

Project Narrative

Project No. 387-PA-2022
Rehab Burger Therapy – Tenant Improvement
7210 E. 2nd St.
Scottsdale, AZ 85251

Owner

Randhir Singh
5552 W. Parkview Ln
Glendale, AZ 85310

Architect/Authorized Agent

Ryan Dooley
RDADC, LLC

Date

10/19/2022

To City of Scottsdale Planning & Development Services Department:

The scope of this project is twofold, to create a covered patio that can be used year-round, and to add an additional bathroom.

The tenant, Rehab Burger Therapy (RBT), is seeking to be able to use their patio year-round. Currently, their patio is unconditioned and in the warmer months it gets too hot for their patrons to sit outside and utilize the patio. RBT often has long lines and waits to get tables and they want to better serve their clientele, by giving them shorter waits and a more comfortable environment. Our solution is to extend the roof of the existing structure to overhang their existing patio and add sliding glass doors around the perimeter. This will allow us to keep the patio wide open to the outside during the nicer months, specifically during Spring Training, but also to close the patio off during the warmer months. A new energy efficient Variable Refrigerant Flow air conditioning system will be added to this new patio enclosure to condition the space and make it usable year-round. This new enclosure will be buffered by a corten mesh fence and planting hedge that separates the structure from the sidewalk. The sidewalk will be extended from its current 6' width to 8'. This corten fence will have an integral wooden bar top on the top rail to accommodate additional patrons in an area that will not be enclosed by the glass sliders.

The two existing parking spaces at the front of RBT will be removed. The space furthest to the east will need to be turned into an accessible walkway to the entrance. This is necessitated by the fact the neighboring building at 7220 E. 2nd St. will be demolished and replaced with a new structure that will eliminate the existing sidewalk that runs in front of the existing storefronts. Our property will

still achieve our parking requirements. In addition to the 5 parking spaces that are provided in the rear of the property, the owner of the property, Randhir Singh, has purchased 29 virtual parking spaces to accommodate the parking requirements for the site. As well, the existing ADA sidewalk transition crossing the alley, will remain. A planter hedge will be added to buffer this corner as well.

The second aspect of our scope is to add an additional bathroom to property. A new men's bathroom consisting of two urinals and one water closet will be added off the rear of the building. As part of this scope the northeast corner of the building that is currently a walled in storage area will be enclosed. The elevation is not seen from a major street; this property backs up to an alley. All egress requirements will be updated and maintained.

Supplemental information regarding the project:

To help the review of our proposal for renovating 7210 E. 2nd St. we want to acknowledge the underlined goals of the City of Scottsdale's zoning ordinance. In particular the importance of the Downtown District to the City as a whole. To properly assess our proposal, we feel we should address the goals of the City and point out how our goals and design help the City achieve it's goals for Downtown Old Town. As residents of Scottsdale this is important to us as well. Below we have copied the *Purpose* section of the Downtown district from the Zoning Ordinance and supplied a description of how our design helps aid in these goals.

Sec. 5.3001. - Purpose.

A. The purpose of the D District is to provide use regulations and development standards to implement the Downtown Plan and the Downtown Plan Urban Design & Architectural Guidelines. The Downtown Area is planned as a concentration of a variety of uses and community interests in a small geographic area comprised of several sub-districts. In order to support a high quality urban development pattern the D District is intended to:

1. Preserve and protect the character of the diverse collection of vibrant mixed-use pedestrian-oriented districts;

We feel that Street-front focused retail is important for a vibrant mixed-use district. Highlighting activity rather than hiding it inside; opening to the outside rather than shutting off to the outside – these are ways to develop the character of a downtown district. The current restaurant does currently have a patio, but our new design will allow it to function year-round. It will also be aesthetically improved, currently the area can get a bit messy, as a lot of clientele congregate and wait outside of the restaurant. Sometimes with waiting customers they have to put up cones and tape to direct traffic.

2. Promote an enhanced, pedestrian-oriented, streetscape environment on certain key streets in the Downtown Area;

As part of this design we will be growing sidewalk from 6' to 8' wide. Additionally, the improved visibility of the restaurant help activate 2nd St. by creating visual and energetic interest improvement wayfinding and pedestrian wondering within the streets of Old Town.

3. Encourage commercial and residential land uses that activate the streetscape;

In addition to growing the sidewalk the new design and patio will certainly make the streetscape more active by creating a more visual and energetic node within the Old Town network of streets. This new design will also allow the patio to be open year-round which will keep that activation going rather than being seasonal.

4. Create different building setback requirements that fit into the existing character of the district, the classification of the adjacent streets, and the multi-modal transportation network;

2nd Street has a unique feel and an important role in feeding pedestrians from Scottsdale Rd. to the secondary streets and shops of Old Town. It has a direct connection to the shops of Brown Ave. as well as the Farmers Market. Creating visual and energetic interests on 2nd St is important in fostering this network of activity within Old Town.

5. Establish and enhance connectivity in and around the Downtown Area and districts, focusing on walkability and other modes of transportation;

Wayfinding is an important element of city planning. A key driver of urban design is to create visual and energetic interest on secondary streets to both relieve congestion on main streets (such as Scottsdale Rd) and to feed pedestrians to the other various shops and streets of the neighborhood (thus feeding the Economy off of the major streets). Our renovation will create a visual and energetic node on this existing network on a street that is currently lacking this connectivity. Enhancing 2nd Street will enhance the Downtown area and walkability of Old Town overall. 2nd St. currently does not feel as active and connected as the rest of Old Town.

6. Incorporate contextually sensitive planning, architecture and urban design;

By widening the sidewalk, burring the line from inside to outside by creating a large covered patio full of operable features and thus blurring the line from street to inside, we feel we are creating a design that is successful urban design and contextually befitting Old Town. We also would like to keep the 'historic' green color of the building. This will also provide uniqueness and charm as well as visual variety to the neighborhood, which is important to the feel and character of Old Town.

7. Promote sustainability with sensitivity to the Sonoran Desert;

While our site is urban and not heavily integrated into the Sonoran Desert, we are sensitive to sustainable concerns and will utilize an energy efficient variable refrigerant volume HVAC system as well as insulated and low-e glazing.

8. Promote arts and culture;

A major conversation for us regarding this design is to design revenue for our clients, Rehab Burger Therapy, to ensure their continued success as the costs of running a business continue to increase. We feel it is important to the fabric and culture of Old Town to have unique, independent restaurants and shops rather than chain stores. These local independent businesses are a huge part of the culture of Old Town and this proposed design will help this independent local business thrive.

9. Support economic vitality through public-private participation; and

This design will create more revenue for the Restaurant, which in turn will produce more tax dollars for the City.

10. Continue to have Old Town Scottsdale recognized as a premier destination.

Again, we want to emphasize the importance of keeping small local independent businesses as the heart of Old Town rather than chain stores and large corporate entities. The uniqueness of these shops and restaurants and quality of the spaces and streetscapes are what help Scottsdale be a premier destination. This renovation will both improve the streetscape as well as keep a local business strong.

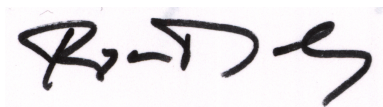
Construction Phasing:

Construction of this scope will likely be divided into two segments. The tenants would like the bathroom added as soon as possible so we will likely start that construction first, while procuring everything required to begin the patio work.

Please let me know if you have any questions about our project. Thank you for your time and consideration.

Best,

Ryan Dooley

A handwritten signature in black ink, appearing to read 'R. Dooley', with a stylized flourish at the end.

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