HISTORIC PRESERVATION COMMISSION REPORT

Meeting Date:	February 4, 2021
General Plan Element:	*Preservation and Environmental Planning*
General Plan Goal:	*Enhance the quality of life in Scottsdale by protecting historical and archaeological resources*

ACTION

The Kimsey (Triangle)
10-ZN-2020

Request to consider the following:

1. A recommendation to the Planning Commission and City Council regarding a request by owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) district to Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay Historic Property (D/DMU-2 PBD DO HP) district on +/- 0.40 acres of a +/- 3.87 acre site, with a Historic Preservation Plan located at 7120 E. Indian School Road.

Goal/Purpose of Request

The goal of the applicant's request is to redevelop the larger 3.87 acres property with a mixed-use development including a 7-story hotel with 168 guest rooms and a 7-story residential building with 230 units. A major component of the Development Plan is preservation of the 1961 2-story Kimsey Building designed by Ralph Haver through a Historic Property (HP) zoning designation. The Kimsey Building sits on +/- 0.40 acres at the southeast corner of the development plan.

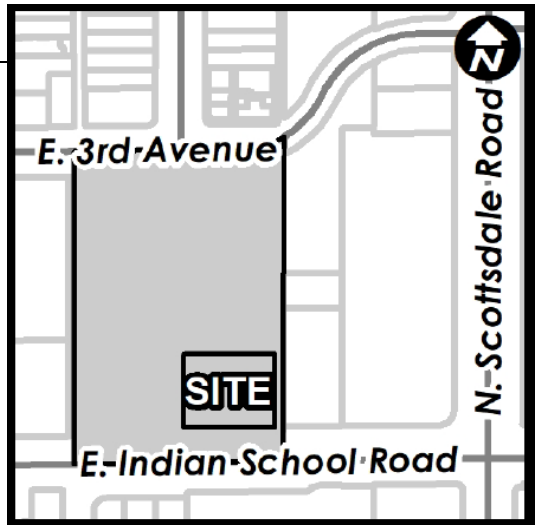
Key Items for Consideration

- Historic Preservation Plan included with rezoning
- The Development Review Board recommended approval of the overall development plan on January 21, 2021 with a vote of 6-0.

OWNER/APPLICANT

Applicant
John Berry
480-385-2727

Owner
Kimsey Properties LLLP
Valley of the Sun Entertainment LLC
Scottsdale Inn LLC



Action Taken _____

Architect
Douglas Sydnor Architect & Associates
Doug Sydnor, FAIA
480-206-4593

LOCATION

7110 and 7120 E. Indian School Road and 7117 E. 3rd Avenue.

BACKGROUND

General Plan

The Land Use Element of the City of Scottsdale 2001 General Plan designates the properties within the development proposal as Mixed-Use Neighborhoods, which includes higher density residential combined with complementary office or retail uses, generally located in areas having access to multiple modes of transportation. Furthermore, the properties are located within a General Plan designated Growth Area - specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

Old Town Scottsdale Character Area Plan (OTSCAP)

The properties within the development proposal are located within the boundary of the Old Town Scottsdale Character Area Plan (OTSCAP), a policy document that guides growth and development decisions for Scottsdale's downtown area. The properties are designated as Downtown Multiple Use within the Type 2 development area, located within the OTSCAP designated Fifth Avenue District. Multiple Use areas provide a mix of activities through the development of mutually supportive land uses. Type 2 development is suited for higher-scale mixed-use projects. The Fifth Avenue District is generally defined as an area within Old Town that contains unique retail stores, restaurants, and public art. Furthermore, importance is placed on open space and pedestrian connections as they are significant in linking activity to adjacent Districts.

Zoning

The site was annexed into the City in 1951 (Ord. #1) and zoned to the Central Business (C-2) zoning designation. In 2003 the City Council adopted Ord. 3521 applying the Downtown Overlay (DO) over the downtown area, including the subject site. There has been no zoning activity on the site since annexation and application of the DO on the site, other than Conditional Use Permits granted to Live Entertainment uses, and modifications thereof.

Historic Preservation Plan

The proposed Historic Preservation Plan & Design Guidelines for the Historic Property Overlay (Attachment #4) includes the history of the building and the building's historical significance. The Plan's design policies and guidelines in Chapter 3 and recommendations for preservation in Chapter 4 are intended to preserve the significant features of the building and site. The Historic

Preservation Policies and Guidelines in the Historic Preservation Plan can be amended with the approval of the Historic Preservation Commission.

Context

Located on the north side of E. Indian School Road and south side of E. 3rd Avenue, approximately 200 feet east of N. Marshall Way in Old Town Scottsdale, the site is situated in the Fifth Avenue Old Town District. The site is currently occupied by the Kimsey building, the Howard Johnson Hotel, and The Venue. The surrounding area consists mainly of one and two-story retail, service, and gallery shops constructed throughout the 1960's, 70's and 80's. A three-story office building borders the site to the east. The area of the requested HP designation is +/- 0.40 acres located at the southeast corner of the development site, over the Kimsey Building and extending to the front property line along the Indian School Road frontage.

Adjacent Uses and Zoning

- North: One and two-story retail, service, gallery shops constructed in the late 1980's, with C-2 DO zoning.
- South: One and two-story office & restaurant uses constructed between the late 1960's to 2000's, with C-2 DO zoning.
- East: Three-story office building constructed in the 1980's, with Downtown Office/Residential Type-2, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO) district zoning.
- West: One-story retail, service, gallery shops constructed in the late 1970's, with C-2 DO zoning.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Old Town Character Area Plan
Zoning Ordinance

APPLICANTS PROPOSAL

The applicant is seeking a recommendation from the Historic Preservation Commission to the Planning Commission and City Council regarding a zoning district map amendment from C-2 DO to D/DMU-2 PBD DO, including a Historic Property (HP) designation over a portion of the site. The goal of the applicant's request is to redevelop the property with a mixed-use development including a 7-story hotel with 168 guest rooms and a 7-story residential building with 230 units and preserve the existing Kimsey Building while incorporating it into the new development. The HP designation is proposed over the 1961 2-story Kimsey building designed by Ralph Haver. The Kimsey building sits on +/- 0.40 acres at the southeast corner of the development plan.

The overall development will promote the Scottsdale Sensitive Design Principles and comply with the applicable Downtown Urban Design & Architectural Guidelines. Taking cues from modern architectural design, indigenous building materials and native landscaping materials that were

approved with more recent developments, the new buildings within the development will provide a pedestrian-oriented urban environment with a modern, contemporary vibe. Complementary textures, colors and plant varieties will create strong aesthetic connections between existing and newly constructed developments while still maintaining a unique and identifiable character. The massing of the proposed buildings proposes to respect their relationship with the surrounding, smaller scale buildings, including the Kimsey Building. Special attention is provided to transition the new 90-foot-tall buildings along the north and west edges of the Kimsey Building. The proposed development incorporates new sidewalk improvements as well as trees and shrubs, that will create shade and a comfortable microclimate for the pedestrian. The public art components that will be integrated with the site and the Kimsey Building will provide interest and draw the public into the site, catering to the pedestrian and celebrating the unique history of the Kimsey building.

Description of Building/Property (Kimsey Building)

Designed by Ralph Haver in 1961 and built by David J. Friedman of Butler Home Builders in 1962, The 2-story Kimsey Building is approximately 16,000 square feet and currently houses a mix of commercial/service-related uses. The structure has a very strong street presence on E. Indian School Road, with full height glazing and prominent, symmetrically composed and low-pitched roof form. Surface parking is immediately accessible off the street, in front, and convenient.

As an excellent example of a Contemporary-style commercial building, the Kimsey Building is eligible for historic designation by the City of Scottsdale and for individual listing on the National Register of Historic places at a local level of significance under Criterion C (Design) in the Areas of Architecture and Commerce in Metropolitan Phoenix during the Modern Movement period of 1945 to 1975.

Through implementation of the HP designation, the Kimsey Building is planned to become a key centerpiece in the infill mixed-use development of residential and a boutique hotel; and its midcentury modern spirit and aesthetic will influence and infuse the rest of the development. The intention is to provide an appropriate setting for this historic piece by retaining parking and open space fronting on E. Indian School Road and creating a spatial distance from the new structures. The HP boundary includes the existing building and setting in front of the building, including the parking spaces directly adjacent to the front of the building. The second row of parking spaces, closest to E. Indian School Road will be removed to accommodate new sidewalk and street improvements.

Please refer to the applicant's Project Narrative (Attachment #3) and proposed Historic Preservation Plan (Attachment #4) for a detailed description of the building's historic significance, design features, and history.

IMPACT ANALYSIS

Land Use

The proposed Historic Property (HP) overlay on this property is consistent with the City's General Plan and city policies to identify and protect significant historic resources. In the Land Use chapter of the General Plan, one of the values is to recognize the community's unique identity. The preservation the Kimsey Building through Historic Property overlay promotes the historical identity

and development of Scottsdale. A Land Use goal of the General Plan is to encourage land uses which promote Scottsdale's sense of place.

Character and Design

The Character and Design Element's goal is to "Identify Scottsdale's historic, archaeological and cultural resources, promote awareness of them for future generations, and support their preservation and conservation." The Kimsey Building has been determined to have significant historical value. The proposed HP overlay would implement the following policies under this Character and Design goal:

- Protect significant resources and mitigate unavoidable loss;
- Promote revitalization of a historic resource through preservation; and
- Work to prevent unwanted demolition of buildings and structures identified as significant.

Old Town Scottsdale Character Area Plan

The Old Town Scottsdale Character Area Plan discusses the importance of sustainable building practices, while extending the life cycle of existing downtown building stock, through adaptive reuse (Goal CD 10 and Policy CD 10.5), which will be achieved through preservation of the Kimsey Building via the HP designation. Furthermore, and as per the applicant, design elements and investment in public art throughout the development proposal, in and around the area of this building, intend to celebrate the significance of this building and Scottsdale's diverse history and culture (Goal AC2 and Policy AC 2.1).

Preservation and Environmental Planning

The vision statement of the Preservation and Environmental Planning element of the General Plan emphasizes Scottsdale's commitment to preserving historic resources. This chapter also states that "Historical and cultural preservation represents a responsibility of Scottsdale citizens to maintain unique and significant structures and areas established in the past for the use, instruction, and enjoyment of future generations." One of Scottsdale's values in this chapter is the protection of historic resources. A goal of this chapter is to enhance the quality of life in Scottsdale by protecting historic resources. Another goal is to encourage "green building" alternatives by revitalization, neighborhood conservation and redevelopment. The proposed HP overlay would protect a significant historic resource and provide an opportunity for the property owner to enhance the asset with public access and engagement of the site.

Community Involvement

City staff and the applicant mailed notification letters to property owners within 750 feet of the subject site and the site was posted with early notification signage as well as public hearing signage. The applicant held an open house meeting on March 2, 2020 and hosted a second open house meeting on January 18, 2021 to address updates to the application. As of the date of this report staff has received six (6) letters in support of the request and no opposition.

The applicant's public outreach report is attached to this report (Attachment #5).

HISTORIC PRESERVATION PLAN REQUIREMENTS

In accordance with Zoning Ordinance Section 6.119 Historic Preservation Plan, Subsection A, the historic preservation plan shall:

1. Identify the geographical location of the HP District, and

   Staff Analysis:
   The geographic location of the HP District is provided in Chapter 2: Building Description & Significance and in Chapter 4: Section 101 Site Plan.

2. Specify the objectives concerning the development or preservation of buildings, sites, objects, structures and landmarks within the HP District, and

   Staff Analysis:
   Objectives concerning the preservation of the building, site, objects, and structures within the HP District are provided in Chapter 1: Introduction, Chapter 3: Historic Preservation Policies and Guidelines, and Chapter 4: Recommendations for Preservation of Character-Defining Elements and Rehabilitation of Adaptive Uses.

3. Formulate a program for public action including the provision of public facilities and the regulation of private development and demolition necessary to realize these objectives, and

   Staff Analysis:
   Provision of public facilities and regulation of private development and demolition necessary to realize these objectives is provided in Chapter 3: Historic Preservation Policies and Guidelines, and Chapter 4: Recommendations for Preservation of Character-Defining Elements and Rehabilitation of Adaptive Uses.

4. Describe any plans for public access and visitation of the property, including any planned participation in a cultural heritage tourism program, and

   Staff Analysis:
   Plans for public access is provided in Chapter 3: Historic Preservation Policies and Guidelines, and Chapter 4: Recommendations for Preservation of Character-Defining Elements and Rehabilitation of Adaptive Uses.

5. Set forth standards necessary to preserve and maintain the historical character of the historic resource. These standards shall include design guidelines that shall apply only to the exterior features of the historic resource.
   a. Each Historic Preservation Plan shall include a general set of standards, reflecting the overall character of the HP District, which shall be used by the Historic Preservation Commission and the Historic Preservation Office to review applications for the certificates required within the HP District.

   Staff Analysis:
   General standards that will be used by the Historic Preservation Commission and the Historic Preservation Office to review applications for the certificates required within the HP District are provided in Chapter 3: Historic Preservation Policies and Guidelines, and

Chapter 4: Recommendations for Preservation of Character-Defining Elements and Rehabilitation of Adaptive Uses.

b. When the HP District involves single-family residences, the Historic Preservation Plan may include a development agreement and/or a preservation easement.

Staff Analysis:
The proposed HP District does not involve any single-family residences.

Historic Overlay Impacts

If the Historic Overlay is approved on the Kimsey Building the property would be subject to the Historic Preservation plan, which includes the design guidelines and recommendations for rehabilitation of adaptive uses. The Zoning Ordinance allows an administrative process, a Certificate of No Effect, if the proposed renovations are consistent with the approved Historic Preservation Plan and Guidelines. Proposed renovations which are not consistent with the approved design guidelines or not addressed within the approved Historic Preservation Plan and Guidelines require a Historic Preservation Commission (HPC) hearing and approval by the HPC for a Certificate of Appropriateness.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard this case on January 21, 2021 and recommended approval with a 6-0 vote.

Planning Commission

The Planning Commission is scheduled to hear this case on February 10, 2021.

RECOMMENDATION

Recommended Approach:

1. Staff recommends the Historic Preservation Commission forward a recommendation of approval to the Planning Commission and City Council regarding the request by owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) district to Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay Historic Property (D/DMU-2 PBD DO HP) district, on +/- 0.40 acres of a +/- 3.87 acre site with a Historic Preservation Plan located at 7120 E. Indian School Road.

NEXT STEPS

This case will move forward to the Planning Commission and City Council for review. If the Historic Property overlay is adopted by the City Council, the final Historic Preservation Plan will return to the Historic Preservation Commission for review and approval.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services
Historic Preservation Office

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APPROVED BY

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ATTACHMENTS

1. Context Aerial
1A. Aerial Close-Up
2. Existing Zoning Map
2A. Proposed Zoning Map
3. Applicant's Narrative / Development Plan
4. Historic Preservation Plan
5. Citizen Involvement
6. Public Comment
7. City Notification Map
8. January 21, 2021 Draft Development Review Board Meeting Minutes

Context Aerial

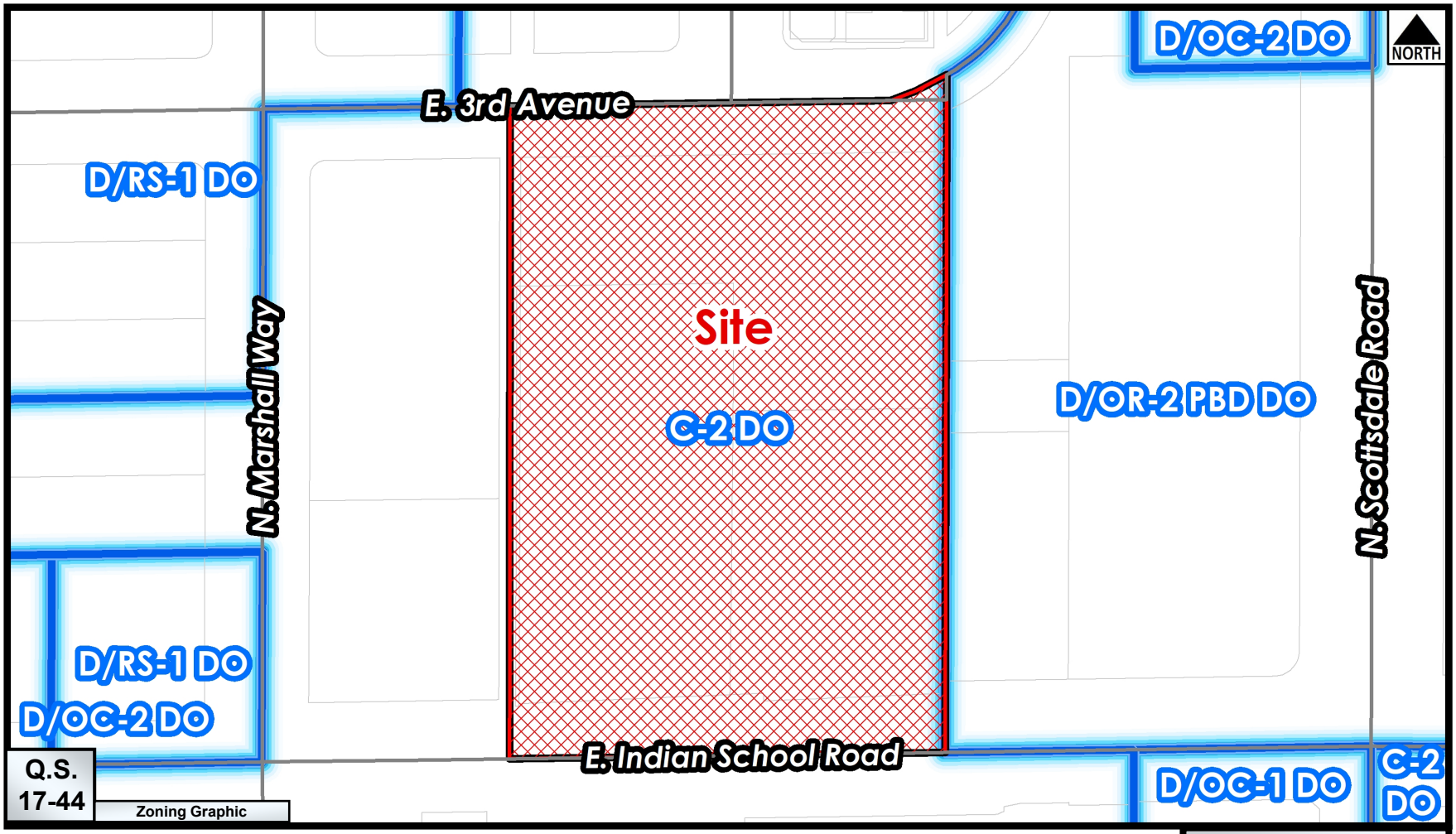
10-ZN-2020

ATTACHMENT 1

Close-up Aerial

10-ZN-2020

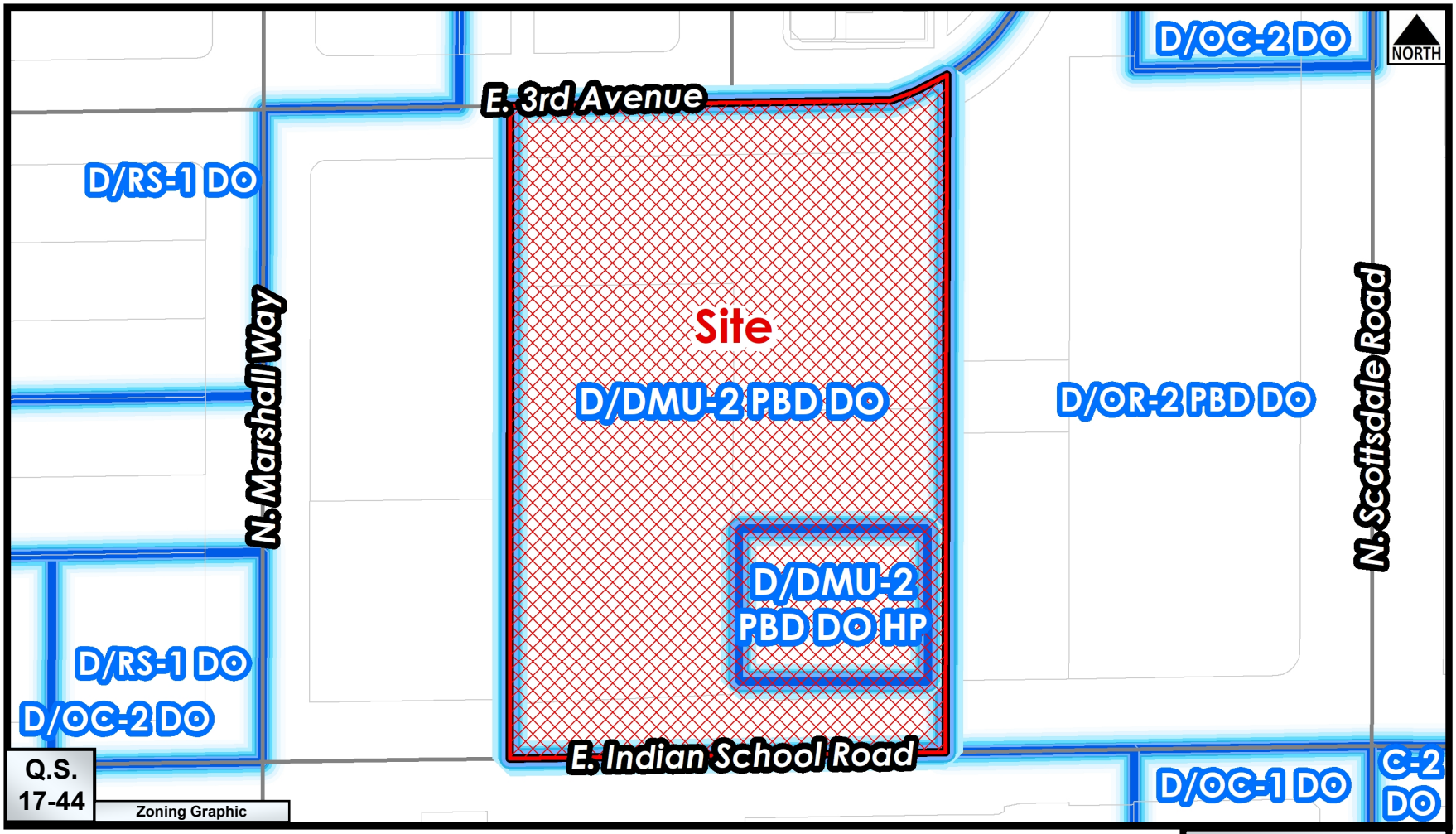
ATTACHMENT 1A



Existing Zoning

10-ZN-2020

ATTACHMENT 2



Proposed Zoning

10-ZN-2020

ATTACHMENT 2A

The Kimsey

DEVELOPMENT PLAN

10-ZN-2020

PREPARED BY

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John Berry, Esq.
Michele Hammond, Principal Planner
+
Gensler
Jay Silverberg, AIA
+
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TABLE OF CONTENTS

	Page
Development Team	3
Site Information	4
Project Overview (Kimsey History/ Haver History)	8
2001 General Plan	16
Old Town Scottsdale Character Area Plan	28
Planned Block Development (PBD)	50
Old Town Scottsdale – Urban Design & Architectural Guidelines (UDAG)	54
Scottsdale Sensitive Design Principles	66

10-ZN-2020
12/21/20

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10-ZN-2020
12/21/20

SITE INFORMATION

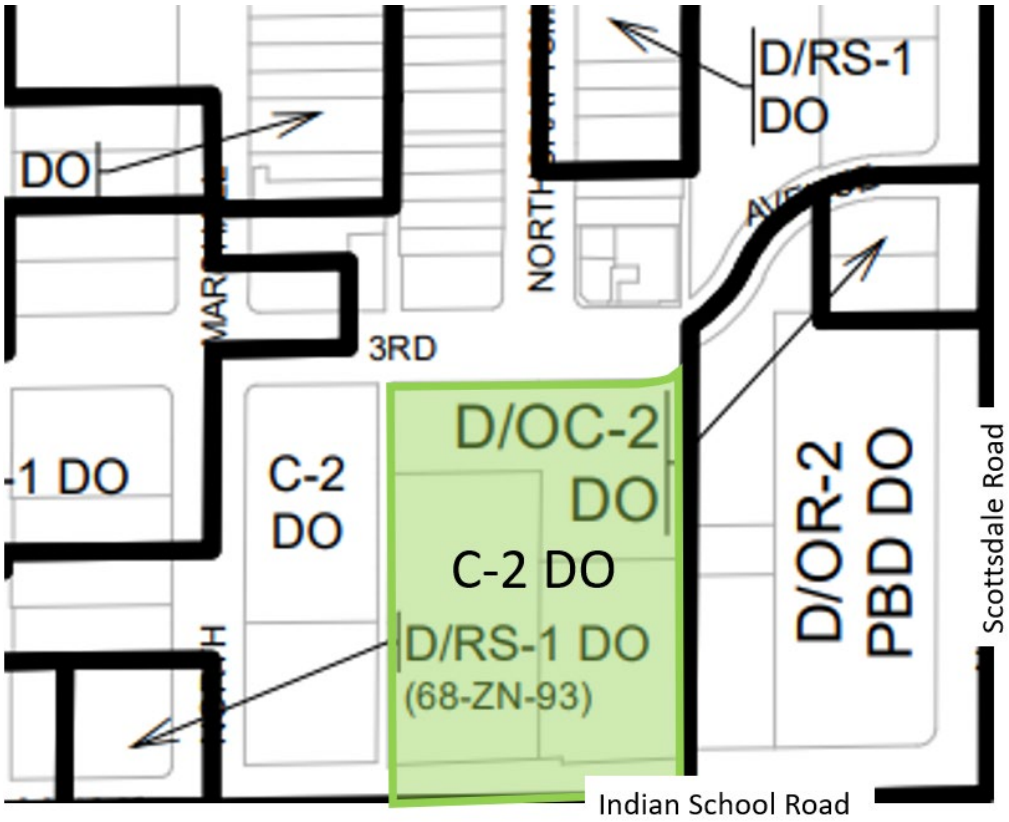
Location:
- 7110 E. Indian School Road (the "Property")
- APN: 173-50-108A, 173-50-117B, 173-50-034

Property Size:
- Total Site Area:
  - 3.87+/- gross acres (168,391+/- s.f.)
  - 3.30+/- net acres (144,173+/- s.f.)

