

KIMSEY LANDSCAPE NARRATIVE:

The landscape character for the Kimsey Residences and Hotel are intended to enhance the pedestrian realm, mitigate climate with shade as well as co-exist with varying landscape themes used adjacent to the site and meet City of Scottsdale standards. Overall, the mix of hardscape materials, paving materials and plantings create a high quality pedestrian zone. The plantings outside of the covered areas are low water use plants, with an emphasis on a feeling of lushness, using a variety of colorful shrubs, cacti accents and succulents. Although there is a variety of plantings, to avoid monotonous repetition, there is a common thread of plantings throughout the development.

At the northwest corner of the site along 3rd Avenue, a large outdoor dining patio flanks the restaurant space. The patio is enclosed with both a fence and raised planters with a variety of succulents appropriate for the shade provided by the canopy above and its northern orientation. The sidewalk is an 8'-0" wide unobstructed walkway of acid etched concrete. Approximately every three parking spaces are separated by a tree island planter. The center of the block, which aligns with the southern end of N. Craftsman Court, is a mini pedestrian plaza. There are two existing raised tree planters that will remain, surrounded by additional circular planters, pavers, benches and moveable furniture. One of the art pieces is intended to reside in this plaza space to encourage pedestrian activity in the shady realm. The entrance to the hotel porte-cochere area and residences is located at the eastern portion of the site. A combination of pavers and concrete make up the ground plane. A water feature is located in a center island between the two entrances. Breaks between the center island are created to encourage pedestrian circulation to the far eastern portion of the site, and the sidewalk connecting this portion of the site with Indian School Road. This sidewalk is 8'-0" wide.

In the driveway between the Hotel and Residences, raised planters are provided, with vines that will grow up the north side of the parking garage. An enhanced pedestrian crossing was created to facilitate movement between the two buildings, leading south into the central covered courtyard space. This activity area is for the residents only, although the space is visible from the eastern side. Within this space, there are water features, fire pits, activity and game zones and above-structure plantings. This courtyard space also abuts the existing Haver building, with a generous 10' wide planting zone. As this area is extremely shady, the plant palette consists mainly of palms, succulents and other low water use shade plantings.

Along Indian School Road, the existing mature Sissoo trees will remain along the western portion of the site. Adjacent to these, there is a large bioswale to contain the first flush volume. Large mild steel bridges span the bioswale, and create entrances to the townhomes. A new crossing with refuge area is created from this location to the south across Indian School Road. Along the eastern portion of Indian School Road, the existing Sissoo trees are to be removed to make way for a new 8' wide sidewalk separated by an 8' wide landscape buffer in front of the Haver Building. New 3'H block walls will screen the parking lot, and new 48" box Evergreen Elm trees will be installed. At the Haver building, new concrete paving will be provided to match the existing salt finish. New planters will be created at the front entrance patio to provide separation from the parking lot. Between the townhomes and the Haver Building is a pedestrian connection to the Residences. Bike parking, a public art installation and large Date Palm trees will be located in this shade pedestrian zone.

Irrigation shall be drip irrigation with emitters to all plants, with different zones for trees, shrubs, cacti within different climatic zones around the building.

Narrow planters are located tight to the building along the alley, with vines and cacti consistent with it's western orientation.