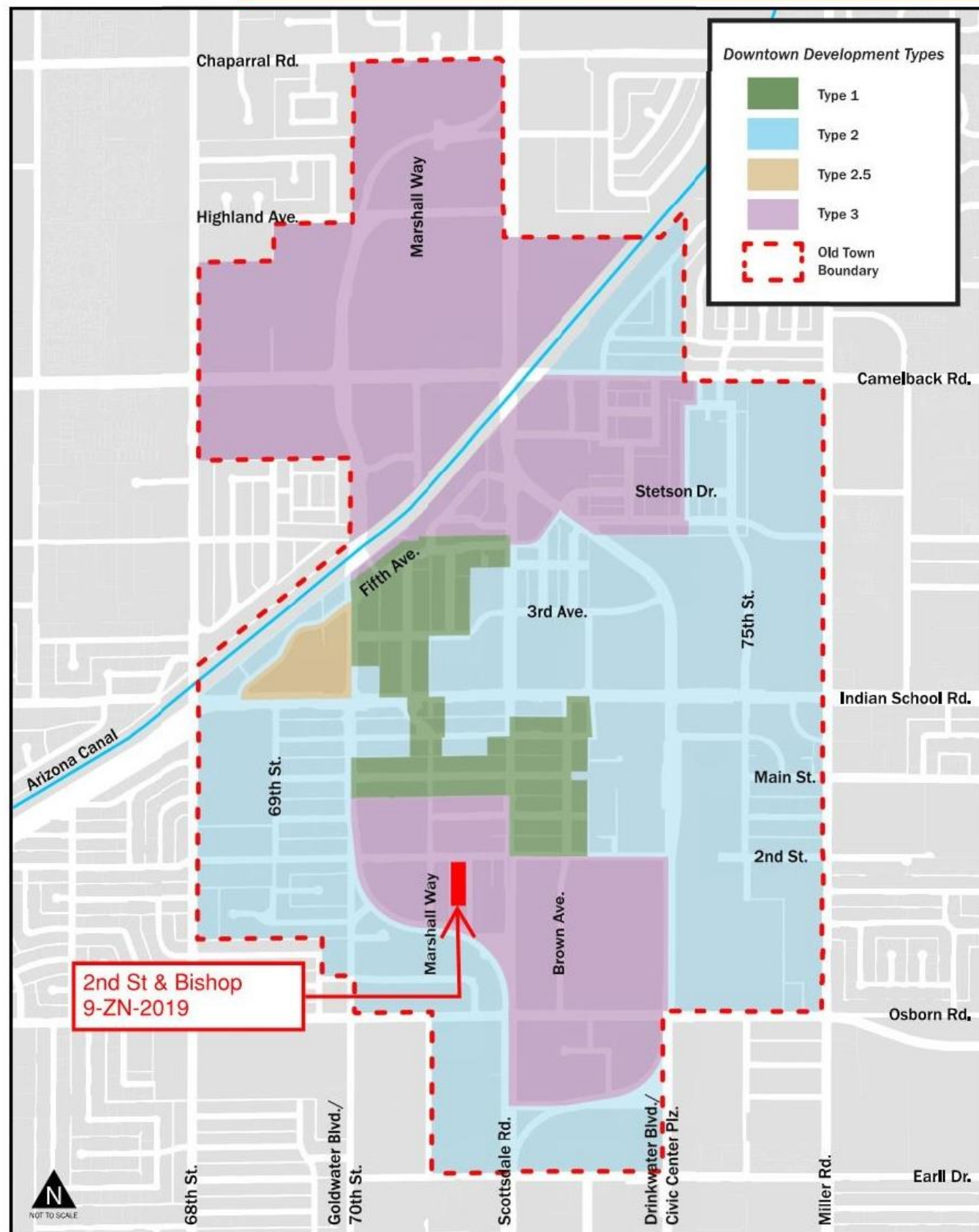




# BISHOP LANE

2<sup>nd</sup> STREET & BISHOP

Zoning District Map  
Amendment from Highway  
Commercial Downtown  
Overlay (C-3 DO)  
to Downtown/ Downtown  
Multiple Use Type-3  
Planned Block  
Development Downtown  
Overlay  
(D/DMU-3 PBD DO)