Current Zoning
- C-2 DO (Central Business District Downtown Overlay)

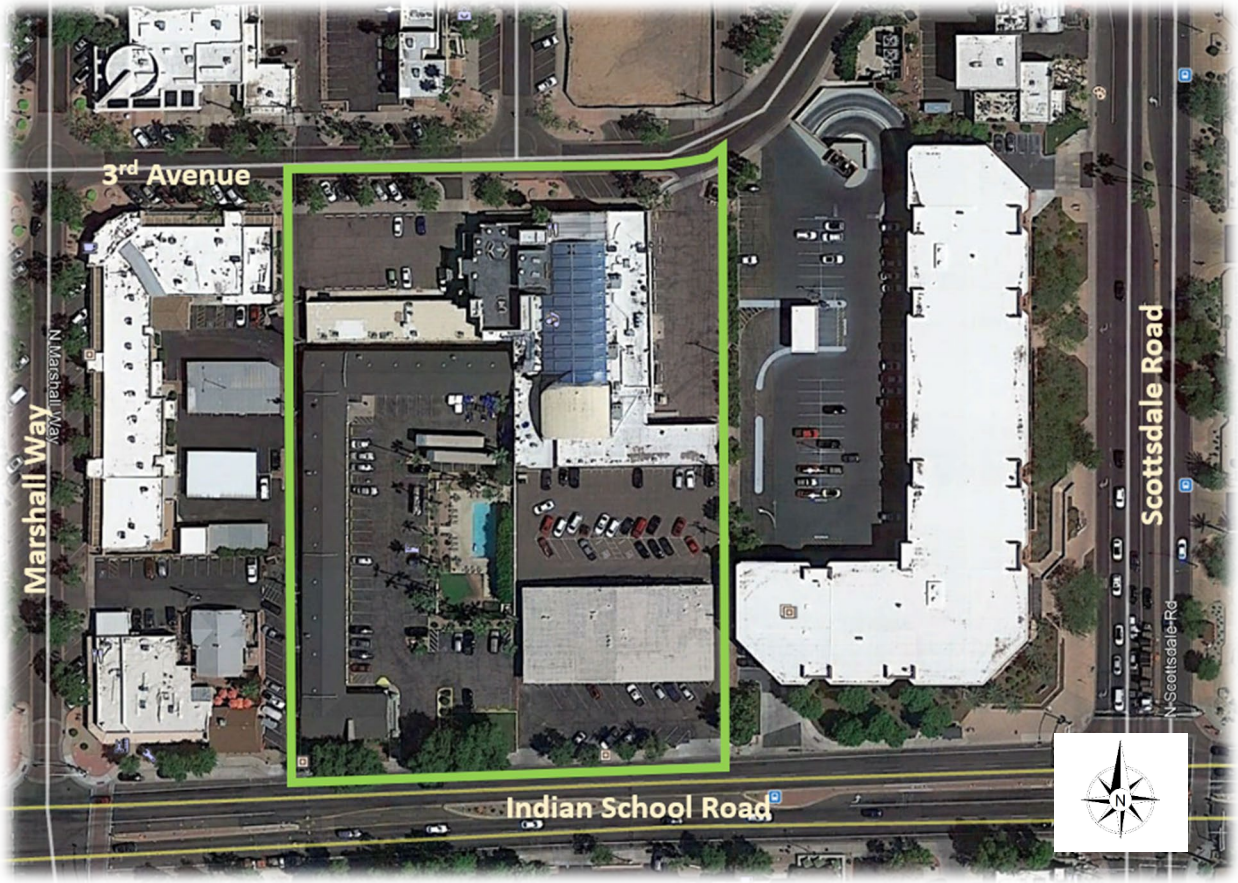
Proposed Zoning
- D/DMU-2 PBD DO (Downtown/Downtown Multiple Use Type 2 Planned Block Development, Downtown Overlay) and D/DMU-Type 2 PBD DO HP (Downtown Multiple Use – Type 2 Planned Block Development, Downtown Overlay, Historic Property)

Current Zoning Map



10-ZN-2020
12/21/20

Context Aerial



Existing Streetscape – Indian School (North Side)

Existing Streetscape- Third Avenue (South Side)

10-ZN-2020
12/21/20

PROJECT OVERVIEW

Development Request

This is, to acknowledge, a first in Scottsdale. A property owner will preserve and enhance an important historical building while incorporating it into the fabric of an approximately $150,000,000 new development in Old Town.

The request brought forward by PEG Companies ("PEG") is to rezone the property located at 7110 E. Indian School Road (the "Property") in Old Town Scottsdale consisting of three parcels currently occupied by Howard Johnson/Old Town, The Venue, and the Kimsey Building (aka the Ralph Haver designed Triangle Building) with multiple tenants and surface parking. The site consists of approximately 3.87 +/- gross square feet in total (approximately 3.30 +/- net acres). The surrounding context consists of shops and restaurants to the north and west, Panera Bread to the south, and a multi-tenant office building to the east. The proposed mixed-use development will provide tourist accommodations and housing in the core of Old Town complemented by nearby galleries, cultural venues, employment, entertainment, retail, and support services.

While preserving the existing historic Kimsey Building through Scottsdale's Historic Property zoning designation, the rezoning request for "The Kimsey" development from C-2 DO to D/DMU-Type 2 PBD DO (Downtown Multiple Use - Type 2 Planned Block Development, Downtown Overlay) and D/DMU-Type 2 PBD DO HP (Downtown Multiple Use – Type 2 Planned Block Development, Downtown Overlay, Historic Property) includes a request to increase building height from 66' to 96' (upper 6' for mechanical only) through the special public improvement bonus regulations in the Zoning Ordinance. This vibrant mixed use development includes 230+/- luxury residential units on the 3.87+/- gross acre site or 59.5 du/ac, which is an increase from the PBD base density factor of 50 du/ac (194 units base, 230 units with bonus, increase of 36 units). The density increase is being requested through the special public improvement bonus regulations. The proposed development does not exceed the PBD base 1.4 gross floor area ratio ("GFAR"). Based on the gross acreage, the maximum GFAR would allow for 235,748 s.f. and the proposed development plan includes approximately 120,000+/- of non-residential square footage including 168+/- boutique hotel guest rooms, a restaurant, and preservation of the Kimsey Building. The request also includes a parking master plan to reduce the hotel parking requirement while providing excess parking for the residential component of The Kimsey.

The 230 luxury residential units include a combination of studios, 1, 2, and 3-bedroom units with underground parking. Resident amenities include a clubhouse with demonstration kitchen, fitness and yoga studio, community garden, oasis courtyard, patios, balconies, landscaped terraces, a swimming pool, and dog/pet washing.

As a high-quality mixed-use redevelopment, The Kimsey will help revitalize and energize adjacent specialty retail and galleries. The Property is just east of Marshall Way and extends a full city block from Third Avenue at the north and Indian School Road to the south. The Property is located within the Type II development type and is adjacent to Type I along the north, west, and partial south with Type II adjacency along the balance of the south boundary and east property line.

10-ZN-2020
12/21/20

The Kimsey Family History

The Kimsey Family plays an important role in the history of this Property, a portion of which they have owned since 1909 (110 years) where their small citrus ranch and home once existed. Their significant contribution to establishing the fabric of Scottsdale is memorialized through the project name: **The Kimsey**. Below is a brief summary of the family and their impact on Scottsdale's history.

William Edward Kimsey was born in DeKalb County, Indiana in 1851 and married Elizabeth Dole in 1872. All three of their children, Lois, Wallace, and Morton, were born in Indiana.
Kimsey was an active citizen in his Indiana community. Besides being a farmer, he raised fruit on his acreage, he was a merchant, one-time postmaster, and eventually was elected Clerk of the Circuit Court of Steuben County. He served in this position from 1886-1894. Kimsey returned to farming when he left this office.

It is of note, that in this office his daughter, Lois, met Thomas R. Marshall, an attorney, whom she married in 1895. Marshall was elected governor of Indiana in 1908 and served as Vice-President of the United States for two terms when Woodrow Wilson was President.

Health issues for Elizabeth Kimsey drove her and William Kimsey to initially come west to escape the harsh winters of Indiana starting around 1907/1908. It did not take the Kimsey's long to recognize opportunities in the Scottsdale area. They purchased five acres from Mrs. Ida T. Underhill, a widow, in November 1909, according to a newspaper report, although no deed of sale has been found. This acreage was located on the north side of the road near the northwest corner of what is now Scottsdale Road and Indian School Road with the northern border along the Arizona Canal.

While the Underhills were known for starting one of the first "guest ranches" in Scottsdale, Kimsey stuck to what he knew: fruit. He built three houses over the course of several years along Indian School Road and planted oranges. Kimsey later sold two of the houses.

Kimsey and his wife continued to return to Indiana each year until the fall of 1913. At that point, Kimsey had sold a Kentucky farm, and was also selling the Indiana farm having decided to make Scottsdale their permanent residence. Numerous contemporary accounts of Kimsey's life state that William and his wife Elizabeth moved to Scottsdale permanently after he had retired.

As a recipient of irrigation water for his small orchard, Kimsey became involved with the Salt River Valley Water Users Association. At the encouragement of property owners in Scottsdale in 1916, Kimsey ran and won the office of president of the Salt River Valley Water Users Association. It was written that Kimsey's "honesty and integrity are beyond question…and that his position as father-in-law of the vice-president of the United States would undoubtedly give him prestige with the powers that be."

10-ZN-2020
12/21/20

Two years later, in 1918, Kimsey along with E. O Brown and Charles Miller founded the Scottsdale Light and Power Company to provide reliable electricity to Scottsdale residents. Initially, Kimsey was the secretary/treasurer of the company. The company contracted with what is now SRP to install a generator at Arizona Falls to provide some of that electricity. Kimsey's son, Mort, took over his father's position in 1920 and continued to collect payment for the residential services until the company was purchased by the Central Arizona Light and Power Company (now Arizona Public Service) in 1939. Mort remained working at the power company until he retired in 1955.

As one of a group of prominent Scottsdale farmers and businessmen, Kimsey was listed as a director on the articles of incorporation of Scottsdale's first bank, the Farmers' State Bank of Scottsdale in December 1920. When the doors opened on January 19, 1921, Kimsey was listed as President with his business partner in the Scottsdale Light and Power Company, Charles Miller, listed as Vice-President. The bank promoted itself as "A bank that is trying to serve, faithfully and intelligently the commercial, citrus, dairying, and farming interest of this [Scottsdale] community."

Following the formation of a new justice court approved by the Maricopa Board of Supervisors in December 1921, Kimsey was appointed Scottsdale's first justice of the peace in January 1922. He served in this position until his death in April 1924. Kimsey's remains were returned to the family plot in the Circle Hill Cemetery in Angola, IN. Elizabeth Kimsey died in 1932, and she too, was interred in the family plot in Angola, IN.

An obituary in the *Steuben Republican* (IN) described Kimsey in these words: "wherever he was called to serve, whether in public office or private station, he was a man whose motives bore the most rigid scrutiny and whose conduct did not shrink from the white light of publicity." Indeed, William Edward Kimsey was one of Scottsdale's most influential citizens of his time despite having lived in the area less than 20 years.

Over the years, the Kimsey family members adopted Scottsdale as their home. Lois Marshal annually came to the valley from her Indiana home during the winter months even long after her mother died in 1932. She often stayed in a suite at the Westward Ho. But it was her brother, Mort, who gave his heart to the community.

Much like his father's example, Mort was active in Scottsdale as a businessman, but also as an involved citizen. His gas station which opened in 1918 on the northeast corner of Scottsdale Road and Main Street was the first such station in Scottsdale. It also served as the pay station for customers of Scottsdale Light and Power Company. A logical idea since Mort Kimsey served as the general manager of the company his father had helped start. That same gas station later served as the "home" of the Scottsdale fire engine for the all-volunteer force before Scottdale's incorporation.

Mort Kimsey actively participated in the Scottsdale Men's Community Club and served as president. He also was a member of Kiwanis and the Chamber of Commerce. He served on the

10-ZN-2020
12/21/20

first town council after Scottsdale incorporated in 1951 and became the City's second mayor serving from 1958-1962.

But perhaps the strongest means of showing his commitment was Mort's appreciation of Scottsdale's history. He fought vigorously to save the Little Red School House and helped found the Scottsdale Historical Society. Mort passed his love of Scottsdale history on to his son Bill. Morton E. Kimsey died in 1974.

Bill Kimsey also continued the family connection to APS where he worked as an engineer in various capacities, and in administrative positions for thirty-one years. And that love of history pushed Bill to write a book, *Reflections of Early Scottsdale – The Way It Was,* donate photographs to the Scottsdale Historical Society, serve on the Society's board of directors, and even volunteer as a docent. He too was active in numerous civic and business groups during his life.

As for that initial purchase of acreage that William E. Kimsey made back in 1909, it had dwindled down to one acre according to his wife Elizabeth's will. And she gave it to her only living son, Mort. While Mort Kimsey did not live in the house, he did over the years remove the citrus trees and raze two of the houses. Finally, in 1960, Mort Kimsey leased the property to Butler Homes for 50 years. In July 1961, the William E. Kimsey home was demolished. And in its place rose a two-story commercial building to be the headquarters of Butler Homes designed by Ralph Haver. Butler Homes was to occupy half the second floor of the building and the remainder could accommodate several other offices or retail businesses.

Scottsdale's aggressive annexation program in the mid-1950s and 1960s set the stage for expansion of city government buildings. More land and more people moving to Scottsdale required more city employees and more services such as police, parks, and libraries.

The city entered into an agreement to lease the west half of the Butler Homes Building (The Kimsey Building) in April 1963 for one year. According to the Scottsdale City Manager at the time, Ken Williams, having this larger space would help the growing needs of the city as it formulated plans for a much larger and permanent building. No one anticipated that it would take nearly five years to have those plans come to fruition.

The new civic center complex opened in 1968 with a new Scottsdale City Hall and municipal offices moved out of the Kimsey Building at 7120 East Indian School Road.

Business	**1963**	**1964**	**1965**	**1966**	**1967**	**1968**	**1969**
Butler Homes	X						X
Scottsdale City Hall	X	X	X	X	X		
Lederman's Music			X	X	X	X	
Gonzos (interior & Boutique)							X
AZ School of Real Estate							X
Hair Beauty Salon							X
Bender's Air Conditioning							X

10-ZN-2020
12/21/20

Figure 1: Businesses housed in 60 West Indian School Road based on city directories. The directories may have been printed in the fall of each year which explains why Scottsdale City Hall was not shown in 1968. Note that Butler Homes once again appears to be in the building.

Based on ads and Scottsdale city directories, when the City of Scottsdale leased the Kimsey Building, Butler Homes initially remained, but a portion of the building was empty. Butler Homes was no longer listed at the building and City Hall appears to have shared the building with only with Lederman's Music for a little over four years.

Following the period it served as Scottsdale City Hall, the Kimsey Building returned to its original purpose of housing various businesses which continued to 2020.

Ralph Haver History

Ralph Haver, AIA, was one of the most influential and creative Arizona architects of the second half of the 20th century. He was active in the Phoenix metropolitan area from 1946 to the mid-1980s; and at a time when the valley of the sun was experiencing unprecedented and booming growth. Haver had moved his family from California to Phoenix with the intention of helping build this city with a modern design approach that would appeal to the public. The firm's 1967 portfolio stated that they had completed approximately $500 million in projects, which included 20,000 tract homes over 5 years in Arizona, New Mexico and Colorado. The body of work also included 250 churches, schools, manufacturing, commercial buildings, apartments, town homes and civic buildings. He is known for such high-profile commissions as the 1960 Phoenix City Hall (with Edward L. Varney Associates, A.I.A.), 1964 Cine Capri Theater, 1966 Revlon Manufacturing Plant, and 1969 America Express Western Regional Headquarters.

Haver's firm completed numerous multifamily, commercial, and school projects in Scottsdale and are noted below. One of the most important commercial developments is the 1962 Kimsey Building (aka the Ralph Haver designed Triangle Building) at 7110 East Indian School Road, which is approximately 16,000 sf and 2 stories. The developer was David Friedman of Butler Home Builders, Inc., and one of a series of local projects that they had jointly worked on; and which include the 1961-1973 Villa Monterey Town Homes at Miller and Chaparral Roads in Scottsdale, and 1954 Friedman Office Building at 201 East Camelback Road in Phoenix.

Soon after the Kimsey Building was completed in 1963 the City of Scottsdale rented the entire structure for their City Hall after leaving 131 East Main Street; and until such time that the current 1968 Scottsdale City Hall was constructed. The Kimsey Building fully expresses Haver's skill at 'wood post and beam construction' as it was evolving in numerous earlier designs as the 1952 Pima Plaza in Scottsdale and the 1953 Entz-White Lumber Co. in Phoenix. The structure has a very strong street presence given the fronts' complete transparency with full height glazing; and

10-ZN-2020
12/21/20

the prominent, symmetrically-composed and low pitched roof form. It speaks to providing the public an open and pleasant invitation to the first and upper level professional offices. Surface parking is immediately accessible off the street, in front, and convenient.

Salvaging the 1962 Kimsey Building by Haver and Nunn Architects is extremely important as it is a very fine example of midcentury modern commercial architecture in Arizona, and specifically Scottsdale. In Scottsdale we have lost a number of Ralph Haver-designed structures including the award-winning 1957 Kaibab Elementary School, 1959 Hohokam Elementary School, 1960 Coronado High School (mostly), 1963 First Federal Savings and Loan, and 1964 Polynesian Dairy Queen. This will be an opportunity to preserve a fine work of contemporary architecture and the legacy of architect Ralph Haver. The team is considering a rotating exhibition of Ralph Haver's architecture and Kimsey family history within the Kimsey Building as it would put the structure in context with his total body of work. Professional photographers as Julius Shulman of Los Angeles, California visually recorded many of Haver's finest, award-winning, widely-published, and earlier projects with some extraordinary images.

The Kimsey Building will become a key centerpiece in the infill mixed-use development of residential and a boutique hotel; and its midcentury modern spirit and aesthetic will influence and infuse The Kimsey. The intention is to provide an appropriate setting for this historic piece by retaining the parking open space fronting on Indian School Road and creating a spatial distance from the new structures. New buildings will step away from the historic building envelope and give it room to breathe as it surely deserves.

Ralph Haver, AIA, passed away in 1987 at the age of 72 in Scottsdale.

Scottsdale Ralph Haver Architecture (partial list):
1952 Feltman Building (now Pima Plaza)
1957 Kaibab Elementary School – AIA Regional Award for Excellence in Design (demolished)
1959 Hohokam Elementary School (mostly demolished)
1959 Town and Country III Scottsdale –designated historic district
1960 Coronado High School (mostly demolished)
1961-1973 Villa Monterey Town Homes – 9 phases (7 phases are designated historic districts)
1963 First Federal Savings and Loan – NSID Award for Excellence of Design & AIA Award of Merit (demolished)
1964 Golden Keys Town Homes
1964 Polynesian Dairy Queen (redeveloped)
1966 Villa D'Este
1968 Mayo's Furniture (now Post Office)
1970 Villa Adrian
1973 Sentry Center (now CVS/Caremark)

10-ZN-2020
12/21/20

About the Developer

Utah based PEG Companies is a leading full-service commercial real estate investment, development, and asset management firm, known for innovative projects. PEG has a versatile real estate portfolio with a range of asset classes including hospitality, retail, multifamily residential, office, medical office, student housing, mixed use and industrial. Founded in 2003 by CEO Cameron Gunter, PEG has developed $1.2 billion in real estate, including 2,836 multifamily units and 5,278 hospitality keys to date and is now one of the fastest growing commercial real estate development, investment, and asset management firms in the nation. PEG and its development team delivers only the finest of assets. Building upon their dedication to excellence, PEG is excited to bring forward this innovative proposal to preserve and celebrate an important part of Scottsdale history with The Kimsey, in the heart of Old Town Scottsdale.

Website: pegcompanies.com

Cultural Improvements Program

As required by the PBD, contributions to the Cultural Improvements Program include original works of art valued at one (1) percent of the applicable building valuation at the time of permitting. The developer is reviewing a range of public art options that may include onsite public art and/or an in-lieu fee to the Downtown Cultural Trust Fund (DCTF) to be dispersed in accordance with the Zoning Ordinance Sec. 7.1000. It is PEG's intention to celebrate the mid-century modern aesthetic through public art in conjunction with the preservation of the historic Kimsey Building.

10-ZN-2020
12/21/20

Bonus Provisions/Special Improvement Calculations (2021 CY)

CC= Contribution Cost
CY = Calendar Year (at time of building permit)
BH = Feet of bonus building height
BD = Bonus dwelling units
Property Size: 3.87+/- gross acres; 3.30+/- net acres

- **Bonus Height**
  Base building height in PBD = 66'
  Proposed increase in building height from 66' to 96' = bonus of 30'
  (Note: upper 6' for mechanical only)
  Formula
  CC = (BH times 10,000) times [$1.035^{(CY-2013)}$]
  30 x 10,000 x [$1.035^{(CY-2013)}$] = $395,043 for 2021

- **Bonus Density**
  Base density & units in PBD: 50 du/ac or 194 units
  Proposed increase in units: 59.5 du/ac or 230 units; bonus of 36 units
  Formula
  CC = (BD times 10,000) times [$1.035^{(CY-2013)}$]
  36 x 10,000 x [$1.035^{(CY-2013)}$] = $474,052 for 2021

Total: $869,095

A Development Agreement detailing the allocation of the special improvement bonus funds will be drafted prior to the City Council hearing and such Agreement will, in conformance with the applicable Ordinance provisions in effect at the time of the City Council vote, determine how such funds shall be allocated. It is PEG's intention to utilize the special improvement funds on site in conjunction with the preservation of the historic Kimsey Building.

Maximum Site Coverage for Bonus Building Height

For Development Plan net lot areas of two (2) acres of less in size, the maximum area of a Development Plan that bonus height may cover under the Bonus Building Height Contribution Cost shall be 90%. The maximum area of a Development Plan that bonus height may cover under the Bonus Building Height Contribution Cost shall be reduced in size by one (1) percent for every one (1) acre increase in net lot area of the Development Plan greater that two (2) acres, but in no case shall the Maximum Site Coverage for Bonus Building Height Contribution Cost be reduced to less than 30%.

3.30 net acres – 2 acres = 1.30 acres
Reduce coverage percentage from 90% at 1:1 ratio (1 acre: 1%)
90% - 1.30% = 88.7%

Maximum site coverage for buildings above 90 feet = 88.7%

10-ZN-2020
12/21/20

2001 GENERAL PLAN

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment.

General Plan - Six Guiding Principles:

Per the City's 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. Value Scottsdale's Unique Lifestyle & Character (Character & Design, Land Use)
2. Support Economic Vitality
3. Enhance Neighborhoods (Housing, Neighborhoods)
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation (Mobility)

These six Guiding Principles are further explained below through the different Elements of the General Plan.

2001 General Plan Goals & Policies

- ***Character & Design***

Goal 1*: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

-Bullet 1: *Respond to regional and citywide contexts with new and revitalized development in terms of: Scottsdale as a southwestern desert community; Relationships to surrounding land forms, land uses and transportation corridors; Consistently high community quality expectations; Physical scale relating to the human perception at different points of experience; Visual impacts upon public settings and neighboring properties.*

-Bullet 2: *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*

-Bullet 3: *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

-Bullet 4: *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.*

10-ZN-2020
12/21/20

*The **Downtown** is a highly functional mixed-use center, containing areas of different densities and the architectural styles that emphasize regional and specialty retail, office, residential and hotel uses.*

Response: The requested Downtown Zoning classification allows for higher intensities in a mixed-use setting to encourage a synergistic lifestyle and appropriate balance of land uses with a rich pedestrian environment. The proposal for approximately 168+/- guest rooms and 230+/- residential units on approximately 3.87+/- gross acres will utilize the Downtown Ordinance's bonus provisions for an increase in height and density.

The Property is currently occupied by Howard Johnson/Old Town, The Venue, and the Kimsey Building with multiple tenants and surface parking. The site is surrounded by a variety of galleries, cultural venues, entertainment, residential, employment and service-related business and is within proximity to two of Scottsdale's largest employers, HonorHealth and the City of Scottsdale. This Property is located on Indian School Road, approximately 300' west of Scottsdale Road, with immediate access to public transportation, and is only 2+/- miles away from the Loop 101, all of which provide regional access. This site is ideally situated in a Downtown setting that offers all the ingredients for a successful urban hotel development in a mixed-use setting. The key development consideration and design themes are summarized below and will be reiterated throughout the goals and policies discussion.

Because of the special nature and historical importance of the Kimsey Building (circa 1962), the development team has envisioned an overarching design theme that celebrates the significance of Haver's influence on architecture and development in Scottsdale during the 1950s and through the 1980s contributing to the mid-century modern movement that inspired numerous local multifamily, office, and single-family residential buildings during this period. The Kimsey Building will be preserved and celebrated as part of the redevelopment plan for the Property.

Key Development/Design Consideration:

1. Preservation of the Kimsey Building through Historic Property zoning and celebration of its historic significance
2. Architectural inspiration from Kimsey Building and surrounding Old Town context
    - Roof profile
    - Transparency
    - Exposed masonry
    - Color
    - Lighting
3. Continued revitalization of Old Town through land assemblage and synergistic mixed-use redevelopment
4. Strengthen tourism in the heart of Old Town by integrating new tourist accommodations
5. Enhance pedestrian connectivity through shaded arcades and canopy trees promoting walkability and ease of access to shops, dining, and culture

Goal 2*: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.*

10-ZN-2020
12/21/20

-Bullet 2: *Recognize that Scottdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in a design and development review process.*

-Bullet 3: *Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.*

-Bullet 5: *Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.*

-Bullet 6: *Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

Kimsey Building

Coronado High School

Scottsdale Single Family Residence

Response: As noted above with the key development considerations, the proposed architectural character, site layout, and landscaping design will respect the unique climate, vegetation, and

Scottsdale's Old Town urban context. The buildings will utilize masonry, cast in place concrete, and stucco among other durable natural materials. In addition to the stepped building form, building massing will be mitigated with varied fenestration patterns and a combination of recessed and cantilevered balconies. The folded-plate roof form of the shaded canopies along Indian School and Third Avenue mirror the roof pitch of the Kimsey Building and take inspiration from other Scottsdale projects found in Haver's portfolio (ie: Coronado High School). Green roof and/or shade elements are integrated at multiple levels to provide respite for residents, visitors, and guests. The color palette invokes a Sonoran Desert inspired range of taupe and gray finishes with lighter tones as the building rises in height. Accent colors are incorporated to bring additional visual interest to the design.

