

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 20, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**Sprouts at Papago Marketplace
18-DR-2022** | Request for approval of a new 23,453 square foot grocery store and associated three-level parking garage on a +/- 4-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Consistent with Development Plan for Papago Marketplace approved with case 6-ZN-2018
- No community input received as of the date of this report

BACKGROUND

Location: 1490 N. Scottsdale Road

Zoning: Planned Community District, Planned Regional Center, Planned Shared Development (P-C PRC PSD)

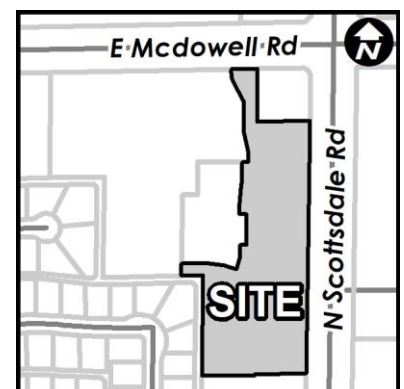
Adjacent Uses

North: Vacant, DRB for three single-story pad buildings approved under case 15-DR-2019

East: Mixed-Use (Skysong) with building heights up to six stories (90 feet)

South: Single-story restaurant/bar, constructed in 2015 (35-DR-2014)

West: Single-story single-family residential, constructed in the 1960s



Property Owner

Papago Marketplace, LLC

Applicant

Seth Good, Nelsen Partners
(480) 949-6800

Architect/Designer

Nelsen Partners

Engineer

Sustainability Engineering Group

DEVELOPMENT PROPOSAL

The applicant seeks approval of plans for a new grocery store and above-grade parking garage that is designed to cantilever over the grocer and a surface parking lot. Primary access to the project is provided at the signaled intersection of Scottsdale Road & Skysong Blvd., with secondary delivery and service only access off Scottsdale Road proposed at the southeast corner of the site. Site design includes a pedestrian connection from the street and from the adjacent alley to the west, as required by the zoning case (6-ZN-2018). Landscaping includes a row of mature trees along the west property line to provide a buffer for the adjacent single-family residential.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates design elements that align with the City’s goal of sustainability including shade devices over windows and low-water use, drought-tolerant landscaping, and solar panels on the top deck of the parking garage.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Sprouts at Papago Marketplace development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACT

Greg Bloemberg
Project Coordination Liaison
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APPROVED BY



Greg Bloemberg, Report Author

10/3/2022

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

10/7/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Open Space Plan
10. Landscape Plans
11. Building Elevations (color)
12. Perspectives
13. Materials and Colors Board
14. Lighting Site Plan
15. Exterior Photometrics Analysis
16. Exterior Lighting Cutsheets
17. Community Involvement



Context Aerial

18-DR-2022



Q.S.
12-44

Google Earth Pro Imagery

Close-up Aerial

18-DR-2022

DRB SUBMITTAL_PAPAGO PLAZA GROCER & GARAGE

PROJECT NARRATIVE (TEXT BORROWED FROM ZONING NARRATIVE)

Location

The subject site is located at 1480 N. Scottsdale Rd. at the southwest corner of Scottsdale Road and McDowell Road, Assessor's Parcel No. 129-12-0086 (the "Property"). The parcel encompasses roughly 5.1 acres. Initially, the existing buildings, now demolished as part of the entirety of this new development, were part of a strip of retail totaling over 118,000 square feet in 13 separate structures that resulted in both economic and functional obsolescence. Now, the current site is an empty lot as part of the greater construction of the surrounding development. The surrounding zoning and uses include:

- North: McDowell Road. (CS and C-3 zoning). Bank and automotive uses.
- East: Scottsdale Road (PCD zoning). SkySong office, retail and residential uses.
- South: (C-3, C-1 and C-4 zoning). Retail, restaurant and a pawn shop.
- West: (C-3 zoning). Retail and hotel uses.

Request

The purpose of this request is to obtain DRB approval for a grocery store and parking garage on the southwest corner of the property. The property has successfully made it through Design Review in the 15-DR-2019 case which included a (4) level above grade parking garage and has since then been re-designed. The new scope of work, while maintaining an above ground parking garage, will also include a grocery store, vehicular connection at N. Scottsdale Rd and onsite hardscape and landscape improvements.

The Property is currently zoned P-C with PRC overlay. The Property will maintain the current General Plan designation as well as remain within and be consistent with the existing Southern Scottsdale Character Area Plan.

DEVELOPMENT REVIEW BOARD CRITERIA

DRB Criteria No. 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;***
- B. AVOID EXCESSIVE VARIETY AND 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;***

DRB Criteria No. 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.

DRB Criteria No. 4 - If PROVIDED, MECHANICAL EQUIPMENT, APPURTENANCES AND UTILITIES, AND THEIR ASSOCIATED SCREENING SHALL BE INTEGRAL TO THE BUILDING DESIGN.

DRB Criteria No. 6 - 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 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 AFFECTING EXISTING UTILITIES, PUBLIC UTILITY EASEMENTS, AND VEHICULAR SIGHT DISTANCE REQUIREMENTS; AND***
- E. LOCATION IN CONFORMANCE TO STANDARDS FOR PUBLIC SAFETY.***

Overall Design approach/character

The Development Plan seeks to maximize the potential of this key, infill site with an iconic, pedestrian friendly, mixed-use project that is economically viable and provides the community with a local destination they can call their own. The proposed use of this portion of the project is a grocer and parking garage.

The architectural character of the buildings, including the grocer and garage, will be a blend of contemporary gestures with raw, natural building materials. Inspiration for building design and detail draws from the blue-collar history of south Scottsdale residents. Buildings will emanate a “maker” quality that appeals to the tradesman history of south Scottsdale. Decorative concrete masonry units will be detailed with raw steel and warm wood finishes.

Landscape and hardscape improvements to the property perimeter provide connectivity to the neighboring commercial and residential properties. The main internal boulevard runs parallel to Scottsdale Road, serving as the primary vehicular and pedestrian corridor within the project while also creating a great, public space. This corridor is carefully crafted to allow spacious patios, shaded pedestrian walkway and opportunities for larger markets or festivals when the boulevard is closed to vehicles. As an extension of this corridor located directly north of the grocer, spacious pedestrian walkways with similar foliage and Sonoran based plantings to maintain a cohesive language.

The design strategies, high quality materials and pronounced architectural expression will create an iconic project that enhances South Downtown’s economic and cultural presence. The project will also adhere to sustainable building practices, including Scottsdale’s Green Building Program requirements.

Parking

Gone is the large “sea of asphalt” parking that blighted the site. Instead, new parking is spread throughout the Property, providing convenience and variety for the user. The majority of parking is screened from public right of way and condensed in tucked away garages. The retail parking garage blends seamlessly into the project with an access point coming from the center of the development. The garage can accommodate over 230 spaces with a ground level, and 2 above grade levels. Resident guest parking is provided on surface spaces located underneath the garage. Granny flats along the perimeter of the residential component also provide additional tucked-away garage parking.

Pedestrian & Public Realm

The entire site is designed with the pedestrian in mind and will be a vast improvement from the current dilapidated condition of the site. The goal is to create an inviting and comfortable pedestrian connection with shade and interest connecting residential to the retail, to the hotel, and to grocer and beyond. New curb and gutters along with new, wide, decorative concrete sidewalks with new ADA ramps will be installed along Scottsdale Road. Overall, the improvements will create a comfortable pedestrian connection which the site sorely lacks.

Landscaping / Hardscaping

Landscaping shall be consistent with the City of Scottsdale DS&PM, and Article X *Landscaping Requirements* of the City of Scottsdale Zoning Ordinance. Specifically, the project provides an extension of the McDowell Corridor district with streetscape plantings of large canopied trees including Palo Verde and Elm to provide shade for the pedestrian traffic and to effectively ground the architecture. Date Palms, Mesquite, Ash, and an assortment of accents and seasonal flowering shrubs define the flora of the promenade to create a dynamic setting. The internal landscape has a strong visual connection to the public realm while offering pedestrian amenities in a more intimate atmosphere. Lush internal plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and grasses lend a feeling of calmness and coolness to the streetscape vibe that provides pedestrians with the perfect “urban oasis”.

The Hotel, Grocery, and Retail/Restaurants will provide a visual significance in strengthening the streetscape pallet along both McDowell and Scottsdale Roads, and enhancing the overall site development. The proposed pallet references both the McDowell Corridor Improvements and the Scottsdale Road Streetscape Design Guidelines for the City of Scottsdale, as well as additional recommended landscape trees, shrubs, and accents to support the overall vision of the site. Taking from recently completed developments along McDowell, as well as Sky Song to the east, the right-of-way landscape pallet will draw from Desert Museums, Ironwoods, Tecomas, Desert Spoon, Red Yucca, New Gold Lantana, Sages, and additional accent and ground cover plantings. A new 8'-0" sidewalk will be offset along both McDowell and Scottsdale Roads, allowing for a strong landscape buffer between the pedestrian for safety and separation from oncoming traffic. Additional right-of-way amenities may include entry feature signage, seating, an bike parking.

With the emphasis of public programming throughout the remainder of the site, the landscape material is appropriate for both private and public settings, creating strong visual connections to

the public realm. The proposed pallet will be low water use, low maintenance, support erosion control, and will be strategically designed to define spaces, create barriers, and support circulation and shade as needed. Hardscape patterns via concrete and pavers will provide wayfinding, highlight nodes and areas for gathering, and provide visual impact throughout the site. Where the property meets the surrounding context, a balanced combination of security, privacy and fluidity can be found. Private residential spaces abutting the western part of the development have strategically been screened using Sissoo tree canopies and hobbushes to create a more secure barrier while maintaining clear access to the grocery store through the existing alleyway and new pedestrian walkway. The proposed exterior programs and landscape design will provide various opportunities for gathering, playing, and site exploration, while creating a much-needed neighborhood amenity for locals and visitors to enjoy.

INGRESS, EGRESS, ON-SITE CIRCULATION, PARKING AND PEDESTRIANS

The site has been designed to create direct and easy vehicular circulation for patrons while maintaining optimum placemaking and quality pedestrian realm character. Access off McDowell Road is per the approved zoning plan and runs directly south as an internal driveway connecting to the Scottsdale Road access point at Skysong Blvd and the parking structure. Access off Scottsdale Road occurs at a lighted intersection at Skysong Blvd that provides direct access to the parking structure, main internal drive, grocer, restaurant core, and hotel.

Parking requirements will be met with limited surface parking along the main drive to the north or the grocer, a small surface lot which will be located outside the main entry and on the service drive behind the hotel pad. The majority of the parking is housed in the parking structure in the southernmost area of the site. The grocer has been provided a separate service entry off of N. Scottsdale Rd at an existing curb cut which will be utilized for delivery, loading and refuse services. Refuse services will be handled via dumpster enclosure located underneath the parking garage ramp and two major compactor locations. Two compactors for the restaurants and hotel will be located at the northwest portion of the grocer and garage site along the extension of Skysong Blvd. The compactor for the grocer will conveniently be located at the truck ramp to the south of the grocer where they will also receive their delivery truck.

Pedestrian walkways will be a controlled and manicured experience on all areas of the site. Enhanced connectivity has been provided per city standards along the Scottsdale Rd. and McDowell Rd. corridors. Most pedestrians will enter the site from the parking garage stair and elevator. From here, the intersection has a zero curb, allowing a pedestrian first relationship to the roadway. The entire central drive between the hotel pad and restaurants is a zero curb with enhanced concrete paver design. Site furnishings, lighting, hardscape and landscape create an unparalleled pedestrian experience on the site that provides the connectivity Scottsdale desires in a fashion that is uniquely south Scottsdale.

MECHANICAL AND UTILITY EQUIPMENT

Mechanical equipment for climate control of the grocer will be roof mounted and fully screened from public view. On-site utilities are located in areas that are screened by either landscape and/or architectural walls that integrate into the landscaping or building. Equipment will be clear from pedestrian pathways and also provide proper clearances for access and maintenance.

LOCATION OF ARTWORK

Currently, public art is not a requirement for this site. However, both public wall murals and artistic installations are an important aspect of this development to create a very local feel to the project. Locations of these elements are at the primary public roadway intersection and along both major public roadway frontages.

An artistic installation at the intersection of Scottsdale and McDowell has been mandated by City Council as a stipulation to the zoning case approval. The current design for this installation is a series of offsetting vertical posts in multiple rows. The heights of the posts vary to create a 3d profile of the topography of the Papago Buttes on horizon west of the site. This installation is meant to screen the corner retail façade and also act as a visual cue to an important natural landmark of south Scottsdale.

The mural program will manifest at four locations on site. Three locations are on masonry building facades that face and engage the Scottsdale Rd corridor. The fourth location faces north along the McDowell corridor near the intersection. Each of these locations will be an independent mural painted by either a local artist or an artist that does local work. Content of the murals is meant to tie the south Scottsdale community to the built environment.

All installations will be in conformance with public safety requirements and the Design Standards and Policies Manual in relation to existing utilities and easements.

COMMERCIAL DESIGN GUIDELINES:

SITE DESIGN

Site Components:

- The vision is for this project to set the benchmark for proper infill development that responds to its suburban context and its regional location. The mixture of uses in the entirety of this development fulfills the wants and needs that the surrounding neighbors asked for through a thorough outreach effort. The proper sizing of the commercial portion of the project in balance with a high-quality residential portion ensures vitality

and longevity of success for a property that has appeared abandoned and in disrepair for far too long.

- The property is set up with large planning gestures that respond to the land uses and open space character along both the McDowell Road and Scottsdale Road corridors. This project properly responds to this corridor and continues an increased density residential use connecting the open space to the commercial portion of the project that is oriented on Scottsdale Road including both this grocer and the retail found to the North.
- The scale of the project, paired with landscape and hardscape design, carefully addresses the scale of the pedestrian by focusing energy on the ground level experience. The pedestrian experience is the singular focus on the lasting success of this mixed-use project. This will be articulated by a variety of building heights, façade modulation, shade structures, shade trees, hardscape patterns, tenant and project signage.

Site Characteristics:

- The previous property underutilized this unique but significant location along a major corridor. The goal of this new design for the property is not only to create something new along this corridor but to celebrate what is already here. This site is unique and this design presents many opportunities to create fluidity and separation in the interest of the existing. Intentionally through the orientation of the grocer and garage we have been able to create buffers through setbacks and landscape design where needed and have celebrated open circulation and views where appropriate. The garage was placed on the southernmost portion of the site to act as a barrier for direct southern sun exposure to the grocer as well as to take advantage of simple and viable circulation for vehicles, pedestrians and service vehicles. By locating the garage running East-West, we were able to create a separation of unpleasant back of house operations and customer experience while maintaining an efficient flow of operations.

Contextual Influences:

- Multiple faces of this mixed-use development back up to an alley that serves the residential neighborhood to the south and west. Various strategies are used to buffer the neighborhood from the proposed development. Included techniques, are landscape buffering, lower buildings that step up to the new development, increased alley definition to provide separate circulation, access and services.
- The transition from commercial to the existing single-family residential will be minimized and treated with dense landscape that buffers, shields and provides natural visual enhancement that mitigates the volumes of the buildings. Areas of buildings not buffered by landscape will be treated with enhanced articulation.
- The existing alley in the Southwestern portion of the site currently represents an abandoned corridor rarely used by the public. This alley will be maintained for all its

previous uses but also serve as a visual and audio barrier between the parking garage and grocer and become a means of egress between the residential lots and grocer.

