

Conceptual Public Art Plan: The Kimsey

PEG Companies
180 N. University Avenue, Suite 200
Provo, Utah 84601

May 7, 2021

Scottsdale Public Art Program
Scottsdale Arts
7380 East Second Street
Scottsdale, Arizona 85251

RE: **PRELIMINARY PUBLIC ART PLAN: THE KIMSEY – A MIXED-USE DEVELOPMENT**
7110 and 7120 East Indian School Road
Scottsdale, Arizona 85251
PEG SCOTTSDALE HOJO, ID# 61911200
CITY PROJECT #: 10-ZN-2020

Dear Scottsdale Public Art:

PEG Companies (“Developer”) is pleased to submit this Preliminary Public Art Plan in regards to The Kimsey - Mixed Use Development (10-ZN-2020) located at 7110 and 7120 East Indian School Road in downtown Scottsdale, Arizona. Developer intends to install public art in accordance with the appropriate Section of the Development Agreement and is seeking approval of this Preliminary Public Art Plan from Scottsdale Arts – Public Art Program.

As per the 8/6/2020 City of Scottsdale First Review Comments of the development application submitted 7/2/2020, Item #2:

“As per the General Plan (Character & Design Element Goal 5 and Growth Areas Element Goal (6) and the Old Town Scottsdale Character Area Plan (Character & Design Policies CD 5.5 and CD 9.4; and the Arts & Culture Chapter) discuss the importance of public art within the downtown that is accessible and integrated into the urban form. Although the first submittal narrative briefly discusses integrated Public Art onsite (Page 11) – the location(s) have not been identified with any detail as to what the art pieces will entail. The subject site, on the north side, is adjacent to Craftsman Court – a street historically linked to the arts and local artists. Please consider providing a future public art location along the subject site’s 3rd Avenue frontage. With the resubmittal, provide location details on a Public Art Plan - public art should be viewable from the right-of-way and in a location that is publicly accessible.”

The Kimsey Project Team has also reviewed the Scottsdale Public Art ‘Cultural Improvements Program/Art in Private Development (AIPD) Guidelines and Procedures for Meeting Ordinance Requirements’; and the Descriptions for the: Stage 1: Preliminary Public Art Plan/Schematic Design; Stage 2: Final Art Plan/Design; and Stage 3: Certification Approval.

A. Narrative

The Kimsey Mixed Use Development is located at 7110 and 7120 East Indian School Road in downtown Scottsdale. Project site is approximately 3.3 acres and does extend from Third Avenue at the north and south to Indian School Road or a full city block deep. Specific parcels include 173-50-1178, 173-50-108A and 173-50-034. Development program totals about 410,000 sf and with varied building heights, but a maximum of 6 stories. Specific uses include new 190 residential rental units, boutique hotel with 168 keys, existing and renovated 1962 Triangle Building of 11,000 sf and 2 stories; and structured parking at the lower level. This urban site will receive site improvements throughout the first level outdoor open spaces. Upper level terraces will receive some decking, landscaping, and shade.

The Kimsey public art improvements are envisioned to activate, energize, and aesthetically elevate the street level outdoor spaces that thread throughout this urban infill development.

Art features that will achieve this include creative site and architectural lighting, midcentury modern architectural colors, bold and geometric graphics, functional components, and interpretative devices. Such art will also educate and inform the community about the rich history of this area, the architecture of Ralph Haver as the architect of the 1962 Kimsey Building (formerly known as The Triangle Building), and the local midcentury modern architecture as the context of Haver's work. Proposed public art will be viewable and/or accessible from the public right-of-way.

Public art installation is proposed to be composed of three components:

1. Environmental Concepts,
2. Ralph Haver Architecture, and
3. Kimsey Historic Context.

1. ***Environmental Concepts:*** Public Art installation(s) will be located at-grade first level and on the street frontages of Third Avenue and Indian School Road. These major art installations will **focus on environmental concepts** that celebrate the proposed bio swales that receive the rainwater and site drainage; and then recharge the aquifer below. Public art improvements will address custom and crafted detailing as related to permeable hardscape, drought resistant landscape, shade trees, heat resistant seating, and energy efficient lighting. They will create a cooler microclimate for pedestrians walking and strolling along this creative art-infused environment. These new art improvements will demonstrate and educate how to mitigate and lower the heat island effect in this urban context and within the Sonoran Desert. Such landscape improvements would also respect the current 'urban foresting' movement. Existing mature 'Sisso' trees will remain in place as required by the City of Scottsdale.
2. ***Ralph Haver Architecture:*** Public art installation would be accessible directly off the streets and lead the public to a north/south pedestrian passageway that moves through the heart of the project. It does mostly align with a breezeway at the existing 1962 Kimsey Building and then extends south to Indian School Road and further north to Third Avenue. **Public art would focus**

