

City of Scottsdale

Project Application Narrative

378-PA-2021

D/OR-2 PBD DO

4141 North Scottsdale Rd, Scottsdale, AZ 85251

08.23.2021

This is an existing site and building of 156,000 SF that is only 20% leased. The scope is to transform the existing site and office building into a best in class building with all new exterior window systems, cladding and shading. New landscape and hardscape and the new three-story entrance lobby with opulent tenant amenities.

The proposed Architectural character, revised site layout, and landscaping design will respect the regions unique climate, vegetation, and in particular Scottsdale's Old Town urban context. The project will bring approximately 166,426 SF of "best in class" office space to a critical corner within Scottsdale and the greater region.

The City of Scottsdale was founded with the original slogan of "the west's most western town". The draw to the desert and its unique beauty has positioned Scottsdale as a major destination over the years. The design looks towards the future with a modern design based on the charming old town and a nod to its history, artisans, and unique character in the region for inspiration. Seeking to provide a new anchor to the city at the prominent corner of Indian School and Scottsdale Road, the building is acting as a gatekeep at the intersection of four major districts in Scottsdale.

The design takes its inspiration from symbols of the west from the wild Sonoran Desert and its desaturated palette to the craftsmanship of the regions sought after jewelry and leather goods. The project pursues the embodiment of the west attitude and provide a contextual analysis rather than an isolated design.

The building will drive home the regions passion for **PLACE, NATURE, HISTORY AND THE FUTURE**. Five attitudes essential to the designs core.

A relocated and recessed new bus top will be provided along Scottsdale Road, more surface parking is being added, Pop-up food truck area, all existing wide walkways are to remain, all new hardscape and landscape with numerous shade structures, the larger corner of Scottsdale and Indian School will be revitalized into a pedestrian plaza with shade and artwork.

The re-cladding of the existing building will utilize a language of natural inspired materials, stepped building forms, and massing designed to fit within the City's fabric. Large shade elements and building overhangs are implemented throughout the façade and landscape to provide respites for visitors and guests while responding to a passive solar design strategy. The regions unique nature, place and history provided the inspiration for the buildings design, materials, and textures with a forward-looking approach. Vertical linear elements bring visual interest across the facade with mullions of varying depths that help create both visual interest and depth that is critical to the designs shading technique.

The new project will enhance the pedestrian oriented Old Town atmosphere with the activation of two main project street frontages. All coming together with the visual attraction and art installation found on the corner of Indian School and Scottsdale Road. The developer and design team are reviewing a range of public art options for the site and main corner. Given the Property's history and proximity to oldtown and to the City's local galleries, art will be a focal element. We are excited to collaborate with the City and Scottsdale Arts to create a special, distinctive, and memorable experience.

Specific design considerations have been given to the street frontages maintaining the City's vernacular for appropriate building massing, pedestrian scaled Architectural elements, overhangs, covered arcades, landscape, along with shaded and enhanced hardscape design. The landscape character will be designed with a variety of Southwestern plants that will provide year-round color, shade, and texture for the site as demonstrated in the landscape plan. Plant selection and thoughtful planting design will follow the City's guidelines and also with water efficiently in mind.

Site lighting will be incorporated in a manner that strengthens the unique design of the project while maintaining safety for pedestrians. The lighting will be designed respectful of the surrounding Old Town context while maintaining the required safety for individuals passing through the site.