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

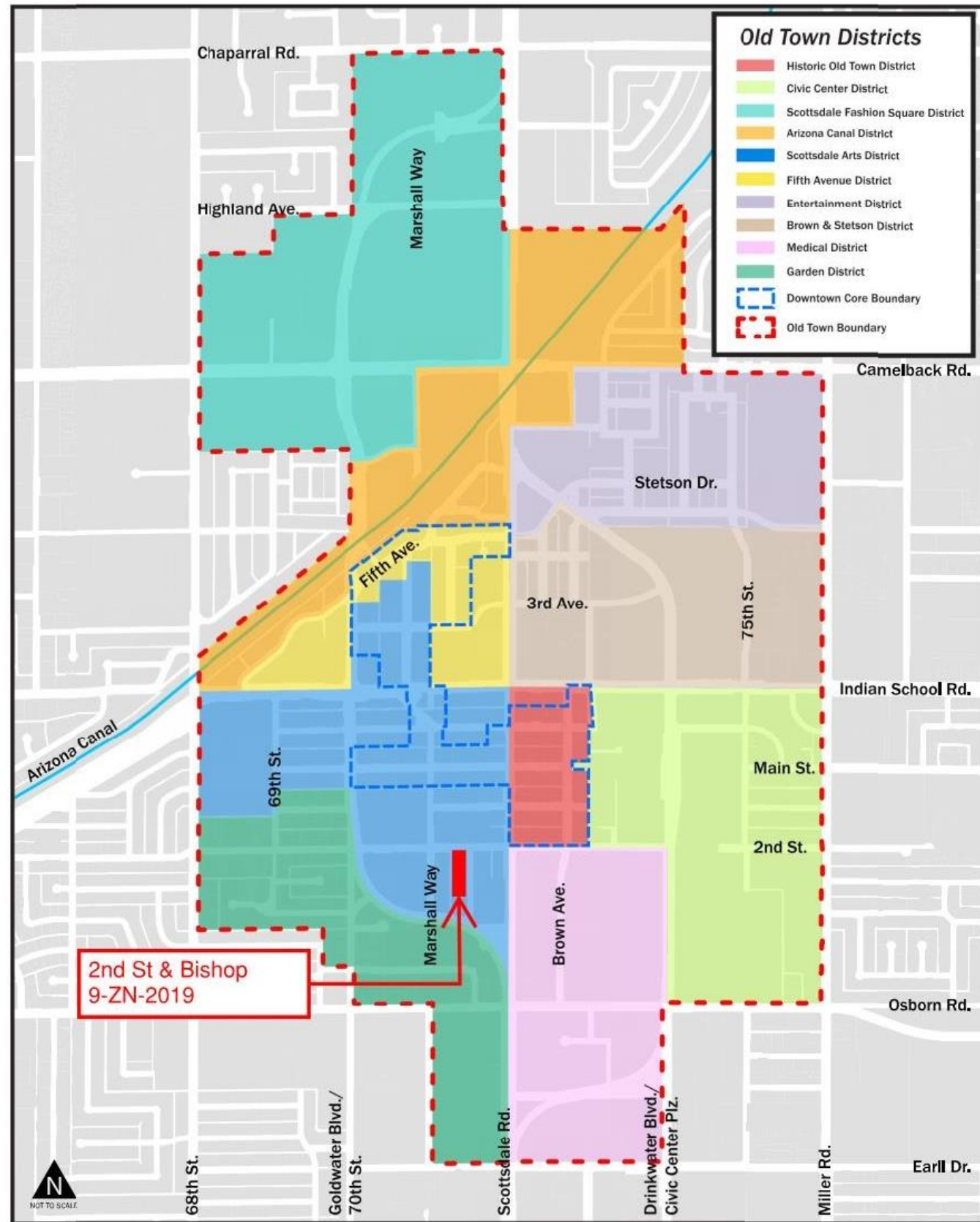
Map 1 - Downtown Development Types

# DEVELOPMENT TYPES

- **Existing Zoning**
  - Highway Commercial Downtown Overlay (C-3 DO) District
- **Proposed Zoning**
  - Downtown/Downtown Multiple Use Type-3 Planned Block Development Downtown Overlay (D/DMU-3 PBD DO)
- **Context**
  - Southwest corner of East 2nd Street and North Bishop Lane
  - Surrounding developments are mostly commercial with some multiple-family residential.