on Ralph Haver, AIA, the architect that designed the Kimsey Building and his other architectural works in Scottsdale. Based upon our research to date there appears to be fifteen (15) Haver designed projects in Scottsdale. Unfortunately it appears that five (5) of them have been partially or completely demolished. Each of the fifteen projects would have a stand-alone interpretative marker on a vertical pedestal. Team would propose a Ralph Haver historian/curator provide the historically accurate information and images for each pedestal; and work directly with a fine artist. This would be a program that celebrates one of the most impactful and creative Arizona architects in the late 20th century; and especially the 1962 Kimsey Building that is being saved, rehabilitated and provided adaptive uses within this development. Kimsey Building did serve as the Scottsdale City Hall from 1963 to 1968, and this important story would be featured in the historic description.

3. **Kimsey Historic Context:** Public Art installation would be along the eastern edge of the property where a public mid-block walkway is proposed from Third Avenue to Indian School Road; and is directly connected to the public art installations along these two streets. **Public art will tell historic stories about how the immediate surroundings evolved over approximately the past 120+ years** or since c. 1900; and particularly how the Kimsey family had owned this larger area and until recently did own the project site. The earlier citrus ranch, farm houses, guest lodges, midcentury modern architecture as Kiva Craft Center on Fifth Avenue, Marshall Way as an arts district, and more would be featured in a series of interpretative markers on vertical pedestals. Words and historic images would attempt to capture this earlier era. A Scottsdale historian would provide the required research and factual accuracy of the information; and would work with a fine artist. Related site improvements as a continuous walkway, landscape, shade trees, seating, pedestal lighting, lighting standards, and property line fencing would provide an appropriate setting for viewing the markers; and address the environmental priorities as described with the public art at the street frontages. There will be an easement with buried utilities in this area and so tight coordination with the new site improvements will be required.

B. Timeline

Developer intends to respect the following conceptual timeline for artist selection and art installation; and more specific dates will be confirmed as they are known:

Early 2021	Stage 1: Preliminary Public Art Plan/Schematic Design submitted to the Scottsdale Public Arts Program
Mid 2021	Preliminary Public Art Plan approved by the Scottsdale Public Arts Program
Late 2021	Stage 2: Final Art Plan/ Public Artist(s) selected
Late 2021	Proposed Artist(s) approved by the Scottsdale Public Art Program
Late 2021	Final Public Art Plan approved by the Scottsdale Public Art Program
Late 2023	Public Art installation and completed prior to the issuance of the building Certificate of Occupancy.
Late 2023	Stage 3: Certification Approval of Public Art

C. Artist Selection Process

Developer intends to reach out to a select group of artists including but not limited to those listed below. Based on interest, availability, and relevant experience with the preferred medium; a short list will be created. There is a preference to support Arizona-based artists where they are a good fit with the public art scope and medium. Additional research is underway to expand this artist list and will be provided in the next draft(s) of a Preliminary Public Art Plan/Schematic Design. Developer will solicit proposals from the shortlisted artists and after adequate review and consideration, an artist will be selected.

Current Tentative Artist List:

Matt Sallinger, COLAB, Phoenix, AZ
 Joan Fudala, Fudala Historic Consulting - Scottsdale Historian, Scottsdale, AZ
 Alison King, Architect Ralph Haver Historian/Curator, Phoenix, AZ
 Lorna Jordan, Environmentalist Artist, Seattle, WA
 Tad Savinar, Historical Artist, Portland, OR
 Graphic Artist(s): TBD
 Photographer(s): TBD
 Lighting: TBD
 Color: TBD

D. Budget

The budget will be determined as 1% of the total project construction value. A general contractor with their cost estimating staff will help determine the project construction costs and per the Scottsdale Public Art referenced construction cost standards. The 1% conceptual public art budget at this time is \$870,000. Further verification will be required.

E. Art Characteristics

Team would be installing public art improvements that are durable, long lasting, and that require minimal maintenance. Specified materials and finishes will be appropriate and vandal-resistant. Public art will be designed and detailed to protect the public safety.

F. Management:

The Kimsey Project Team proposes that they would manage the public artist(s) selection, gain the necessary approvals, provide a technical and functional review of the public art, coordinate with other project aspects, and observe the public art installation. Project Team public art manager would be architect Douglas Sydnor, FAIA. (p 480.206.4593, e doug_sydnor@outlook.com). Scottsdale Public Art Program would serve as a Consultant to the Project Team and would be represented by Director Kim Boganey (p 480.874.4670, e kimce@scottsdalearts.org)

Cc: Project Team, file