Development patterns and relationships:

- Along the entirety of the site, at the street fronts of N. Scottsdale Rd and E. McDowell Rd., a common language can be found within the building setbacks, landscape buffers and spacious walkways that are setback from the main drives for safety. Not only are these for an aesthetically comprehensive design but also to maintain and mimic the existing developments along McDowell and N. Scottsdale Rd.
- Internally, the property will utilize a main corridor that runs North-South. This corridor will be extended to the entry to the grocer creating a very easy circulation path throughout. Additionally, access to vertical circulation to the upper levels of the garage are conveniently located along this same axis.
- The grocer will present a clear entry feature whose language will be found throughout the development with the usage of clean and simple defining planes as well as clear visibility to pedestrians.

Parking Facilities :

- To eliminate a highly trafficked corridor, this project will incorporate a parking garage on the southernmost portion of the site to provide the majority of the required parking. With (2) levels above the ground level parking, more than 230 spaces will provide access to the entire property.
- Where the parking garage meets the residential sites to the West, full screening from upper levels of parking have been utilized where the precast panels include an outline of the Superstition mountains.

Pedestrian, Transit and Bicycle Facilities:

- The subject site is located along two major thoroughfares and perfectly situated to take advantage of multimodal transportation. Perimeter improvements will greatly improve the existing sidewalk and right of way infrastructure while conveniently located bicycle parking will encourage non-vehicular transportation.
- The backbone of the site is the circulation, both vehicular and pedestrian but with a hard focus on the pedestrian experience. Zero curb conditions, new walkways, landscape, hardscape and proximity of buildings provides a simple but elegant experience throughout the site.
- The proposed mix of uses consolidated onto one development site creates a prime opportunity for non-automotive trips. On-site residents and hotel visitors will be able to walk to on-site retail and shopping opportunities, while nearby neighborhoods can easily walk, bike ride or use other alternative modes of transportation to access the

development. The project is appropriately scaled to take advantage of the numerous alternative modes of transportation available along this corridor.

- By providing structured parking, the developer is allowing the site to hold a variety of commercial uses. Uses that were expressed by the neighborhood to be needed and important to the community. If surface parking were solely provided, this site could not accommodate a mixed-use development and could not meet the goals outlined in the SSCAP.

Service, Refuse Collection and Utilities:

- The grocer will have its own service entry off of Scottsdale Rd where both delivery trucks and refuse services will access the site and will be away from the main entry to the property. Refuse collection will be located under the parking garage and out of sight of the patrons. Within this area, a service truck ramp will also house delivery truck access for the grocer as well as a trash compactor that services the grocer only. Schedule and frequency of delivery and trash service per the tenant.
- Where utilities collide with the pedestrian walkways or views, architectural walls, features and/or landscaping will be used to completely screen but not minimize the required access for each utility per the city's requirement.
- Grocery store shopping carts will be collected and stored within the store entrance or placed in designated areas in the parking areas where customers will return carts in a screened area. These screens will be constructed of the same or similar material as the decorative concrete masonry units used for the building.

ARCHITECTURE

Character and Context:

- The McDowell and N. Scottsdale Rd corridors outline a significant amount of the Southern Scottsdale area and in turn hold a lot of responsibility in defining its unique characteristics. This property fully adopts the common aesthetic found amongst these two arterial roads through similar material usage, massing and modulation and flexibility. This language was not meant to be lost in a single era but to expand and adapt as necessary for the modern culture. In doing so we have found a clean, simple and raw aesthetic that has been mimicked throughout the development of this property. To avoid conformity to corporate design, we have created an adaptable design to house a multitude of uses, not only the ones defined today.
- As mentioned before, the entirety of the property will share similar design traits but will not be exactly the same resulting in a more unique collaboration without deviating from the overall concept.

Scale and Proportion of Development:

- This grocer and garage will sit amongst similar scaled, if not larger, buildings on this property including the new multifamily development and hotel to the north of this site which will not differ from the existing scale throughout this area. To the East, the Skysong apartments and commercial park will tie in well with the scale and size of the new hotel and multifamily development to the north. The scale of the grocer and garage paired with the future restaurants and retail to the north will create a nice transition, similar to a saddle, where the building height will step down as you approach N. Scottsdale Rd.

Massing:

- As a whole, the grocer and garage differentiate themselves as two masses. The parking garage overlaps the grocer as a horizontal floating mass running East and West, separating itself. Below, the grocery store grounds this portion of the site with a modulating facade through material transition, recesses and color changes. Through this, great opportunities for local artwork/murals are created. At the transitions at the ground level where the building face recesses, a greater receptive experience for pedestrians as they walk along the main walkways is created as it breaks the larger mass. It is in these recessions and material transition that vertical elements differentiate the grocer from the horizontal aspect of the garage.

Design of Pedestrian Frontages:

- As customers approach from the parking lot or garage, they are met with a modern, clean barn feature that extends into a plane doubling as an extended walkway canopy, wrapping the building on the North side. Although the feature entry avoids a self-inflicted parameter of being designed solely for a single tenant, much of the entry is to be indicative of a fresh farm to table experience, pulling from a modern barn frame. As customers enter they will be met with temporary exterior displays of seasonal items on located under the extended canopy. If you were to approach on a bicycle, secure parking can be located just north of the entry feature along the new walkway off of N. Scottsdale Rd.
- Where pedestrian walkways are located, landscape representing that of the Sonoran Desert can be found lining each walkway creating shade and a buffer from the vehicular circulation.

Renovations of Existing Centers:

- The proposed redevelopment of this property will greatly reinvigorate the site while also helping to reinvigorate the greater area. The site is laid out with a pedestrian-oriented focus, enabling convenient walkability to and from the site as well as within the site between uses.

- The long-term economic wellbeing of this area is dependent upon quality reinvestment and a viable mix of uses. The existing center represents a highly underutilized use of the site and in no way meets these goals. The proposed redevelopment will provide new jobs, new retail and entertainment options for residents and visitors alike.
- As mentioned before, through extensive research and survey it has been found this particular use, let alone this specific grocer, has been requested by the surrounding public.

Climatic Response:

- The multi-use buildings will take advantage of most current sustainable practices maximizing valuable resources and enhancing human enjoyment. Each of the buildings onsite will meet or exceed the Scottsdale Green Building Guidelines.
- By nature, this small mixed-use development will encourage walking, and intermodal transport by its central location and intimate scale.
- This use being a grocery store limits the need for extensive glazing which in turn assists with energy usage.
- Where there is sun exposure, both the location and orientation of the garage that overlaps the grocer will assist in a sun barrier. Additional shading devices and methods include the extended canopy along the pedestrian walkway and strategically placed foliage to provide pedestrian's shade. Where there is glazing, both the spec of the glazing and horizontal project of building elements assists in the limited need for unnecessary energy consumption.

Architectural details, materials and colors:

- As mentioned, the building entrance will create both a desirable and clear sequence from the parking lot to the grocer. It is here the façade can find its most noteworthy variations and attention drawing aspects. Through the use of hierarchy, material transition, scale, recessions, and signage the location of the entrance will be apparent.
- The primary building material is indicative of the Southern Scottsdale design character, where earth tone colored masonry units present a simple but elegant definition avoiding a flashy and obnoxious presence. In order to create modulation and break the building mass, more than one color, orientation and sizes of masonry units was utilized in order to create changing planes and recessions.
- Throughout the site, the grocery store, garage, and site elements contain the same design materials for a comprehensive design.

LANDSCAPE DESIGN

- Based on Nelsen Partners experience with mixed-use developments and creating community spaces that respond to the desert environment, the primary key is the provision of shade and respite from the heat. This project responds to this unique setting with an abundance of shade, both structural and vegetative. Vegetation includes large Palo Verde trees along the N. Scottsdale Rd and Elm trees in the ground level parking areas. Many xeriscape plants have been utilized throughout to maintain the Sonoran Desert aesthetic as well as responsible water usage. See landscape plans.
- The Scottsdale Road frontage will provide a high-quality visual streetscape experience and enhanced pedestrian comfort appropriate for these major roadways. A new 8'-0" sidewalk will be provided along N. Scottsdale Road, allowing for pedestrian safety and comfort. The streetscape will include Palo Verde to provide shade for the pedestrian and to effectively ground the architecture.
- The landscaping plan for the project provides significant and appropriate foliage to greatly enhance the existing condition and greatly improve the overall visual and pedestrian experience at this prime Scottsdale intersection. The pallet pulls from the vernacular occurring along McDowell Road and at the adjacent SkySong project. See landscape plans and Section 2 above regarding landscaping for further details.

LIGHTING

- The development of all site lighting will be sensitive to current energy conservation efforts, dark sky initiatives and the surrounding residential districts, while still providing minimum safety standards for patrons. All lighting will be designed within Scottsdale guidelines and mitigate light spill to neighboring properties and into the dark sky. The project will also provide a visually interesting and secure environment for visitors using the development during night time hours through a variety of lighting solutions.

SIGNAGE & IDENTITY

- Building Signage has initially been reviewed for the grocer and garage portion of this site.
- As mentioned before, the aspects of this design although fitting for this current tenant provides flexibility for re-use of a future tenant without being withheld from the previous tenant design. Both the signage location and size while important do not act as a distraction from the main building design components but in turn are incorporated into them.

SENSITIVE DESIGN PRINCIPLES:

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

- The architectural character of the buildings, including the grocer and garage, will be a blend of contemporary gestures with raw, natural building materials. Inspiration for building design and detail draws from the blue-collar history of south Scottsdale residents. Buildings will emanate a “maker” quality that appeals to the tradesman history of south Scottsdale. Decorative concrete masonry units will be detailed with raw steel and warm wood finishes.
- The property is set up with large planning gestures that respond to the land uses and open space character along both the McDowell Road and Scottsdale Road corridors. This project properly responds to this corridor and continues an increased density residential use connecting the open space to the commercial portion of the project that is oriented on Scottsdale Road including both this grocer and the retail found to the North.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as scenic views of the Sonoran Desert and mountains and archaeological and historical resources.*

- The massing design and orientation of the grocer and garage pays much respect to the N. Scottsdale Rd corridor and maintains its character through landscape and hardscape elements, new pedestrian walkways offset from the arterial road and highlighted elements of the surrounding nature. On the western portion of the garage, in order to avoid a plain precast spandrel panel, an outline of the Superstition Mountains has been created using a combination of fluted and sandblasted textures as well as steel angles to display the movement of the sun on the panels. Please see elevations for greater detail.

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

- The existing variation of the topography of this property is very minimal and will be utilized for implemented pedestrian circulation and access.
- There is also very limited existing landscaping, however, new landscaping will revitalize the once barren lot that existed.

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

- As mentioned, many times before, the landscape design will be heavily influenced by Sonoran Desert flora and will help replace the existing absence of natural landscaping, habitats and ecological processes.

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

- As mentioned before, a key point and focus of this design is the pedestrian experience. The new corridor that will run North-South will be heavily focused on the pedestrian experience through zero curb conditions that connect the Southernmost area of the property where the grocer and garage are located. A strong sense of clear and safe circulation through the site is evident through the new walkways and convenient access. Numerous elements that contribute to this are a cohesive landscape design that is consistent throughout the property, hardscape design changes such as pavers, street furniture and public plaza space.

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.

- This property is conveniently located right next to a bus stop on N. Scottsdale Rd which stretches the access of pedestrians, encouraging and limiting the usage of individual vehicular circulation. Additionally, and as mentioned before, plenty of bicycle parking will be provided also inviting other modes of transportation. Multiple new walkways will be provided throughout the site, especially along N. Scottsdale Rd. providing direct access to the grocer and parking garage entry.

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

- As mentioned, shading components through such as foliage and shade canopies will be provided along pedestrian walkways which will assist in relative scaling.
- Additionally, the modulation of the façade will assist in breaking up the mass of the grocer store to a more desirable aesthetic and relativity.

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

- As mentioned, the building entrance will create both a desirable and clear sequence from the parking lot to the grocer. It is here the façade can find its most noteworthy variations and attention drawing aspects. Through the use of hierarchy, material transition, scale, recessions, and signage the location of the entrance will be apparent.

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

- As mentioned, the primary building material is indicative of the Southern Scottsdale design character, where earth tone colored masonry units present a simple but elegant definition avoiding a flashy and obnoxious presence. The course texture provides pedestrians a relative experience to the surrounding Desert.

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

- The multi-use buildings will take advantage of most current sustainable practices maximizing valuable resources and enhancing human enjoyment. Each of the buildings onsite will meet or exceed the Scottsdale Green Building Guidelines.
- By nature, this small mixed-use development will encourage walking, and intermodal transport by its central location and intimate scale.
- This use being a grocery store limits the need for extensive glazing which in turn assists with energy usage.
- Where there is sun exposure, both the location and orientation of the garage that overlaps the grocer will assist in a sun barrier. Additional shading devices and methods include the extended canopy along the pedestrian walkway and strategically placed foliage to provide pedestrian's shade. Where there is glazing, both the spec of the glazing and horizontal project of building elements assists in the limited need for unnecessary energy consumption

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

- Lush internal plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and grasses lend a feeling of calmness and coolness to the streetscape vibe that provides pedestrians with the perfect "urban oasis".

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

- Many xeriscape plants have been utilized throughout to maintain the Sonoran Desert aesthetic as well as responsible water usage. See landscape plans.
- Lush internal plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and grasses lend a feeling of calmness and coolness to the streetscape vibe that provides pedestrians with the perfect “urban oasis”.

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

- The development of all site lighting will be sensitive to current energy conservation efforts, dark sky initiatives and the surrounding residential districts, while still providing minimum safety standards for patrons. All lighting will be designed within Scottsdale guidelines and mitigate light spill to neighboring properties and into the dark sky. The project will also provide a visually interesting and secure environment for visitors using the development during night time hours through a variety of lighting solutions.

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

- As mentioned before, the aspects of this signage design although fitting for this current tenant provides flexibility for re-use of a future tenant without being withheld from the previous tenant design. Both the signage location and size while important do not act as a distraction from the main building design components but in turn are incorporated into them. The respected color, size and locations of signage for the grocer will be respectful to the surrounding uses and not intrusive.

LIGHTING DESIGN GUIDELINES:

The development of all site lighting will be sensitive to current energy conservation efforts, dark sky initiatives and the surrounding residential districts, while still providing minimum safety standards for patrons. All lighting will be designed within Scottsdale guidelines and mitigate light spill to neighboring properties and into the dark sky. The project will also provide a visually interesting and secure environment for visitors using the development during night time hours through a variety of lighting solutions.

SHADING DESIGN GUIDELINES:

The design strategies, high quality materials and pronounced architectural expression will create an iconic project that enhances South Downtown's economic and cultural presence. The project will adhere to sustainable building practices, including Scottsdale's Green Building Program requirements. As this is a grocery store, there will be limited glazing of which will be located under a canopy at the pedestrian walkways. At the main entry to the grocer, the entry feature paired with the parking garage and overhead canopy will be used to help shade pedestrians. As mentioned before, there will be plenty of shading provided by foliage throughout the site as well.