# DISTRICT LOCATION

- Site is located within the **Scottsdale Arts District**



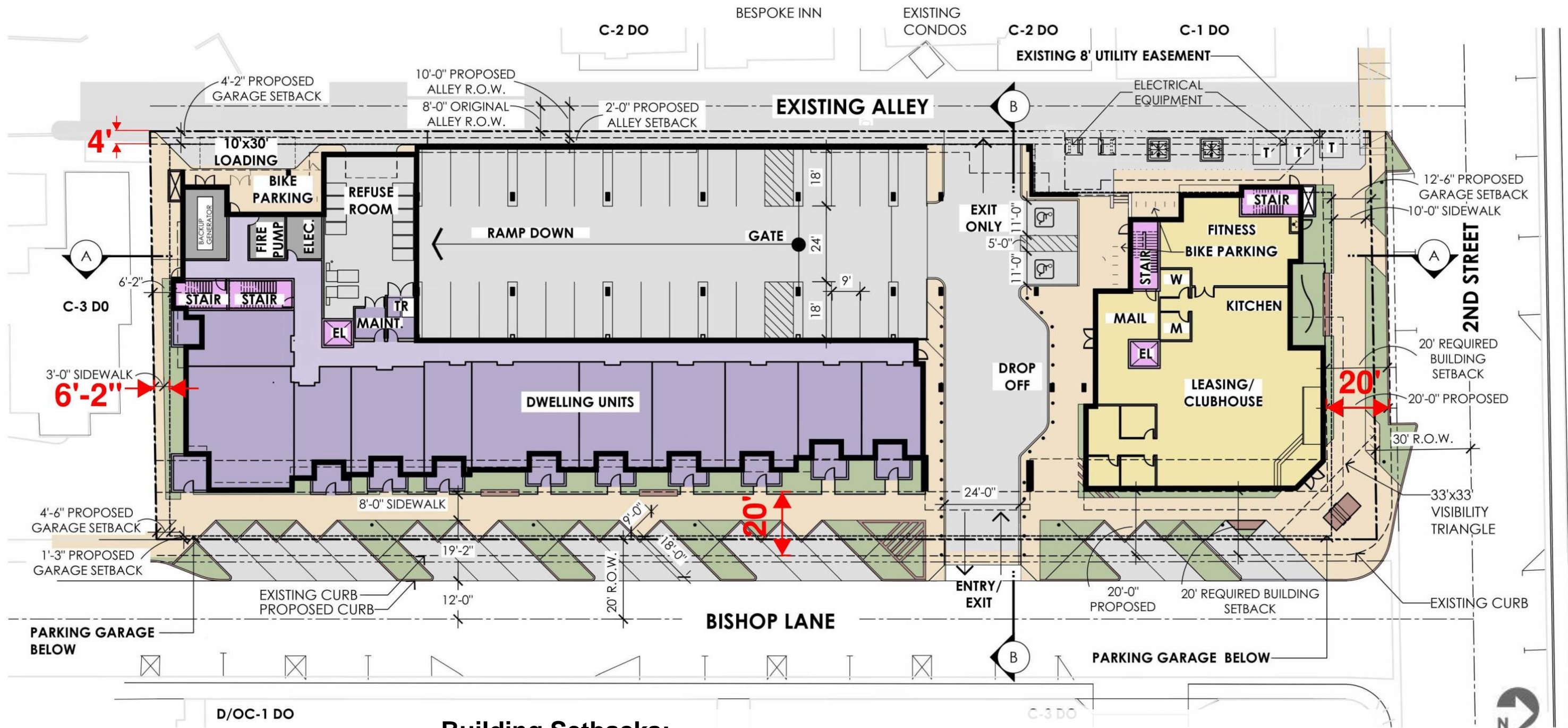
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Map 2 – Old Town Districts





- Existing Use**            Vacant/Restaurant
- Proposed Use**            Multi-family Residential
- Parcel Size**            1.54 gross acres; 1.14 net acres; 49,450.20 square feet
- Building Height**
- Allowed: 90 feet (with bonus), excluding rooftop appurtenances
  - Proposed: 89 feet, excluding rooftop appurtenances
- Number of Dwelling Units**
- Allowed: 77 units (without bonus)
  - Proposed: 199 units (with bonus)
- Parking**
- Required: 237 spaces
  - Provided: 250 spaces not including proposed street parking
- Setback**
- Measured from back of Existing Curb on Bishop Lane
- Canopy Projections**
- Proposed 10' Projections along 2nd Street & Bishop Lane at Leasing/Clubhouse (7' max. allowed by exceptions)







