



RETAIL AND RESTAURANT

Location:

McDowell-Hayden Retail
8101 E McDowell Road
Scottsdale, Arizona 85257

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Phoenix, AZ 85016
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I. Summary of Request & Background

On the behalf of the property owner and developer, Rkaa Architects, Inc. has prepared this Development Review to submit for two Pad buildings; Pad A-restaurant with drive thru at 2,400 S.F and 350 S.F. patio seating, and Pad B-retail-restaurant with drive thru at 3,750 S.F. 0.80 with the total building area at 6,500 S.F.. The site is located at 8101 E McDowell Road in Scottsdale. It is approximately 1.39 acres and is currently zoned C-3; APN: 131-09-002N.

II. Design & Development Plan Summary

The current site is vacant land. The project consists of two new retail / restaurant PAD's and associated site improvements. The project will consist of two one-story PAD buildings with total area of approximately 6,500 gross square feet. It is the intent to create an attractive, high quality designed facility incorporating a variety of architectural styles. The colors chosen for the project site will be consistent and aesthetically compatible with the neighboring developments. The mechanical equipment will be located on the roof or on ground and fully screened from street frontage and pedestrian activity. Screening will be integral to our design of the building.

Site Access & Circulation

Access to the site is from an existing driveway to north from McDowell Road, Shared driveways from east and west side existing development and from new driveways on south side from commerce court. All parking is located on the north and west side of the property. The circulation around the parking area has a minimum of 24' drive. Parking stalls are nine and a half (9.0) feet by sixteen (16) feet with a two (2) foot overhang or 18' deep. There are also drive through lanes on east side of each building with entrance on the south side facing west and exit in the east west drive isle on the north side. The parking lot and drive aisles will be paved surface with proper fire truck turning clearance. There is a sidewalk planned to connect McDowell Road to the building entrance. The existing driveway entrance on north side along McDowell Road is 30' wide.

Licensed in:

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- Arizona
- Arkansas
- California
- Colorado
- Connecticut
- Florida
- Georgia
- Hawaii
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maryland
- Michigan
- Minnesota
- Mississippi
- Missouri
- Montana
- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- South Carolina
- South Dakota
- Tennessee
- Texas
- Utah
- Virginia
- Washington
- West Virginia
- Wisconsin
- Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Pease, AIA, VP



Landscape/Outdoor Space

It is our intent to provide a naturally pleasing environmentally sensitive design using Sonoran Desert indigenous plant material. The placement of this indigenous plant material will be spaced to match the density of the surrounding natural desert. Plants will be in random grouping as commonly seen in the natural environment.

Plant material will be selected to provide seasonal color along with striking dramatic shapes the natural desert provides. Desert accents will also be provided to complement the natural desert environment.

The landscape base will consist of flowering shrubs and ground cover on top of natural desert pavement consisting of ¼” minus decomposed granite with natural desert cobble intermixed into the landscape areas.

Existing desert trees and cactus will be preserved in place where possible and salvaged / replanted on site in accordance with the city of Scottsdale native plant ordinance.

The irrigation system will be designed to be a low flow high efficiency drip irrigation system entirely underground. This system will not be visible throughout the landscape areas.

III. Development Review Board Criteria (Sec. 1.904)

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

Response: This project will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The proposal is compliant with this land use designation as well as the zoning ordinance provisions of the City of Scottsdale. The general plan Land Use designation of this property is Commercial which included commercial centers serving the surrounding neighborhood and the community. The General Plan highlights the City’s desire to maintain and expand the diversity of interconnected land uses and pedestrian synergy. The proposed site design maintains a 25' landscape setback along McDowell Road, provides low-level screen walls, supplements the quantity and quality of landscaping, and enhances the pedestrian realm by improving sidewalk connections. The proposed development accomplishes a range of goals and policies including the development of an underutilized property, integrating new, contemporary architecture and site planning to the area, and improving the pedestrian experience along McDowell Road which provides access to a range of uses in the surrounding area.