CONCLUSION

In summary, the design and layout of the submitted project reflects the approved vision of City Council. Subsequent meetings with the south Scottsdale community helped to inform the design vision for the project. Open space design, landscaping, site furnishings, building design and artistic installations have been carefully crafted to reflect the input of the local patrons. We feel that this process is integral in creating a destination that is unique to its location and inspires the community to embrace it as an asset. It is with that effort that we submit this design package for your review and approval.

Thank you for your time and attention.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, 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.

- *The scale of the project, paired with landscape and hardscape design, carefully addresses the scale of the pedestrian by focusing energy on the ground level experience. This will be articulated by façade modulation, shade structures, shade trees and hardscape patterns. The grocer will present a clear entry feature whose language will be found throughout the development with the usage of clean and simple defining planes as well as clear visibility to pedestrians. Where the parking garage meets the residential sites to the west, full screening from upper levels of parking has been utilized where the precast panels include an outline of the Superstition Mountains.*

The McDowell Road and Scottsdale Road corridors outline a significant amount of the Southern Scottsdale area and in turn hold a responsibility in defining its unique characteristics. This project fully adopts the common aesthetic found amongst these two arterial roads through similar material usage, massing and modulation.

The development of all site lighting will be sensitive to current energy conservation efforts, dark sky initiatives and surrounding residential properties, while providing minimum safety standards for store patrons. All lighting will be designed within Scottsdale guidelines and will mitigate light spill to neighboring properties.

- *Staff finds the proposal responds favorably to this criterion.*

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;
 - b. Avoid excessive variety and 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
- *The applicant states that the architectural character of the building and garage will be a blend of contemporary gestures with raw, natural building materials. Inspiration for the building design and detail draws from the blue-collar history of south Scottsdale residents. The building will emanate a “maker” quality that appeals to the tradesman history of south Scottsdale. Decorative concrete masonry units will be detailed with raw steel and warm wood finishes.*

As a whole, the grocer and garage differentiate themselves as two masses. The garage overlaps the grocer as a horizontal floating mass running east and west. Below, the grocery store grounds this portion of the site with a modulating façade through material transition, recesses and color changes. Through this, great opportunities for local artwork/murals are created. At the ground level where the building face recesses, a greater experience for pedestrians as they walk along the main walkways is created as it breaks the larger mass. It is

in these recessions and material transition that vertical elements differentiate the grocer from the horizontal aspect of the garage. The primary building material is indicative of the Southern Scottsdale design character, where earth tone colored masonry units present a simple but elegant definition avoiding a flashy and obnoxious presence. In order to create modulation and break the building mass, more than one color, orientation and size of masonry units is utilized in order to create changing planes and recessions.

From a climatic response perspective, the use being a grocery store limits the need for extensive glazing which in turn assists with energy use. Where there is sun exposure both the location and orientation of the garage that overlaps the grocer will act as a sun barrier. Additional shading devices and methods include the extended canopy along the pedestrian walkway and strategically placed foliage to provide shade for pedestrians. Where there is glazing, both the spec of the glazing and horizontal project of building elements assists in the limited need for unnecessary energy consumption.

- *Staff finds the proposal responds favorably to this criterion.*

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

- *The applicant states that the site has been designed to create direct and easy vehicular circulation while maintaining optimum placemaking and quality pedestrian realm character. Access off Scottsdale Road occurs at a signalized intersection at Skysong Boulevard that provides direct access to the parking garage, grocer and main internal drive.*

The grocer will have its own service entry off Scottsdale Road where both delivery trucks and refuse services will access the site, away from the main entry to the project. Refuse collection will be located under the parking garage and out of sight of store patrons. Within this area, a service truck ramp will also house delivery truck access for the grocer as well as a trash compactor that only serves the grocer. Shopping carts will be collected and stored within the store entrance or placed in designated areas in the parking areas where customers will return carts in a screened area. These screens will be constructed of the same or similar material as the decorative concrete masonry units used for the building.

- *Staff finds the proposal responds favorably to this criterion.*

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

- *The applicant states that mechanical equipment for climate control of the grocer will be roof mounted and fully screened from public view. On-site utilities are located in areas that are screened by either landscaping and/or architectural walls that integrate into the landscaping or building. Equipment will be clear from pedestrian pathways and provide proper clearances for access and maintenance.*

- *Staff finds the proposal responds favorably to this criterion.*

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
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 existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *Though this criterion is not applicable to this project, there is the potential for future murals to be added to the grocery store building. The applicant states that Public wall murals and artistic installations are an important aspect of this development to create a very local feel to the project. Locations of these elements are at the primary public roadway intersection and along both major public roadway frontages. Content of the murals is meant to tie the south Scottsdale community to the built environment. Future murals on the grocer will be subject to a separate design review and approval.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1965 (Ord. #273) and assigned C-3 zoning through adoption. Since initial rezoning of the site, a rezone was approved in 2018 (6-ZN-2018) that changed the zoning from C-3 to P-C PRC. The rezone included a development plan and amended site development standards. The development proposed with this application is consistent with the approved development plan.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located at the southwest corner of Scottsdale Road & Skysong Blvd., the project site is part of the Papago Plaza (aka Papago Marketplace) redevelopment approved with case 6-ZN-2018. The master plan for Papago Marketplace includes a six-story multi-family residential project (16-DR-2019; currently under construction), a five-story hotel (18-DR-2019; currently under construction) and several single-story commercial pad buildings (15-DR-2019; construction pending). The Skysong project to the east is similar in intensity to the Papago Marketplace project, with building heights similar to or greater than the maximum building heights allowed for the Papago master plan. To the west is single-story single-family residential constructed in the 1960s and to the south is a single-story restaurant/bar constructed in 2015.

Project Data

- Existing Use: Vacant
- Proposed Use: Grocery Store
- Parcel Size: 176,737 square feet / +/- 4 acres (net)
- Total Building Area: 23,453 square feet (excluding garage)
- Floor Area Ratio Allowed: 0.8 (cumulative; 6-ZN-2018)
- Building Height Allowed: 65 feet (inclusive of rooftop appurtenances), Garage: 42 feet, except elevator bulkhead and stair tower, which cannot exceed 56 feet (6-ZN-2018)
- Building Height Proposed: Grocer: 40 feet (inclusive of rooftop appurtenances), Garage: 40 feet to top of parapet, 48 feet to top of stair tower/bulkhead
- Parking Required: 78 spaces (for grocer)
- Parking Provided: 310 spaces
- Open Space Required: 95,859 (for entire 10-acre development plan; cumulative)

**Stipulations for the
Development Review Board Application:
Sprouts at Papago Marketplace
Case Number: 18-DR-2022**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be consistent with the building elevations submitted By Nelsen Architects, with a city staff date of 8/25/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Nelsen Architects, with a city staff date of 8/25/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Floor Associates, with a city staff date of 8/25/2022.
 - d. The preliminary grading and drainage plan and drainage report submitted by SEG, sealed 8/19/22 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by SEG and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 6-ZN-2018

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be

measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

4.

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details.

LANDSCAPE DESIGN:

Ordinance

- C. All new trees provided along the west side of the parking garage shall be mature, as defined in Article III of the Zoning Ordinance, per case 6-ZN-2018.

DRB Stipulations

7. If applicable, landscape pots and/or raised landscape planters shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.
8. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

Ordinance

- D. Lighting on the top deck of the parking garage shall be limited to fixtures mounted on the inside of the parapet wall. Pole mounted lighting on the top deck of the garage is prohibited, per case 6-ZN-2018.
- E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward, except sign lighting.
- F. The initial vertical luminance at 6-foot above grade along the west property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

9. All exterior luminaires shall meet IES requirements for full cutoff and shall be aimed downward and away from property lines except for sign lighting.
10. In addition to Stipulation E above, incorporate the following parking lot and site lighting into the project's design:

CASE NO. 18-DR-2022

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. Except as indicated in Stipulation E, the initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
- e. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- G. Bicycle parking (racks) shall be located within 50 feet of the building entrance, and shall not obstruct pedestrian pathways.

STREET INFRASTRUCTURE:

Ordinance

- H. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
12. The proposed service driveway on Scottsdale Road shall be a CL-1 type driveway or similar, with the sidewalk extending across the driveway; not a CH-1 type driveway with curb returns and sidewalk ramps.

WATER AND WASTEWATER:

Ordinance

- I. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

13. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department Water Resources after applicant payment of removal fee. Public water line easements are needed for service lines not in the ROW up to and including the water meters and Fire Hydrants

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

14. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

15. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

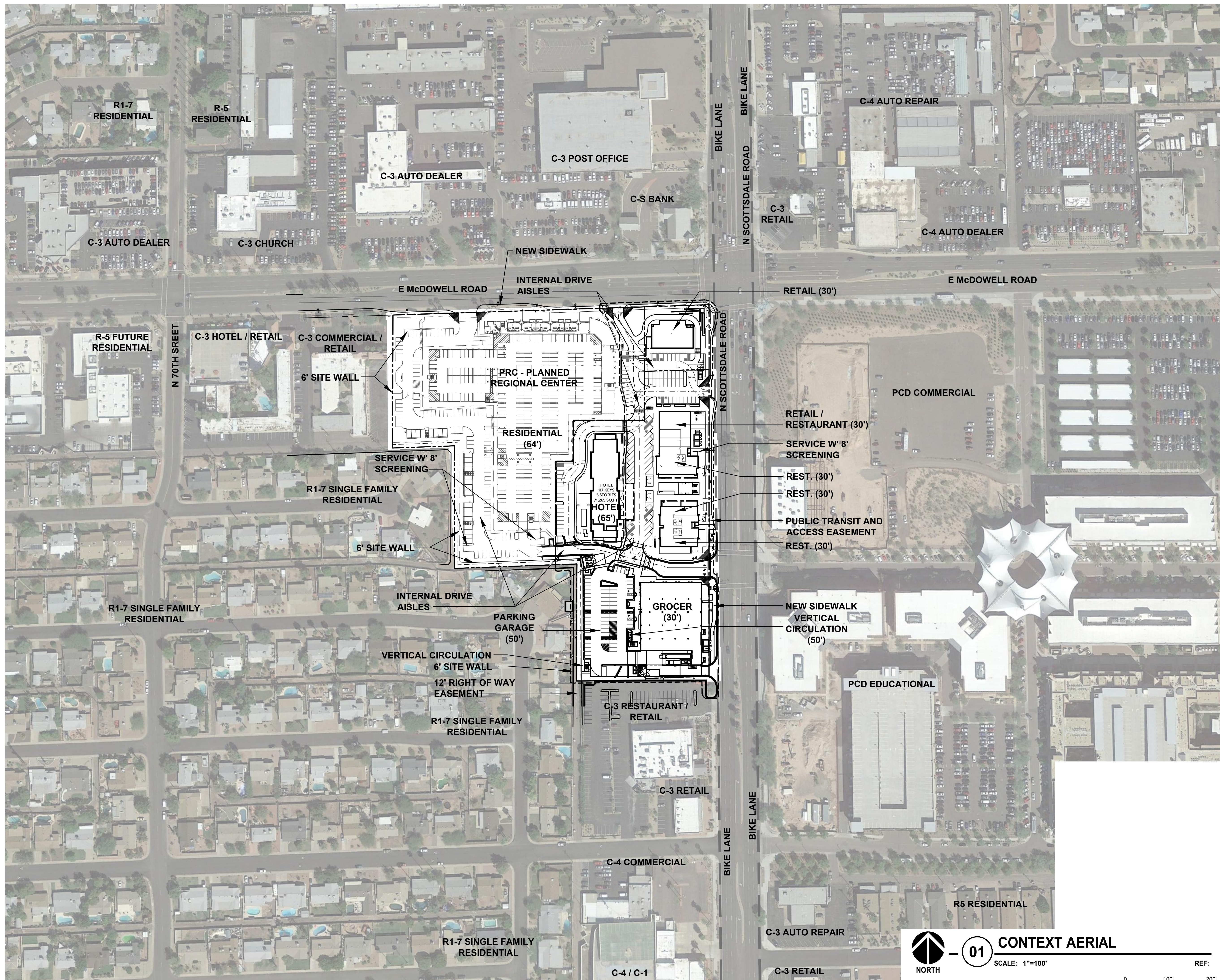
ADDITIONAL ITEMS:

Ordinance

- J. There shall be no deliveries to the grocery store between the hours of 10:00 PM and 6:00 AM, per case 6-ZN-2018.

DRB Stipulations

16. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.



PAPAGO PLAZA
GROCER + GARAGE
1480 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85257

DRB # XX-DR-2022

ZONING #485-PA-14

PRE-APP # 1306-PA-2021

OWNER
Pivot Development
7025 E. McDowell rd.
Suite 10
Scottsdale, AZ 85257
602 821 4552
Attn: Lee Mashburn

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800
Attn: Jeff Brand

Date
MAY 27, 2022

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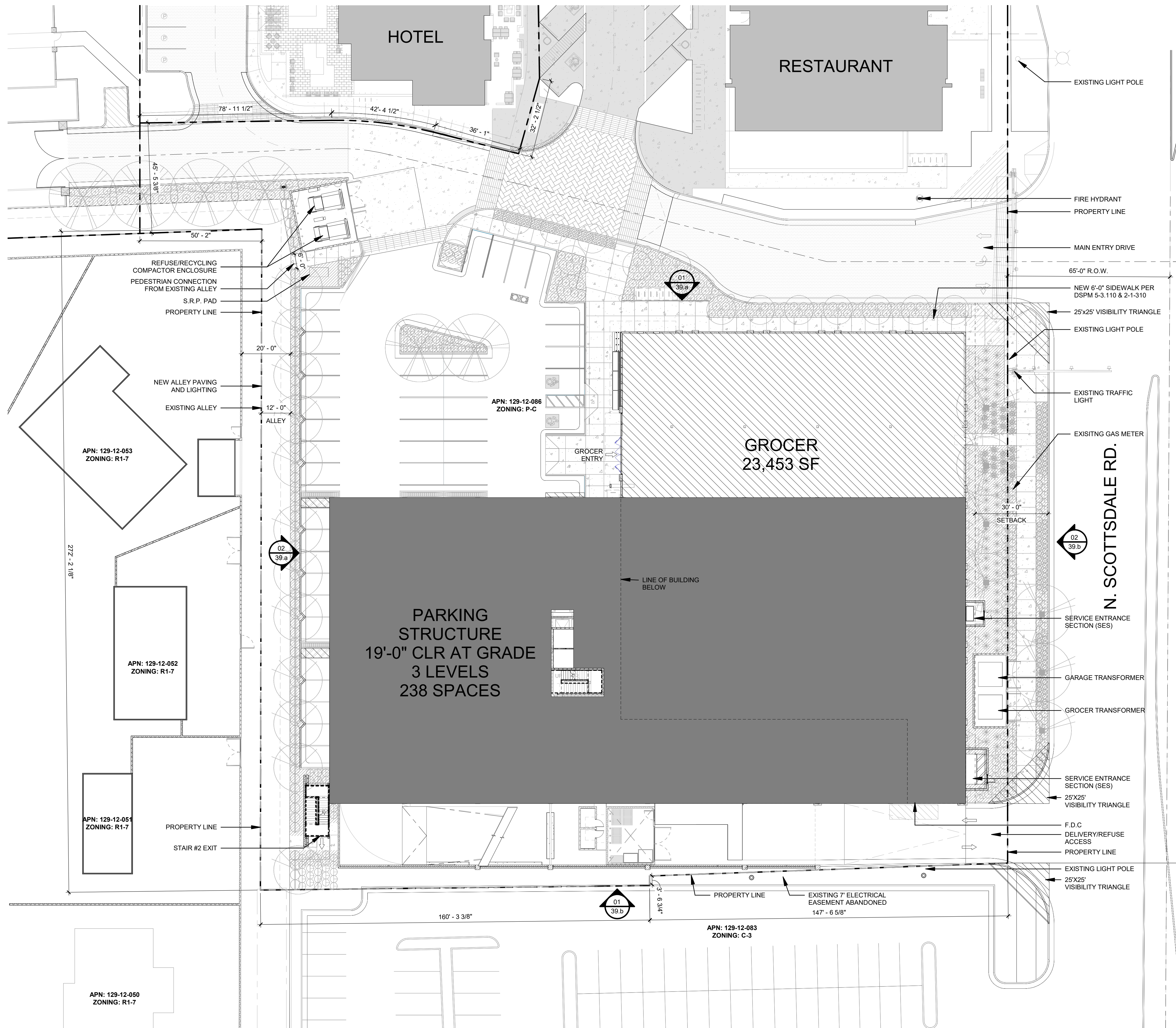
Project No.
21087