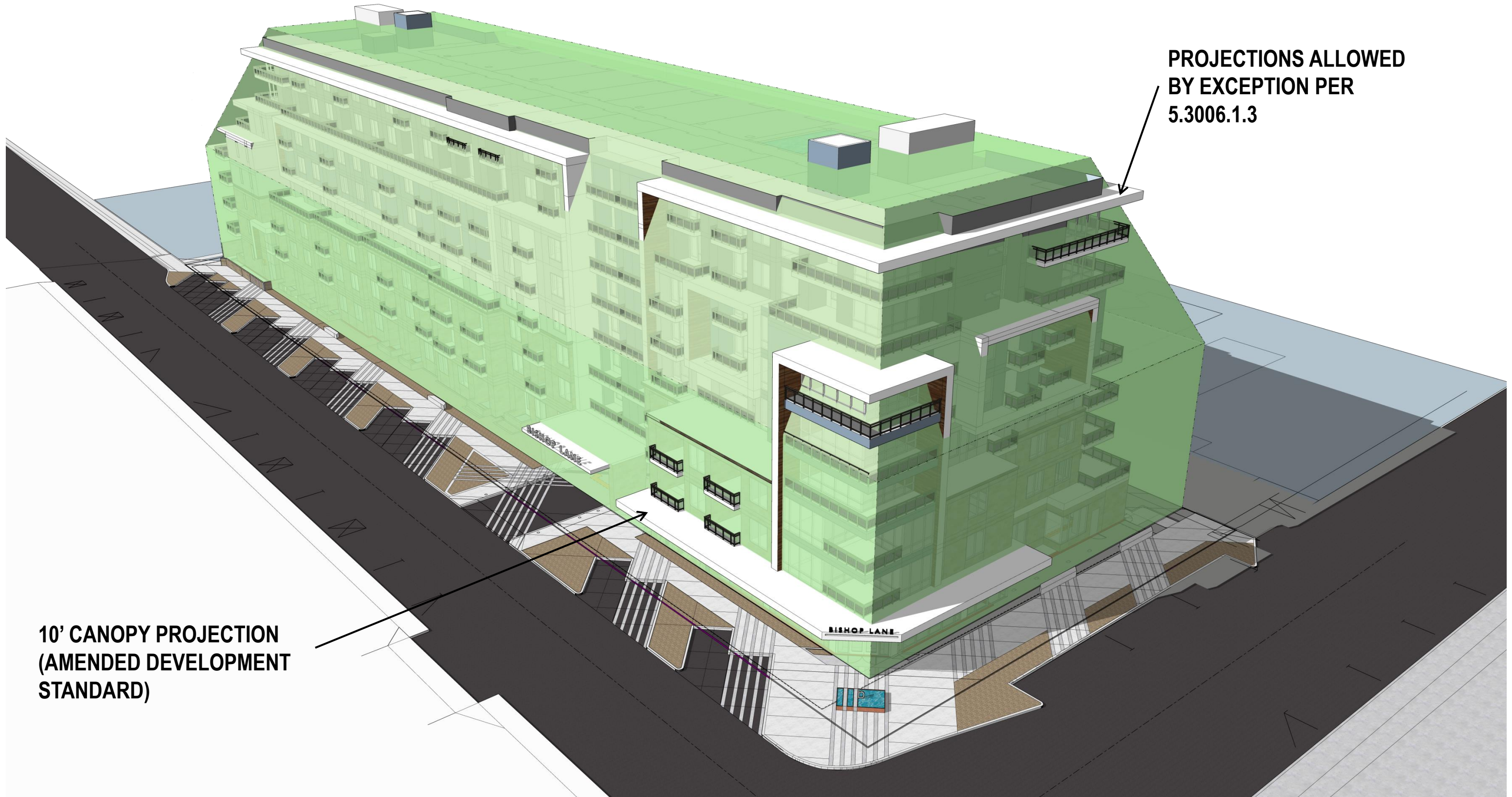


\*RENDERINGS ARE FOR DESIGN INTENT ONLY.  
SUBJECT TO CHANGE.





