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Polestar Scottsdale

Contact:

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Polestar Scottsdale at Fashion Square Mall, Space 1268 – Project Description

Polestar is a premium brand of electric vehicles.

This Project is for

- a showroom of approximately 2,300 sq.ft. for sales and display of electric vehicles, and
- back of house functions of approximately 700 sq.ft., for a
- total lease area of 3,000 sq.ft., at space 1268 of the Fashion Square Mall
- (6) parking spaces with electric vehicle chargers for test-drive vehicles, with associated branding and infrastructure at the parking garage in proximity to the showroom

At any given time, a maximum of (3) vehicles will be on display at the showroom

The retail space is located on the 2nd level of the mall, with the parking spaces at the same level at the adjacent Green Garage. Neither the retail space nor the parking spaces are visible from outside of the mall structure.

Development Information:

Existing use: Commercial uses

Proposed use: Vehicle Sales (space 1268 only)

Parcel Size: 1,125,158 sq.ft. (Fashion Square Mall total)

Parking

Required: 6,182 spaces

Provided: 8,112 spaces

The proposed use will not use the required parking at Fashion Square Mall. Fashion Square Mall has an excess of 1,930 parking spaces, 6 of these will be used for test drive vehicle parking.

Space 1268 Polestar

Floor Area: 3,000 sq.ft.

Showroom: 2,300 sq.ft.

Back of house: 700 sq.ft.

The applicant's request is for a Conditional Use Permit for Vehicle Sales at 7014 E Camelback Road, Suite 1268. A showroom will be located in the tenant suite inside Fashion Square Mall with associated display/storage in the onsite parking garage.

Polestar Scottsdale does not anticipate any impact from noise, smoke, odor, dust, vibration or illumination. All retail operations of the proposed vehicle sales use will occur within Fashion Square mall, and the test drive vehicles will be stored in the adjoining parking garage. Test drives of the vehicles will occur on the public streets.

Polestar does not anticipate adverse vehicular traffic impacts from the vehicle sales use. North Goldwater Blvd, North Scottsdale Road and East Camelback Road are classified as minor arterial streets that will be able to accommodate the minimal traffic from a client's occasional test drive of a vehicle on the public streets.

Polestar anticipates that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas. The project site is surrounded by a mix of various uses such as residential, restaurant, retail and offices. The proposed vehicle sales use will primarily operate as a retail establishment within Fashion Square Mall, with an occasional test drive of a vehicle by a client.

No required parking will be used for vehicle display or storage; a maximum of 3 vehicles will be on display inside the showroom, and 6 spaces at the adjacent parking garage will be used for vehicle storage. These 6 spaces will not use the required parking for Fashion Square Mall; Fashion Square Mall has an excess of 1,930 parking spaces.