A101
CONTEXT AERIAL



GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY, PAVING, DRAINAGE, WATER QUALITY AND OTHER SITE DETAILS.
2. REFER TO CIVIL FOR DIMENSIONAL COORDINATES FOR SITING BUILDING.
3. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING, TREE AND SITE GROUND PLANE DESIGN INFORMATION.
4. REFER TO LANDSCAPE DRAWINGS FOR SITE AMMENTITIES, BENCHES, TRASH RECEPTACLES, ETC.
5. REFER TO ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS AT SITE AND LANDSCAPE LIGHTING.
6. ALL PAVING TRANSITIONS TO EXISTING PAVING, CURB AND SIDEWALKS TO BE SMOOTH WITHOUT OFFSET IN PLANE.
7. AN ACCESSIBLE ROUTE SHALL CONNECT ALL ACCESSIBLE PARKING, BUILDING ENTRANCES AND EXISTING ACCESS TO PUBLIC TRANSIT.
8. ANY DELIVERY TO THE GROCER IS PROHIBITED BETWEEN THE HOURS OF 10:00PM AND 6:00AM.
9. ANY CONSTRUCTION TO TAKE PLACE IN THE EXISTING ALLEY ON THE WEST SIDE OF THE PROPERTY IS TO BE COORDINATED WITH SOLID WASTE.



01 SITE PLAN - DRB

SCALE: 1" = 20'-0" REF: 01 / 24

PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR CONSTRUCTION

PAPAGO PLAZA - SPROUTS
PIVOT DEVELOPMENT
1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

DRB # 18-DR-2022

ZONING #485-PA-14

PRE-APP # 1306-PA-2021

Date
08/10/2022

Revisions

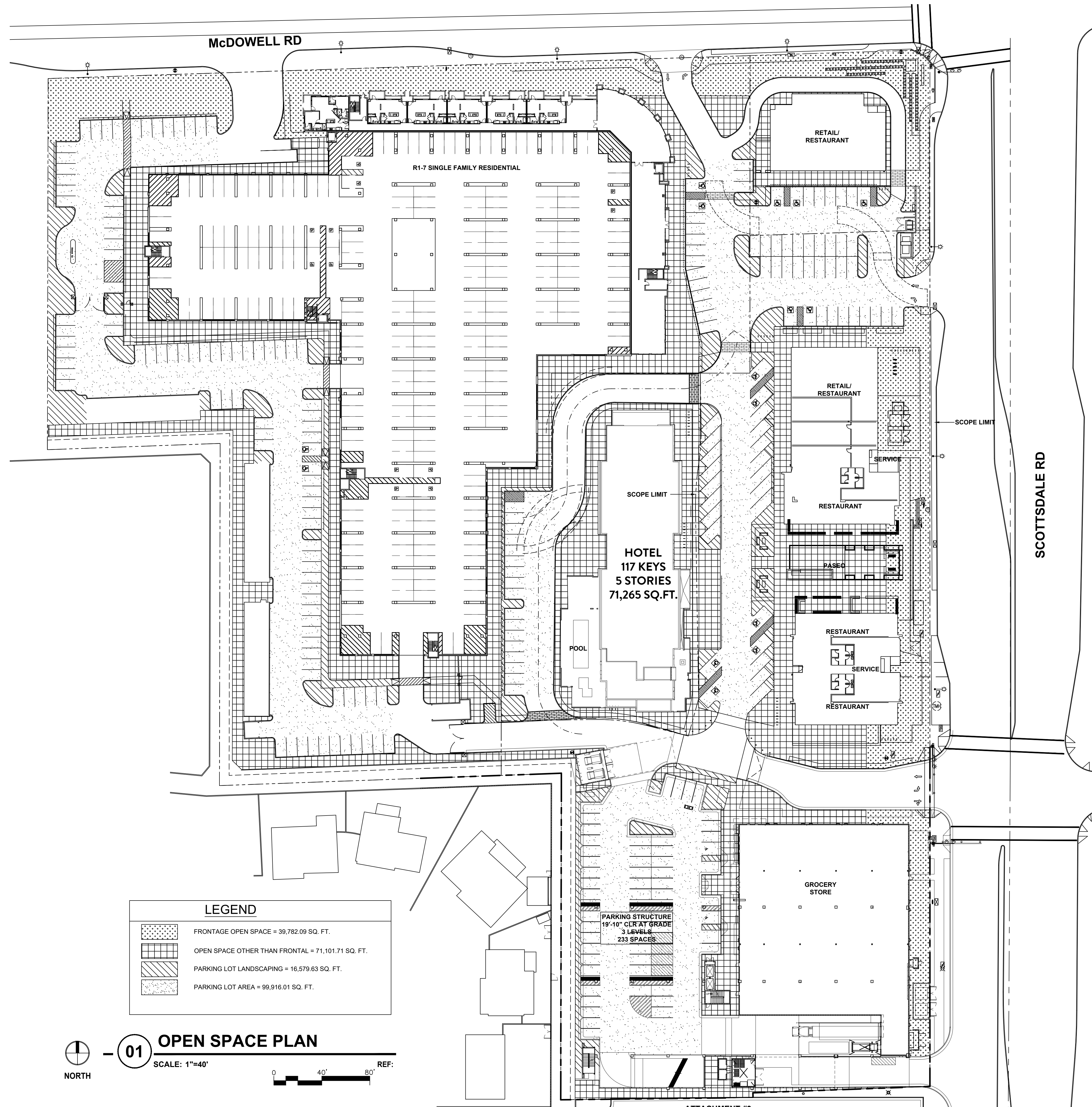
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Project No.
21087

A103

OPEN SPACE PLAN



PROJECT ZONING: PRC/PCD
NET LOT AREA: 479,295.86 S.F.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 65'-0"
PER ZONING 5.2806.D.1.c = MAX REQ = NET LOT x 0.2
MAX REQUIRED = 479,295.86 x 0.2 = **95,859.17 S.F.**

FIRST 12' = 10% x NET LOT AREA:
0.1 x 479,295.86 S.F. = 47,929.59 S.F.

NEXT 53' =
53 x 0.004 x 479,295.86 = 101,610.72 S.F.

OPEN SPACE REQUIRED:
(NOT INCLUDING PARKING LOT LANDSCAPING)
47,929.59 + 101,610.72 = 149,540.31 S.F.
MAX REQUIRED = **95,859.17 S.F.**

OPEN SPACE PROVIDED:
39,782.09 + 71,101.70 = **110,883.76 S.F.**

95,859.17 REQUIRED < 110,883.76 PROVIDED

FRONTAGE OPEN SPACE REQUIRED:
0.05 x 479,295.86 = **23,964.79 S.F.**

FRONTAGE OPEN SPACE PROVIDED:
= **39,782.09 S.F.**

23,964.79 REQUIRED < 39,782.09 PROVIDED

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
99,916.00 x 0.15 = **14,987.40 S.F.**

PARKING LOT LANDSCAPING PROVIDED =
= **16,579.63 S.F.**

14,987.40 REQUIRED < 16,579.63 PROVIDED

LEGEND

	FRONTAGE OPEN SPACE = 39,782.09 SQ. FT.
	OPEN SPACE OTHER THAN FRONTAL = 71,101.71 SQ. FT.
	PARKING LOT LANDSCAPING = 16,579.63 SQ. FT.
	PARKING LOT AREA = 99,916.01 SQ. FT.

01 OPEN SPACE PLAN
SCALE: 1"=40'
NORTH
0 40' 80' REF:



**PAPAGO MARKETPLACE -
SPROUTS
PIVOT DEVELOPMENT**
1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

Date
10 AUGUST 2022
Revisions

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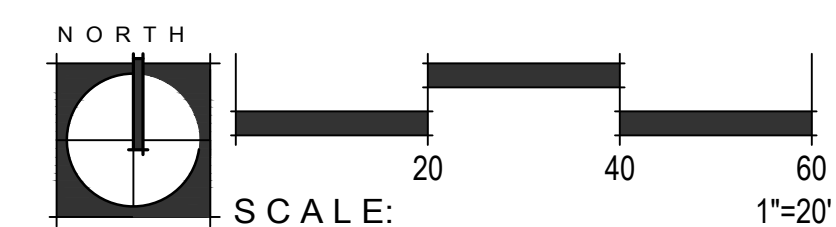
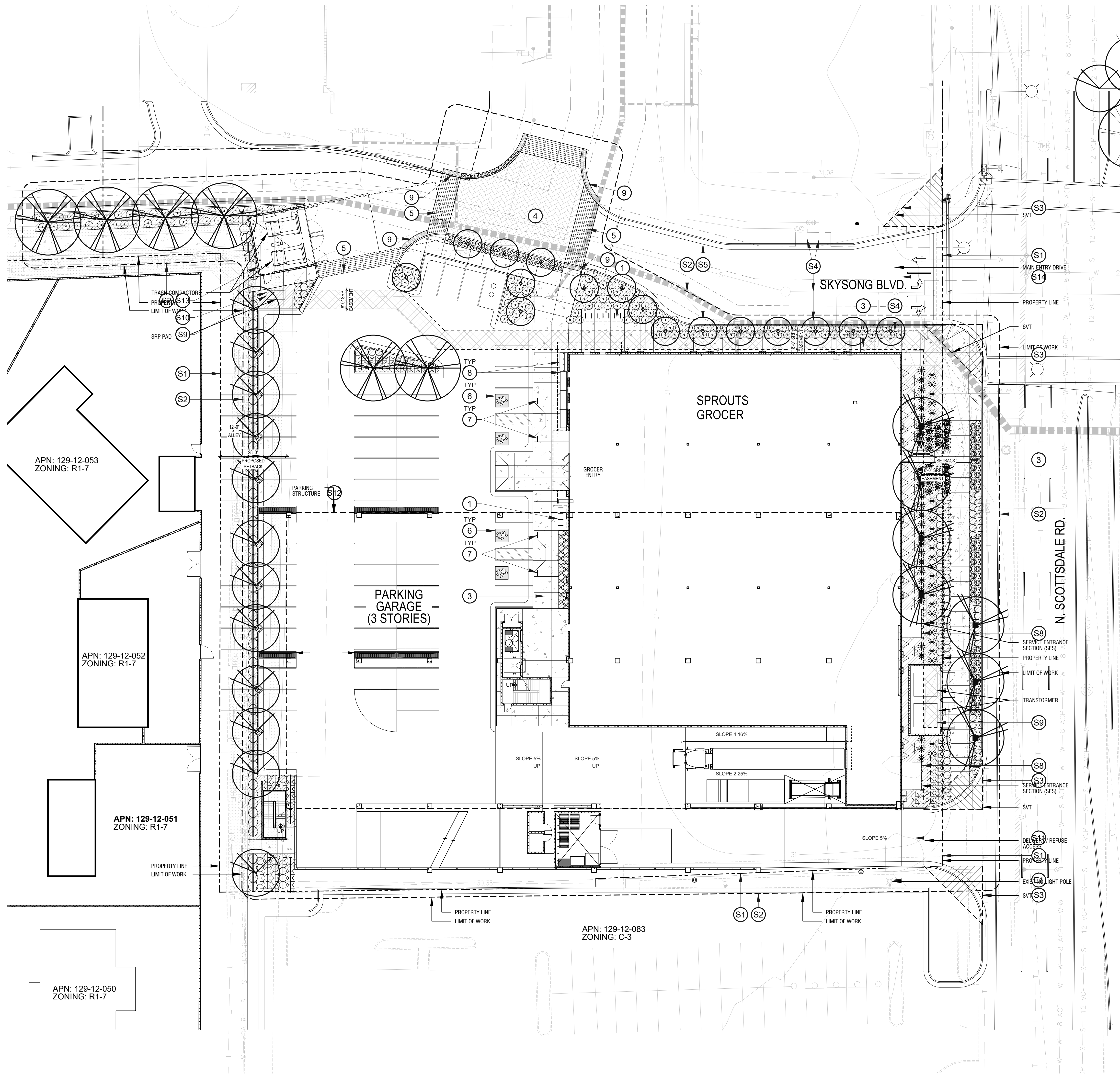
Project No.
21087