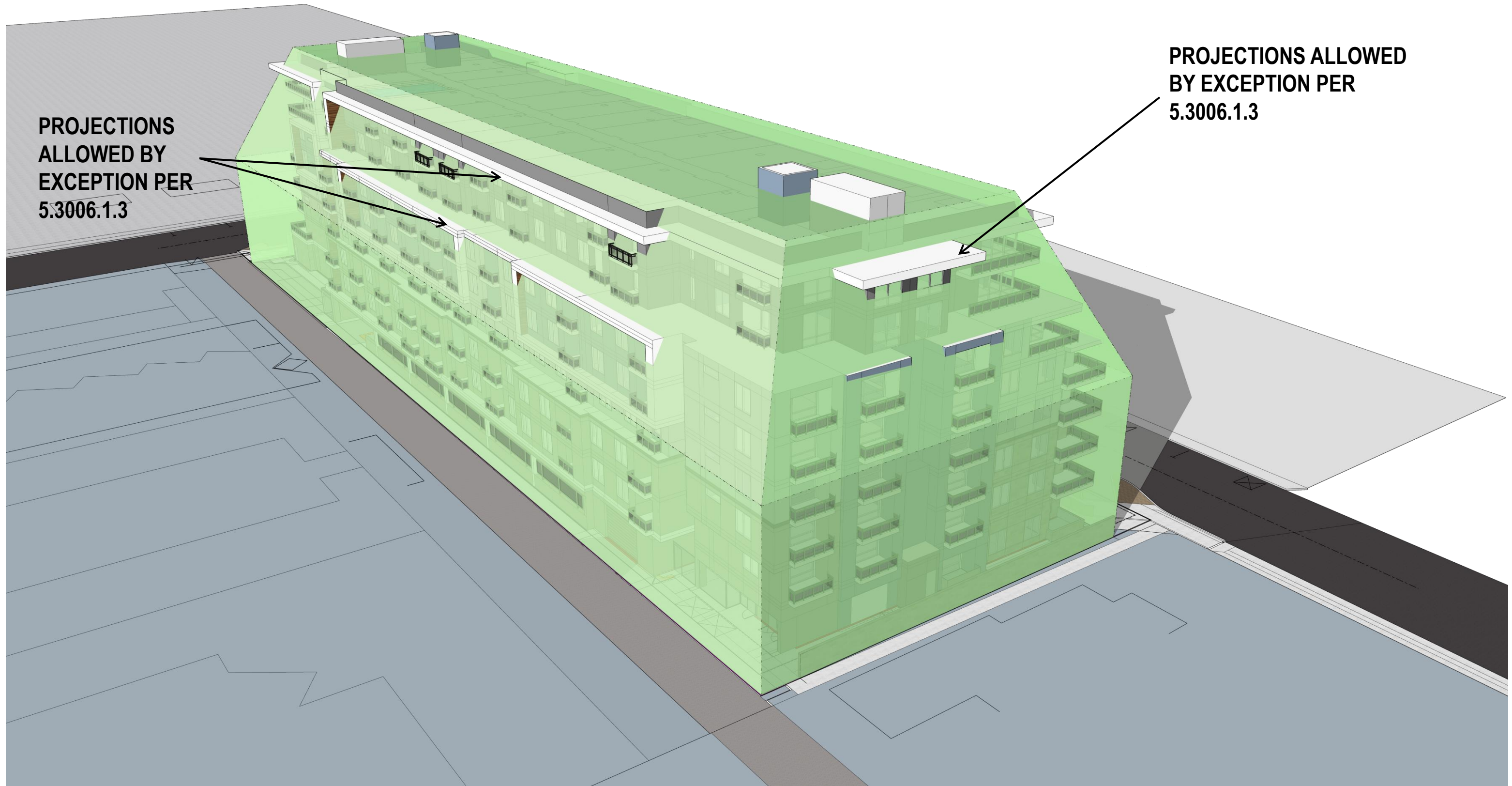
# SETBACK ENVELOPE DIAGRAM FROM THE NORTHEAST



PROJECTIONS ALLOWED  
BY EXCEPTION PER  
5.3006.1.3

10' CANOPY PROJECTION  
(AMENDED DEVELOPMENT  
STANDARD)

