

April 6, 2023

Regarding: Zom Scottsdale

Subject: Canal Bank Improvements

As part of the Zom Scottsdale improvements, the north Arizona Canal right of way between the property and Scottsdale Road will be improved to provide additional landscape and pathway lighting and to accommodate pedestrian, bicycles and SRP maintenance access.

This section of canal bank ROW has existing FCD drainage structures and existing SRP transformers, as well as a significant drainage swale, that could not be modified per FCD requirements. No large trees were permitted within 5 feet of the existing drainage structures and no vertical elements such as trees or light standards were allowed within 20' of the canal edge. Zom worked closely with SRP and FCD to protect these existing elements in place and to provide the minimum clearance and set back requirements per FCD and SRP requirements.

The resulting design accomplishes the following:

- 10' wide concrete pathway connecting existing improvements north of the site to the intersection of Scottsdale and Camelback Roads. Pathway provides improved continuity to existing regional pathway system through the downtown area and complies with minimum SRP maintenance access requirements for the canal frontage.
- Enhanced paving and landscape at the street intersection in keeping with the Scottsdale Road design standards, including Lithocrete inlay and shaded seating.
- Creation of a neighborhood, publicly accessible Pocket Park adjacent to the Azure development at the north end of the canal bank improvements.
- The existing slope of the existing drainage swale associated with the FCD structures, will be redeveloped to remove the existing gunite, to be replaced with permeable erosion control matting, allowing this area to be fully landscaped with small trees, shrubs and groundcovers per SRP guidelines.
- All trees adjacent to FCD drainage structure will be installed with rigid root barriers to protect existing structures.
- Lighting: SRP will not allow vertical elements within 20' of the canal edge, including light poles or bollards. As such, the entire length of the pathway will be lighted utilizing low ground level light fixtures, that will meet safety standards without impeding SRP maintenance access requirements.

Although existing FCD and SRP infrastructure within this section of ROW limited certain types of improvements, Zom worked diligently with each governing body to find acceptable solutions that will greatly improve the function and aesthetics of this portion of canal frontage. The proposed improvements will create a significantly enhanced pedestrian connection along this stretch of canal right of way, similar to look and feel of the developments to the north of the project.