See Scottsdale Sensitive Design Principles and Old Town Scottsdale Urban Design & Architectural Guidelines below for detailed responses regarding each principle.

<u>Goal 4</u>: Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

-Bullet 2*: Design Downtown/Urban areas to concentrate on those elements that will provide pedestrian comfort, such as arcade-covered walkways, shade, decorative paving, and landscaping, so that a comfortable setting can be created for this use-intensive area.*

-Bullet 7: *Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.*

-Bullet 13: *Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the city.*

-Bullet 14: *Make sure streetlights are consistent with the intensity of adjacent land uses and the image of Scottsdale. In some areas of the city, special streetlight design should be used to enhance the unique character of the streetscape.*

-Bullet 15: *Place streetlights at intervals and locations to enhance safety.*

Response: The Kimsey contributes towards the pedestrian oriented Old Town atmosphere by completely resetting the pedestrian realm on the Property with the activation of street frontages linking to the range of established uses in the area. As such, specific design considerations have been given to the street frontages maintaining context appropriate building massing, pedestrian-scaled architectural elements/overhangs, covered arcades, landscape shaded walkways, and enhanced hardscape design. Streetlights will be maintained/enhanced, and lighting will be incorporated in a manner that strengthens the unique design of the project while maintaining safety for pedestrians.

10-ZN-2020
12/21/20

<u>Goal 5</u>*: Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.*

-Bullet 2: *Express Scottsdale's unique heritage, culture, and environment through private and public art.*

-Bullet 3: *Use art as a catalyst to foster civic pride and identity in both public and private improvements.*

-Bullet 11: *Encourage private participation in public art through the donation of artwork to the city and the placement of artwork on private property that can be publicly viewed.*

-Bullet 12: *Celebrate the dominant lifestyle of character of an area of the city by using art.*

Response: With the one-percent PBD requirement, the developer is reviewing a range of public art options for the site in accordance with the Zoning Ordinance Sec. 7.1000. Given the Property's proximity to the Marshall Way and Main Street galleries, art will be a focal element. Also, with preservation of the Kimsey Building, the development team is exploring options to incorporate art that celebrates the significance of the mid-century modern era creating a unique historical and cultural experience for residents, guests, and visitors.

<u>Goal 6</u>*: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of a city.*

-Bullet 1: *Require substantial landscaping be provided as part of new development or redevelopment.*

-Bullet 2: *Maintain the landscaping materials and pattern within a character area.*

-Bullet 3: *Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*

-Bullet 4: *Discourage plant materials that contribute substantial air-borne pollen.*

-Bullet 5: *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.*

-Bullet 6: *Encourage the retention of mature landscape plant materials.*

Response: The landscape character will include predominately desert-lush design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the site and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert

climate while creating a shaded vegetative pedestrian experience at the ground level. Plant selection and thoughtful planting design will allow the development to use water efficiently throughout the site. Select existing mature trees will be retained and integrated into the new landscape plan.

Goal 7*: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.*

-Bullet 2: *Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*
-Bullet 3: *Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*
-Bullet 4: *Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.*
-Bullet 5: *Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

Response: Lighting will be designed in a manner that is respectful of the surrounding Old Town context while maintaining safety for residents, guests, and visitors. Lighting designs will be commensurate with the quality architectural style proposed for the development, low-level with no glare or excessive intrusion for adjacent properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading along street frontages in keeping with the Old Town setting.

➢ *Land Use*

Goal 1*: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.*

-Bullet 1: *Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.*
-Bullet 4: *Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.*

Response: The rezoning request will allow for the redevelopment of an underutilized site surrounded by a variety of supporting cultural, employment, commercial and residential land uses that will offer services to the residents, visitors, and hotel guests of The Kimsey. Equally, the addition of residential units and hotel rooms within the Fifth Avenue District, adjacent to the Scottsdale Arts District, will bring additional bed tax and sales tax dollars to Old Town further strengthening Scottsdale's identity as a major hub of tourism and cultural activities.

Goal 4*: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.*

10-ZN-2020
12/21/20

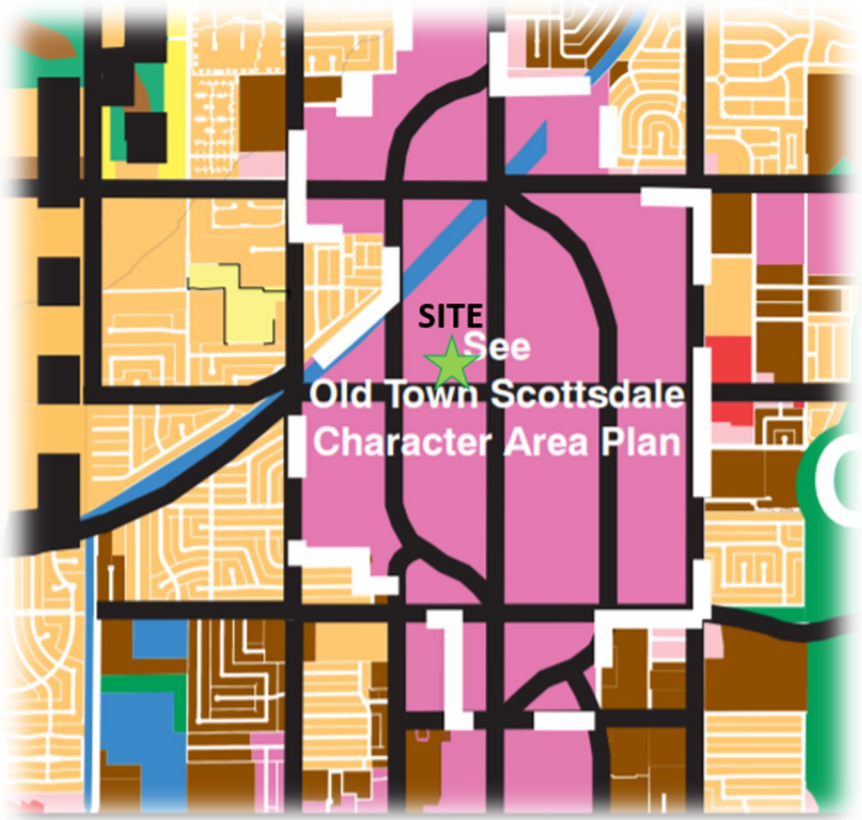
-Bullet 1: *Allow for diversity of residential uses and supporting services that provide for the needs of the community.*

-Bullet 2: *Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.*

-Bullet 5: *Maintain a citywide balance of land uses that support changes in community vision/dynamics over time.*

Response: The General Plan's Mixed-Use Neighborhoods designation and the Downtown District - Multiple Use Type 2 category supports a variety of land uses including, but not limited to, hotel, multiple story residential, office, retail shops, and restaurants consistent with the intensity of uses which are typically found in Old Town Scottsdale. Additionally, revitalizing, and redeveloping properties is a critical part of the economic vitality of the community as it matures and grows. Integrating additional tourist accommodation and housing options in Old Town is essential for the continuing economic growth and sustainability of Scottsdale as a whole. This project exemplifies this revitalization component by creating a signature mixed-use development with nearby access to galleries, museums, and major transportation corridors. Thus, reinvigorating the Fifth Avenue and Scottsdale Arts Districts and enhancing the quality of life for the residents of Scottsdale and stimulating more resident and tourism dollars for area businesses.

<u>2001 General Plan Land Use Map</u>



<u>Goal 5</u>*: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

- Bullet 1: *Integrate the pattern of land use and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*

-Bullet 2: *Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mix-use centers to reduce reliance on the automobile.*

Response: The Property is situated in the Fifth Avenue District, on the north side of Indian School and west of Scottsdale Road, both major arterials. The site is also approximately 2+/- miles west of the Loop 101, which provides regional access. By creating a comfortable and inviting pedestrian experience along the adjacent streets, this proposed project will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging these alternative means of transportation is inherent to downtown development as the Property is located near numerous restaurants, retail, and cultural destinations. Additionally, the Indian Bend Wash (a multi-use path network) is located approximately one-mile directly east of the site and the Arizona Canal Trail is located less than one-quarter mile to the north.

The building and site design encourages residents, guests, and visitors to utilize Old Town for their everyday dining, social interaction, recreational and cultural needs. In addition to the gallery scene, hotel guest and residents will be within walking distance of significant destinations such the Museum of the West (MOW), Marshall Way and Main Street galleries, Scottsdale Artists School, Scottsdale Museum of Contemporary Art (SMOCA), Scottsdale Center for Performing Arts, Scottsdale Historical Museum, Scottsdale Stadium, Scottsdale Fashion Square Mall and The Waterfront. Shading of the pedestrian realm along the street frontages and internal connection points will be provided by a variety of structures and/or desert appropriate trees accented with ground cover consistent with the Old Town Urban Design and Architectural Guidelines.

➢ *Economic Vitality*

<u>Goal 1</u>*: Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.*

-Bullet 2: *Encourage the development and redevelopment of hotels and resorts in the context of the character and quality Scottsdale is known for. This development should recognize the availability of naturally occurring and built attractions, and entertainment activities.*

-Bullet 4: *Preserve Scottsdale's natural, social, and cultural environments to enhance the Scottsdale tourism experience.*

-Bullet 10: *Preserve and enhance the tourist's ability to travel easily to different destinations throughout the city. Promote the Transportation Center, trolley system, bike rental, and pedestrian connections, etc.*

Response: The City's General Plan states "tourism is an integral part of Scottsdale's identity and it serves as the community's key economic engine; therefore, it is essential to the community to provide and preserve appropriate natural, social, and cultural environments and guest services that maintain and enhance the tourism experience." It goes further to say, "…the preservation and enhancement of Scottsdale's tourism market is unequivocally critical to the continued economic health of the city." This site offers a unique cultural and tourism experience through the preservation of the Kimsey Building memorialized with the Historic Property zoning request included with this application.

Adding approximately 168+/- boutique hotel rooms in Old Town Scottsdale provides additional accommodations for tourists in the heart of Scottsdale's cultural district and contributes to the City's economic stability. The site is a natural fit for an approximately $150,000,000 hotel and residential development with proximity to Marshall Way and Main Street galleries as well as numerous employment, retail, cultural, and recreational opportunities in and around Old Town.

<u>Goal 7</u>*: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.*

-Bullet 2: *Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: Redevelopment and revitalization of this Property will contribute towards the economic stability of Scottsdale by providing additional tourist accommodations options in the core of the City near abundant cultural amenities, support services and large, stable employers. Integrating upscale hotel rooms and residential units along with the preservation of the Kimsey Building in Old Town brings physical and economic synergy, that will continue to enliven and enhance Old Town consistent with the goals and policies of the General Plan and Old Town Scottsdale Character Area Plan.

10-ZN-2020
12/21/20

➢ *Neighborhoods*

<u>Goal 4</u>: *Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.*

-Bullet 7: *Create, preserve, and enhance pedestrian, vehicular, and alternative transportation mode connections and links between neighborhoods and other neighborhood-supporting land uses throughout the community.*

Response: Pedestrian circulation along the street level and seamless interaction with the existing range of galleries and restaurants is a critical component of The Kimsey, as numerous land uses are within walking distances from this site. This segment of Old Town Scottsdale offers a rich pedestrian focused environment surrounded by a range of activities along Marshall Way, Third Avenue and Indian School Road. The building design focuses on strong enhancements at the pedestrian level through shade, texture, materials, and scale along with a landscape setting that provides a comfortable walkable streetscape experience.

<u>Goal 5</u>*: Promote and encourage context-appropriate new development in established areas of the community.*

-Bullet 1: *Encourage new development efforts toward existing developed areas in Scottsdale.*
-Bullet 2: *Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.*

Response: Providing an approximately $150,000,000 redevelopment and reinvestment in Old Town, the proposed infill project will utilize and improve the existing area infrastructure (roads, utilities, etc.). The request is in harmony with the site's surrounding mix of land uses and will fulfill a strong market demand for a variety of tourist accommodations and residential options in Old Town, which will further bolster existing and future Old Town businesses.

➢ *Growth Areas*

<u>Goal 1</u>*: Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.*

-Bullet 3: *Promote the coordination of infrastructure development and upgrade opportunities for infill development and development activity where it will encourage mixed uses and support pedestrian and transit activity.*

Response: The Kimsey contributes towards a pedestrian oriented Old Town atmosphere by completely resetting the pedestrian realm on the Property with activation of the adjacent street frontages as well as internal to the site. Activating redevelopment sites are a key component to

10-ZN-2020
12/21/20

maintaining a thriving Old Town that minimizes focus on the automobile and encourages multimodal transportation.

<u>Goal 2</u>*: Make automobile transit and other multimodal circulation more efficient.*

-Bullet 1: *Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.*

Response: The Property is located on Indian School Road one block east of Marshall Way and approximately 300' west of Scottsdale Road; both Scottsdale and Indian School are major arterials providing regional access. The Loop 101 is located approximately 2+/- miles to the east, which also provides regional access. By creating a comfortable and inviting pedestrian experience, The Kimsey will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging alternative means of transportation is important as the Property is located near notable cultural, restaurant and shopping destinations including the Marshall Way and Main Street gallery district, MOW, and Scottsdale Fashion Square Mall. The site is also located within close proximity to the HonorHealth Osborn campus and the City's civic complex including the Civic Center Library, Center for Performing Arts, SMOCA and City of Scottsdale government offices. Additionally, the Indian Bend Wash (with its extensive multi-use path network) is located approximately one-mile east of the site and the Arizona Canal Trail is located less than one-half mile to the north.

- ***Community Mobility***

<u>Goal 8</u>*: Emphasize live, work and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.*

-Bullet 2: *Encourage the development of redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduces reliance on the automobile.*

Response: As mentioned above, the Property is located on Indian School Road, within close proximity to Scottsdale Road, and approximately 2+/- miles west of the Loop 101, all of which provide regional access. The proposed development accomplishes a range of goals including the preservation of an architecturally significant building, the integration of new high-quality, vibrant architecture, and context appropriate site planning, creating a pedestrian presence with ground level activity and shade. The development also provides tourist accommodations and residential options in the Fifth Avenue District and Scottsdale Arts District, thereby reducing trip generation during peak hours. A traffic report is provided with the zoning submittal.

<u>Goal 11</u>*: Provide opportunities for building "community" through neighborhood mobility.*

-Bullet 10: *Emphasize strong pedestrian orientation (e.g. shaded safe paths, links to civic spaces) to foster a strong sense of community.*

10-ZN-2020
12/21/20

Response: The sidewalk improvements include folded-plate detached shaded walkways and well-placed shade trees design to promote a comfortable and inviting pedestrian space along the streetscape vs. the existing condition which includes attached sidewalks, surface parking with limited landscaping and little shade. The project improvements will allow ease of pedestrian circulation through and around the site regardless of solar orientation.

OLD TOWN SCOTTSDALE CHARACTER AREA PLAN

The summary below is based on the proposed Downtown Plan update (renamed Old Town Scottsdale Character Area Plan), 1-GP-2018.

The Downtown Multiple Use Type 2 category supports a variety of major employment and service related uses including, but not limited to, hotel, multiple story residential, office, commercial retail, and support services consistent with the intensity of uses which are typically found in Old Town Scottsdale. Additionally, revitalizing and redeveloping older properties is a critical part of the economic vitality of the community as it matures. Thus, the proposed approximately $150,000,000 redevelopment of the site is essential for the continuing economic growth and sustainability of the City as a whole.

The proposed D/DMU-2 PBD DO zoning district is consistent with the General Plan and Old Town Plan land use designation for the Property. The Old Town Plan's goals and policies which relate specifically to the proposed Development Plan for the Property are identified as follows:

➢ LAND USE

GOAL LU 1:
MAINTAIN OLD TOWN SCOTTSDALE AS THE COMMERCIAL, CULTURAL, CIVIC, AND SYMBOLIC CENTER OF THE COMMUNITY.

Policy LU 1.1
As a General Plan designated Mixed-Use Neighborhoods, Old Town Scottsdale should offer access to multiple modes of transportation and major regional designations, accommodate higher density housing combined with complementary office and retail uses, in vertical mixed-use structures, with a focus on pedestrian-scale architectural design at the ground level.

Policy LU 1.2
As a General Plan designated Growth Area, Old Town should accommodate future growth, new development, and redevelopment, with increased focus on enhanced transportation and infrastructure coordination.

Policy LU 1.3.
Maintain Old Town as a year-round, seven days a week, 18-hour Mixed Use Neighborhood that supports the needs of Scottsdale' residents, businesses, and visitors.

10-ZN-2020
12/21/20

Response: The proposed mixed-use development will further strengthen Old Town's urban environment and 7-day a week, mixed-use character by integrating additional travel accommodations into the urban core with well-established cultural, entertainment and employment land uses. Please refer to CD Goal 1 under the General Plan discussion above regarding the specific design elements that will bring a vibrant, interactive urban development to the Property.

GOAL LU 2:
ENCOURAGE THE DEVELOPMENT OF OLD TOWN AS A COLLECTION OF MIXED LAND USES AND DISTRICTS.

> ***Policy LU 2.3***
> *Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale's mix of activities through the development of mutually supportive land uses within* ***Downtown Multiple Use*** *areas. The majority of the properties within the Old Town Plan boundary are Downtown Multiple Use.*

Response: The requested Downtown Zoning classification allows for higher intensities in a mixed-use setting to encourage an urban lifestyle and appropriate balance of land uses with a rich pedestrian environment. The rezoning request will allow for the revitalization of an underutilized collection of parcels. D/DMU-2 PBD DO zoning will allow for context appropriate urban development standards compared to what is currently allowed pursuant to existing C-2 DO zoning designation for the Property.

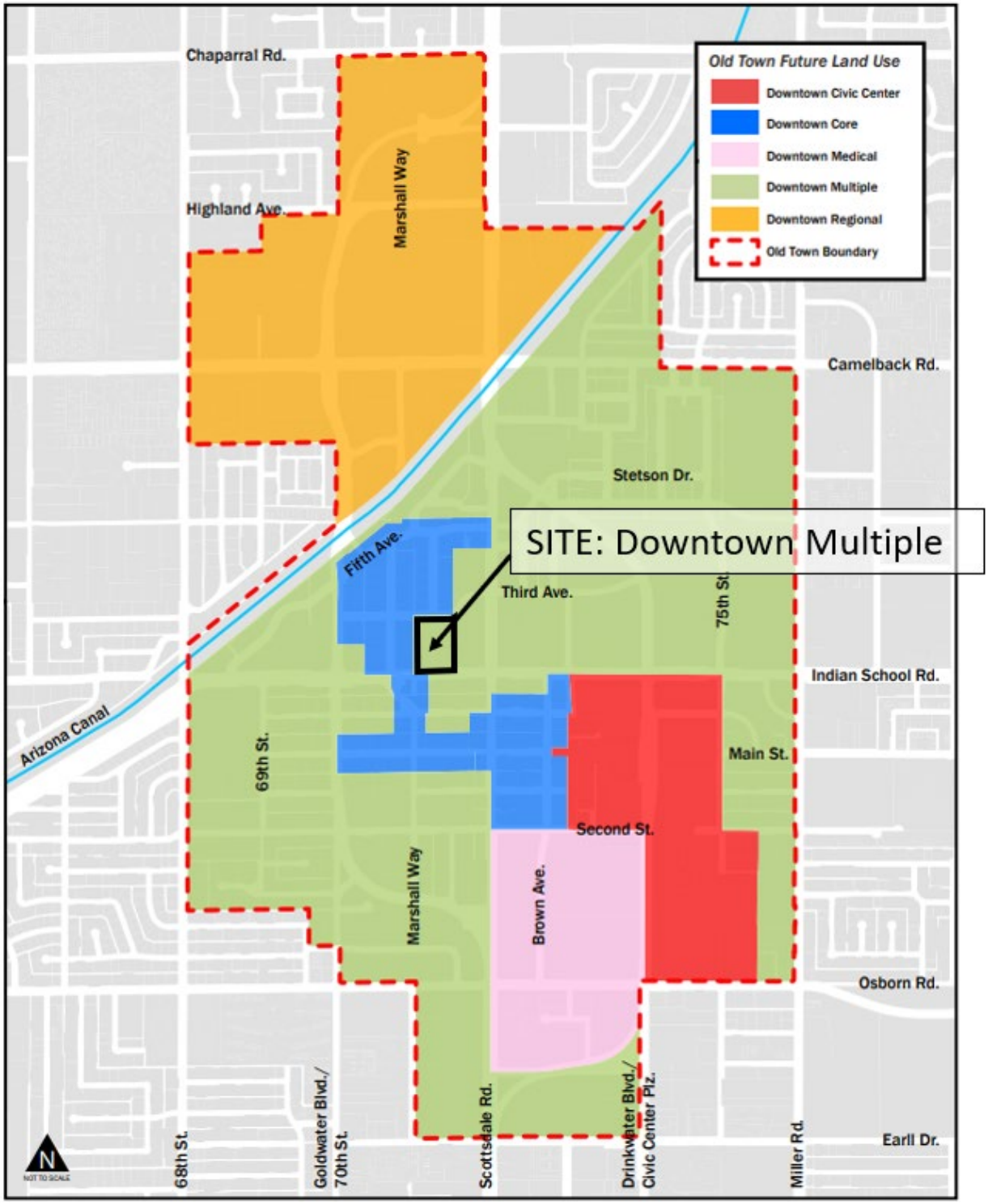
GOAL LU 3:
CONTINUE THE USE OF DEVELOPMENT TYPES TO GUIDE THE PHYSICAL AND BUILT FORM OF OLD TOWN SCOTTSDALE.

> ***Policy LU 3.2***
> *Support the highest scale Type 2 in the majority of the Multiple Use areas surrounding the Downtown Core.*

Response: The PBD overlay requested with The Kimsey zoning application will allow for greater flexibility with the development standards for the Property. Redevelopment and revitalization of this Property to develop tourist accommodations and luxury residential creates a wide range of amenities including, but not limited to, enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking and underground parking. Due to the site constraints (2 street frontages and alley frontage) along with preservation of the Kimsey Building, the applicant is seeking flexibility for setbacks and stepbacks in certain locations identified in the PBD section below and The Kimsey Property Development Standards. The applicant is also seeking to increase the base building height from 66' to 96' consistent with the Type 2 development standards bonus provisions by providing special improvements. Specific design consideration has been given to the street frontages maintaining context appropriate building massing, pedestrian-scaled architectural elements to provide shade, landscaped walkways, and enhanced hardscape design.

10-ZN-2020
12/21/20

Old Town Future Land Use Map



Source: Old Town Scottsdale Character Area Plan

GOAL LU 5:
PROMOTE DIVERSITY IN OLD TOWN HOUSING OPTIONS.

Policy LU 5.1
Develop a variety of housing types such as apartments, condominiums, lofts, town homes, patio homes and live/work units.

Policy LU 5.2
Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units.

Policy LU 5.3
Encourage residential development for a variety of income groups.

Response: The redevelopment of this site from an underutilized collection of parcels to a synergistic mixed-use development with a new hotel and luxury residential will enrich tourism and the live-work-play philosophy in this well-established urban setting further contributing toward the long term goals of Old Town Scottsdale. The proposed dwelling units, with a range of floor plans and sizes, provide additional housing options for the residents of Scottsdale.

GOAL LU 6:
ENCOURAGE A MIX OF LAND USES TO SUPPORT A WALKABLE AND SUSTAINABLE DOWNTOWN.

Policy LU 6.1
Encourage development to provide a mix of uses and active street frontages, particularly in the Downtown Core, along Scottsdale Road, adjacent to primary open space areas and within the more active Old Town districts. For development in peripheral areas such as the Garden District, the Arts District and portions of the Fifth Avenue District west of Goldwater Boulevard, and the Civic Center and Brown and Stetson Districts east of 75th Street that may not be able to support a mixed of uses with active frontages, encourage features that create visual interest at the pedestrian level.

Policy LU 6.2
Support downtown sustainability by encouraging vertical mixed-use development with and uses near on another.

Policy LU 6.3
Encourage development to make use of existing urban resources such as infrastructure systems, under-utilized sites, buildings, and transportation networks.

Policy LU 6.4
Support interconnected, pedestrian oriented Old Town districts that are comprised of a balanced mix of activities and land uses within optimal walking distance (approximately one -quarter mile).

Response: The Kimsey is located in the Fifth Avenue District on an underutilized property, so it is ideally situated for mixed-use development including hotel and residential land uses. The location of the proposed development will lend itself to various modes of transportation, such as by foot, bicycle and/or trolley vs. car as the Property is located within one-quarter mile of numerous restaurants, cultural, employment and retail opportunities. The City's civic complex (offices, library, and museum) is located approximately one-third mile to the east and The Waterfront and Scottsdale Fashion Square mall are located just over one-quarter mile to the north. The shaded walkways that are found within the Fifth Avenue, Scottsdale Arts, and Historic Old Town Districts provide a comfortable means to circulate within these districts and between them. It is the 'connective tissue' that holds Old Town together. The Kimsey integrates new shaded walkways along both Indian School and Third Avenue further strengthening this feature.

➢ CHARACTER & DESIGN

GOAL CD 1:
STRENGTHEN AND ENHANCE OLD TOWN DISTRICT CHARACTER WITH CONTEXTUALLY COMPATIBLE DEVELOPMENT.

Policy CD 1.1
Incorporate the distinctive qualities and character of surrounding and/or evolving, context into building and site design.

Policy CD 1.2
Encourage public and private development to establish new urban design and architectural character in areas where downtown development patterns are fragmented or in transition.

Policy CD 1.4
Protect prominent historic resources and promote innovative new development that respectfully coexists with the character and context of these historic assets.

Policy CD 1.5
Maintain pedestrian oriented small-town character and human scale in the Downtown Core. Incorporate similar elements of pedestrian character and scale at the street level of all downtown districts.

Response: As mentioned above, the Kimsey Building will be preserved and celebrated as part of the redevelopment plan for the Property and memorialized through the Historic Property zoning overlay request with this application. Because of the special nature and historical importance of the Kimsey Building (circa 1962), the development team has envisioned an overarching design theme that celebrates the significance of Haver's influence on architecture and development in Scottsdale during the 1950s and through the 1980s contributing to the mid-century modern movement that inspired the design of numerous local multifamily, office, and single-family residential buildings during this period.