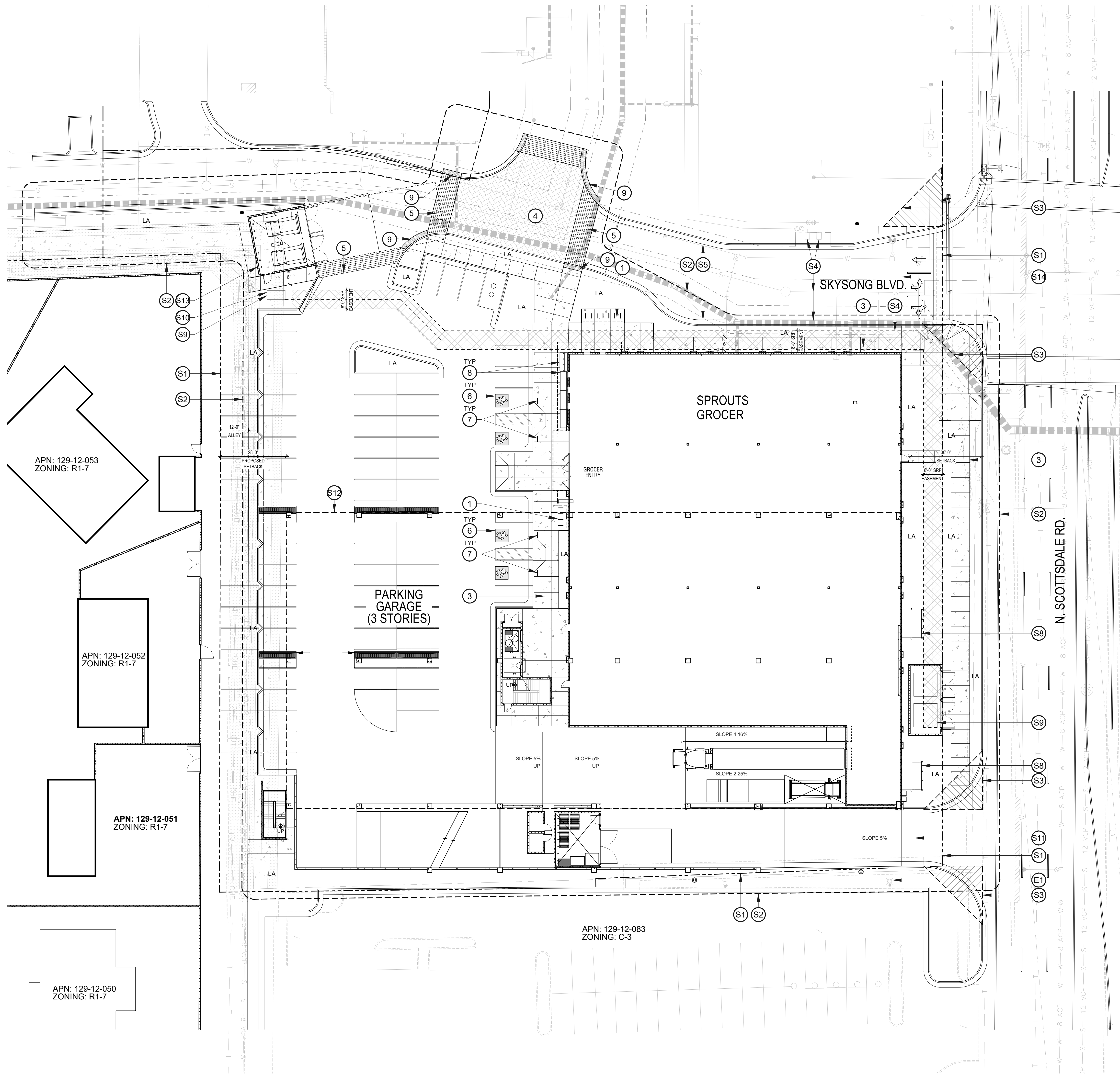
L-100
LANDSCAPE PLAN

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	
TREES				
○	PARKINSONIA X 'DESERT MUSEUM' DESERT MUESUM PALO VERDE	36" BOX	2.25' CAL 10' H X 7' W	7
○	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	1.5' CAL 10' H X 4' W	11
○	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL	36" BOX	2.0' CAL 6' H X 4' W	14
○	ULMUS PARVIFOLIA CHINESE ELM	24" BOX	1.5' CAL 9' H X 4' W	6
SHRUBS				
⊕	DODONAEA VISCOSA HOPBUSH	5 GAL		65
⊕	EREMOPHILA GLABRA SSP. 'WINTER BLAZE' WINTER BLAZE EMU BUSH	5 GAL		68
⊕	HESPERALOE PARVIFLORA RED YUCCA	5 GAL		87
ACCENTS				
✱	AGAVE ANGUSTIFOLIA CARIBBEAN AGAVE	5 GAL		28
⊙	ALOE BARBADENSIS MEDICINAL ALOE YELLOW	1 GAL		63
✱	DASYLIRION TEXANUM GREEN DESERT SPOON	5 GAL		48
⊙	MUHLENBERGIA RIGENS DEER GRASS	5 GAL		179
✱	PEDILANTHUS BRACTEATUS TALL SLIPPER PLANT	5 GAL		61
GROUNDCOVER				
⊕	LANTANA X 'NEW GOLD' LANTANA NEW GOLD	1 GAL		120
⊕	WEDELIA TRILOBATA YELLOW DOT	5 GAL		30
VINE				
⊕	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	15 GAL		37
TOPDRESS / DUST CONTROL				
□	1" SCREENED DECOMPOSED GRANITE AT ALL LANDSCAPE AREAS. U.N.O. 2" MIN DEPTH. COLOR: M3 BLEND - 50% CARMEL / 50% MAHOGANY; ROCKPROS.COM. 602.818.0723			8180 SQFT

NOTE:
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED ROOT BARRIERS - REFER TO DETAIL 1 / L201





HARDSCAPE LEGEND

PAVING	QTY
[CONCRETE PAVING @ GROCER] FINISH: MEDIUM BROOM COLOR: NATURAL GREY	7410 SF
[BOULEVARD DRIVABLE PAVERS] ACKER-STONE HOLLAND PRECAST CONCRETE PAVERS. FINISH: GRIND. COLOR: DARK BROWN. SIZE: 4'X8' THICKNESS: 10CM. MICRO CHAMFER. HERRINGBONE PATTERN.	2095 SF
[DECORATIVE CONCRETE PAVERS @ CROSSWALKS] ACKER-STONE HOLLAND PRECAST CONCRETE PAVERS. FINISH: GRIND. COLOR: ISRAEL PEWTER. SIZE: 4'X8' THICKNESS: 10CM. MICRO CHAMFER. STACKED BOND, PERPENDICULAR TO TRAFFIC.	670 SF

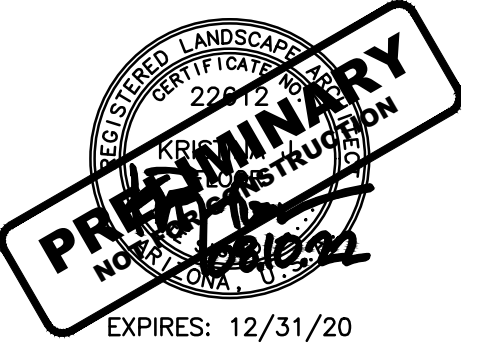
* ALL HARDSCAPE MATERIALS TO MATCH PHASE I.

HARDSCAPE ELEMENTS DETAIL

- ① BIKE RACKS - LANDSCAPE FORMS: FGP BIKE RACK, ANODIZED ALUMINUM / TO MATCH PHASE I
- ② BOLLARDS - QCP / SHEAR BOLLARD. COLOR: SLATE GRAY. TO MATCH PHASE I
- ③ CONCRETE PAVING. SEE HARDSCAPE LEGEND 1/H201
- ④ SPECIALTY PAVER AT INTERSECTION. SEE HDSKP LEGEND. 2/H201
- ⑤ SPECIALTY PAVER AT CROSSWALK. SEE HDSKP LEGEND. 2/H201
- ⑥ ADA PARKING 3&4/H201
- ⑦ ADA PARKING SIGN 5/H201
- ⑧ PRODUCT SHELVES, PER SPROUTS STANDARDS
- ⑨ TACTILE STRIP - NEENAH FOUNDRY CAST IRON. TO MATCH PHASE I

SITE ELEMENTS DETAIL

- LA LANDSCAPE AREA
- S1 PROPERTY / R.O.W. / PARCEL LINE
- S2 LIMIT OF CONSTRUCTION / DISTURBANCE / PROJECT PHASE LINE
- S3 SIGHT VISIBILITY TRIANGLE
- S4 SITE UTILITY - SEE CIVIL
- S5 CONCRETE GUTTER - SEE CIVIL
- S6 FIRE HYDRANT - SEE CIVIL
- S7 FIRELANE - SEE CIVIL
- S8 ELECTRICAL SERVICE ENTRANCE SECTION (SES)
- S9 TRANSFORMER - SEE ELECTRICAL
- S10 SRP PAD - SEE ELECTRICAL
- S11 DELIVERY / REFUSE ACCESS
- S12 PARKING STRUCTURE - SEE ARCH
- S13 TRASH / RECYCLING ENCLOSURE- FOR REFERENCE ONLY / SEE ARCH
- S14 MAIN ENTRY DRIVE
- E1 EXISTING LIGHT POLE



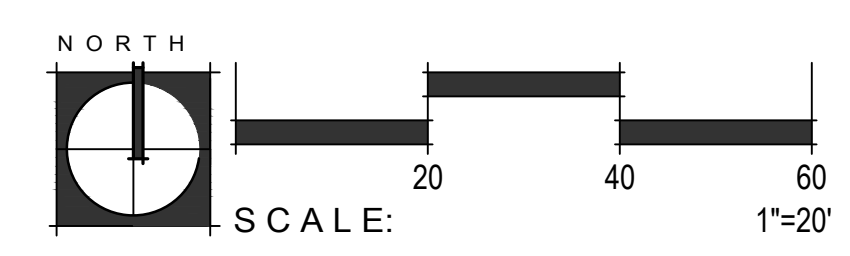
**PAPAGO MARKETPLACE -
SPROUTS
PIVOT DEVELOPMENT**
1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

Date
10 AUGUST 2022
Revisions

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Project No.
21087

H-100
HARDSCAPE PLAN



Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR CONSTRUCTION

PAPAGO PLAZA - SPROUTS
PIVOT DEVELOPMENT
1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

DRB # 18-DR-2022

ZONING #485-PA-14

PRE-APP # 1306-PA-2021

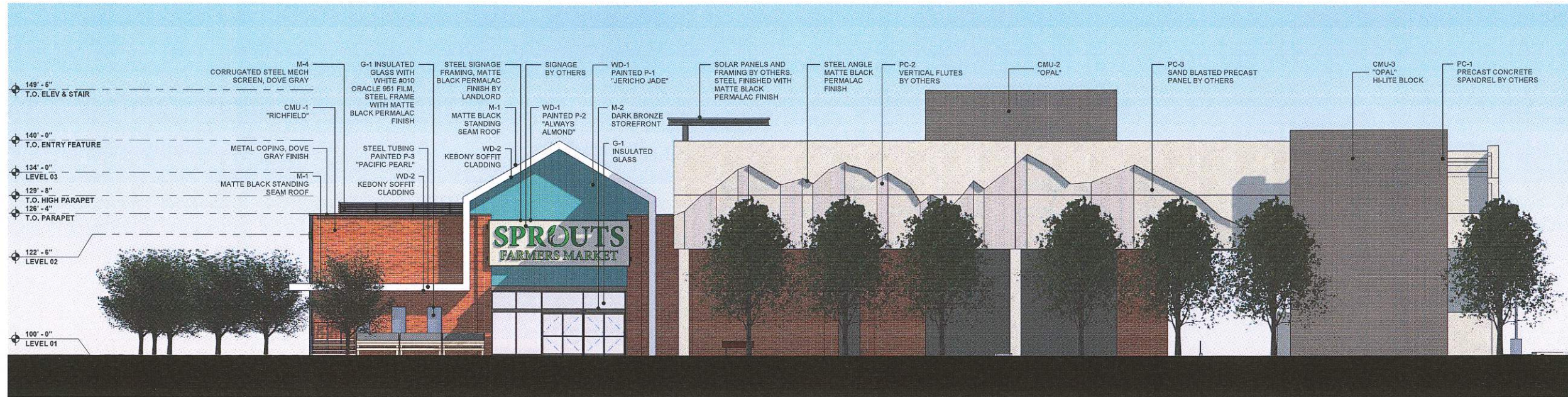
Date
08/10/2022
Revisions

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Project No.
21087

39

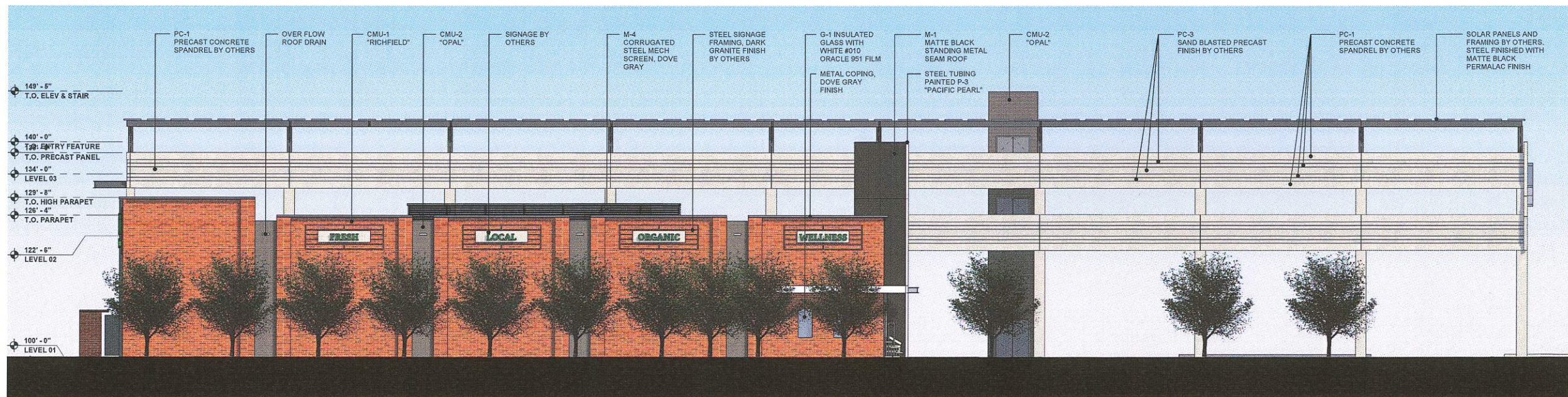
BUILDING ELEVATIONS



02 ELEVATION - WEST (DRB)

SCALE: 1" = 10'-0"

REF: 02 / 39.a



01 ELEVATION - NORTH (DRB)

SCALE: 1" = 10'-0"

REF: 01 / 39.a

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

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PAPAGO PLAZA - SPROUTS
PIVOT DEVELOPMENT
1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

