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DRB Application Narrative

Pepin Restaurant Remodel  
7363 N. 2<sup>nd</sup> St  
Scottsdale, AZ 85251  
786-PA-2020

Dear Development Review Board,

This application entails remodel and addition to an existing single story currently vacant, former Pepin restaurant building located at 7363 N. 2<sup>nd</sup> Street in Scottsdale, Arizona.

The improvements to the existing building are focused on maintaining the west portion of the structure (kitchen and back of house spaces) while expanding and re-configuring dining room along with new treatment of the east facade facing Civic Center Park. Scope will also include adding a second level dining deck and bar, open on all sides but covered by roof canopy. The new ground floor, shell restaurant space will include a large dining room extending to the east, fully glazed window wall, spilling into a new outdoor dining patio in manner similar to the AZ88 and Clayton on the Park's patios. Outdoor patio space will be shaded by an orchard-like grouping of trees. The edge of the space will be visually connected to the Civic Center Park by terraced down lower level planting and a canted masonry wall made to create a "floating effect". Patio will enjoy open views into the park. Upper level deck overlooking the park will feature planters architecturally integrated with the deck's edge adding natural elements to the outdoor dining experience. Tree-like canopy roof, perched on series of columns is intended to provide shade for patrons and to serve as a sculptural form adding visual interest to the building.

The new renovation effort includes updating the overall architectural character by supplementing the current, limited materials palette with new materials and colors.

The pedestrian path between AZ88 and Pepin will be enhanced to address the new entry location to Pepin building and to mitigate the elevation difference between these two structures. The current winding path will be adjusted to connect the site's access points as required for ADA accessibility and will curve around the existing cactus garden adjacent to AZ88.

The proposed design will address and respond to the  
**SCOTTSDALE SENSITIVE DESIGN PROGRAM** as follows:

- 1.The design character of any area should be enhanced and strengthened by new development. New design will replace dated architecture in dilapidated state and contribute to enhancement of the area, especially relative to the upcoming Civic Center Park improvements project.
- 2.Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features
- 3.Development should be sensitive to existing topography and landscaping
- 4.Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.
- 5.The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.
- 6.Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.



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7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

9. The design of the built environment should respond to the desert environment

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants

Development is sensitive to the existing topography and landscaping by retaining mature planting and hardscape elements complementary with the character of the park. New landscaping will utilize drought tolerant plant material. Streetscape design will maintain and improve continuity of pedestrian spaces in the area and will add new elements such as bike parking and bench located along the pedestrian passageway. Proposed design will take advantage of the adjacency to the open public space to the east with both level spaces oriented towards the park. Intentional architectural design will connect interior with exterior by means of sliding door wall system and minimalistic, open style steel and glass guardrails aimed at preserving the existing views of the park.

8. Buildings should be designed with a logical hierarchy of masses The proposed architecture of the building will clearly identify the hierarchy of masses with the lower level restaurant visually anchored to the ground by surrounding patio and a lighter in expression upper level with the roof canopy set back from the edges and appearing as floating over the deck below. Portions of the building designated as utility and support functions will be located (except for new fire riser) in the rear of the property facing the Alley. All kitchen and mechanical equipment will be screened from view and partly from noise behind a parapet wall with green feature wall on the west edge of the upper deck.

10. Development should strive to incorporate sustainable and healthy building practices and products Proposed building will utilize energy efficient glazing systems, high reflectance roofing material and incorporate planting materials, all contributing to enhanced well being of the users as well as mitigating urban heat island effect.

13. The extent and quality of lighting should be integrally designed as part of the built environment The proposed lighting fixtures will enhance the built environment and will be carefully selected for each level: down lighting the indoor-outdoor bar area nestled under the upper level overhang. Arm mounted sconces, integrated with the east façade will provide ambient lighting for the patio seating. Upper level lighting scheme will engage the roof canopy panels and steel columns to create a combination of different light levels including up and down lighting as well as reflective light contributing to improved lighting quality.



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The proposed design will address and respond to  
**OLD TOWN SCOTTSDALE URBAN DESIGN & ARCHITECTURAL GUIDELINES** as follows:

***District Identity: Promote the character and identity of the Civic Center District through open space, landscape and urban design***

Proposed design concept is focused on project's immediate adjacency and relationship with the Civic Center Park. Dining room on the lower level with the sliding glass window wall will open the interior space to the exterior patio which will provide a smooth transition into the park environment – open style guardrails will create visibility and connectedness of spaces. Landscape design and features will enhance the existing nodes (cactus garden, meandering path) and provide natural transition between two adjacent restaurants (the proposed one the existing AZ88 restaurant), leading into the pedestrian passageway between the buildings.

***Building Design: Activate Civic Center primary open space area through building and site design***

Building design concept will embrace the established setting of the site and will take cues from the existing surrounding architectural style – heavier, masonry portions of the building will be located on the west side, with two vertical masses flanking the otherwise lighter, glazed center portion on north and south ends. Lower level will feature an indoor-outdoor bar area nestled under the upper level overhang. Vast, sliding glass door system opening the interior into the park will be shaded by the overhang of the upper deck above. Upper level dining deck will step back in terms of massing, and will feature raised planters along all edges. Planters and clear glass railing will be integrated into the architecture creating a visually open, soft boundary of the dining space overlooking the park. Roof over the upper deck will be designed to feature angled steel supports covered with textured in profile, solid and perforated metal panel. The composition of the multi-plane roof canopy supported by a series of slender steel posts design is intended to create a floating expression, similar to that of a tree canopy or a cloud. The proposed lower level patio will align with the adjacent restaurants patios and will create a cohesive front, while pedestrian access along the area will be maintained. Patio space will feature a row of shade trees located to align with a similar row at park level to create “an orchard” like grouping. Low, transparent guardrail design will allow for visual continuity across the edge between patio and lower grade on the park's side. Terraced planting placed along the edges of the patio at park level grade, in concert with a canted supporting wall beneath the east side the patio will provide for a natural and soft transition between the spaces. The proposed building design and massing will be well within the prescribed stepbacks envelope on all sides according to the stipulations approved by zoning case 22-ZN-2015 on file at City's records.



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*Reduce the impact of noise at the source, in spaces where sound travels, and at locations with high noise-sensitive land uses.*

The proposed design will take into consideration noise associated with the restaurant use by placing mechanical equipment on the west – alley facing side of the roof as far away as possible from the public use areas of the patios and adjacent park. All equipment will be fully screened behind parapet walls and behind a decorative, green feature wall intended to enhance the upper deck space, and to provide a noise buffer near the transition to utility part of the roof.

Thank you for your time and effort in considering our project DRB application and approval request.

Respectfully,  
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