10-ZN-2020
12/21/20

The Kimsey is located at the southern end of the Fifth Avenue District adjacent to the Scottsdale Arts District on Marshall Way to the west and across Indian School Road on West Main Street to the south. The streetscape design will embrace the Old Town Scottsdale Urban Design & Architectural Guidelines and provide a welcoming pedestrian environment for Old Town patrons walking along Indian School and Third Avenue as compared to the more car-centric surface parking that exists today. The proposed mixed-use development will provide a comfortable and safe streetscape designed with human-scale elements, shade and movement through both hardscape and building forms. Trees and shrubs will be used to create a comfortable microclimate as well as providing visual relief that will enhance the pedestrian experience along the street edge and encourage the use of sidewalks to get from one destination to another further enhancing the mixed-use character of Old Town and respecting the existing building context.

The parking structure will be available to the patrons of the hotel, its accessory uses and the residential building. The parking structure will be open and accessible to patrons of these uses, and there will not be partitions to limit access between different parking stalls throughout the garage. The parking structure will be secured, and access will be controlled through controlled access system(s) that limit access to those individuals that are associated with the hotel, its accessory uses and the residential building. For the traditional structured parking stalls, signage will be installed to direct patrons of varying uses to the appropriate parking stalls based on their uses. Parking stalls associated with the CityLift parking technology will be assigned to specific individuals who only have access to those spaces.

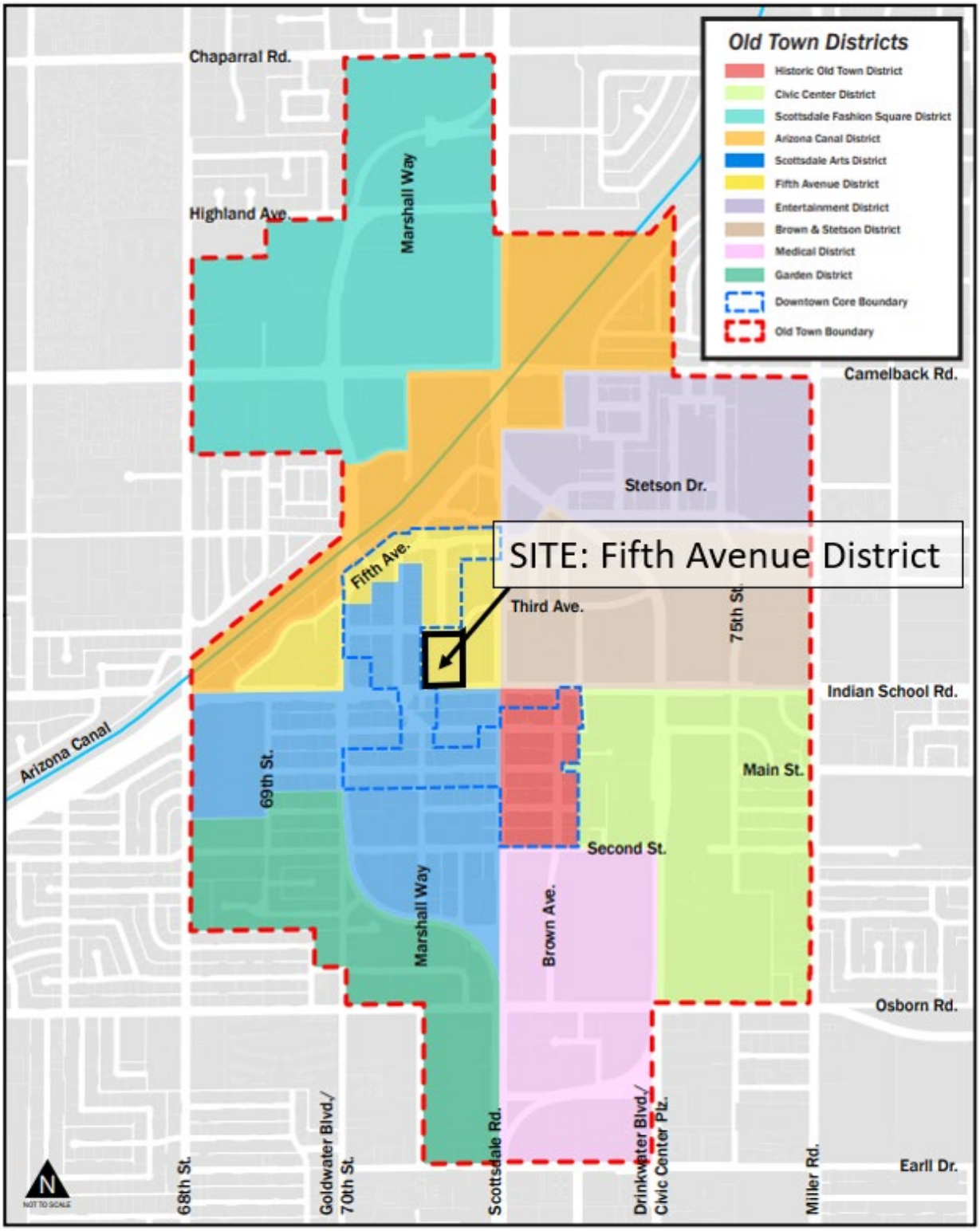
Old Town Districts

Scottsdale Arts District – Numerous fine art galleries, restaurants, retail stores, the Scottsdale Museum of the West, the Scottsdale Artist's School, and the Thursday Night ArtWalk are all located within this district.

Fifth Avenue District – Unique retail stores, restaurants, and public art are located within this district. Open space and other pedestrian connections between the Fifth Avenue District and the Arizona Canal are important in linking activity along the Arizona Canal with the Downtown Core.

10-ZN-2020
12/21/20

Old Town Districts Map



Source: Old Town Scottsdale Character Area Plan

GOAL CD 2:
DEVELOPMENT SHOULD SENSITIVELY TRANSITION IN SCALE, HEIGHT, AND INTENSITY AT THE OLD TOWN PLAN BOUNDARY AND BETWEEN ADJOINING URBAN NEIGHBORHOODS OF DIFFERING DEVELOPMENT TYPES.

Policy CD 2.1
The scale of existing development adjacent to the Old Town boundary should be acknowledged and respected through a sensitive edge transition buffer. This buffer, established on a location specific basis, may include transitional development types, landscape buffers, and/or sensitive architectural design solutions to mitigate the larger building mass and height of downtown development.

Policy CD 2.2
Sensitive transitions buffers between Downtown District Development Types should be implemented through architectural design that steps down larger building mass and height, to lower development.

Response: See response above under Old Town Plan Goal CD 1. In addition, the building massing is stepped horizontally and vertically to help reduce the overall volume and create numerous transitions and additional architectural interest. The building design incorporates layers, textures and variety in materials providing four-sided architectural character that responds to the Sonoran Desert climate while also respecting solar orientation and view corridors from adjacent properties.

GOAL CD 3:
OLD TOWN DEVELOPMENT SHOULD RESPECT AND RESPOND TO THE UNIQUE CLIMATE AND CONTEXT OF THE SOUTHWESTERN SONORAN DESERT.

Policy CD 3.1
Promote downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert.

Policy CD 3.2
Enhance outdoor pedestrian comfort through the creation of microclimates that incorporate a variety of shade conditions, landscape, and features that are drought tolerant, as well as offer attractive spaces, and passively cooler temperatures.

Policy CD 3.3
Pursue building and development strategies that reduce the heat island effect within downtown.

Policy CD 3.4
Public realm and site design should incorporate techniques for efficient water use. Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity.

Response: The landscape character of the proposed development will include a variety of plants that will provide year-round color, shade, and texture for the site in keeping with the Old Town

10-ZN-2020
12/21/20

Scottsdale Urban Design & Architectural Guidelines. The proposed plant palette will incorporate hardy plants known to thrive in the heat and sun of the Sonoran Desert climate. Plant selection and landscape design will allow the development to use water efficiently throughout the site.

GOAL CD 4:
CREATE A DYNAMIC AND CONNECTED WALKABLE DOWNTOWN THROUGH URBAN AND ARCHITECTURAL DESIGN.

Policy CD 4.1
Encourage urban and architectural design that addresses human scale and provides pedestrian comfort.

Policy CD 4.2
Retain and expand the tradition of covered walkways in Historic Old Town. Encourage the use of covered walkways, cantilevered awnings, and tree canopies in all other districts.

Policy CD 4.3
Improve the pedestrian experience on arterial roadways with features such as increased and consistent sidewalk width, on-street parking, landscape buffers, landscape medians, and pedestrian refuge islands.

Policy CD 4.4
Enhance the downtown pedestrian experience through the provision of pedestrian oriented banner, wayfinding, signage, and other related infrastructure.

Response: Pedestrian circulation along the streetscape and internal to the site providing seamless interaction with the existing range of Old Town galleries, museums and restaurants is an important feature of The Kimsey. This part of Old Town offers a rich pedestrian focused environment surrounded by a range of activities along Indian School Road, Third Avenue, and beyond along Marshall Way, Main Street, and Scottsdale Road. The building design focuses on enhancements at the human level with folded-plate covered arcade along with a landscape and hardscape setting that provides a comfortable, walkable pedestrian realm. Signage will be woven into the project in a creative and conspicuous manner to provide wayfinding for pedestrians while blending with the architectural character of The Kimsey.

GOAL CD 5
ESTABLISH AN INVITING AND INTERCONNECTED DOWNTOWN PUBLIC REALM AND OPEN SPACE NETWORK THAT IS USEFUL, SAFE, INTERESTING, AND COMFORTABLE TO ALL.

Policy CD 5.1
Provided high-quality, multi-functional open space areas within Old Town that include central gathering places, a series of smaller, intimate spaces, as well as active and passive recreational use opportunities.

10-ZN-2020
12/21/20

Policy CD 5.2.
Private and public development should contribute to the creation of new, and/or the expansion of existing, public realm and open space areas throughout Old Town.

Policy CD 5.3
Provide a variety of public realm and open space areas that accommodate multiple activities and special events for downtown residents, visitors and workers of all ages.

Policy CD 5.4
Promote the Civic Center, Arizona Canal, and Museum of the West areas as primary downtown public open spaces for community residents and visitors. These primary public spaces should be actively programed with a variety of social, cultural, artistic and entertainment activities, and special events.

Policy CD 5.5
Improve, expand, or create new public realm and open space areas that can be enhanced by art and interactive opportunities, such as pocket art parks and temporary art trails.

Response: The covered arcade along Indian School Road and Third Avenue will provide greatly enhanced pedestrian connectivity. Additionally, the site design provides a north south public walkway connection along the eastern edge of the site. This will reinforce the overall interconnected fabric of the entire Old Town area.

The covered and detached sidewalk improvements as well as new trees and shrubs, will create a comfortable microclimate for the pedestrian providing a sensory change from the built environment. These practices will enrich the pedestrian experience and encourage the use of the sidewalks to get from one destination to the next. The indoor/outdoor transition from the buildings will also allow residents and guests to immediately engage with the sidewalk network in Old Town providing for an enhanced experience.

<u>GOAL CD 6</u>
CREATE SAFE, COMFORTABLE, AND INTERESTING STREET SPACES.

Policy CD 6.1
Create a unified public realm experience through the design of downtown streets, building setback areas, and building frontages.
Policy CD 6.2
Connect downtown street spaces with other pedestrian spaces and linkages.

Policy CD 6.3
Streetscapes should provide continuity for the pedestrian across different developments along the same street. This continuity can be established through the provision of comprehensive sustainable landscape improvements, shade elements, decorative paving, street furniture, public art, and other integrated infrastructure elements.

Policy CD 6.4
Use development standards, related exceptions, and urban design guidelines regarding building location and setback to enhance the context, rhythm, and features of streetspaces.

Policy CD 6.5
Develop walkable blocks by providing new streets, pedestrian paths, courtyards, pocket parks, and plazas that connect with other streets and public or common opens spaces.

Policy CD 6.6
Create, or maintain, a defined building location to establish the public realm, establish a clear visual identity, and activate storefront areas to increase pedestrian comfort.

Response: See response to CD Goals 4 and 5 above**.** Streetscapes will provide continuity and connectivity from, to and around The Kimsey. The design of open space elements will include sustainable, low water use landscape improvements, shade trees, shade elements, hardscape, outdoor furniture and seating spaces, public art and integrated infrastructure. The primary focus of The Kimsey development plan is walkability and contextually appropriate building placement that caters to the pedestrian and celebrates the unique history of the Kimsey Building.

GOAL CD 7
INCORPORATE A REGIONAL LANDSCAPE PALETTE THAT COMPLEMENTS THE URBAN AND PEDESTRIAN CHARACTER OF OLD TOWN.

Policy CD 7.1.
Old Town open space and landscape elements should project a desert oasis character, providing an abundance of shade, color, varied textures and forms.

Policy CD 7.2
Landscape materials should complement the built environment, land uses, and other downtown activities. Careful selection of downtown plan materials should take into account attributes such as scale, density, placement, arrangement and maintenance requirements.

Response: The landscape palette will complement the existing urban context by integrating desert-lush vegetation that provides an abundance of shade, color, texture and form while providing a setting for the proposed buildings. Mature desert landscaping and materials will enhance the pedestrian experience and soften the vertical and horizontal surfaces by incorporating natural shading elements. These elements help to delineate pathways providing a unique blend of texture and filtered light to soften the outdoor space. The landscape character will incorporate trees and shrubs that will flourish in their unique urban environment while complementing the architecture and responding to specific microclimatic conditions. The setting unites site furnishings, identifiable hardscape patterns and unique elements that will enliven the pedestrian realm and blend into the context of Old Town.

10-ZN-2020
12/21/20

GOAL CD 8
INTEGRALLY DESIGN LIGHTING INTO THE BUILT ENVIRONMENT.

Policy CD 8.1
Achieve a balance between ambient light levels and designated lighting needs.

Policy CD 8.2
Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular safety in public and private spaces.

Policy CD 8.3
Use lighting to provide a safe and inviting nighttime environment for residents, businesses and visitors, and to enhance nighttime special events and activities.

Response: Energy efficient lighting will be utilized to provide appropriate levels for wayfinding and building accent while respecting the existing Old Town environment and Scottsdale's lighting standards and lighting levels. Specific exterior lighting standards are still under consideration by the development team but may be inspired by the "globe" light fixtures found on the existing Kimsey Building celebrating the mid-century modern classic design.

GOAL CD 9
IMPLEMENT HIGH QUALITY URBAN AND ARCHITECTURAL DESIGN IN OLD TOWN.

Policy CD 9.1
Design downtown civic buildings and public spaces to demonstrate the city's commitment to, and leadership in, design excellence.

Policy CD 9.2
Incorporate the Scottsdale Sensitive Design Principles and the Old Town Urban Design and Architectural Guidelines in all development.

Policy CD 9.3
Achieve high quality urban and architectural design through the development review process.

Policy CD 9.4
Integrate art into downtown urban design and architecture.

Response: The Kimsey will promote the Scottsdale Sensitive Design Principles and embrace the Old Town Scottsdale Urban Design & Architectural Guidelines as outlined in the sections below. Taking cues from mid-century modern architectural design, indigenous and contextual building materials and native landscaping, the development will provide a pedestrian-oriented urban environment with a modern, contemporary aesthetic. Complementary textures, colors and materials will create strong aesthetic connections between existing and newly constructed

10-ZN-2020
12/21/20

developments while still maintaining a unique and identifiable character for The Kimsey development.

GOAL CD 10
INCORPORATE SUSTAINABLE BUILDING PRACTICES IN OLD TOWN DEVELOPMENT.

Policy CD 10.2
Incorporate sustainable planning design and building techniques into downtown development and use durable indigenous materials that will endure over time, to minimize environmental and maintenance impacts.

Policy CD 10.3
Encourage green building design strategies such as building orientation, passive solar response, natural day lighting, passive cooling techniques, and the integration of regional plan materials as part of downtown development.

Policy 10.4
Promote the use of energy efficient systems, construction methods, and alternative energy sources in downtown development.

Policy 10.6
Use existing urban resources, such as infrastructure systems, underutilized sites, buildings, and transportation networks to minimize the use of new resources.

Response: The Kimsey development plan will meet and/or exceed all International Green Construction Codes as required on the project. Providing an infill redevelopment project with a mixed-use program speaks directly to sustainability. Being in Old Town, it encourages walkability, using public transportation, and leaving the private vehicle behind. Additional sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be utilized for The Kimsey where feasible. Building orientation considerations and passive solar response (shaded and recessed glazing) have been incorporated with site and building design given the Sonoran Desert climate.

As noted, the existing historic 1962 Kimsey Building on the property is being saved, renovated, and repurposed with new adaptive uses, which is one of the most sustainable strategies found in redevelopment projects. The Historic Property zoning overlay will further establish preservation of this structure through rezoning.

Building envelope at walls, roofs, and windows will be super-insulated to reduce heat gain at the occupied spaces where feasible. Exterior walls may exploit a breathable skin with an air space in front of a rain screen system; and where exterior wall panels have linear inlets along the bottom edge and outlets at the upper edge to pull the heat through and out. As with mid-century architecture, day lighting will be exploited throughout to lessen the reliance on artificial lighting, and therefore, being more energy efficient. Where exterior glazing occurs, providing dual-pane

10-ZN-2020
12/21/20

insulated units and integrated shading devices may be utilized to reduce direct solar heat gain from the exterior.

Policy 10.8
Maintain sustainable solid waste collection, recycling, and disposal delivery systems downtown. Encourage the use of shared waste containers and compactors among similar downtown businesses (e.g. office and retail) to reduce the number of containers in downtown, and their negative aesthetic, olfactive and circulation impacts.

Policy 10.9
Encourage downtown recycling and other waste reduction and diversion programs in civic spaces, at special events, and in commercial and multifamily residential developments.

Response: Refuse/ recycling services and loading areas may be screened from public street view as to minimize their negative aesthetic, odor and circulation impacts. Recycling and waste reduction techniques will be emphasized within the residential and hotel buildings, as well as for the supporting uses (restaurant).

GOAL CD 11
INFRASTRUCTURE DESIGN SHOULD POSITIVELY CONTRIBUTE TO OLD TOWN IDENITY.

Policy CD 11.1
Design infrastructure improvements to unify the overall identity of Old Town, while still contributing to the specific district identity in which they are located.

Policy CD 11.2
Develop infrastructure improvements that positively impact the aesthetics and mobility aspects of the pedestrian environment.

Policy CD 11. 3
Underground overhead utilities when physically and economically feasible to reduce the negative visual impacts in the downtown.

Policy CD 11.4
Minimized the aesthetic and circulation impacts of power and communication system equipment located in rights-of-way.

Response: Infrastructure improvements will be unified within the Old Town and Fifth Avenue District context improving the current condition and pedestrian experience in the area. Above ground mechanical will likely be minimized by utilizing ground vaults, where feasible, and/or screened from view through the use of decorative walls and/or landscaping buffers or other appropriate screening methods. Existing above-grade utilities will be buried in the new redevelopment.

10-ZN-2020
12/21/20

➢ MOBILITY

<u>GOAL M 1</u>:
DEVELOP COMPLTED STREETS THROUGH PUBLIC AND PRIVATE INFRASTRUCTURE INVESTMENTS AND IMPROVEMENTS.

Policy M 1.1
Maintain a well-connected downtown circulation grid comprised of complete streets that are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. A complete street responds to its community context and may include sidewalks, bicycle lanes and parking, bus lanes , comfortable and accessible public transit stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and narrower travel lanes to enhance connectivity for all. A complete street is also consistent with federal laws and guidelines including those pertaining to accessibility.

Policy M 1.2
Provide pedestrian and bicycle facilities within large projects and development parcels and connect them to adjacent development and the greater downtown circulation system.

Policy M 1.3
Provide continuity in downtown wayfinding through the addition of landmarks, public art, distinct streetscape improvements, maps, directions, symbols, signage, and information systems for both pedestrians and motorists.

Policy M 1.4
Accommodate the movement of freight goods and services, truck delivery access and operations, and emergency response vehicles on private development sites, and out of the public right-of-way where possible.

Policy M 1.5
Encourage use of mobility options downtown, such as: transit, biking, walking, ride share, transportation carts, pedicabs and horse drawn carriages, particularly during special events.

Policy M 1.7
Maintain Goldwater Boulevard and Drinkwater Boulevard as the primary routes to accommodate pass-through traffic around downtown.

Policy M 1.8
Enhance downtown's pedestrian-oriented environment through reduced vehicular lane widths, design speeds, and intersection lengths, as appropriate.

Response: Successful downtown revitalization and redevelopment focuses on a lively pedestrian presence with mixed-use development and quality pedestrian level design and linkages. Streetscape improvements will be made along Indian School Road and Third Avenue consistent with City standards creating a presence that prioritizes the pedestrian. The covered sidewalk

10-ZN-2020
12/21/20

improvements combined with well-placed shade trees will create a more comfortable and inviting pedestrian space along the streetscape vs. the current more auto-centric site conditions. This will allow easy use of the established circulation system, in and around the site taking advantage of the multi-modal transportation options available in Old Town.

GOAL M 2:
CREATE COMPLETE, COMFORTABLE, AND ATTRACTIVE PEDESTRIAN CIRCULATION SYSTEMS.

Policy M 2.1
Design the public realm to include wide sidewalks that accommodate meeting and passing other pedestrians, queuing, pedestrian waiting areas, street furniture, pocket parks, patio areas and other desired levels of activity.

Policy M 2.2
Encourage pedestrian oriented design that included pedestrian comfort amenities such as trees, shad from buildings, seating, shelter, wayfinding and lighting, to encourage strolling, lingering and promenading, especially in areas where there is a high concentration of pedestrian activity.

Policy M 2.3
Manage existing and design future downtown transportation and related systems with a focus on pedestrian mobility, accessibility and safety.

Policy M 2.4
Develop an attractive, interconnected network of safe and walkable pedestrian linkages to, within, and between downtown districts.

Policy M 2.5
Provide enhanced pedestrian access and connections between adjacent developments.

Response: Indian School Road and Third Avenue will be improved to enhance the pedestrian experience creating better connections to Marshall Way, Scottsdale Road, and beyond to The Waterfront, Scottsdale Fashion Square, Main Street and Civic Center plaza destinations. The street level pedestrian improvements include Haver inspired folded-plate covered arcades along both street frontages to provide shaded linkage along the streetscape joining with the existing covered walkways nearby. This will reinforce the interconnected fabric of the entire Old Town area while providing shade for pedestrians.

10-ZN-2020
12/21/20

<u>GOAL M 4</u>
MAINTAIN A CONVENIENT AND ADEQUATE PARKING SUPPLY OLD TOWN.

Policy M 4.1
Develop a "park once environment" downtown, where users can access multiple destinations without the need to move their private vehicle numerous times.

Policy M 4.2
Create new or adjacent existing parking requirements to ensure continued downtown revitalization and investment, as technologies and private vehicle user preferences evolve.

Policy M 4.3
Maximize use of the existing parking supply through a comprehensive, multi-tiered parking management program.

Policy M 4.4
Create new public parking supply through public-private partnerships to maintain free public parking downtown.

10-ZN-2020
12/21/20

Response: At least, two major factors contribute to the "park once environment" noted above, the mixed-use character of The Kimsey situated in the heart of the Fifth Avenue District, and the availability of new at grade and underground parking provided for the hotel and residential uses including ample guest parking. With a strong emphasis on walkability, activation of the urban environment will be strengthened though seamless transitions from The Kimsey development within the Fifth Avenue District to multiple shopping and dining options within the Scottsdale Arts and Historic Old Town Districts. A detailed parking master plan is also provided with this application.

GOAL M 5
ENCOURAGE TRANSIT THAT PROVIDES LOCAL AND REGIONAL CONNECTIONS TO, FROM AND WITHIN OLD TOWN SCOTTSDALE.

Policy M 5.1
Enhance Old Town Scottsdale's local and regional transit availability and accessibility, by emphasizing high frequency and expanded hours of service within the downtown and connections to adjacent areas.

Policy M 5.2
Locate higher density development near major transit routes and venues to facilitate increased use of downtown transit.

Policy M 5.3
Link the downtown Old Town Trolley and other transit to existing and future local and regional transit networks to accommodate the needs of residents, employees and visitors.

Response: The Property is ideally situated to benefit from Old Town and City-wide transit options. The Scottsdale Trolley system (Morning Express, Neighborhood and Downtown trolleys) run near to the Property providing access throughout Old Town and Southern Scottsdale. The existing Valley Metro Bus runs along Scottsdale Road (Route 72) providing access from Chandler/Tempe to North Scottsdale and along Indian School Road (Route 41) providing access from Granite Reef west to Phoenix.

10-ZN-2020
12/21/20

GOAL M 6
DEVELOP A CONTINUOUS, ACCESSIBLE, AND INTERCONNECTED BICYCLE NETWORK.

Policy M 6.1
Promote convenience connections between the on-street bicycling network and off-street paths and trails.

Policy M 6.2
Connect the downtown bicycling network to the regional bicycling system via the Arizona Canal, Crosscut Canal, Sun Circle Trail, and Indian Bend Wash multi-use paths.

Policy M 6.3
Integrate on-street bicycle lanes and bicycle routes throughout downtown.

Policy M 6.4
Expand off-street bicycling facilities with connections to existing and planned on-street bicycle facilities.

Response: By creating a comfortable, shaded-arcade pedestrian oriented experience along the adjacent streets, The Kimsey will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Bicycle racks/lockers will be provided for residents and hotel employees near building entrances. Existing bicycle routes run along both Indian School Road and Marshall Way. Encouraging these alternative means of transportation is inherent to Old Town development as the Property is located near numerous dining, retail, and cultural destinations. Additionally, the Indian Bend Wash is located approximately one-mile directly east of the site and the Arizona Canal Trail is located less than one-quarter mile to the north.

GOAL M 7
PROVIDE BICYCLE INFRASTRUCTURE AND FACILITIES TO ENCOURAGE INCREASED DOWNTOWN RESIDENT, EMPLOYEE AND VISITOR BICYCLING.

Policy M 7.1
Incorporate accessible bicycle infrastructure and facilities into public and private development, such as designated bicycle parking areas, racks, lockers, and shower facilities.

Policy M 7.2
Develop a series of tourism bicycle routes that highlight unique visitor attractions.

Response: Existing bicycle routes run along both Indian School Road and Marshall Way. Bicycle infrastructure will be maintained with the redevelopment of the Property and bicycle racks/lockers will be provided to encourage residents, employees, and visitors to utilize alternative modes of transportation.

10-ZN-2020
12/21/20

➢ ARTS & CULTURE

GOAL AC 1
INVEST IN CURRENT AND CREATE NEW OPPORTUNITIES TO ADVANCE OLD TOWN SCOTTSDALE AS AN ARTS AND CULTURAL HUB WITH REGIONAL, NATIONAL, AND INTERNATIONAL SIGNIFICANCE.