DRB # 18-DR-2022

ZONING #485-PA-14

PRE-APP # 1306-PA-2021

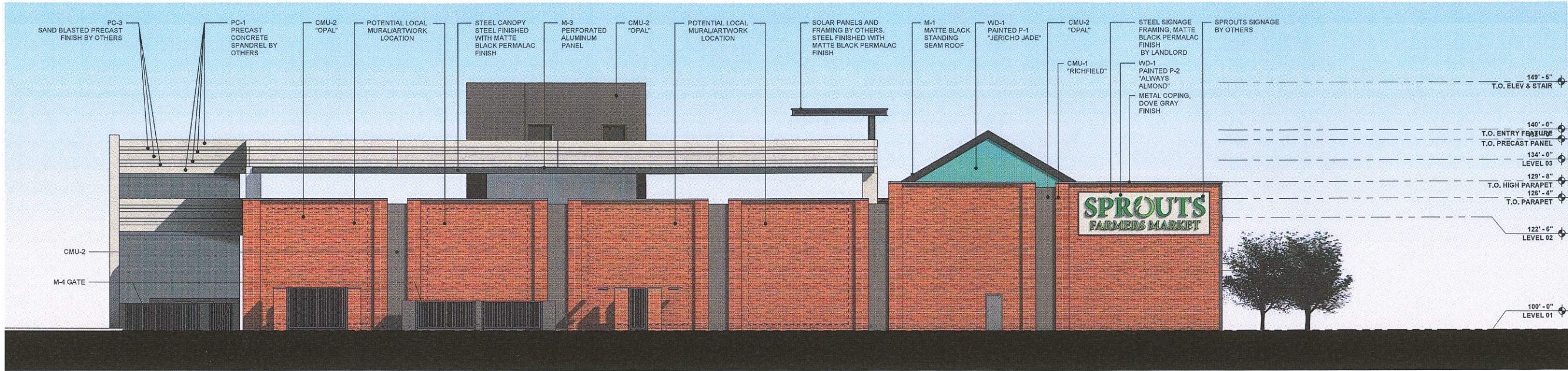
Date
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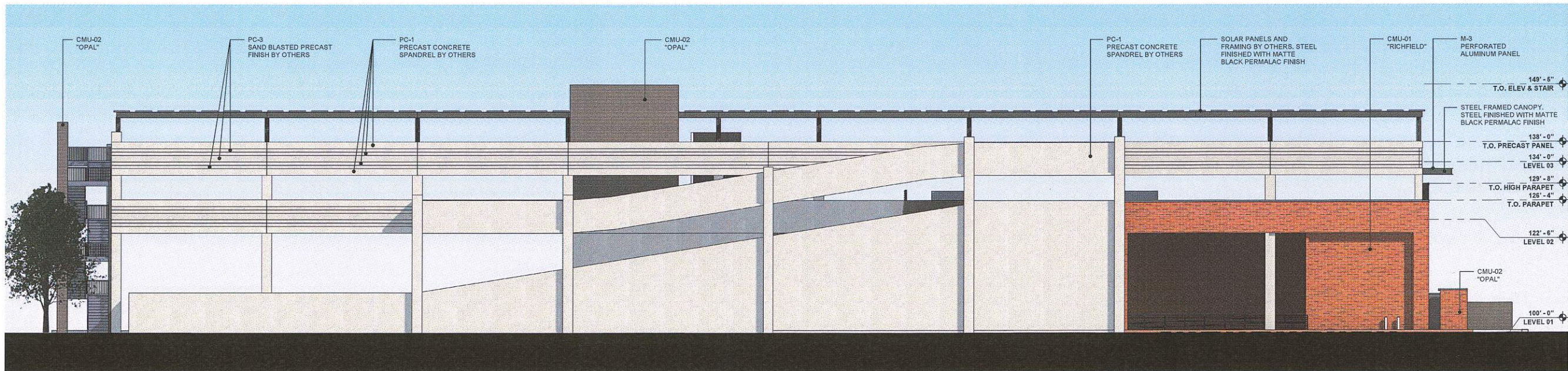
Project No.
21087

39

BUILDING ELEVATIONS



02 ELEVATION - EAST (DRB)
SCALE: 1" = 10'-0"
REF: 02 / 39.b



01 ELEVATION - SOUTH (DRB)
SCALE: 1" = 10'-0"
REF: 01 / 39.b

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PERMITTING,
OR CONSTRUCTION

**PAPAGO PLAZA - GARAGE &
GROCER
PIVOT DEVELOPMENT**
1490 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

Date
08/10/2022
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41
PERSPECTIVES - DRB



02 Perspective -02

SCALE: 1/8" = 1'-0"

REF: 02 / 41



04 Perspective -04

SCALE: 1/8" = 1'-0"

REF: 04 / 41



01 Perspective -01

SCALE: 1/8" = 1'-0"

REF: 01 / 41



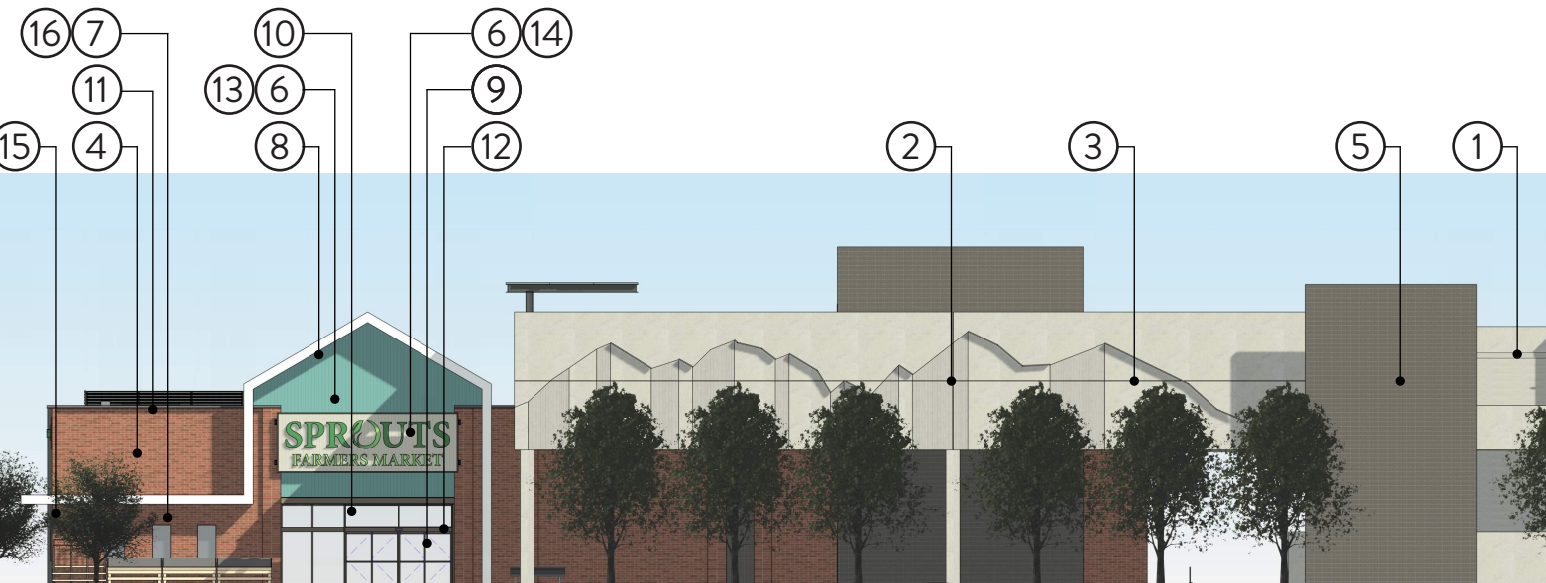
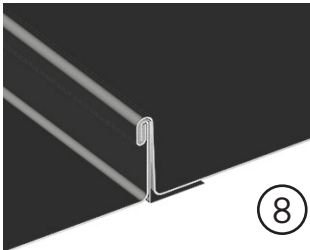
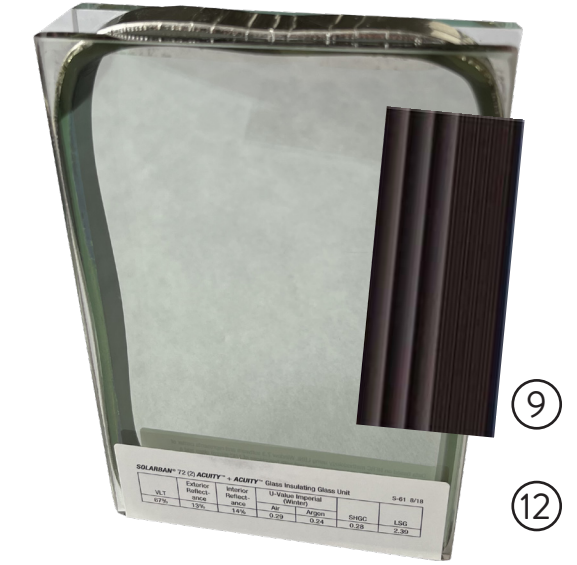
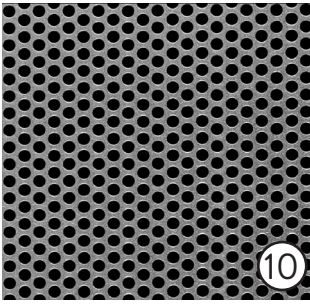
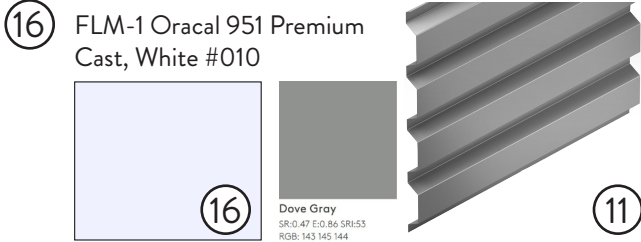
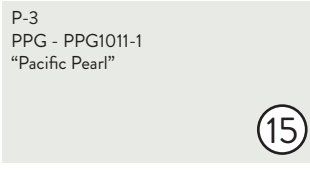
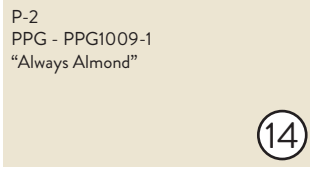
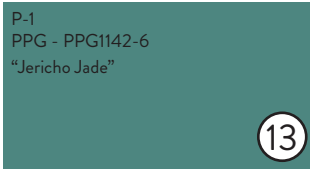
03 Perspective -03

SCALE: 1/8" = 1'-0"

REF: 03 / 41

MATERIAL PALETTE

- ① PC-1 Precast Concrete Spandrel - Parking Garage
- ② PC-2 Precast Concrete Spandrel - Parking Garage, Fluted Finish
- ③ PC-3 Precast Concrete Spandrel - Parking Garage, Sand Blasted Finish
- ④ CMU-1 Decorative Concrete Masonry Unit, Echelon, QuikBrik, 4 x 8 x 16 - Richfield
- ⑤ CMU-2 Decorative concrete masonry unit, Echelon, Trendstone 4 x 8 x 16 - Opal
CMU-2.1 (Hi-lite concrete masonry unit block, Echelon, Trendstone 8x8x16 - Opal
- ⑥ WD-1 Square Channel Siding, Hardie Board Painted "Jericho Jade" or "Always Almond"
- ⑦ WD-2 Soffit Cladding, Kebony
- ⑧ M-1 Standing seam metal roof/wall, Atas, 1 1/2" Field Lok, Matte Black
- ⑨ M-2 Aluminum Storefront, Arcadia, Dark Bronze AB-6 Finish
- ⑩ M-3 Perforated Panel, McNichols 17311450SA, AL/3003h14, Mill Finish, .050GA, 51% open
- ⑪ M-4 Morin (Kingspan), Exposed Fastener Metal Wall Panels, Exposed BR-28, 1 1/2", Dove Gray
- ⑫ G-1 Insulated Glass - Vitro, Solarban 72 Acuity + Acuity 1/2" thick
- ⑬ P-1 Paint, PPG - PPG1142-6 "Jericho Jade"
- ⑭ P-2 Paint, PPG - PPG1099-1 "Always Almond"
- ⑮ P-3 Paint, PPG - PPG1011-1 "Pacific Pearl" (Structural Steel Band)
- ⑯ FLM-1 Oracal 951 Premium Cast, White #010



NELSEN PARTNERS
ARCHITECTS & PLANNERS

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t 480.949.6800
nelsonpartners.com

PAPAGO PLAZA - GARAGE & GROCER
1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

DATE: 08/10/22 PROJECT NO.: 21087

73

MATERIALS BOARD
DRAWING NO./SHEET NO.

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PAPAGO PLAZA - SPROUTS
PIVOT DEVELOPMENT
1490 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

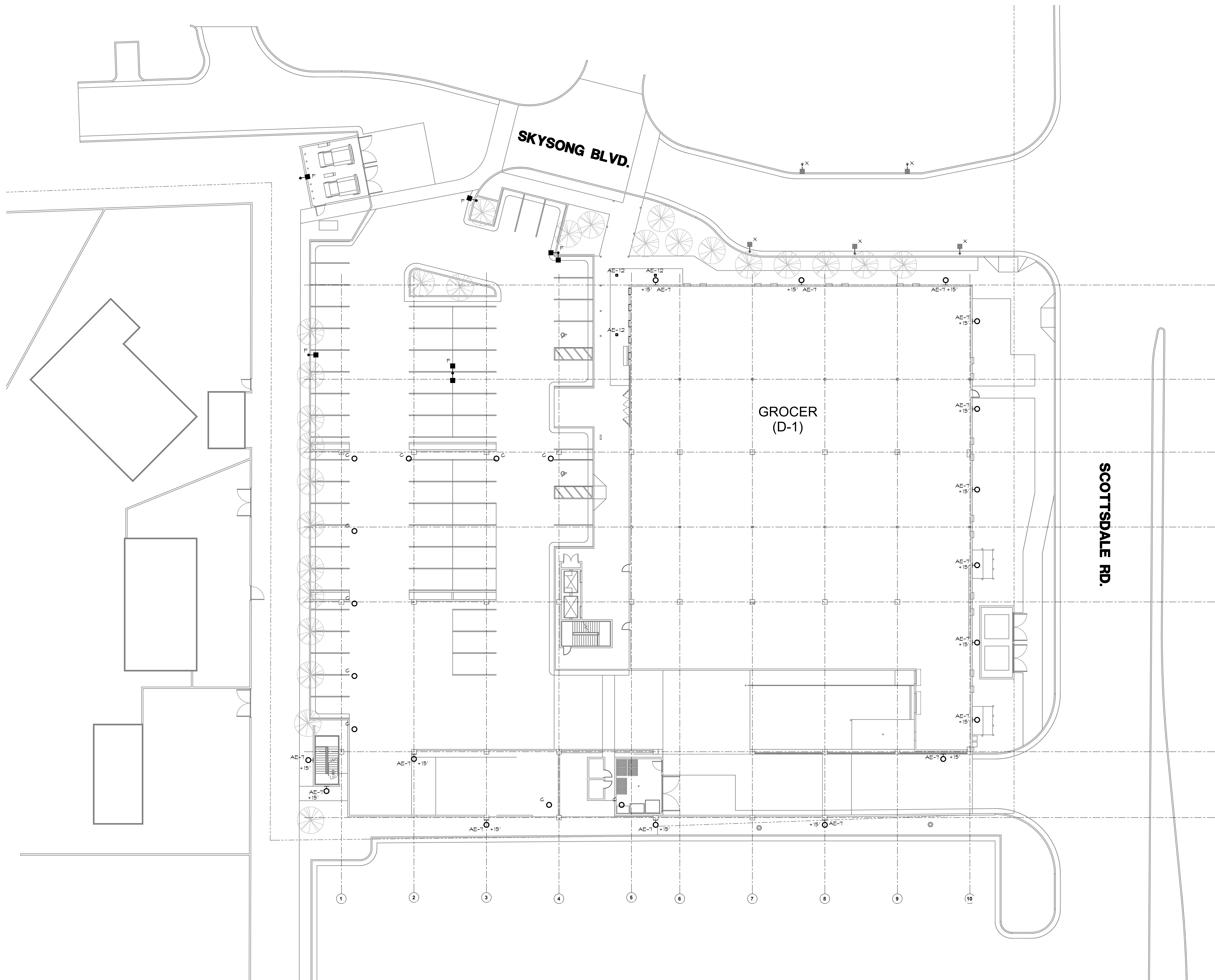
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Project No.
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PH101
SITE LIGHTING PLAN



NOTE:
LUMINAIRES TYPE 'C' ARE MOUNTED TO BOTTOM
SIDE OF SECOND LEVEL OF PARKING GARAGE.
THIS FIXTURE SHOWN FOR ITS CONTRIBUTION TO THE
SITE PHOTOMETRICS.

