

## Project Narrative

October 14, 2020

Project:  
Osborn Boutique Hotel  
7321 E. Osborn Drive  
Scottsdale, Arizona 85251

### General Property Description

This site was originally approved for a small executive office building and zoned C-3. We are now asking for a revision to the site plan for a new 50 room limited service hotel.

The existing structure is a one story 7,000 sf medical office building. The office building is setback 10'-0" from the property line at the cul-de-sac. The existing site has a single vehicular entry with a two-way dead end drive with no turn-around capability and parking for approximately 31 vehicles.

The project is located on the southern edge of "Old Town Scottsdale" and is bounded by North Scottsdale Road, North Drinkwater Boulevard and E Osborn Road. The sites proximity to 3 major streets provides easy access to vehicular and public transportation services. Adjacent sites include medical office, restaurant, bank and Marriott hotel. Nearby attractions include the Scottsdale Stadium, Scottsdale Museum of the West and Honor Health Scottsdale Medical Center.

### Project Accessibility

Because the site access is at the end of a cul-de-sac we are proposing a one way drive entrance looping around the property with a separate one way exit on to the cul-de-sac. Some of the access drive and parking is located under the building. Clearance for vehicle access is 13'-6" allowing for delivery truck and emergency vehicle access. The building is 36' tall and three stories.

## **Project Description**

The proposed structure will be low rise pedestrian friendly three stories. All public and back of house service areas are located on the ground floor level. Guest rooms, exercise room and a spa/sundeck are located on the second floor. Third floors are only guest rooms. Ground floor construction consists of concrete columns and masonry walls. They support a fire rated concrete podium slab. All plumbing beneath the podium slab will be concealed above a finished ceiling. Second and above floor levels will be conventional wood frame construction. The hotel is limited service and will serve a complimentary breakfast.

## **Architectural Character**

The architectural character will be regional contemporary and feature soft color hues on stucco and dusty colors of the desert on stone facings. The lobby/great room will feature a full height glass that opens to both the front entry and the pool area allowing for a large amount of natural lighting into the public areas.

There is a sun terrace located on the second floor overlooking the main entry drop off. There is a small canopy at the main entry providing cover from solar, wind and rain. There are steel eyebrows over each guest room window adding to the décor as well as protect glazing from direct solar exposure.

Sustainable features include low flow water fixtures, native planting and drip irrigation system, 1" insulated low "E" glazing, LED light fixtures, white roof, R-19 walls and R-30 roof insulation, dedicated energy management system, fly ash concrete, low VOC interior finishes and materials, large overhangs shading glazed lobby as well as trellis over numerous individual guest rooms, electric vehicle charging stations, bicycle parking, airport shuttle service, water reduction linen service program and full recycling program for both construction materials and ongoing waste services. It is anticipated that final constructions will meet or exceed LEED certified classification.