Policy AC 1.1
Support a diverse range of arts and culture experiences downtown.

Policy AC 1.2
Revitalize, expand and develop new arts, cultural, and educational facilities that enhance Old Town Scottsdale's artistic landscape.

Policy AC 1.3
Grow existing and establish new high-quality, signature festivals, events and programming that attract resident and visitor audiences and distinguish Old Town Scottsdale as a premiere arts and culture destination.

Policy AC 1.4
Continue to invest in, improve, celebrate, and promote the Scottsdale Arts District, Scottsdale Civic Center, and the Arizona Canal as prominent downtown arts and culture destinations.

Response: Scottsdale's identity and brand includes art/culture, recreation, shopping, galleries, and resorts. The Kimsey will build upon the strong art base in Old Town by providing onsite art element(s) inspired by the mid-century modern architecture and synergistic land uses that will continue to distinguish Old Town Scottsdale as a premiere art and culture destination.

GOAL AC 2
ENCOURAGE CREATIVE PLACE-MAKING OLD TOWN, WHERE ALL CAN PARTICIPATE.

Policy AC 2.1
Encourage investment in public art and cultural destinations that preserve, commemorate, and celebrate Scottsdale's diverse history, culture, and people.

Policy AC 2.2
Serve diverse community interests by supporting a variety of monumental art pieces, emerging artists, and temporary event-based programs downtown.

Policy AC 2.3
Utilize public art to strengthen interconnectivity between downtown districts and cultural facilities through way-finding, space activation, temporary art trails, and pocket art park opportunities.

10-ZN-2020
12/21/20

Policy AC 2.4
Facilitate public art integration into Old Town architecture and urban design.

Response: The Kimsey development team seeks to build a new approximately $150,000,000 mixed-use development while celebrating Scottsdale's diverse history, culture, and people through the preservation of the Kimsey Building with a Historic Property zoning overlay and paying homage to classic mid-century modern design. As required by the PBD, contributions to the Cultural Improvements Program include original works of art costing a minimum of one (1) percent of the applicable building valuation. It is PEG's current intention to capture and celebrate the mid-century modern aesthetic through art in conjunction with the preservation of the Kimsey Building.

➢ ECONOMIC VITALITY

GOAL EV 1
SUPPORT OLD TOWN'S PROMINENT ECONOMIC ROLE AS A HUB FOR ARTS, CULTURE, RETAILING, DINING, ENTERTAINMENT, TOURISM, EVENTS, AND EMPLOYMENT.

Policy EV 1.1
Encourage land uses, activities, and special events that support downtown as a primary commercial, cultural and tourism destination, to maintain downtown's economic role in the community.

Policy EV 1.2
Promote downtown as an environment attractive to both leisure visitors and a skilled workforce.

Policy EV 1.3
Attract tourism-supporting land uses, activities and special events to reinforce Old Town as a robust tourism destination.

Policy EV 1.4
Proactively address economic and social changes by examining Old Town goals on a regular basis, to ensure responsiveness to shifts in economic, social, environmental, and market conditions.

Policy EV 1.5
Appeal to residents, visitors, and workers by creating and delivering programs and services that support a high quality, year-round, successful mix of retail, dining, entertainment, emerging enterprises, and small businesses that contribute to Old Town's unique character.

Response: The D/DMU-Type 2 subdistrict supports a variety of land uses including, but not limited to, multiple story residential, office, hotel, retail shops, and restaurants. Additionally, revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures. Integrating additional tourist accommodations and residential housing options in Old

10-ZN-2020
12/21/20

Town is essential for the continuing economic growth and sustainability of Scottsdale. Further, developing this approximately $150,000,000 mixed-use project will increase the employment base and provide jobs near a range of housing options. This project exemplifies the revitalization component by redeveloping an underutilized site and creating a vibrant development with nearby access to support services and transportation corridors while preserving a significantly history landmark, the Kimsey Building. Thus, reinforcing the City's desire for tourism in Old Town and increasing luxury and unique lifestyle opportunities for visitors and residents of Scottsdale. Providing accommodations for travelers and additional rooftops in the heart of Old Town will serve to support existing restaurants, cultural venues, galleries and other businesses in the area.

GOAL EV 2
PROMOTE PRIVATE INVESTMENT IN, AND ATTRACT NEW DEVELOPMENT TO, OLD TOWN.

Policy EV 2.1
Encourage investment in residential and commercial development that ensures Old Town's economic competitiveness regionally and nationally.

Policy EV 2.2
Promote a mix of daytime/nighttime activities year-round through residential and commercial development in Old Town.

Policy EV 2.4
Promote the retention of major downtown employers and accommodate their future expansion needs.

Policy EV 2.7
Attract and retain a broad array of economic activities that widen the appeal of Old Town and strengthen the city's tax base.

Policy EV 2.8
Recognize that talent is a critical component of business location decisions and enhance Old Town's quality of life amenities and housing choices, to appeal to a skilled workforce.

Response: The Kimsey will bring approximately 470,000 square feet of mixed-use development breathing new life into and transforming the Fifth Avenue District, providing housing and travel accommodations for Scottsdale residents and visitors alike. The PBD overlay requested with this zoning application will allow for an approximately $150,000,000 reinvestment in the heart of Old Town bringing a new hotel and further stimulating the economic tax base as well as the diversity of land uses and expanded employment opportunities. Below is a more detailed description of how the PBD overlay criteria are being met.

10-ZN-2020
12/21/20

GOAL EV 3
EMBRACE AND EXPLORE INNOVATIVE SOLUTIONS TO INFRASTRUCTURE AND SERVICE DELIVERY.

Policy EV3.2
Pursue approaches to downtown parking, transportation, mobility, and public space limitations through a combination of demonstrated national best practices as well as early adoption of technology.

Response: Consistent with the current trends in transportation and parking, the developer will utilize the CityLift parking technology for hotel guest and residents. A detailed parking master plan is provided with the application.

PLANNED BLOCK DEVELOPMENT (PBD)

Sec. 6.1301. Purpose. *The purpose of the PBD Overlay District is to allow for development flexibility in the Downtown Area to assist the City in achieving the Downtown Plan, developing more Downtown Area public amenities, and adding land uses that would further promote the Downtown Area as a twenty-four (24) hour community.*

Response: The PBD overlay designation has been requested to allow for greater development flexibility. In keeping with the PBD requirements, a Development Plan has been established to specify parameters for site planning, architecture, and landscaping. The intent of the Development Plan is to define an established style, character, and design quality for the site, while maintaining opportunities for specific needs and a creative identity through future approvals by the Development Review Board (DRB). The Development Plan is intended to invoke a sense of quality and character to ensure compatible development with Scottsdale's Old Town urban character. As part of the Development Plan, the applicant has created a thoughtful set of Property Development Standards consistent with the Downtown Ordinance. The proposed site development standards utilize the property development standards of the D/DMU-Type 2 zoning district, except for building height, setbacks and stepbacks, specific to this PBD. These modifications are necessary for the proposed mixed-use development due to the unique site constraints with two street frontages and north-south alleyway along the western boundary and the preservation of the Kimsey Building.

Amended setback and stepback standards are requested along the north; and east and west properties lines of the proposed development that are internal to the city block. Through the preservation of the Kimsey Building, developable space that would otherwise have been applied to the floor plates of the residential building is now devoted to the Kimsey Building structure. In order to provide sufficient developable area for both the hotel and the residential building, while maintaining sufficient space between the residential building and the Kimsey Building and between the hotel and the residential building, the design of both structures, it necessitated some encroachment into the setback and stepback plane as per the development standards. This design

10-ZN-2020
12/21/20

strategy also proposes that the most public southern side on Indian School Road with its building setback and stepback plane requirements are 100% in compliance without exception.

Summary of Proposed Property Development Standards

Site Area:	3.87+/- gross acres (168,391 s.f.); 3.30+/- net acres (144,173 s.f.)
Base Building Height:	66 feet
Proposed Building Height:	96 feet
Maximum GFAR:	1.4 or 235,748 s.f.
Proposed GFAR:	0.71 or 120,000 s.f.
Hotel Rooms:	168 guest rooms
Density Allowed:	50 du/ac or 194 units
Proposed Density:	59.5 du/ac or 230 units
Building Setbacks at ground level:	
	Indian School Road: 30 feet
	Third Avenue: 20 feet
Building Stepbacks:	Modifications per amended development standards

Sec. 6.1304. PBD Overlay District criteria.

A. Before the first Planning Commission hearing on a PBD Overlay District application, the Development Review Board shall make a recommendation to the Planning Commission regarding the Development Plan based on the following criteria.

1. Criteria for a PBD Overlay District application in a Type 1 Area:

Response: Not applicable.

2. Criteria for a PBD Overlay District application in a Type 2 or Type 2.5 Area:

Response: See Old Town Scottsdale Character Area Plan – Character & Design section above for response to the applicable goals and policies.

3. Criteria for a PBD Overlay District application in the Type 3 Area:

- *The Development Plan shall reflect the goals and policies of the Character & Design Chapter of the Downtown Plan.*

Response: Not applicable.

b. The site development standards and building form shall be in conformance with the Downtown Plan Urban Design & Architectural Guidelines;

Response: See Old Town Scottsdale Urban Design & Architectural Guidelines section below.

c. The building form shall reflect the planned character of development within which the development will be located;

Response: The proposed development provides continuity between newly proposed and existing architecture in the surrounding area. The Downtown Ordinance setback and stepback standards are adhered to with exceptions identified in the amended property development standards, due to the floor plate of the hotel and residential buildings given the existing infill site constraints including the preservation of the Kimsey Building. Amendments are requested with this application understanding the importance of massing transition to the overall urban context and streetscape.

d. The Development Plan shall incorporate standards for development within three hundred fifty (350) feet of the Downtown Boundary that address appropriate transitions in building heights between the proposed development and the zoning districts abutting or adjacent to the development;

Response: Not applicable.

e. The Development Plan shall incorporate standards for development within one hundred (100) feet of a Type 1 Area, Type 2 Area, and/or Type 2.5 area shall address appropriate transitions in building heights, building massing, and landscape materials between the proposed development and the Type 1 Area, Type 2 Area and/or Type 2.5 Area;

Response: The Property is adjacent to the Type 1 development type along the north, west and a portion of the southern edge. The proposed buildings have been designed with multiple stepped building transitions ranging from 21' to 90' in height (two stories to seven stories). The hierarchy of massing and height coupled with the varying architectural components that modulate and articulate the façade both vertically and horizontally, providing a base, middle and top avoiding a monolithic volume effect. These elements along with building placement and preservation of the Kimsey Building through the Historic Property zoning overlay, provide thoughtful transitions to/from the existing and future Old Town urban context.

f. The Development Plan shall incorporate standards for development adjacent to public streets that include sidewalks, pedestrian linkages, building forms and architectural features that address human scale and pedestrian orientation; and

Response: Active street frontages are provided along Indian School Road and Third Avenue in the following ways: direct hotel lobby access on Third and direct townhome unit access on Indian School Road, efficient vehicle movement (reduction of pavement and driveway cuts), integration of covered arcades and shade trees, and quality hardscape design including detached sidewalks and furniture for pedestrians. Additionally, with the preservation of the Kimsey Building, the surface parking along Indian School will be revamped into a visually upgraded auto-court with improved pavers/pavement and shade trees. Architecturally, the buildings will invoke a contemporary design with elements inspired by the mid-century modern classic design, providing

10-ZN-2020
12/21/20

a variety of small-scale building elements rather than a single, large unarticulated mass. Pedestrian connectivity is key to the overall site design, not only providing access to nearby amenities for the guests and residents, but also linking the existing pedestrian network throughout Old Town.

g. The pedestrian circulation shall be accessible and easy to navigate, and incorporate open space and pedestrian linkages to the public pedestrian circulation network.

Response: In conformance with the Old Town Scottsdale Character Area Plan, the existing network of pedestrian linkages will be celebrated and enhanced with the proposed development. The new north/south pedestrian connection located along the eastern property boundary provides a mid-block pedestrian connection between Third Avenue and Indian School Road.

B. In addition to the criteria used by the City Council to review a zoning district map amendment application, the Planning Commission shall make a recommendation to the City Council, based on the following applicable criteria:

1. Standard criteria:

a. The proposed development supports the land use elements of the General Plan and the Downtown Plan.

Response: The proposed development plan supports the land use elements of the General Plan and Downtown Plan/Old Town Scottsdale Character Area Plan as discussed throughout this project narrative.

2. Criteria to add land uses to Table 5.3004.D., Land Uses for Each Sub-district of the Downtown District:

a. Each proposed land use helps maintain a balance of land uses in the Downtown Area in accordance with the Downtown Plan.

b. Each proposed land use is compatible with the adjacent development, and strengthens the mix of land uses and activities in the Downtown Area.

c. Each proposed land use substantially implements the pedestrian oriented, twenty-four (24) hour downtown community goals of the Downtown Plan.

Response: The applicable use regulations of the Downtown/Planned Block Development district shall apply. No additional changes are requested with this application to the land use table for the Multiple Use sub-district.

3. Criteria to achieve bonus(es):

a. The proposed Development Plan reflects noteworthy investments to provide public benefits, improve the quality of life in the community, and assist in achieving the goals and policies of the General Plan, Downtown Plan and

10-ZN-2020
12/21/20

City objectives, primarily in the immediate vicinity of the neighborhood where the development will be located.

Response: The rezoning request to D/DMU- Type 2 PBD DO includes a request to increase in height from 66' to 96' (difference of 30') and to increase in the number of residential units from 194 to 230 (difference of 36 units). Bonus calculations are provided above. The body of this document includes justification for these amendments in accordance with both the 2001 General Plan and Old Town Scottsdale Character Area Plan.

OLD TOWN SCOTTSDALE – URBAN DESIGN & ARCHITECTURAL GUIDELINES (UDAG)

ENHANCE THE PEDESTRIAN ENVIRONMENT

1. Create an interconnected, walkable downtown. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance, the DSPM, & the Americans with Disabilities Act)

Development should enhance the interconnectivity of Old Town.

1.1 Provide circulation connections to, from, and within a site to support pedestrian activity and other mobility options, and enhance interconnectivity within Old Town.
1.2 Expand the pedestrian network throughout Old Town by incorporating pedestrian links to neighboring developments through the use of covered or shaded walkways, passageways, courtyards, and plazas.
1.4 Design street-spaces that support the pedestrian. Incorporate pedestrian amenities such as safe, comfortable surfaces, seating, lighting, shade, landscape and hardscape, crosswalk refuge areas, and curb and sidewalk extensions into Old Town design.
1.5 Coordinate the design of pedestrian, auto, parking, and service areas to minimize pedestrian interruption and pedestrian-vehicular conflicts.

Response: The redevelopment plan takes into account the surrounding context and will become an integral component in revitalizing the area. As a mixed-use development it will support a walkable and sustainable downtown. This is being accomplished, in part, by making and reinforcing vital connections for preexisting pedestrian, vehicular, and with public transportation networks. The development intends to integrate one of the strongest and most effective features in Old Town Scottsdale…the shaded walkways. They make Old Town Scottsdale one of, if not the most, walkable downtowns in the Phoenix Metropolitan area. The new north/south pedestrian connection located along the eastern property boundary provides a mid-block pedestrian connection between Third Avenue and Indian School Road. Also, see response to Guideline 2. below. Refer to pedestrian and vehicular circulation plan and mobility plan submitted with the zoning application.

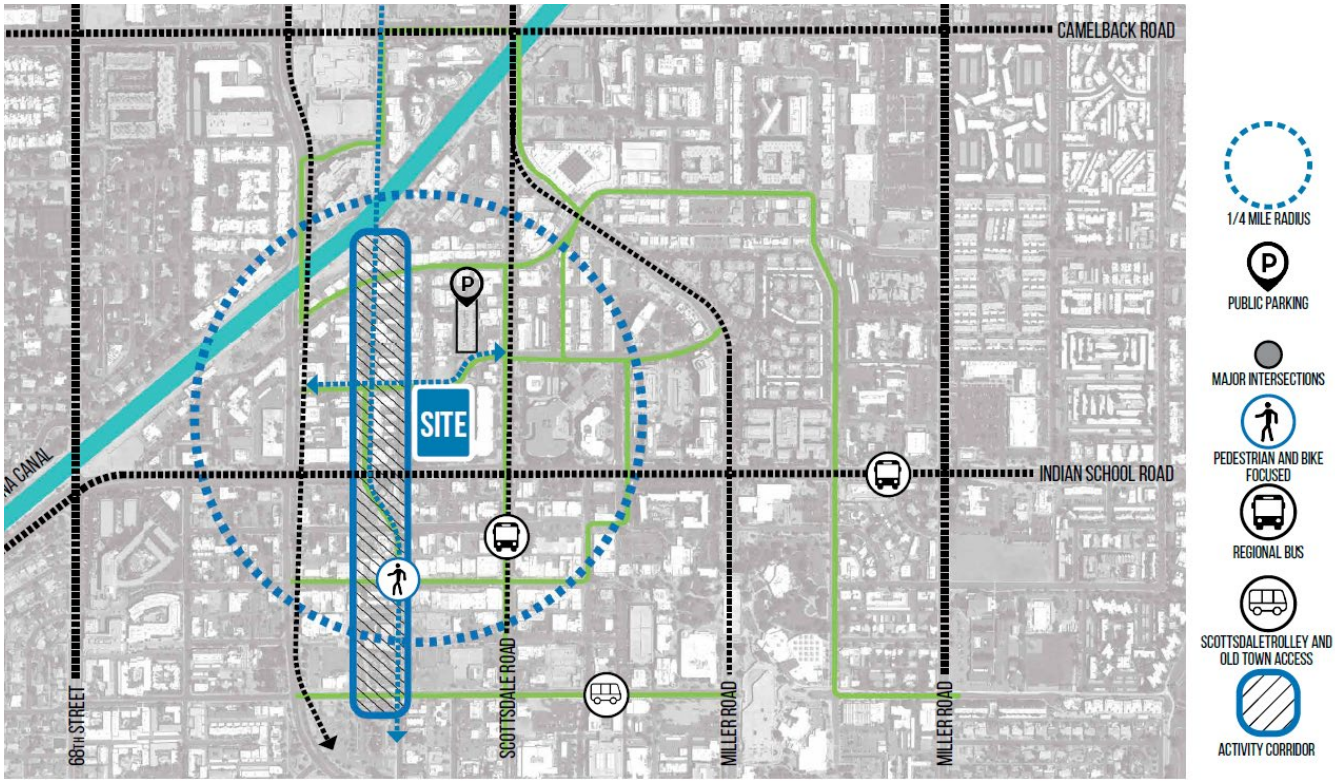
10-ZN-2020
12/21/20

2. Maintain a consistent street edge and continuity of street-spaces. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

A strong street edge defines and strengthens the pedestrian experience in an urban space.

2.1 Align new buildings with existing buildings and minimize the space between buildings to define a continuous building-street edge.
2.2 Locate the majority of building frontage to a common setback line and parallel to the street. Variations to the building setback that support the pedestrian experience may be considered.
2.3 Create a defined street-space where building frontages do not exist by incorporating design elements such as site walls, landscaping, overhead trellis, or covered walkway.
2.4 Convey a unified street appearance through the provision of complementary street furniture, paving, lighting, and landscape plantings.
2.5 Locate linear and rhythmic landscape planting at the street edge, and at site features such as intersections, entry drives, sidewalks, and courtyards.

<u>Mobility / Circulation Exhibit</u>



10-ZN-2020
12/21/20

Response: Along the Third Avenue frontage will be a continuous covered arcade that will be a continuation of the existing arcade found immediately to the west and extends to Marshall Way. Behind the arcade, the boutique hotel will program and locate uses along the full building length that will activate the streetscape including the hotel lobby, lounge, and restaurant with some outdoor al fresco dining. The first level of the hotel will be transparent with continuous full height glazing, creative lighting with accent color(s) to create visual interest at this pedestrian level. This activation zone will also encourage pedestrian traffic to move north across Third Avenue and north on Craftsman Court via the existing street intersection crosswalks all for the benefit of the businesses in the Fifth Avenue District.

On the Indian School Road frontage, additional shaded walkways will be provided and function with the existing covered arcade found west of the property at the small shopping center. Per the City's plans, this is a more passive zone, but there is a desire to encourage pedestrian movement east/west along the street to the Scottsdale Arts District to the west. This is also true to the east where the major Scottsdale and Indian School street intersection serves as an entry to the Historic Old Town District.

OPEN SPACES

3. Incorporate open landscaped spaces in Old Town to encourage human interaction.

Public spaces are an extension of the community and provide a place for human interaction. When cities have thriving civic spaces, residents have a strong sense of connection to one another and the community. The design of public and private open spaces should accommodate different levels of human engagement, from short impactful experiences, to longer interactions. Allow for flexibility within these spaces to be able to provide opportunities for special events, activities, and daily interaction.

3.1 Provide open space for public and private outdoor activities, special events, and day-to-day activities. Incorporate temporary and permanent infrastructure into open space and streetscape designs to support activities and events year-round.
3.2 Utilize a cohesive palette of design elements such as fixtures, landscape plantings, hardscape, street furniture, and integrated infrastructure to support design continuity in downtown public spaces.
3.3 Design private development to complement and reinforce the design of adjacent public spaces.
3.4 Implement design techniques in and around open space areas to reduce the impacts of noise on sensitive uses.

Response: Development will reinforce and encourage Third Avenue and Marshall Way active street frontages with public space connectivity; and with the intersection of Marshall Way and Indian School Road as a public place focus per the City plans. The Property is uniquely positioned in Old Town Scottsdale to have one quarter-mile walkability to the districts of Fifth Avenue, Scottsdale Arts, and Historic Old Town, which will be enjoyed by the hotel guests and residents. There is also an awareness of Marshall Way as a primary pedestrian place and Indian School Road as pedestrian supportive. The Kimsey will generate significantly more foot traffic to these

10-ZN-2020
12/21/20

pedestrian-oriented areas and streets, increasing retail and restaurant sales. The Kimsey includes a public pathway along the east edge that goes from Third Avenue to Indian School Road, that will serve as a convenient mid-block walkway while providing easier access to the public Third Avenue Public Parking Garage. Along this pathway there will be open space with landscaping, security lighting, seating, and opportunities to enter the development in front of the Kimsey Building and into the residential courtyard, and the hotel/residential drop-off area.

4. Connect Old Town open spaces to the surrounding context.

Open spaces provide the opportunity for humans to experience the natural environment in an urban, downtown setting. Open space is of vital importance to the desirability of Old Town as a place to visit, work, or live. In addition to being attractive and vibrant places in and of themselves, Old Town open spaces need to be part of a network - or series of networks - that connect neighborhoods within and to Old Town.

4.1 Visually and physically connect open spaces to other spaces such as walkways, gathering and activity areas, and adjacent development sites.
4.5 Provide open space at intersections for pedestrian mobility and link these open spaces to other public areas.
4.6 When residential units occupy the ground floor, direct access to adjacent open space is encouraged.

Response: The Kimsey was designed to maintain and enhance an active street frontage reinforcing the Old Town pedestrian environment and encouraging walkability and social interaction. The context includes galleries, restaurants, retail, cultural opportunities and employment all within walking distance of the Property. As stated previously, covered arcades along with pedestrian scale landscape and hardscape elements will contribute towards street level interaction and continuity of the existing urban context providing connectivity to neighboring properties. The ground level of the residential townhomes will have direct residential access to sidewalks and amenities as well as access to patios.

INTEGRATION INTO THE NATURAL ENVIRONMENT

5. Manage access and exposure to sunlight; provide shade.

Outdoor spaces need a balance of sun and shade, depending on location, the season, and time of day. To create livable and inviting interior and exterior spaces, provide for shade particularly during the summer and allow access to sunlight in the winter.

5.1 Design for filtered or reflected daylighting of new buildings.
5.2 Manage the seasonal solar exposure of site features through building orientation, vegetation, and architectural design.
5.3 Provide shade along pathways, in public and private outdoor spaces, and as part of building design.
5.4 Minimize, or shade, materials that absorb and retain heat. Consider utilizing materials that dissipate heat.

10-ZN-2020
12/21/20

Response: The building orientation, which is predominately east/west and northerly will be more energy efficient. Passive solar concepts are integrated by discouraging direct solar heat gain during the hotter months; and encouraging direct solar during the colder months. Recessed and appropriately shaded windows with canopies and other devices will respect such passive solar approaches.

There is minimal roof area given the overall project size, which minimizes the heat island effect. Usable upper level exterior balconies and terraces provide some plantings to provide additional shade, reduce heat reflection and glare to the interior spaces, a cooling effect, and visually softens the building character. Courtyards by their nature are often shaded by the surrounding structures, and yet provide solar access when desired. Additionally, a series of first level breezeways provide natural convective cooling by pulling the heat through, up and out of the courtyard.

6. Design with context-appropriate vegetation.

Provide vegetation that will enhance the sense of place and tie the site into the surrounding environment.

6.1 Emphasize a variety of drought tolerant and Sonoran Desert plants that provide water conservation, shade, seasonal color, and a variety of textures and forms.
6.2 Take into account mature vegetation sizes, characteristics, and maintenance requirements with site layout and design.
6.3 Design landscape elements and palette to relate closely to the character and function of site architecture and coordinate with neighboring properties and adjacent public areas.
6.4 Utilize vegetation that is multipurpose, such as landscaping that reinforces the character of an area by providing shade, wayfinding, heat island relief, prominent site feature emphasis, and/or screens utility equipment and building service areas that are to be hidden from public view.
6.5 Incorporate low impact development practices into site design.

Response: The landscape character of the proposed development includes a variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy drought-tolerant plants known to thrive in the heat and sun of the Sonoran Desert climate. Plant selection and landscape design will allow the development to use water efficiently throughout the site.

INCORPORATION INTO THE BUILT ENVIRONMENT

7. Ensure continuity of site development.

The site plan, building arrangement, and orientation of uses should coordinate with neighboring properties.

7.1 Orient buildings and active uses toward streets, pedestrian corridors, and other public areas.

10-ZN-2020
12/21/20

7.2 Incorporate courtyards and other outdoor spaces into site design and link them with outdoor spaces on neighboring sites, and to the street.

Response: Uniquely, The Kimsey saves, upgrades, and adapts new uses to the existing Kimsey Building mid-century jewel. Anticipated uses include those that will enhance the luxury residential with an inviting open entry, lounge, clubhouse/media, fitness, leasing offices at the first level; and residential units at the second level. First level will have access to nearby elevator lobbies, stairs, courtyard oasis, and structured parking. The historic and exterior character-defining features as described will remain intact and not be altered.