SITE LIGHTING PLAN

SCALE: 1/16"=1'-0"
FEET
0 10 20 30



PEARSON ENGINEERING ASSOCIATES INC.
8825 N. 23RD AVENUE
PHOENIX, ARIZONA 85021
PHONE: (602)264-0807
FAX: (602)274-7542
WEB SITE: www.pearsona.com
DESIGNER: DOC
PROJECT NO: 2022004

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CONSTRUCTION

PAPAGO PLAZA - SPROUTS
PIVOT DEVELOPMENT
1490 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

Date
01 June 2022
Revisions

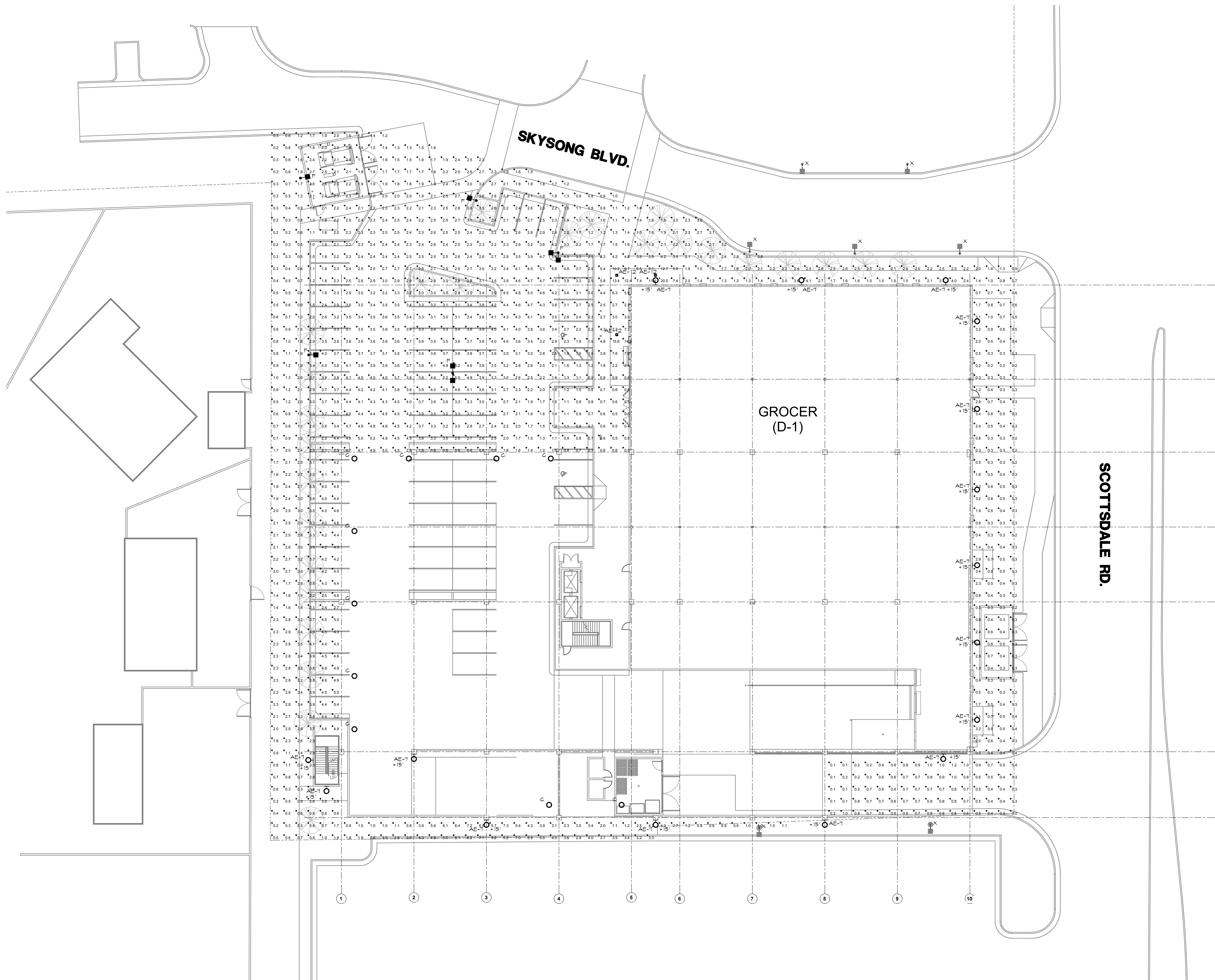
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Project No.
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PH201

SITE PHOTOMETRIC PLAN



SITE PHOTOMETRIC PLAN

SCALE: 1/16"=1'-0" FEET
0 10 20 30 40 50

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	2.4 ft	20.5 ft	0.1 ft	205.0:1	24.0:1

PEARSON ENGINEERING ASSOCIATES INC.
8825 N. 23RD AVENUE
PHOENIX, ARIZONA 85021
PHONE: (602)264-0807
FAX: (602)274-7542
WEB SITE: www.pearsong.com
DESIGNER: DOC
PROJECT NO: 2022004

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CONSTRUCTION

PAPAGO PLAZA - SPROUTS
PIVOT DEVELOPMENT
1490 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

Date
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Revisions

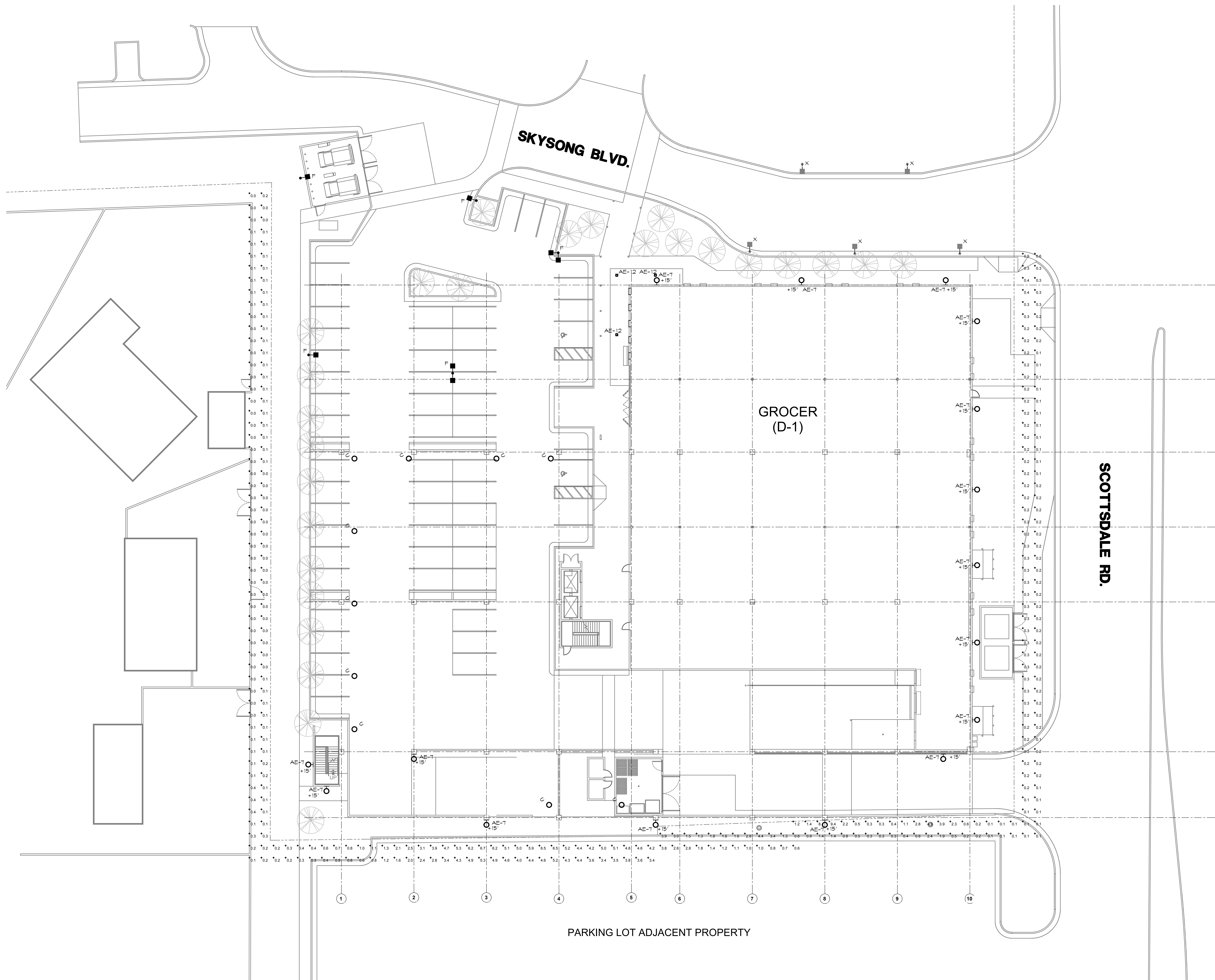
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Project No.
21087

PH202

SITE TRESPASS
PHOTOMETRIC PLAN

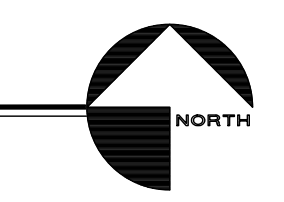


NOTE:
AVERAGE FOOTCANDLE RATINGS FALLS WITHIN THE
CITY OF SCOTTSDALE AZ CITY POLICY FOR
EXTERIOR AND SITE LIGHTING. LIGHT TRESPASS
LIMITATIONS FOR URBAN/PEDESTRIAN ACTIVITY
AREAS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE SPILLAGE	+	1.0 FC	0.4 FC	0.0 FC	N/A	N/A

SITE TRESPASS PHOTOMETRIC PLAN

SCALE: 1/16"=1'-0"
FEET
0 10 20 30 40 50



PEARSON ENGINEERING ASSOCIATES INC.
8825 N. 23RD AVENUE
PHOENIX, ARIZONA 85021
PHONE: (602)264-0807
FAX: (602)274-7542
WEB SITE: www.pearsoneng.com
DESIGNER: DOC
PROJECT NO: 2022004

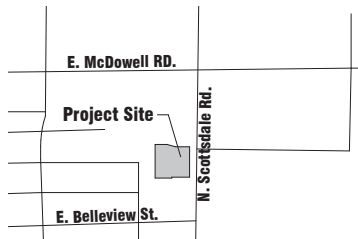
PAPAGO PLAZA GROCER & GARAGE

ATTACHMENT #17

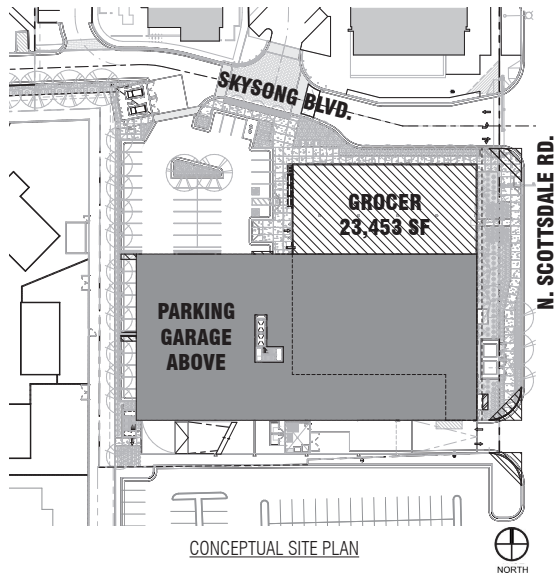
KEEPING YOU INFORMED
WEDNESDAY JUNE 01, 2022

Dear Property Owner:

This is to inform you of a request by owner for approval of the site plan, landscape plan, and building elevations for a new +/-23,453 sf grocery store on a 5.1 acre site with PRC/PCD zoning located at 1480 N. Scottsdale Rd.



Project Name: Papago Plaza Grocer & Garage
Pre-App Number: 1306-PA-2021
Lot Size: 222,526 Square Feet (0.92 Acre)
Zoning: PRC / PCD
Project Location: 1480 N. Scottsdale Rd.
Scottsdale, Arizona 85257



City Contact: Greg Bloemberg, 480-312-4306
Applicant Contact: Seth Good, 480-948-1311

THIS IS THE POSTCARD THAT WAS SENT TO NEIGHBORING PROPERTIES AND BUSINESSES 6/9/2022

THIS IS THE LIST OF ALL PROPERTY OWNERS AND BUSINESSES WITHIN A 750'-0" RADIUS FROM THE PROPERTY

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
BARWELL JOHN F II	6931 E ALMERIA RD	SCOTTSDALE	AZ	85257
ELLIOTT BRIAN W	6925 E ALMERIA	SCOTTSDALE	AZ	85257
JORMAR INVESTMENT COMPANY LLC	1000 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257
JORMAR INVESTMENT COMPANY LLC	1000 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257
JORMAR INVESTMENT COMPANY LLC	1000 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257
NICHOLSON ANTHONY J/SUSAN JANE TR	6950 E LOMA LAND DR	SCOTTSDALE	AZ	85257
PORTER MATTHEW/JILL	6944 E LOMA LAND	SCOTTSDALE	AZ	85257
ROQUE PABLO BAHENA	6938 E LOMA LAND DR	SCOTTSDALE	AZ	85257
SHUMWAY JAMES H/LURLINE TR	6943 E LOMA LAND DR	SCOTTSDALE	AZ	85257
BAILEY ROBERT/CARLA	6949 E LOMA DR	SCOTTSDALE	AZ	85257
EDWARDS CHRISTA J	6950 E WILLETТА ST	SCOTTSDALE	AZ	85257
GREENWALD DONALD/KATHLEEN	6826 E CULVER ST	SCOTTSDALE	AZ	85257
MCGEATHY JACK R/SAUNDRA TR	HC1 BOX 1179 E	PAYSON	AZ	85541
OLIVER ARLISS L	6930 E ORION DR	SCOTTSDALE	AZ	85257
WHYTE SEAN GARNET/GOLDBERG KIM MICHELLE	6938 E ORION DR	SCOTTSDALE	AZ	85257
HANZE RONALD/DEBORAH	1585 N 69TH PL	SCOTTSDALE	AZ	85257
BRYAN AND RENEE PARCELL REVOCABLE TRUST	1577 N 69TH PL	SCOTTSDALE	AZ	85257
STANTON JOHN COOLIDGE/ROCHELLE ANNE	1569 N 69TH PL	SCOTTSDALE	AZ	85257
MOIRA LYNN TRUST	1561 N 69TH PL	SCOTTSDALE	AZ	85257
MANZI ANDREW J/CHRISTIE	1553 N 69TH PL	SCOTTSDALE	AZ	85257
BUTLER BRICE C/BRIANA G	6940 E LYRA DR	SCOTTSDALE	AZ	85257
SINHA ANEESH/WELCH DEVIN MICHELLE	540 TRINITY LN N APT 3204	SAINT PETERSBURG	FL	33716-1316
REA JONATHAN K	6931 E ORION DR	SCOTTSDALE	AZ	85257
HASHILKAR DARPANA/RAJ M	804 WINFAL DR	SCHAUMBURG	IL	60173
SKYE ON MCDOWELL COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201	MESA	AZ	85201
SKYE ON MCDOWELL COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201	MESA	AZ	85201
SKYE ON MCDOWELL COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201	MESA	AZ	85201
CC PATIO LLC	7001 E MCDOWELL RD	SCOTTSDALE	AZ	85257
YEE WILLIE M/JANE TR	PO BOX 10358	PHOENIX	AZ	85064-0358
PAPAGO MARKETPLACE LLC	3519 E SHEA BLVD STE 132	PHOENIX	AZ	85028
BROOKS BUILDINGS INC	2323 W UNIVERSITY DR	TEMPE	AZ	85281
PAPAGO INN LLC	7303 21ST AVENUE NW	SEATTLE	WA	98117
PAPAGO MARKETPLACE LLC	3519 E SHEA BLVD STE 132	PHOENIX	AZ	85028
PAPAGO MARKETPLACE LLC	3519 E SHEA BLVD STE 132	PHOENIX	AZ	85028
STORTS PETER/GWEN M	1302 N 71ST ST	SCOTTSDALE	AZ	85257
MCDIVITT PENNY LYNN	7050 E BELLEVIEW ST	SCOTTSDALE	AZ	85257
ARIAS HAGY/DOMINGUEZ MARTHA EUGENIA ARIAS	7044 E BELLEVIEW ST	SCOTTSDALE	AZ	85257
HADDER JAMES E & CAROL	7038 E BELLEVIEW ST	SCOTTSDALE	AZ	85257
MEJIA CRISTIAN M SALINAS	7032 E BELLEVIEW ST	SCOTTSDALE	AZ	85257
FROST ROBERT V & CHERYL M	6532 N 60TH ST	PARADISE VALLEY	AZ	85253
PARKS THOMAS M/LAURIE M	7020 E BELLEVIEW ST	SCOTTSDALE	AZ	85257