# SETBACK ENVELOPE DIAGRAM FROM THE SOUTHWEST



PROJECTIONS  
ALLOWED BY  
EXCEPTION PER  
5.3006.1.3

PROJECTIONS ALLOWED  
BY EXCEPTION PER  
5.3006.1.3

# GOAL CD 1

*Strengthen and enhance Old Town District character with contextually compatible development.*

## Response

- Contemporary Urban Character
- **Desert Vernacular**
  - Materials
  - Massing
  - Architecture
- **Hierarchy of Materials**
  - Stucco, wood, and glass integrated into the built form
- **Hierarchy of Form**
  - Stepping in building heights, creates base, middle, and top
- **Welcoming Pedestrian Streetscape Design**



## GOAL CD 2

*Development should sensitively transition in scale, height, and intensity at the old town boundary and between different development types.*

- The site is not located next to the Old Town boundary.

# GOAL CD 3

*Old Town development should respect and respond to the unique climate and context of the southwestern Sonoran Desert.*



## Response

- **Patios and Balconies** provide Outdoor Resident Comfort Areas
- **Inset and Offset Windows and Building Projections**
  - Shade Elements
  - Northwest Views
- **Trees, Shrubs, and Accent Planting**
  - Regionally Native
  - Low-water Use
  - Enhances the Pedestrian Experience
  - Passively Cool

# GOAL CD 4

*Create a dynamic and connected walkable downtown through urban and architectural design.*

## Response

- Maintains the existing street pedestrian circulation
- Enhances the pedestrian experience
  - **8-foot-wide sidewalks**
  - **Lined with shade trees**
  - Additional landscaping
  - Inviting hardscape design
  - **Building overhangs provide pedestrian refuge**
  - Shaded bench seating area



# GOAL CD 5

*Establish an inviting and interconnected downtown public realm and open space network that is useful, safe, interesting, walkable, and comfortable to all.*



## Response

- **New sidewalk improvements**, trees and shrubs create shade
- **Pedestrian access from the ground level multifamily units** provide engaging pathways

# GOAL CD 6

*Create safe, comfortable, and interesting street spaces.*



## Response

- **New sidewalk improvements**, trees and shrubs create shade
- **Landscape areas provide a buffer between the pedestrian and the street**
- Proposed plant materials palette complements the evolving character of the urban built environment

# GOAL CD 7

*Incorporate a regional landscape palette that complements the downtown urban character.*

## Response

- **Regionally native, low-water-use plant material**
- Landscape combines **varying textures** and **coordinated blooming plants**
- Provide hierarchy to the focal points and provide **pedestrian scale at the streetscape**



# GOAL CD 8

*Integrally designed lighting into the built environment.*



## Response

- **Integrally designed lighting** into the built environment

# GOAL CD 9

*Implement high quality architecture and urban design in Old Town.*

## Response

- **Clean, modern aesthetic**, referencing Scottsdale's history as an early adopter of contemporary art and design
- **Materials and colors reinforce quality and sophistication appropriate to the Arts District and Old Town Scottsdale**



# GOAL CD 10

*Incorporate sustainable building practices in Old Town development.*



## Response

- Redevelopment of underutilized site in Old Town
- Constructed in conformance with the International Green Building Code
- **Improving existing transportation networks and infrastructure systems**

# GOAL CD 11

*Infrastructure design should positively contribute to Old Town identity.*

## Response

- Improves current infrastructure and pedestrian experience















TOP  
DISTINGUISHED BY  
COLOR AND  
STEPBACK

MIDDLE  
DISTINGUISHED BY  
COLOR AND  
STEPBACK

RECESSES AND  
OVERHANGS  
PROVIDE SHADING  
TO WINDOWS AND  
DOORS

STREETSCAPE  
IMPROVEMENTS

PROPOSED ANGLED  
PARKING

STONE  
VENEER  
BASE





VERTICAL BREAK IN BUILDING MASSING

RECESSES AND OVERHANGS PROVIDE SHADING TO WINDOWS AND DOORS

TOP DISTINGUISHED BY COLOR AND STEPBACK

MIDDLE DISTINGUISHED BY COLOR AND STEPBACK

STREETSCAPE IMPROVEMENTS

SIMULATED WOOD ACCENT MATERIAL

# PUBLIC BENEFITS

- Additional On-street Parking
- Streetscape Improvements
- Covered Pedestrian Walkways
- Downtown Revitalization
- Enhanced Public Realm
- Reinforced Connectivity