The covered arcade as well as trees and shrubs, will create shade and a comfortable microclimate for the pedestrian. These practices will enrich the pedestrian experience and encourage the use of sidewalks to get from one destination to the next and provide continuity between buildings. The indoor/outdoor transition from the building will also allow residents to immediately engage with the sidewalk network in Old Town providing for an enhanced experience.

8. Design new development to be compatible and complementary to existing development.

Development compatibility helps to strengthen the continuity of character throughout Old Town.

8.1 Design buildings to reflect and enhance the existing character of an area. Establish new urban design and architectural character where downtown development patterns are fragmented or evolving.
8.2 Create a balance between new design elements and existing architectural features and materials.
8.3 Design new development to be compatible with historic resources.
8.4 Building design that incorporates corporate or user branding is discouraged.

Response: The proposed development provides continuity between the newly proposed and existing architecture of the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontages. Additionally, the preservation of the Kimsey Building brings inspiration to the materials, building form, roof line and massing. By studying the established Old Town context with respect to character, design and materials, The Kimsey includes a variety of natural durable building materials and finishes that will stand the test of time including, but not limited to, masonry, cast in place concrete, and other durable natural materials.

9. Minimize the visual and physical impacts of utility equipment and building service areas.

Old Town supports the function of business, resident, and visitor activities. Site and building design should minimize the visual and physical impacts of building systems, equipment, and service areas.

9.1 Locate building service areas so as to minimize visibility from public view and reduce potential conflicts with on-site circulation.

10-ZN-2020
12/21/20

9.2 Conceal utility equipment, such as mechanical, electrical, solar, and communications equipment, from public view, other on-site users, and neighboring properties.
9.3 Locate utility equipment and building service and delivery areas on the development site - along the alley or within the site's interior.
9.4 Site planning that incorporates rideshare queuing and drop off is encouraged.
9.5 Consider building improvements such as lighting and signage on façades that face onto alleyways.

Response: All utilities, trash, recycle and delivery services are contained within the site and are accessed inconspicuously. HVAC will be roof mounted and screened from view. This minimizes the public's interaction with those services which helps to enhance the pedestrian experience. The ground plane has been designed to create a respite for residents, guests, and visitors.

10. Contribute to the ambiance, character, and safety of Old Town through architectural and site lighting. (Refer to Section 7.600 of the Scottsdale Zoning Ordinance).

The design of a nighttime environment that instills feelings of both safety and enjoyment is important to the economic and cultural vitality of Old Town. Lighting is a key factor in creating this urban nightscape.

10.1 Reinforce architectural design of a building, and the surrounding context, through complementary exterior decorative light fixtures.
10.2 Emphasize architectural features when illuminating building façades via concealed lighting. 10.3 Design lighting systems to minimize glare, excessive brightness, and visual hot spots; and, incorporate transitional light levels between lower and higher illuminance.
10.4 Encourage exterior and interior building lights that illuminate windows and doors and contribute to increasing the light levels in pedestrian areas.
10.5 Provide pedestrian scale lighting to supplement street lighting and combine street and pedestrian lighting on one support pole.
10.6 Provide evenly-distributed lighting beneath covered walkways. Fixtures that produce light at a warm color temperature are preferred (2700- 3000 Kelvin).
10.7 Emphasize artwork in the public realm through complementary exterior lighting. (Note: All artwork displayed in the public realm, whether luminal in nature or otherwise, is subject to review by the Scottsdale Public Art Advisory Board and/or the Development Review Board).

Response: Lighting has been designed in a manner that is respectful of the surrounding Old Town context while maintaining safety for residents, guests, and patrons. Lighting designs are commensurate with the quality architectural style proposed for The Kimsey, low-level with no glare or excessive intrusion for adjacent properties. Lighting is placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading along street frontages in keeping with the urban setting. Building mounted and/or ground level artwork will be tastefully lit to enhance the unique features onsite.

10-ZN-2020
12/21/20

11. Utilize signage that supports Old Town character and function. (Refer to Article VIII of the Scottsdale Zoning Ordinance).

Signage should provide clear, concise, and useful information, without becoming a focal point of the aesthetic environment.

11.1 Incorporate signage that complements development design and the surrounding area.
11.2 Coordinate sign locations with building and landscape design to ensure visibility.
11.3 Provide permanent business signage at the primary street frontage.
11.4 Provide shingle signs under covered walkways in the Downtown Core. Locate shingle signs perpendicular to the face of the building, and at a height of no less than seven foot and six inches above the sidewalk.
11.5 Illuminate wall signs with indirect lighting from a shielded light source.
11.6 Illuminated cabinet signs are strongly discouraged in Old Town.

Response: Project identification will be contextually appropriate and processed under a separate permit application and approval process. Signage will be placed to ensure visibility respecting the landscaping and ground level experience while complementing the character of the development plan.

BUILDING MASS, FORM, & SCALE

12. Design buildings to complement the existing development context. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

New buildings should coordinate building form and height with the surrounding context.

12.1 Provide compatible transition in building scale, height, and mass.
12.2 Although new buildings may be different sizes, design the first few stories to visually relate to adjacent buildings and the surrounding context, by integrating architectural elements and design details of similar scale and proportion.
12.3 Locate more intense building mass, height, and activity of a development away from existing development at the Old Town boundary.
12.4 Utilize building form as the primary method to make compatible transitions between different Development Types, internal to the Old Town boundary. (Refer to Historic Old Town Design District section for specific guidelines relating to transitional design of new development adjacent to this Old Town district)

Response: To the west existing structures are one-story and within a Type I area. The Kimsey is within a Type II area and adjacent to Type I, so it is required to create a transition with the new building forms and heights as it interfaces with the Type I. A series of building stepbacks are primarily provided at levels three and six to mitigate the overall height. There are also building components with exterior terraces that step down toward Indian School Road. Additionally, there are recessed balconies that modulate the building form and reduce the scale of the exterior walls. A similar strategy is found where Type I is across from Third Avenue to the north; and partially across Indian School Road to the south.

10-ZN-2020
12/21/20

To the east are three story structures within a Type II area. The Kimsey's design provides additional stepbacks on the east. Recessed exterior balconies also mitigate the building forms and reduce its scale. The numerous outside corners of the residential buildings will provide exterior wrap-around balconies to soften otherwise hard edges. Lastly, there is an intention to have a broken roof line at it meets the sky at various levels with terraces, balcony privacy partitions, and railings.

Most importantly, the existing Kimsey Building is preserved, which creates large voids in massing as well as enhanced setbacks and stepbacks for much of the frontage along Indian School Road and the east edge of the Property.

13. Reduce apparent building size and mass. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

Reduce the visual mass and height of buildings.

13.1 Reducing apparent size and mass of buildings through architectural design that subdivides the building into horizontal components consisting of a base, middle, and top is preferred.
13.2 Incorporate setbacks and stepbacks into building design to reduce their visual impact.
13.3 Subdivide large building mass through the addition of architectural features and material articulation.
13.4 Avoid long or continuous blank wall planes and monotonous wall treatments. Incorporate projections, recesses, or other architectural variation into wall planes to provide strong shadows and visual interest and help the eye divide the building into smaller parts.
13.5 Provide physical and visual access points every 100- to 300-feet, subdividing building mass at regular vertical intervals.

Response: The building massing elements provide varied architectural components that modulate and articulate the façade both vertically and horizontally, providing a base, middle and top. The ground floor is articulated with the movement, texture, relief and layering of elements creating depth and shade enhancing the pedestrian experience. These features also help to reduce the overall scale of the building and provide visual interest. The lower level townhomes along Indian School respect the stepback plane and provide an interplay with the streetscape and pedestrian realm along with the folded-plate shaded arcade. As the building rises, landscaped terraces and overhangs bring movement and energy to the architectural character.

HIGH-RISE BUILDING DESIGN

14. Design high-rise buildings to reflect design excellence and fit within the surrounding context.

New high-rise buildings should reflect design excellence and innovation, acknowledge their important civic role in defining the image of Old Town Scottsdale, and respond to their impacts upon the urban landscape.

10-ZN-2020
12/21/20

14.1 Design the base/podium so that it visually supports the middle/tower and top/ penthouse sections. Incorporate heavier, more textured materials, low walls, planters, wainscot, and other base treatments into the base/podium to visually anchor the structure firmly to the ground plane.

Response: The design elements summarized above will ensure a visual differentiation between the base, middle and top of the buildings provide a stronger base element and a visual lightness to the upper building levels enhances with material selections and finishes. The preservation of the Kimsey Building provides a large void of building mass along Indian School Road along with the stepped massing of the residential building respecting the required stepback plane as to prevent a looming building effect along the streetscape.

PARKING

15. Design parking facilities that fit within the surrounding context.

Parking facilities, as infrastructure assets, support the civic, business, and residential functions within Old Town. The design of these facilities should also contribute to the architectural and urban design of the neighborhood in which they are located.

15.1 The preferred location for structured parking is below-grade. Design underground structures to provide natural air and light.

Response: Parking will be provided in a below grade parking structure utilizing the CityLift car stacking technology at the first and lower levels. CityLift allows vehicles to be stored in two or three high racks, and for multiple side by side racks. Vehicles are automatically retrieved by the hotel valet or resident. Approximately 15% of the total parking spaces provided are conventional parking spaces, which will also serve larger SUV or truck vehicles that are too large for CityLifts.

Vehicular traffic access to the property will come in many forms. The northeast quadrant of the property just off Third Avenue envisions a dramatic, ceremonial, and consolidated drop-off and pick-up zone to be shared by the boutique hotel porte-cochere entry and the residential lobby. It will set the tone and ambiance for this entire high-quality mixed-use development. From this node, hotel guests and residents will jointly have direct access to the underground structured parking. In addition to the required parking, 10+/- additional parking spaces will be provided on site.

Vehicular access is also provided off Indian School Road at the upgraded west edge alley and directly to the lower level parking structure with an automotive ramp. For convenience, the existing parking lot off Indian School Road that provides 20 parking spaces for the historic Kimsey Building will be retained, but will be visually upgraded as an 'automotive court' with new hardscape and landscape, creating a much improved setting for the building.

10-ZN-2020
12/21/20

ARCHITECTURAL ELEMENTS & DETAIL

16. Design building façades and architectural features to fit with the surrounding context.

Consider the prevailing architectural rhythm of the surrounding context. Add variety to the present rhythm in order to maintain or enhance visual interest, yet provide enough visual continuity through the alignment of architectural features to strengthen the design of the overall area.

16.1 Design similar floor-to-floor building heights to define the visual continuity of an area.
16.2 Align architectural features such as window bands, cornice lines, belt courses, moldings, and other features, as appropriate.
16.3 Repeat architectural elements such as covered walkways, recessed bases or similar roof forms to link existing and new development.
16.5 Outside of the Downtown Core, provide a continuous shaded walkway along pedestrian corridors.
16.6 Utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich character, visual interest, shadow, contrast, and color.

Response: The Kimsey's materials, massing and architecture are inspired by some of the existing Old Town vernacular and most importantly, the preservation of the Kimsey Building. The adjacent three-story office building to the east utilizes a warm-colored exposed concrete masonry unit throughout that is found in other Old Town Scottsdale structures. There is an historic legacy in the use of this durable material. Other natural and indigenous materials include the MOW's cast in place and textured concrete and copper wall panels. Plaster is also found to the west and numerous buildings on Marshall Way and Craftsman Court. Brick also is found in the existing Howard Johnson hotel, Little Red Schoolhouse, and Historic Old Town District structures such as the Rusty Spur, Johnny Rose's Pool Hall, and Woolworth Building.

The selected materials are translated into built form and layered to provide a hierarchy within each structure creating architectural design variation. Vertical and horizontal linear elements also bring visual interest creating relief, depth, and shade, which dramatically reduces the overall scale and mass of the buildings. Recessed windows and balconies and exaggerated overhangs will provide solar relief to the glazing and shaded outdoor spaces. Each side of the project is unified and expressive towards the overall theme while still providing a dynamic four-side architectural experience. Each façade provides balance and movement, helping to accentuate appearance and offering Old Town a vibrant, visually interesting building character.

The preservation of the Kimsey Building provides large voids in massing as well as enhanced setbacks and stepbacks for much of the frontage along Indian School Road as well as the east edge of the Property.

10-ZN-2020
12/21/20

17. Design buildings that are inviting.

Building design should be to human scale and add interest to the pedestrian experience.

17.1 Activate the ground floor of buildings to provide interest and a safer pedestrian environment.
17.2 Provide a clearly defined public entrance to the building façade that reflects the existing scale of surrounding building entrances.
17.3 Orient the main entrance of a building toward the street.
17.4 Provide frequent building entrances to minimize blank walls and other dead spaces. For Type 1 Development, incorporate at least one (1) entrance for every thirty to fifty (30-50) feet of building frontage. For Type 2, 2.5, and 3 Developments, incorporate at least one (1) entrance for every thirty to fifty (30-50) feet of building frontage, but not to exceed 100 feet.

Response: The ground level of the proposed development plan is activated with multiple access points, shaded arcades, seating, landscaping and lighting. The hotel offers a transparent interface along Third Avenue with direct lobby access. Building entry (lobby) for the residential component will be central to the site connecting via multiple corridors and walkways. There is also a private walk connecting to the Kimsey Building joining to fitness and leasing uses. Additionally, a public sidewalk runs along eastern boundary of the site connecting Indian School and Third Avenue providing a midblock north-south connection that does not exist today.

MATERIALS

18. Use context-appropriate materials, colors, and textures in Old Town development.

Materials should be of high-quality, durable, easily maintained, and able to withstand the climatic conditions of the desert southwest. Materials should help tie buildings into the composition of the neighborhood. Use of local materials helps to further define sense of place.

18.1 Use materials with colors and coarse textures that are associated with the desert southwest.
18.2 Use materials that complement the existing area in texture, finish, scale, color, and other design aspects.
18.3 Use colors and materials that emphasize shadow patterns.
18.4 Reflective materials that create glare and façades that are more than 80% glass are discouraged.
18.5 Emphasize muted desert colors (Main Color) having a value of less than seven (7) and a chroma between three (3) and fourteen (14), as indicated in the Munsell Book of Color. The Light Reflectance Value is to be 70% or less. Intense, saturated colors are only encouraged as accents.
18.6 Exterior finish materials such as concrete, brick, and tile to be left in their natural color or colored integrally, as opposed to being painted, stained or coated.
18.7 Natural materials are preferred over simulated materials, particularly at the ground level of buildings and other locations where direct contact by pedestrians occur.
18.8 Changes in paint color, building material, and/or texture that occur with a change in horizontal wall plane, or with strongly pronounced scoring, expansion joints, reveals or other similar wall details are encouraged. Abrupt changes in materials, colors, and textures are discouraged.

18.9 Vertically-stacked materials ordered by perceived material weight, with the "heaviest" materials at the bottom, and the "lightest" materials towards the top, are encouraged. This ordering method contributes to the appearance of the building being anchored to the ground plane, and upper levels being supported by the building base.

Response: As noted above, the building materials takes cues from the Old Town context. Vertical and horizontal linear elements also bring visual interest creating relief, depth and shade, which helps to reduce the overall scale and mass of the buildings. Building material include, but are not limited to, masonry, cast in place concrete and utilizing a variety of natural durable materials and finishes. The color palette invokes a Southwest inspired range of taupe and gray finishes with lighter tones as the building rises in height. Accent colors are incorporated to bring visual interest to the design and are inspired by midcentury architecture.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property. In addition to the response below, please refer to Goal CD 1 above for a specific description of the design elements.

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

Response: The vibrant, contemporary building character and stepped heights are complementary to the surrounding urban development pattern. The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar relief, shading and overhangs, and celebrate the Sonoran Desert climate by creating outdoor courtyard spaces and common amenities for its guests, residents and visitors while also tying to the existing pedestrian network throughout Old Town.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

Response: Although the setting of this Old Town site is urban in character and does not have natural features such as washes and natural area open space, the development team has taken special consideration in providing appropriate interaction with Indian School Road and Third Avenue streetscape through building design and attention to the ground-level experience.

10-ZN-2020
12/21/20

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

Response: The Property is an Old Town redevelopment site. Landscaping will consist of low-water use desert appropriate landscaping materials in conformance with established guidelines. The current topography of the site pitches above 4 feet from north to south.

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

Response: The proposed redevelopment will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping and open space areas will contribute to an urban habitat and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand.

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.

Response: Pedestrian circulation along the streetscape is an important feature of this Old Town project, as numerous gallery, restaurant, residential, employment, cultural, and entertainment uses are within walking distance.

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.

Response: The Kimsey is located within the heart of the Fifth Avenue District and is within walking and trolley distance to a range of land uses including major employers, such as HonorHealth and the City of Scottsdale. As such, the development has been designed with an emphasis on the ground level pedestrian experience enhancing the land use goals for this area. Developing tourist accommodations and residential units in the heart of Old Town with established transportation options (trolley, bicycle, bus) reduces the number and distance of automobile trips and improves air quality, thereby enhancing the quality of life for the community as a whole.

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

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building form, site and landscape design.

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

Response: Variation in massing, proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed development also provides continuity

10-ZN-2020
12/21/20

between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontages.

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

Response: The proposed development will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar relief and overhangs, and celebrate the Southwestern climate by creating outdoor spaces, respites and shaded amenities.

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

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The specific sustainable elements are being evaluated with the design and development of the hotel and residential buildings in accordance with IGCC and may include, but are not limited to, well insulated building envelope, recycled materials, energy efficient windows, energy efficient light fixtures, low use water fixtures, and appliances, and use of solar.

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

Response: Context appropriate, mature arid-region plant materials will be utilized with the redevelopment and revitalization of the Property. The desert-lush character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

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

Response: The proposed development will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized throughout the 3.87+/- acre development, consistent with the established vegetative pattern found throughout Old Town.

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

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety and wayfinding for Old Town visitors and residents.

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

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

10-ZN-2020
12/21/20

DEVELOPMENT PLAN EXHIBITS

EXHIBIT A: PROPERTY DEVELOPMENT STANDARDS
EXHIBIT B: PLANS COVER SHEET
EXHIBIT C: SITE AREA DIMENSIONED PLAN
EXHIBIT D: CONTEXT AERIAL
EXHIBIT E: VEHICULAR CIRCULATION PLAN (CONTEXT)
EXHIBIT F: VEHICULAR AND PEDESTRIAN CIRCULATION PLAN
EXHIBIT G: SITE PLAN
EXHIBIT H: OPEN SPACE PLAN
EXHIBIT I: PARKING PLAN
EXHIBIT J: REFUSE PLAN
EXHIBIT K: BUILDING ELEVATIONS
EXHIBIT L: SITE/BUILDING SECTIONS
EXHIBIT M: LANDSCAPE PLANS
EXHIBIT N: FLOOR PLANS
EXHIBIT O: PROJECT RENDERINGS

Property development standards.

A. The property development standards of the PBD Overlay District shall control over the property development standards of the Downtown District.

B. Maximums for building height, GFAR and density, without bonuses, are shown on Table 6.1308.B.

1. The Development Plan shall identify the building heights for each property within the PBD Overlay District. If the building height is not identified, the maximum building height for that property shall be the building height maximum set forth in Table 6.1308.B. for the applicable Downtown District development type.

2. The Development Plan shall identify the GFAR for each property within the PBD Overlay District. If the GFAR is not identified in the Development Plan, the maximum GFAR for a property shall be 1.4.

3. The Development Plan shall identify the density for each property within the PBD Overlay District. If the density is not identified in the Development Plan, the maximum density for that property shall be fifty (50) dwelling units per acre of gross lot area.

Table A. Building Height, Gross Floor Area Ratio (GFAR), Density Maximums without bonuses

Development Type	Building Height Maximum (1)	GFAR Maximum	Density Maximum per acre of gross lot area
Type 2 and Type 2.5	~~66~~ **90** feet	1.4	~~50~~ **60** dwelling units

Note:

1. Excludes rooftop appurtenances.

a. Maximum height for rooftop appurtenances: 6 feet.

b. Maximum coverage for rooftop appurtenances: 20% of the rooftop.

c. Minimum setback for rooftop appurtenances: 15 feet from all sides of the building.

C. *Private outdoor living space* .

1. All dwelling units shall include private outdoor living space located beside the dwelling unit.

2. Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.

EXHIBIT A

D. *Setbacks.*

1. All buildings shall be set back in accordance with the approved Development Plan.

Street	**Minimum Building Setback**
Indian School Road	30 feet
3rd Avenue	20 feet
Alleys	0 feet

E. *Building location.*

1. A building adjacent to a public street (except alleys) shall be located as follows:
   a. In a Type 1 Area, at least fifty (50) percent of the:
      i. Length of the building façade shall be located at the minimum setback; and
      ii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.
   b. In a Type 2 Area, at least twenty-five (25) percent of the:
      i. Length of the building façade shall be shall be located at the minimum setback;
      ii. Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet; and
      iii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.
2. In a Type 2 Area, a building with a building façade length of two hundred (200) feet or more shall be located to achieve a prevailing setback shown below. The building façades on a corner lot are calculated separately, and not added together.

Street	**Prevailing Setback**
Indian School Road and 3rd Avenue	Between ~~25~~ **20** and 35 Feet **Excluding the Haver Triangle Building**

F. *Stepbacks.*

1. All building stepbacks shall be in accordance with the approved Development Plan; and

2. **Indian School Road:** Property in a Type 2 Area, adjacent to or abutting a Type 1 Area:

   a. The stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above the minimum setback from the public street (except alleys), where the public street abuts a Type 1 Area.

   b. The stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above a property line that abuts (i) a Type 1 Area, or (ii) an alley that abuts a Type 1 Area.

   c. The stepback plane shall incline in conformance with the applicable requirements of this section for property lines that do not abut (i) a Type 1 Area, or (ii) an alley that abuts a Type 1 Area.

3. 3rd Avenue: Property in a Type 2 Area, adjacent to or abutting a Type 1 Area:

   a. No stepback shall be required.

4. **Indian School Road**: Property in a Type 2 Area not described above: The stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines, to forty-five (45) feet; and beginning at forty-five (45) feet, incline at a ratio of 2:1.

G. *Exceptions to building location, setback, prevailing setback and stepback standards.*

1. As outlined in the sections below, and except as provided in 5. below, certain exceptions to building location, setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:

   a. The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and

   b. The sight distance requirements of the Design Standards and Policy Manual.

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

   a. A maximum of ~~five (5)~~ **ten (10)** feet for cornices, eaves, parapets and fireplaces.

   b. A maximum of ~~seven (7)~~ **twenty (20)** feet for canopies and other covers over sidewalks, balconies and terraces.

   c. Balcony walls and railings with a maximum inside height of forty-five (45) inches.

   d. Uncovered balconies, uncovered terraces and patios at and below grade.

   e. Covered sidewalks and uncovered terraces directly above a sidewalk.

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to stepback and setback standards above the first floor (not specified in 2. above), is allowed for projections that, **excluding the sidewalk shade canopies**:

   a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and

   b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.

4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.

5. Exceptions to setback or stepback standards are not allowed:

   a. To cross a property line; however, exceptions that encroach into the public street may be allowed, subject to the Scottsdale Revised Code.

   b. To increase the building height maximum.

6. Where the building location requirements under prevailing setback above can not be met due to the location of the street line, the following shall apply:

   a. In a Type 2 Area, at least twenty-five (25) percent of the:

      i. Length of the building façade shall be shall be located at the street line;

      ii. Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet; and

      iii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.

H. *Shaded sidewalks.*

1. The property owner shall provide shaded sidewalks that conform to the Downtown Plan Urban Design & Architectural Guidelines, subject to Development Review Board approval.

I. *Signs.*

1. The provisions of Article VIII. shall apply.

J. *Off-street parking.*

1. The provisions of Article IX. shall apply, except as provided below.

2. Vehicle parking is prohibited in the required setback.

3. The underground portion of a parking structure may be built to the property line.

4. A development with dwelling units that is required to provide:

   a. Fifty (50) to two hundred (200) parking spaces for the dwelling units, shall provide at least ninety (90) percent of those parking spaces in a parking structure, podium parking, or tuck-under parking.

   b. Two hundred one (201) or more parking spaces for the dwelling units, shall provide at least ninety (90) percent of those parking spaces in a parking structure, excluding podium parking and tuck-under parking.

5. The Development Review Board may approve an above-ground parking structure, podium parking and tuck-under parking adjacent to a public street if it finds that such parking conforms to the Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines.