GOULD ROSE M	7014 E BELLEVIEW	SCOTTSDALE	AZ	85257
GOODWIN ERIC	7008 E BELLEVIEW	SCOTTSDALE	AZ	85257
SOMMER COLLIN/BELL AMANDA	1307 N 70TH ST	SCOTTSDALE	AZ	85257
QUINTANA BERNIE V SR	7241 E MONTECITO DR	TUCSON	AZ	85710
HICKS FRANCI M TR	4131 E DESERT SKY CT	CAVE CREEK	AZ	85331
GIBBS CHASE	1331 N 70TH ST	SCOTTSDALE	AZ	85257
WILLIAMS BONNIE/MASEAR STEVE	1886 SHERWOOD DR	PRESCOTT	AZ	86303
ARNOLD & MARY FRANK FAMILY TRUST	1746 E MARCONI AVE	PHOENIX	AZ	85022
GARCIA ANA ROSA/GOMEZ JURADO JAVIER	7019 E WILLETTA ST	SCOTTSDALE	AZ	85257
STONE FAMILY TRUST	7025 E WILLETTA ST	SCOTTSDALE	AZ	85257
SCIALO BRIAN M	7031 E WILLETTA	SCOTTSDALE	AZ	85257
YVONNE NORENE HENRICKS LIVING TRUST	7037 E WILLETTA ST	SCOTTSDALE	AZ	85257
ARREDONDO AGUSTIN/VERONICA	12 NANCY CT	GERING	NE	69341
JARR EQUITY GROUP INC	3805 154A ST	SURREY	BC	V3Z0V4
GOODWIN KENNETH N & ELIZABETH ANNE	7055 E WILLETTA ST	SCOTTSDALE	AZ	85257
BOLEN ERIC W	1338 N 71ST ST	SCOTTSDALE	AZ	85257
NEUFELD MICHAEL	1332 N 71ST ST	SCOTTSDALE	AZ	85257
BSRI INVESTMENTS LLC	PO BOX 5453	SCOTTSDALE	AZ	85261
MCLEMORE ALANAH M	7050 E CULVER ST	SCOTTSDALE	AZ	85257
BANN WILLIAM/MARLENE	7044 E CULVER	SCOTTSDALE	AZ	85257
ROWLAND THOMAS CLAY & MARY DALE	7038 E CULVER ST	SCOTTSDALE	AZ	85257
THOM CHRISTINE H	7032 E CULVER ST	SCOTTSDALE	AZ	85257
LEW SAM FONG	7026 E CULVER ST	SCOTTSDALE	AZ	85257
MARIANINO DANIEL IV	7020 E CULVER ST	SCOTTSDALE	AZ	85257
JOHN SCOTT BROUSE & ELIZABETH DALE BROUSE RL T	2314 E ROCKLEDGE RD	PHOENIX	AZ	85048
CATRON LORI	2731 N FOREST AVE	TEMPE	AZ	85281
PAYNE SCOT T	7007 E CULVER ST	SCOTTSDALE	AZ	85257
HOELZEN CHRISTINE A	7013 E CULVER	SCOTTSDALE	AZ	85257
BUECHLER H JAMES	7019 E CULVER ST	SCOTTSDALE	AZ	85257
INOUYE CRAIG/ROBERSON-INOUYE CHARLOTTE	5434 E LINCOLN DR	PARADISE VALLEY	AZ	85253
BARTLING PHILLIP L	7031 E CULVER	SCOTTSDALE	AZ	85257
DANE AND JUDITH BISGARD TRUST	7037 E CULVER ST	SCOTTSDALE	AZ	85257
BOHN TAMARA	7043 E CULVER ST	SCOTTSDALE	AZ	85257
ARBOLIDA ANGELA	7049 E CULVER ST	SCOTTSDALE	AZ	85257
WILSON FAMILY TRUST	4589 DRY CREEK RD	NAPA	CA	94558
JOHNSTON MARGARET/SCHAFFERT MARILYN/WALLACE G	1308 N 71ST ST	SCOTTSDALE	AZ	85257
HILL CHRISTOPHER N	1301 N 71ST ST	SCOTTSDALE	AZ	85257
RITCHIE JONATHAN	1307 N 71ST ST	SCOTTSDALE	AZ	85257
BIRD STEPHEN/PARKS CYNTHIA	1313 N 71ST ST	SCOTTSDALE	AZ	85257
MORRISON JOANNA J	1319 N 71ST ST	SCOTTSDALE	AZ	85257
GAVIN RYAN/MARY GRACE	1325 N 71ST ST	SCOTTSDALE	AZ	85257
COLLINWOOD ARVIN/CAMIE JO	1331 N 71ST ST	SCOTTSDALE	AZ	85257

DANG LANNA	1337 N 71ST ST	SCOTTSDALE	AZ	85257
RALL JASON	1343 N 71ST ST	SCOTTSDALE	AZ	85257
CUCITRO CHRISTEL TR	7068 E WILLETTA ST	SCOTTSDALE	AZ	85257
LAMB ROBERT A/DONNA MARIE	412 GOLD LAKE CT	DANVILLE	CA	94506
BEHARI KESHAV M	7056 E WILLETTA ST	SCOTTSDALE	AZ	85257
MULLEN CHRISTOPHER ALLEN	7050 E WILLETTA ST	SCOTTSDALE	AZ	85257
CIENKUS CAITLIN	7044 E WILLETA ST	SCOTTSDALE	AZ	85257
HOFFMAN REBEKAH R/STEVE L	7038 E WILLETTA ST	SCOTTSDALE	AZ	85257
HMRP2 LLC	2525 W MADERO AVE	MESA	AZ	85202
KATHERINE A TABER REVOCABLE LIVING TRUST/TABER KATHERINE A	4630 E THOMAS RD APT B10	PHOENIX	AZ	85018
WALDENBERGER GEORGE	715 DELANEY PARK DR UNIT 1	ORLANDO	FL	32806
NATIONWIDE ASSETS LLC	10632 N SCOTTSDALE BLVD B466	SCOTTSDALE	AZ	85254
PATTERSON FAMILY TRUST	7008 E WILLETTA STREET	SCOTTSDALE	AZ	85257
MORRISSEY SCOTT	7002 E WILLETTA ST	SCOTTSDALE	AZ	85257
JACINTO FLORENCE	7001 E LOMA LAND DR	SCOTTSDALE	AZ	85257
GOLUB GLEN N/JOAN B	3001 N 67TH PL	SCOTTSDALE	AZ	85251
WEISE FAMILY LIMITED PARTNERSHIP ETAL	PO BOX 32256	MESA	AZ	85275
ALTMAN IRWIN M/KLONOFF PAMELA S	8485 N PISADO BUENO	PARADISE VALLEY	AZ	85253
ROMBERG LINDA K TR	7243 E FILLMORE ST	SCOTTSDALE	AZ	85257
7031 E LOMA LAND LLC	4143 N 49TH WY	PHOENIX	AZ	85018
CATHERINE CHARLES R	7037 E LOMA LAND DR	SCOTTSDALE	AZ	85257
BRUGGEMAN HAROLD DALE/JEAN ANN TR	7043 E LOMA LAND DR	SCOTTSDALE	AZ	85257
GITZLAFF ERIC R/MIRANDA GILBERT	7049 E LOMA LAND DR	SCOTTSDALE	AZ	85257
QUINTANA VEATRIZ E	10320 S 17TH DR	PHOENIX	AZ	85041
CASTAGNA FRANCES	7038 E LOMA LAND DR	SCOTTSDALE	AZ	85257
BILLINGSLEY FAMILY LIVING TRUST	7032 E LOMA LAND DR	SCOTTSDALE	AZ	85257
KORSNACK CHRISTIAN	7026 E LOMA LAND DR	SCOTTSDALE	AZ	85257-3324
HERNANDEZ JOSEPHINA LANDA	7020 E LOMA LAND DR	SCOTTSDALE	AZ	85257
WILSON WESLEY BRYAN SR/KAREN J TR	7014 E LOMA LAND DR	SCOTTSDALE	AZ	85257
ARRIAGA LUIS/LORENZO	7008 E LOMA LAND DR	SCOTTSDALE	AZ	85257
PALMER PAUL E JR/DELORES J	1401 E MONTE VISTA RD	PHOENIX	AZ	85006
KTTF LLC	7340 E MAIN ST STE-200	SCOTTSDALE	AZ	85251
R&H MOSS FAMILY TRUST	4431 E BERYL LN	PHOENIX	AZ	85028
R&H MOSS FAMILY TRUST	4431 E BERYL LN	PHOENIX	AZ	85028
MANITOU PROPERTIES L L C	1311 E BELL RD	PHOENIX	AZ	85022
MANITOU PROPERTIES L L C	1311 E BELL RD	PHOENIX	AZ	85022
MOSS RICHARD W/HENRETTA	4431 E BERYL LN	PHOENIX	AZ	85028
KISER JEFFREY L/POLLOCK STEVEN J	5808 E CALLE DE PAISANO	SCOTTSDALE	AZ	85018
ABDELRASUL RASMEY	7031 E BELLEVIEW ST	SCOTTSDALE	AZ	85257
POKORNY PHILLIP	1673 E COMMERCE AVE	GILBERT	AZ	85234-8203
VASILAKIS FLAUTT CHRISTINA ESTATE OF/PHYLLIS	PO BOX 11244	SCOTTSDALE	AZ	85271
A PLACE IN THE SUN LLC	10645 N TATUM BLVD STE 200-116	PHOENIX	AZ	85028

VALENZUELA MARIA ELENA	7055 E BELLEVIEW	SCOTTSDALE	AZ	85257
WALDEN ALLISON M/IAN	7056 E MORELAND ST	SCOTTSDALE	AZ	85257
BREWER RODNEY Y/NANCEE M TR	7050 E MORELAND ST	SCOTTSDALE	AZ	85257
TURNER KARL WARREN/MARY ELOISE TR	7044 E MORELAND	SCOTTSDALE	AZ	85257
DESIR LUCE MARIE S	7038 E MORELAND ST	SCOTTSDALE	AZ	85257
STEPHEN P AND STEPHANIE L HAAG TRUST	7032 E MORELAND ST	SCOTTSDALE	AZ	85257
MANIFOLD JOHNLAURIE A/POLLACK MICHAEL C	7049 E MORELAND ST	SCOTTSDALE	AZ	85257
BOILLOT DONALD J/PATRICIA S	7055 E MORELAND ST	SCOTTSDALE	AZ	85257
KEEFER SHARON M	1201 71ST ST	SCOTTSDALE	AZ	85257
ARTHUR JOYCE ELLEN	1207 N 71ST ST	SCOTTSDALE	AZ	85257
J AND S MOLNAR LLC	22305 N 39TH RUN	PHOENIX	AZ	85050
MAX MCKNIGHT LLC	7340 E MAIN ST SUITE 200	SCOTTSDALE	AZ	85251
R&H MOSS FAMILY TRUST	4431 E BERYL LN	PHOENIX	AZ	85028
CERCIDIUM HOLDINGS LLC	7300 E MCDOWELL RD 100	SCOTTSDALE	AZ	85257
UNITED STATES POSTAL SERVICE	160 INVERNESS DR W #400	INGLEWOOD	CO	80112-5005
CAPITAL REAL ESTATE-DWELL LLC	1800 LARIMER ST SUITE 1700	DENVER	CO	80202
CHAPMAN MCDOWELL LLC	7455 W ORCHID LN	CHANDLER	AZ	85226
CAPITAL REAL ESTATE-DWELL LLC	1800 LARIMER ST SUITE 1700	DENVER	CO	80202
CHAPMAN MCDOWELL LLC	7455 W ORCHID LN	CHANDLER	AZ	85226
BOBS RESTAURANT OF AZ LEASE	539 N ARIZONA AVE	CHANDLER	AZ	85224
DAUWALDER PROPERTIES LLC	1800 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257
ASUF SCOTTSDALE LLC (LEASE)	PO BOX 2260	TEMPE	AZ	85280
ASUF SCOTTSDALE LLC (LEASE)	PO BOX 2260	TEMPE	AZ	85280
ASUF SCOTTSDALE LLC (LEASE)	PO BOX 2260	TEMPE	AZ	85280
ASUF SCOTTSDALE LLC (LEASE)	PO BOX 2260	TEMPE	AZ	85280
WAFFLE SCOTTSDALE LLC	1723 N SCOTTSDALE RD #100	SCOTTSDALE	AZ	85257
DHALIWAL FAMILY LIVING TRUST	2042 N ALMOND GROVE	MESA	AZ	85213
WAFFLE SCOTTSDALE LLC	1723 N SCOTTSDALE RD #100	SCOTTSDALE	AZ	85257
AZ BEHAVIORAL HEALTH CORPORATION	1406 N 2ND ST	PHOENIX	AZ	85004
CITY OF SCOTTSDALE	7447 E INDIAN SCHOOL RD SUITE 100	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE	7447 E INDIAN SCHOOL RD SUITE 100	SCOTTSDALE	AZ	85251
CINDY M HAINS TRUST	2 COPRA LN	PACIFIC PALISADES	CA	90272
1215SR LLC	22214 N LA SENDA DR	SCOTTSDALE	AZ	85255
1215SR LLC	22214 N LA SENDA DR	SCOTTSDALE	AZ	85255
ONE ONE THREE SEVEN SR LLC	22214 N LA SENDA DR	SCOTTSDALE	AZ	85255
ONE ONE THREE SEVEN SR LLC	22214 N LA SENDA DR	SCOTTSDALE	AZ	85255
ONE ONE THREE SEVEN SR LLC	22214 N LA SENDA DR	SCOTTSDALE	AZ	85255
BLOEMBERG GREG	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
Jeff Brand	15210 N SCOTTSDALE ROAD SUITE 300	SCOTTSDALE	AZ	85254