA 85251
ROB PAULUS ARCHITECTS, LTD.
©2016, ALL RIGHTS RESERVED ROB PAULUS ARCHITECTS, LTD.

OCTOBER 12, 2016