K. *Landscaping.*

1. The provisions of Article X. shall apply.

THE KIMSEY

CASE PRE-APP NUMBER - 63-PA-2020

3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

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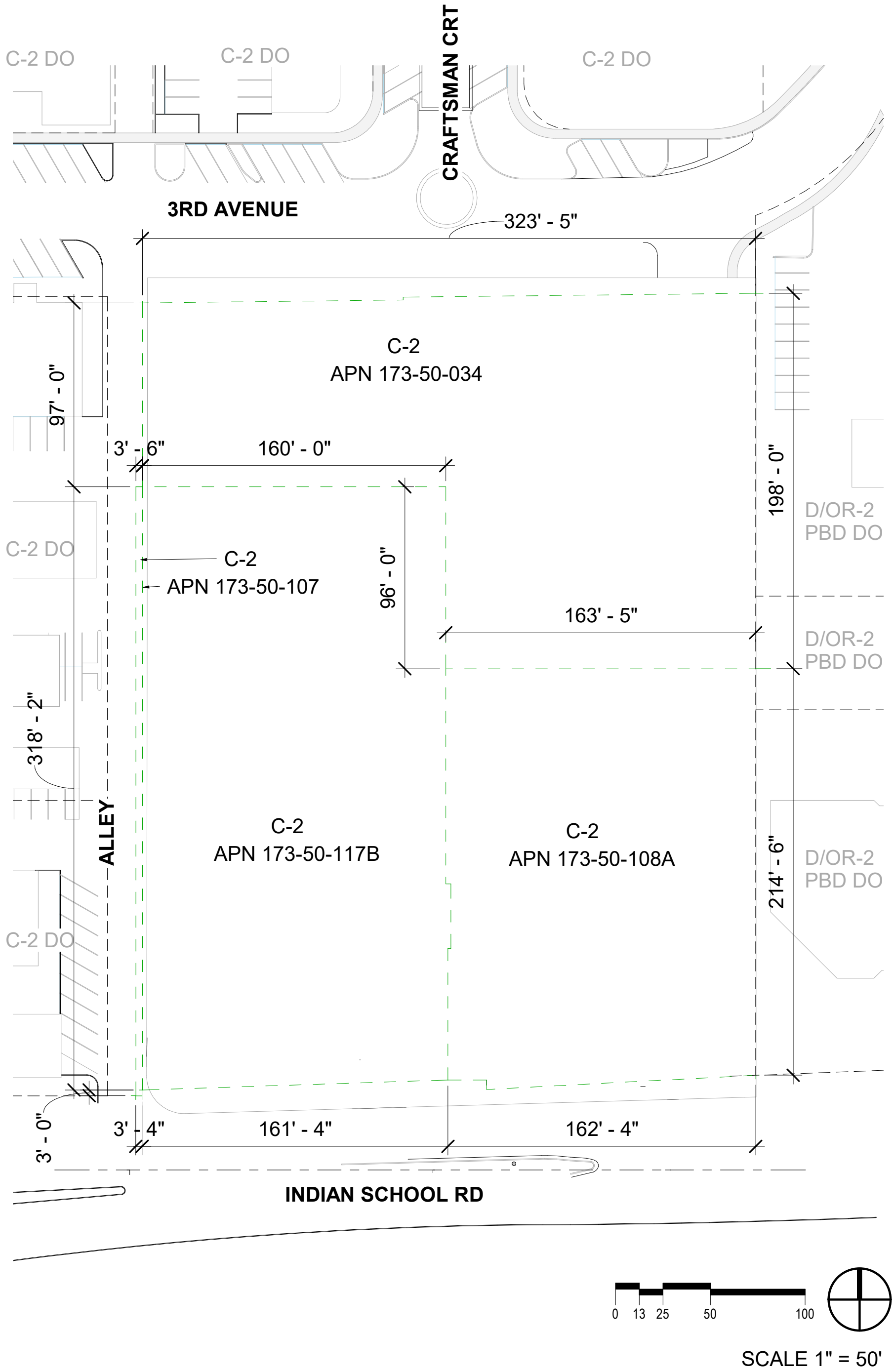
EXHIBIT B

057.6850.000 3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

△ Date	Description
10/16/20	Resubmittal

10-ZN-2020
1/19/2021

10-ZN-2020
1/19/2021



DIMENSIONED PLAN

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

EXHIBIT C

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.d

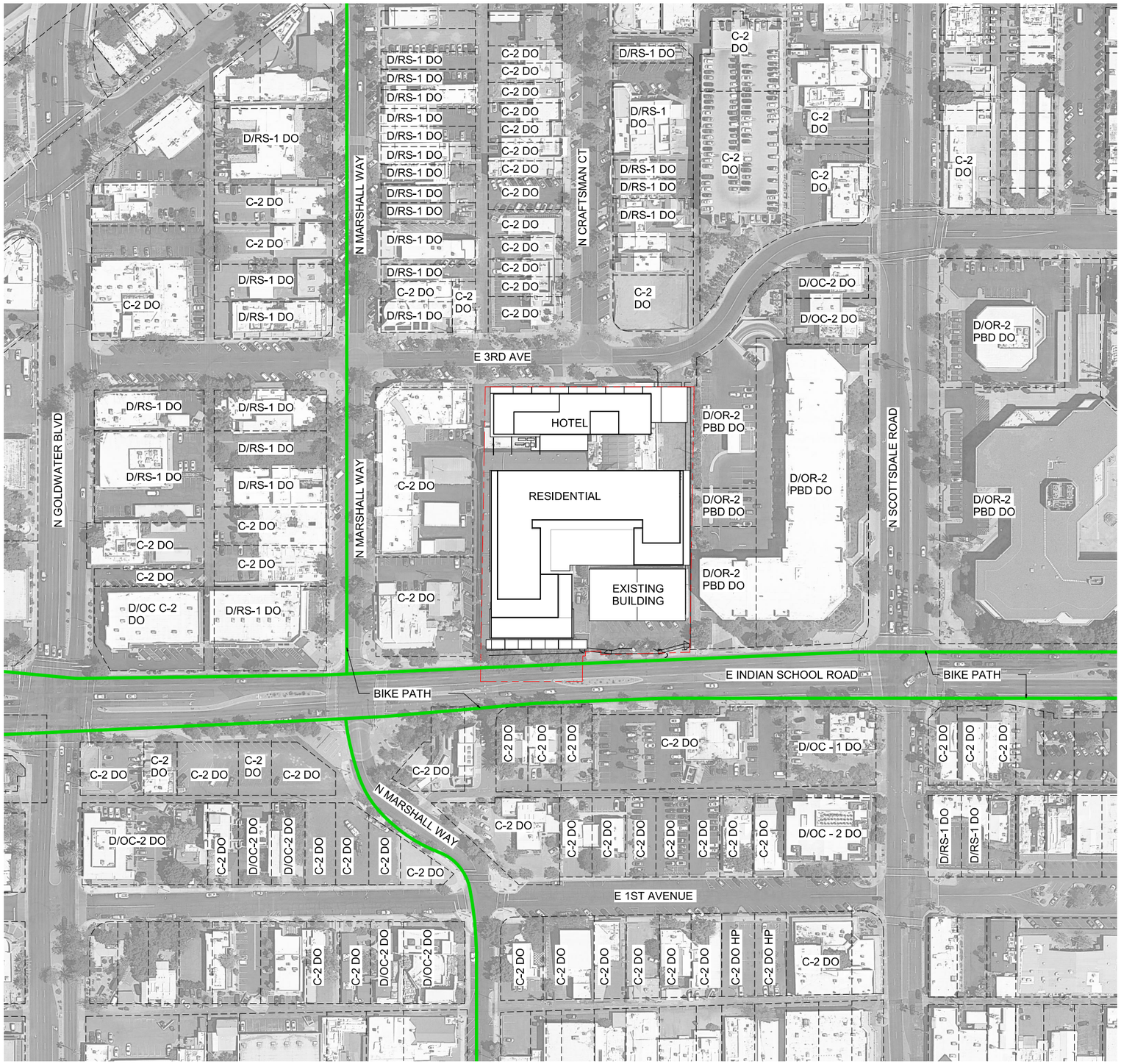


EXHIBIT D

01 CONTEXT AERIAL
SCALE: 1" = 80'-0"

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THE KIMSEY

7120 E INDIAN SCHOOL RD,
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- CASE PRE-APP NUMBER -
63-PA-2020

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△ Date	Description
10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
CONTEXT AERIAL & PROJECT INFORMATION

Scale
NOT TO SCALE

21.e

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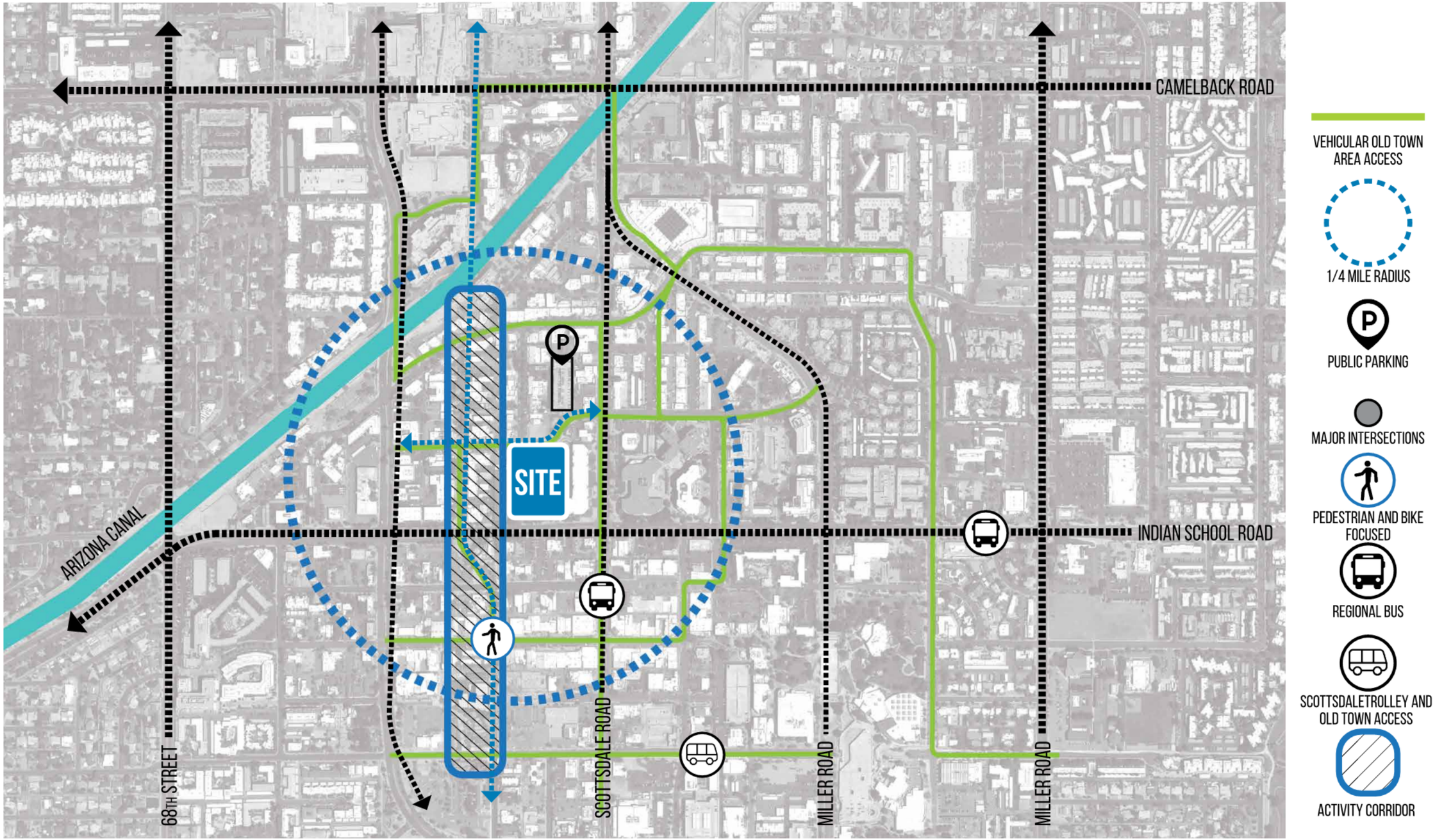

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT E

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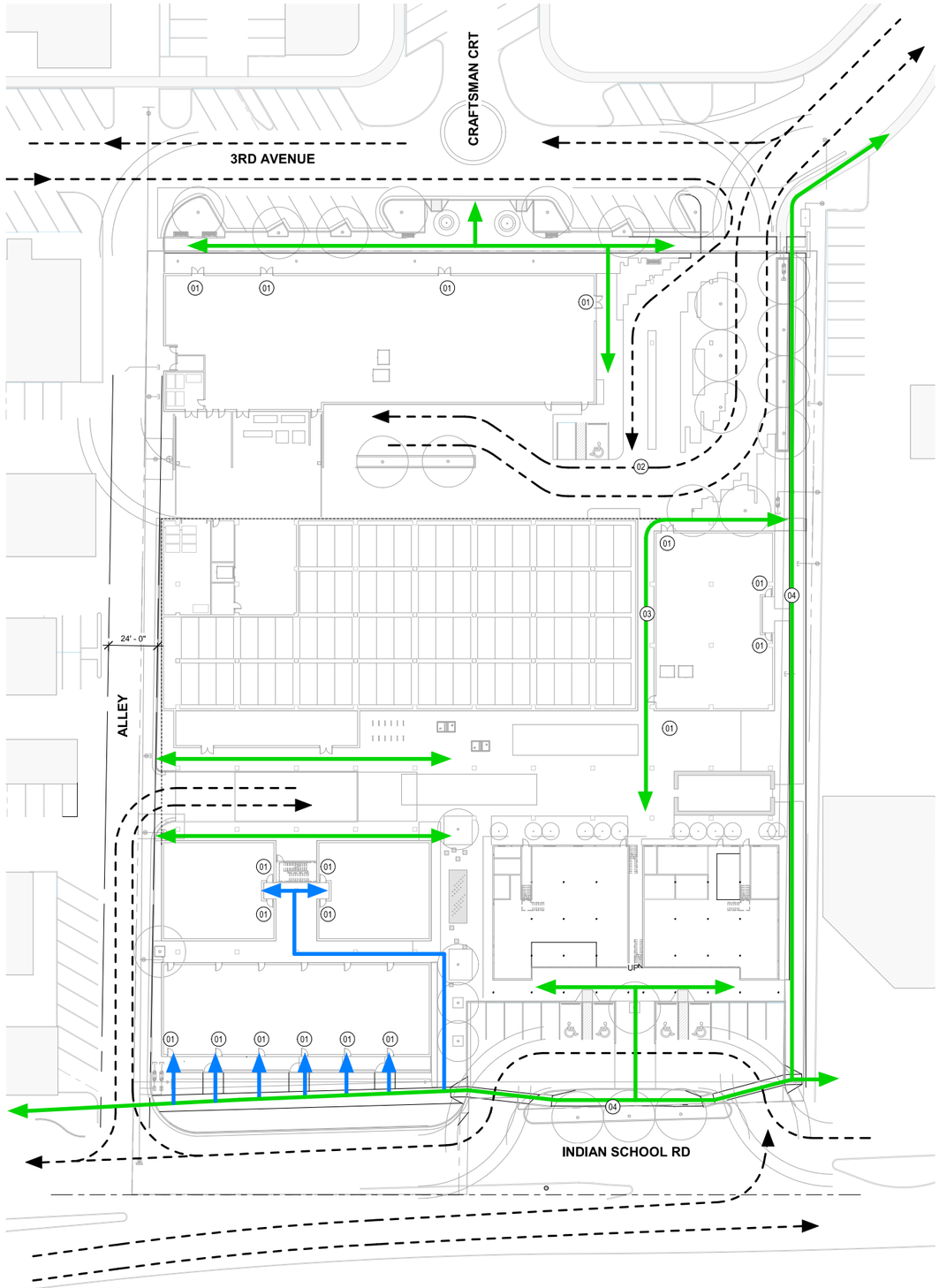
1/19/2021



01 PEDESTRIAN AND VEHICULAR CIRCULALTION
SCALE: 1" = 30'-0"

0 8 15 30 60

EXHIBIT F

SHEET NOTES

01 BUILDING ENTRANCE
02 VEHICULAR CIRCULATION
03 PRIVATE PEDESTRIAN ACCESS
04 PUBLIC PEDESTRIAN ACCESS

LEGEND

VEHICULAR CIRCULATION

PRIVATE PEDESTRIAN CIRCULATION

PUBLIC PEDESTRIAN CIRCULATION

COS STAMP

THE KIMSEY

7120 E INDIAN SCHOOL RD,
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- CASE PRE-APP NUMBER -
63-PA-2020

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△ Date	Description
10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
PEDESTRIAN AND VEHICULAR CIRCULATION

Scale
1" = 30'-0"

Ref North

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1/19/2021

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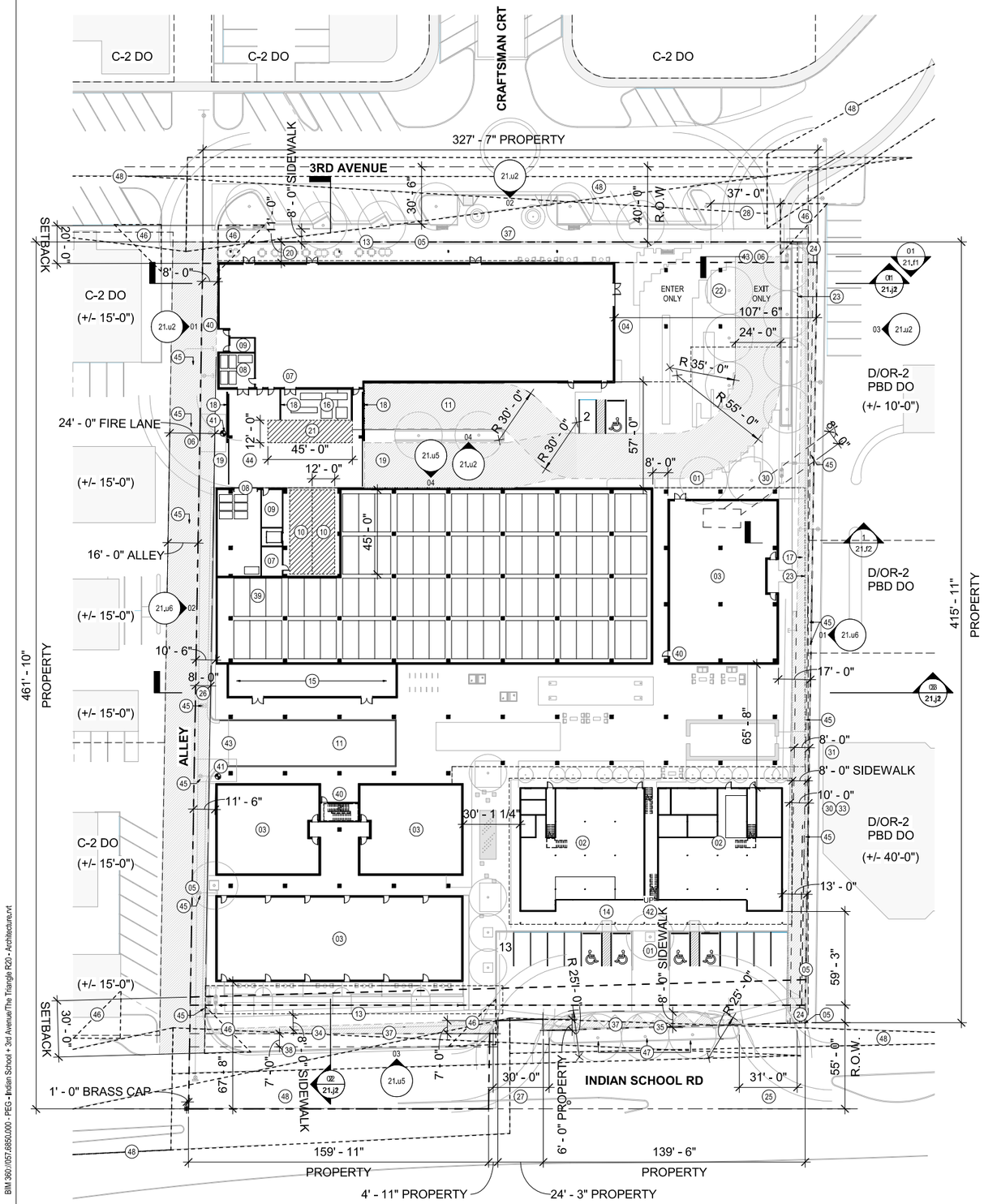


01 SITE PLAN
SCALE: 1" = 30'-0"

0 8 15 30 60

EXHIBIT G

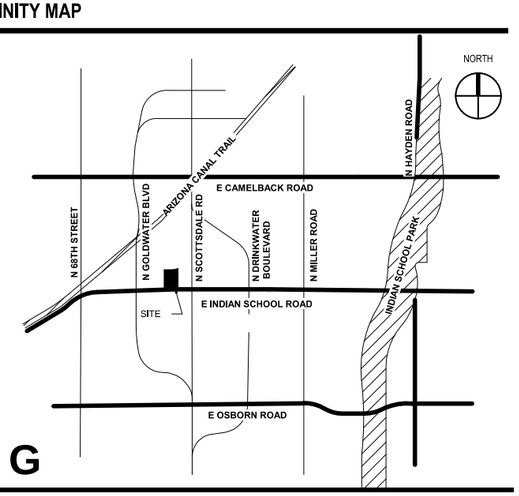
PROJECT DATA

	EXISTING	PROPOSED
GROSS LOT AREA (SF)	168,391 GSF (INCL. R.O.W)	168,391 GSF (INCL. R.O.W)
NET LOT AREA (SF)	144,173 SF (INCL. R.O.W)	144,173 SF (INCL. R.O.W)
PARCEL ZONING	C-2 DO	D/DMU-2 PBD DO
GROSS FLOOR AREA		473,300 GSF
GFAR	MAX 1.4	0.71

	REQUIRED	PROVIDED
BIKE PARKING 1 PER 10 VEHICLE	47	47
OPEN SPACE	0 SF	23,489 SF
PARKING		
RESIDENTIAL	321	321
HOTEL	134	134
RESTAURANT	11	11
GUEST		29
TOTAL	466	
SHARED PARKING	461	490
ACCESSIBLE PARKING		
ADA VAN	2	2
ADA CAR	17	17
TOTAL	19	19

	REQUIRED	PROVIDED
COMMERCIAL LOADING 30,001 TO 100,000 SF	1	1
RESIDENTIAL LOADING 151 TO 450 UNITS	2	2

VICINITY MAP



SHEET NOTES

01 RESIDENTIAL DROP-OFF
02 EXISTING HAVER BUILDING
03 GROUND FLOOR RESIDENTIAL
04 HOTEL DROP-OFF
05 PROPERTY LINE
06 FIRELANE
07 ELECTRICAL EQUIPMENT
08 REFUSE
09 FIRE RISER AND PUMP ROOM
10 RESIDENTIAL LOADING AREA
11 RAMP DOWN TO PARKING STRUCTURE BELOW
13 CANOPY ABOVE
14 LINE OF ROOF ABOVE
15 BIKE PARKING
16 ELECTRICAL TRANSFORMERS, SWITCHGEAR FULLY SCREENED
17 PUBLICLY ACCESSIBLE SIDEWALK
18 DECORATIVE SCREEN WALL
19 DECORATIVE SLIDING GATE
20 OUTDOOR DINING
21 DELIVERY AREA
22 ONE WAY ONLY SIGNAGE AND PAVEMENT MARKING
23 SHADE STRUCTURE ABOVE
24 PUBLIC CONCRETE PEDESTRIAN WALKWAY
25 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-3
26 DEDICATED IN FIRE LANE EASEMENT
27 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-4
28 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-1
30 EXISTING ELECTRICAL EASEMENT
31 EXISTING SEWER AND WATER EASEMENT
33 EXISTING TELEPHONE LINE EASEMENT
34 EXISTING ROAD MAINTENANCE AND PUBLIC UTILITY EASEMENT
35 EXISTING LANDSCAPE EASEMENT
37 EXISTING SIDEWALK
38 EXISTING ROAD AND PUBLIC UTILITY EASEMENT
39 STACKING MECHANICAL PARKING SYSTEM
40 KNOX BOX
41 FIRE HYDRANT
42 ADA ACCESS ROUTE
43 VEHICULAR ENTRY
44 EXTERIOR SERVICE YARD CONCRETE SLAB. OPEN TO SKY ABOVE
45 EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED UNDERGROUND
46 25'x25' VISIBILITY TRIANGLE
47 EXISTING 4 TREES ARE REPLACED BY SAME QUANTITIES AND SPECIES
48 INTERSECTION SIGHT DISTANCE

COS STAMP

THE KIMSEY

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△	Date	Description
	10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
SITE PLAN & PROJECT DATA

Scale
As indicated

Ref North

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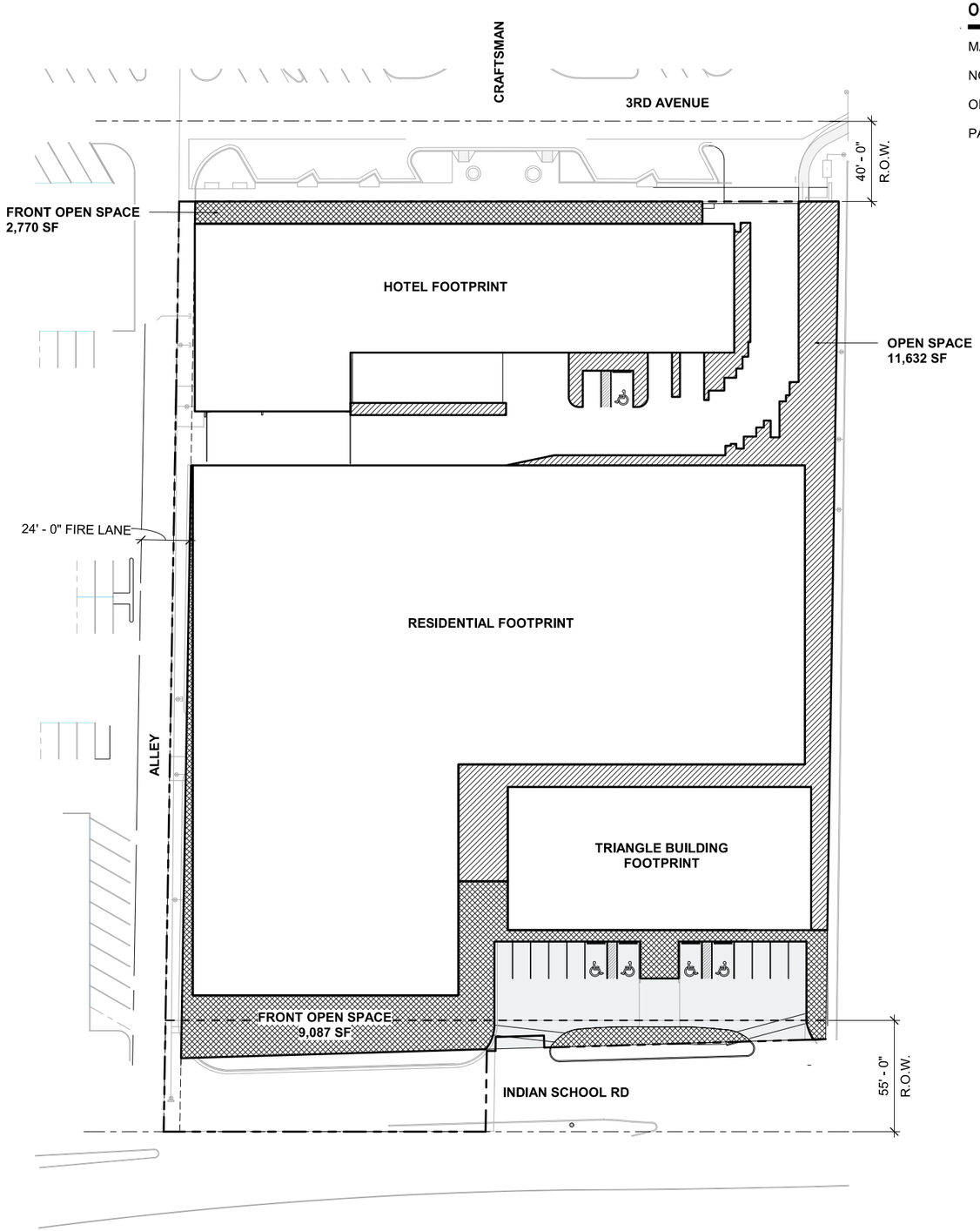