2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**

Response: The proposed architectural character is respectful of the existing built environment with heights and massing consistent with the surrounding developments. The structure responds appropriately with the site and surrounding neighborhood while allowing a desirable relationship with many open spaces.

The open space areas and landscape character of the proposed development include a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate.

- b. Avoid excessive variety and monotonous repetition;**

Response: As mentioned above, one of the primary design goals was to create visually interesting architecture vs. a static building form. The variety of building materials, architectural accents, extending awnings and window placement create movement in the building façade avoiding monotonous repetition.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response: Please see the Scottsdale Sensitive Design Principle section below.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**

Response: Not applicable.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**

Response: Not applicable.



3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The Property is accessed via one driveway on McDowell Road, Shared driveways from east and west side existing development and from new driveways on south side from commerce court. Pedestrian access will be enhanced along the street frontage with a landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent property uses. The circulation around the parking area has Min. 24' drives. Parking stalls are 9.5'x 18' Or 16' with a 2' overhang.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Mechanical equipment will be fully screened by screen walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.

5. Within the Downtown Area, the building and site design shall: Not applicable as the site is not located in downtown area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;**
- b. Location near pedestrian circulation routes consistent with the existing or future development or natural features;**
- c. Location near the primary pedestrian or vehicular entrance of a development;**
- d. Location in conformance with the Design Standards and Policies Manual for locations affection existing utilities, public utility easements, and vehicular sight distance requirements; and**
- e. Location in conformance and to standards for public safety.**

Response: Not applicable.

B. The burden is on the applicant to address all applicable criteria in this section.

Response: Acknowledged above.

IV. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.



1. ***The design character of any area should be enhanced and strengthened by new development.***

Response: The architectural character, range of building materials, enhanced pedestrian connectivity, and the quality and amount of new landscaping provide a design that is in harmony with the southwestern character of Scottsdale while drawing from the surrounding context with respect to appropriate scale, massing and setbacks.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: Although the setting of this site is urban in character and does not have natural features such as washes and natural area open space, the developer is proposing to enhance the amount of open space on site, predominately along the street frontage and southern property line, providing an improved pedestrian experience along McDowell Road and creating a visually pleasing setting for the new building.

3. ***Development should be sensitive to existing topography and landscaping.***

Response: The property development and design is sensitive to existing topography and landscape. All landscaping will consist of low-water use desert appropriate landscaping materials. See Landscape Plan.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. Additional landscaping will contribute to the suburban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand. See Landscape Plan.

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.***

Response: The proposed landscape setting is consistent with the street scape plant palette. The pedestrian experience along both the perimeter and internal to the site will be enhanced with the development as numerous other uses are within walking distances from this site.

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.***



Response: The site is located along McDowell Road and just East of Hayden Road, both major arterial streets. The McDowell Road corridor is flanked with commercial development. This Property is nestled between commercial uses on the east and west, and office and commercial center on the south. The site is situated in a walkable location based on the surrounding context. Bicycle racks will be provided onsite in conformance to City Code.

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

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and relief through building, site and landscape design. Pedestrian linkages internal to the site and along the street frontage will provide connectivity to adjacent developments and establishments around the Property.

8. ***Buildings should be designed with a logical hierarchy of masses.***

Response: The proposed architectural character is respectful of the surrounding built environment with heights and massing consistent with the surrounding developments. The building design takes on a contemporary aesthetic with dynamic geometries that divide the space appropriately.

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

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes. The development will incorporate architectural elements that provide solar shading and overhangs to protect from the Southwestern climate.

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized.

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

Response: Context appropriate, arid-region plant materials will be utilized with the proposed development. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. See Landscape plan.

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



Response: The proposed development will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern in the area.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for future clients and users. See Lighting Plan and Photometric Plan.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Signage will be respectful of the surrounding context in terms of size, color and location and will be consistent with the City's sign code.