OPEN SPACE CALCULATIONS

MAXIMUM BUILDING HEIGHT = 90'-0" PROPOSED (90'-0" ALLOWED)

NO REQUIRED OPEN SPACE

OPEN SPACE PROVIDED = 23,489 SF

PARKING LOT CONTAINS LESS THAN 20 PARKING SPACES

01 OPEN SPACE PLAN
SCALE: 1" = 30'-0"

0 8 15 30 60

EXHIBIT H

COS STAMP

THE KIMSEY

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Seal / Signature

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Project Name
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Project Number
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Description
OPEN SPACE PLAN

Scale
1" = 30'-0"

Ref North

21.i

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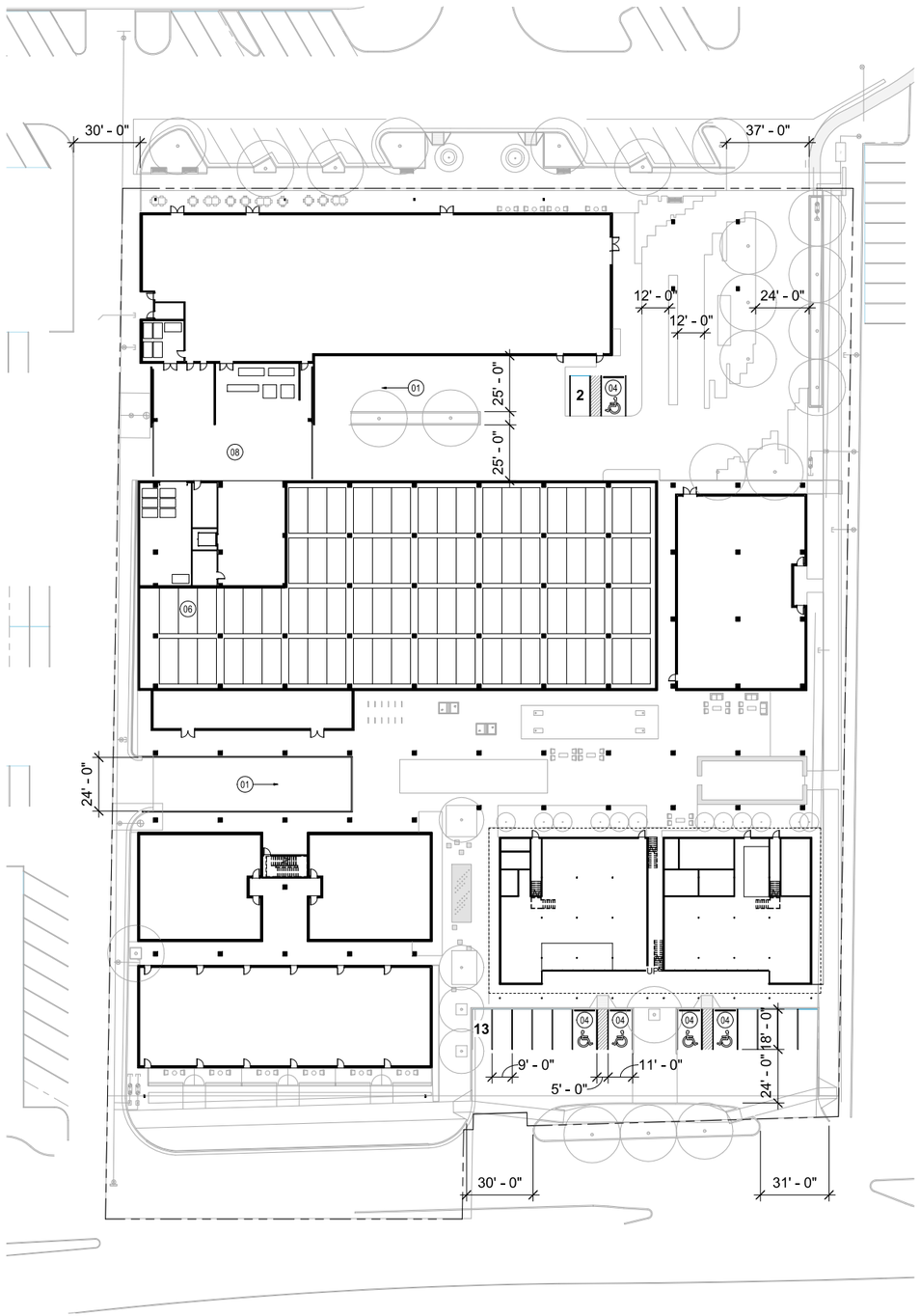

02 PARKING PLAN - LEVEL 1

SCALE: 1" = 30'-0"

0 8 15 30 60

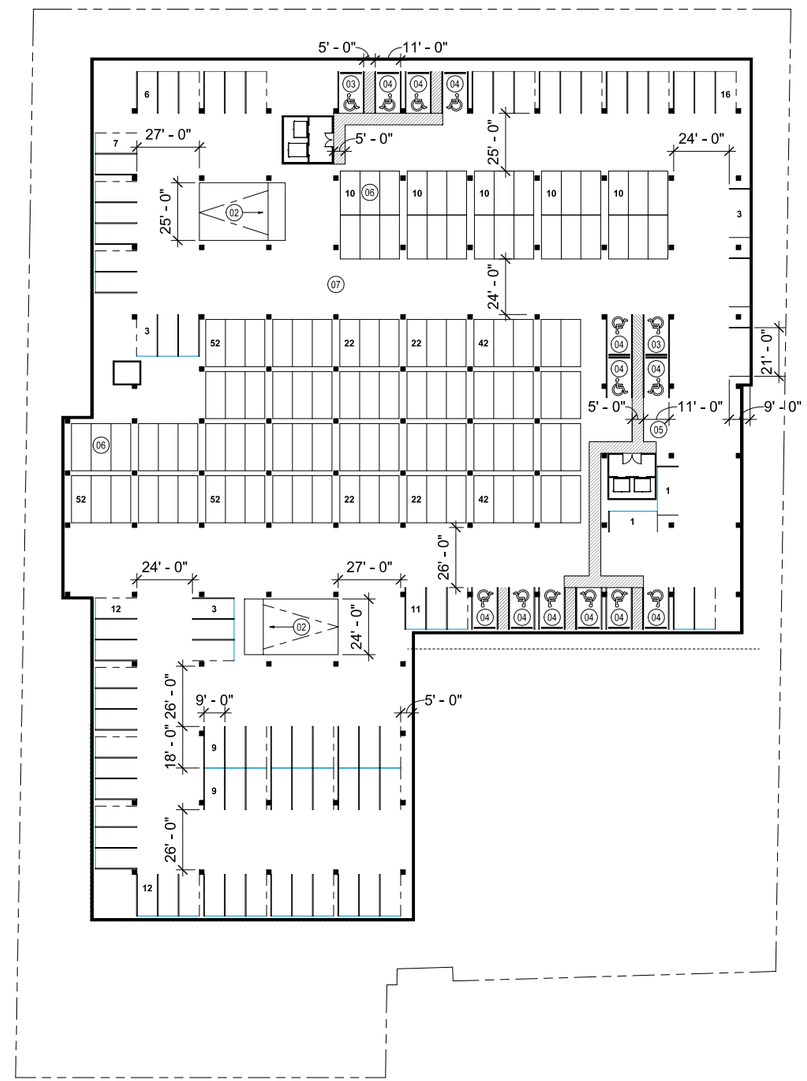

EXHIBIT I

01 PARKING PLAN - LOWER LEVEL

SCALE: 1" = 30'-0"

0 8 15 30 60

SHEET NOTES

01 PARKING RAMP DOWN
02 PARKING RAMP UP
03 VAN ACCESSIBLE PARKING STALL (11' x 18')
04 ACCESSIBLE PARKING STALL (11' x 18')
05 ACCESSIBLE CROSS WALK
06 STACKING MECHANICAL PARKING SYSTEM
07 MINIMUM VERTICAL CLEARANCE TO BE 8'-2"
08 EXTERIOR SERVICE YARD

PARKING REQUIREMENTS

HOTEL	0.8 / UNIT
RESIDENTIAL	
STUDIO	1.0 / UNIT
1 BED	1.0 / UNIT
2 BED	2.0 / UNIT
3 BED	2.0 / UNIT

PARKING REQUIRED

HOTEL	134
RESIDENTIAL	321
RESTAURANT	11
TOTAL	466

SHARED PARKING STUDY
461

PARKING PROVIDED

LOWER LEVEL	
STANDARD	97
STACKING	378
LEVEL 01	
STANDARD	15
TOTAL	490

ADA REQUIREMENTS

REQUIRED 4%	
CAR SPACES	17
VAN SPACES	2
PROVIDED 4%	
CAR SPACES	17
VAN SPACES	2

COS STAMP

THE KIMSEY

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Project Name
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Project Number
057.6850.000

Description
PARKING PLAN

Scale
1" = 30'-0"

Ref North

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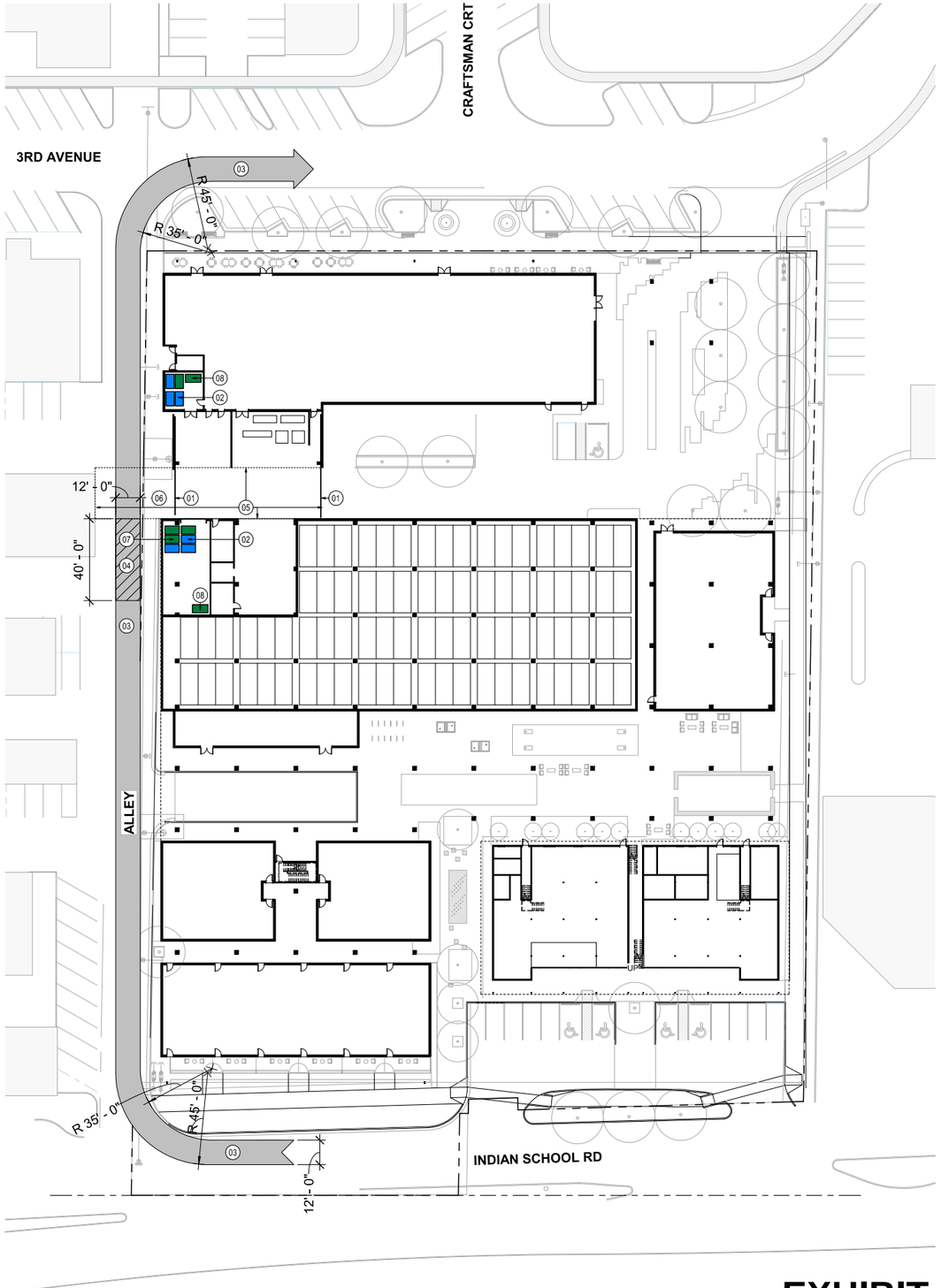


EXHIBIT J

01 REFUSE PLAN

SCALE: 1" = 30'-0"

0 8 15 30 60

REFUSE CALCULATIONS

PRIVATE WASTE MANAGMENT PLAN

RESTAURANTS AND BARS THAT SERVE FOOD MUST PROVIDE ENCLOSURES WITH GREASE CONTAINMENT AREAS IN ACCORDANCE WITH THE C.O.S. MAG DETAILS AND TABLE 2-1.311.

A MAXIMUM 100 FEET DISTANCE FOR BUILDING SERVICE EXIT TO REFUSE ENCLOSURE.

PROVIDE A PATH OF TRAVEL FOR THE REFUSE TRUCK ACCOMMODATES A MINIMUM VEHICLE OF TURNING RADIUS OF 45 FEET, AND VEHICLE LENGTH OF 40 FEET.

REFUSE ENCLOSURE(S) AND APPROACH PAD TO BE LEVEL, WITH A MAXIMUM OF A TWO PERCENT SLOPE.

TABLE 2-1.311. B

USE	REQUIRED NUMBER OF REFUSE ENCLOSURES WITHOUT RECYCLING	REQUIRED NUMBER OF REFUSE ENCLOSURES WITH RECYCLING
Non-Residential Development	1 enclosure for each 20,000 square feet of building space or portion there of per COS Standard Details #2146-1 or 2147-1	2 enclosures for each 30,000 square feet of building space or portion thereof per COS Standard Details #2147-1 or 2147-2
Apartments & Condominiums	1 enclosure for every 20 units or portion thereof per COS Standard Details #2146-1 or 2147-1	2 enclosures for every 30 units or portion thereof per COS Standard Details #2146-1 or 2147-1

HOTEL (NON-RESIDENTIAL):

REQUIRED CONTAINERS WITHOUT RECYCLING:
100,000 SF / 20,000SF = 5 CONTAINERS
REQUIRED CONTAINERS **WITH RECYCLING**:
100,000 SF / 30,000 SF = 3.33 * 2 = **7 CONTAINERS (5 REFUSE & 2 RECYCLE)**
TOTAL REFUSE CONTAINERS = 5 * 4 CY = 20 CY / 3 CY = **7**

REFUSE CONTAINERS PROVIDED: **2 (TRASH COMPACTION RATIO OF 4:1)**

RESIDENTIAL (APARTMENT & CONDOMINIUMS):

REQUIRED CONTAINERS WITHOUT RECYCLING:
230 UNITS / 20 = 12 CONTAINERS
REQUIRED CONTAINERS **WITH RECYCLING**:
230 UNITS / 30 = 7.7 * 2 = **16 CONTAINERS (12 REFUSE & 4 RECYCLE)**
TOTAL REFUSE CONTAINERS = 12 * 4 CY = 48 CY / 3 CY = **16**

REFUSE CONTAINERS PROVIDED: **4 (TRASH COMPACTION RATE OF 4:1)**

TOTAL CONTAINERS PROVIDED:

REFUSE = 6 CONTAINERS (SHOWN GREEN IN PLAN)
RECYCLING = 6 CONTAINERS (SHOWN BLUE IN PLAN)

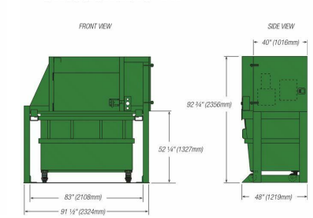
CONTAINERS WILL BE MOVED TO LOCATION INDICATED BY SHEET NOTE 6 FOR COLLECTION

UNTOUCHABLE VIP COMPACTOR USES 3 CUBIC YARD CONTAINERS

Vert-I-Pack Triple Lock

- The mechanical door interlock prevents the door from being opened at all times except when the unit is in the proper feeding position. A second interlock prevents the unit from cycling (operating) when the door is in the open position. The third interlock prevents the unit from functioning when the container is not in the proper position.

Untouchable VIP



Untouchable VIP dimensions		
Feed height	52.25"	1327mm
Overall height	92.75"	2356mm
Overall width	91.5"	2324mm
Overall depth	48"	1219mm
Container weight	825 lbs.	375 kg
Complete assembly weight	3675 lbs.	1667 kg

SHEET NOTES

01 DECORATIVE SLIDING GATE
02 RECYCLE CONTAINERS
03 REFUSE TRUCK PATH
04 REFUSE VEHICLE
05 SERVICE YARD CONCRETE PAD. OPEN TO SKY ABOVE.
06 REFUSE CONTAINER STAGING AREA
07 3 CY REFUSE CONTAINERS
08 REFUSE COMPACTOR AND 3 CY CONTAINER

COS STAMP

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Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
REFUSE PLAN

Scale
1" = 30'-0"
Ref North

21.h

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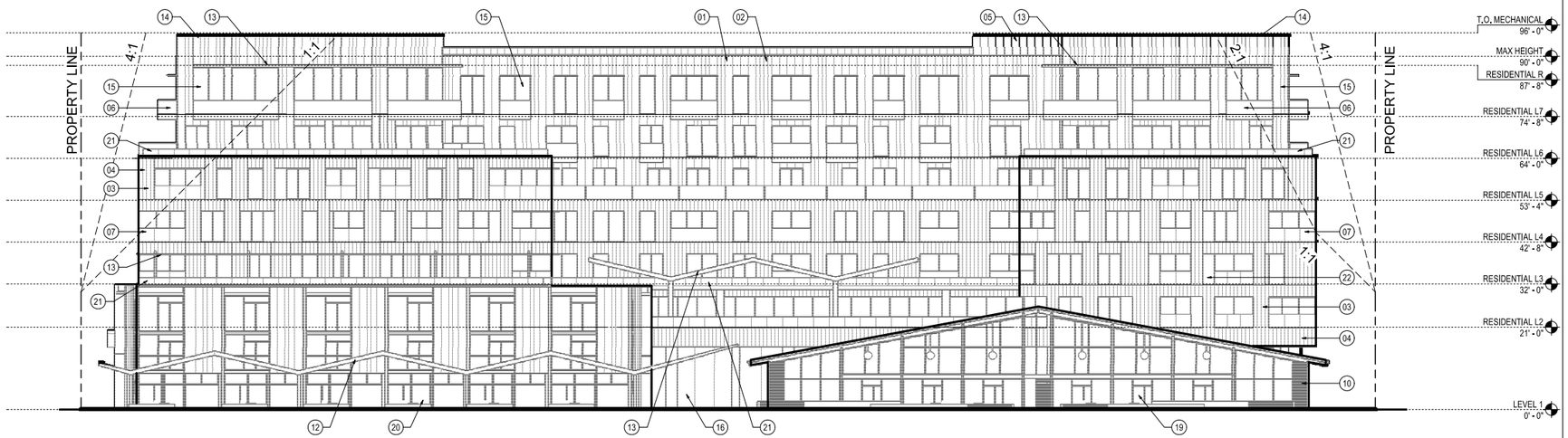

03 ELEVATION - RESIDENTIAL SOUTH BW
SCALE: 1/16" = 1'-0"

04 ELEVATION - RESIDENTIAL NORTH BW
SCALE: 1/16" = 1'-0"

EXHIBIT K

SHEET NOTES

01 COMPOSITE CEMENTITIOUS PANEL A
02 COMPOSITE CEMENTITIOUS PANEL B
03 COMPOSITE CEMENTITIOUS PANEL C
04 COMPOSITE CEMENTITIOUS PANEL D
05 COMPOSITE METAL PANEL A
06 ALUMNUM RAILING
07 PANELIZED RAILING
08 CMU STACKED BOND
10 EXISTING HAVER BUILDING
11 STANDING SEAM METAL ROOF
12 FOLDED PLATE STEEL CANOPY
13 STEEL TRELLIS CANOPY
14 MECHANICAL SCREEN PARAPET PANEL
15 HIGH PERFORMANCE CLEAR GLAZING
16 VEGETATIVE SCREEN
17 TEXTURED CONCRETE SCREEN WALL
21 ELEVATED PLANTER
22 COMPOSITE EXTERIOR PANEL A

COS STAMP

THE KIMSEY

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Seal / Signature

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Project Name
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Project Number
057.6850.000

Description
ELEVATIONS - RESIDENTIAL B/W

Scale
1/16" = 1'-0"

21.u5

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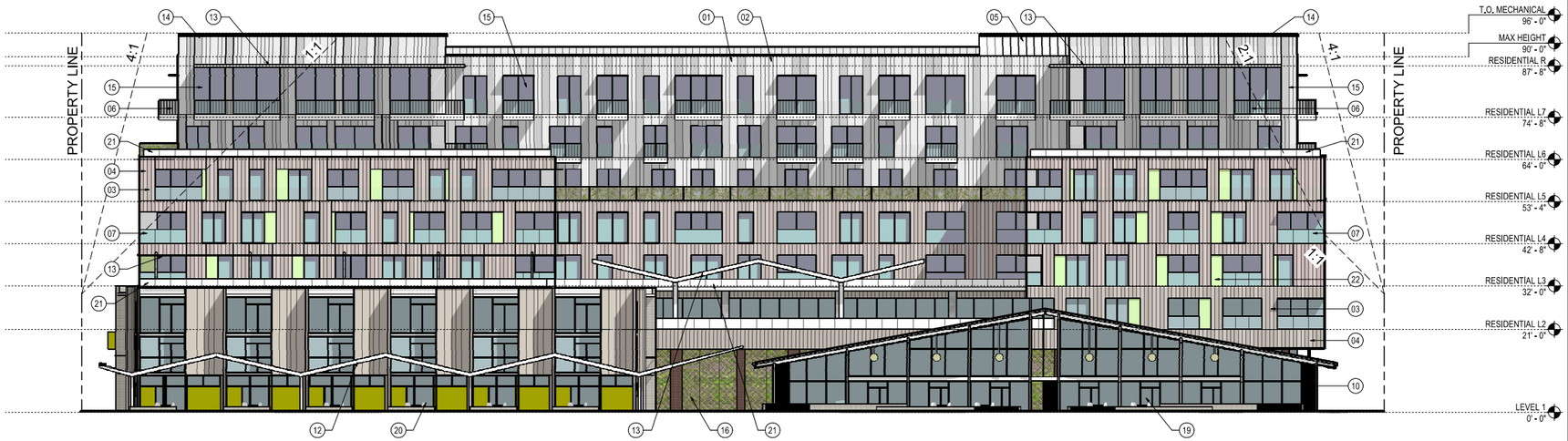

03 ELEVATION - RESIDENTIAL SOUTH

SCALE: 1/16" = 1'-0"

04 ELEVATION - RESIDENTIAL NORTH

SCALE: 1/16" = 1'-0"

SHEET NOTES

01 COMPOSITE CEMENTITIOUS PANEL A
02 COMPOSITE CEMENTITIOUS PANEL B
03 COMPOSITE CEMENTITIOUS PANEL C
04 COMPOSITE CEMENTITIOUS PANEL D
05 COMPOSITE METAL PANEL A
06 ALUMNUM RAILING
07 PANELIZED RAILING
08 CMU STACKED BOND
10 EXISTING HAVER BUILDING
11 STANDING SEAM METAL ROOF
12 FOLDED PLATE STEEL CANOPY
13 STEEL TRELLIS CANOPY
14 MECHANICAL SCREEN PARAPET PANEL
15 HIGH PERFORMANCE CLEAR GLAZING
16 VEGETATIVE SCREEN
17 TEXTURED CONCRETE SCREEN WALL
21 ELEVATED PLANTER
22 COMPOSITE EXTERIOR PANEL A

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ELEVATIONS - RESIDENTIAL

Scale

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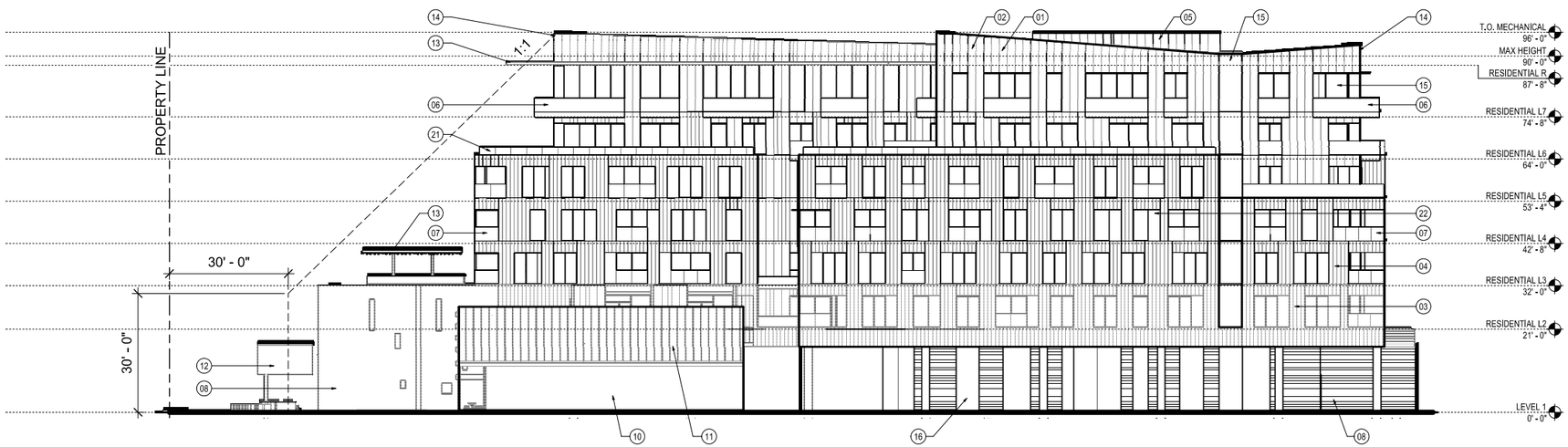
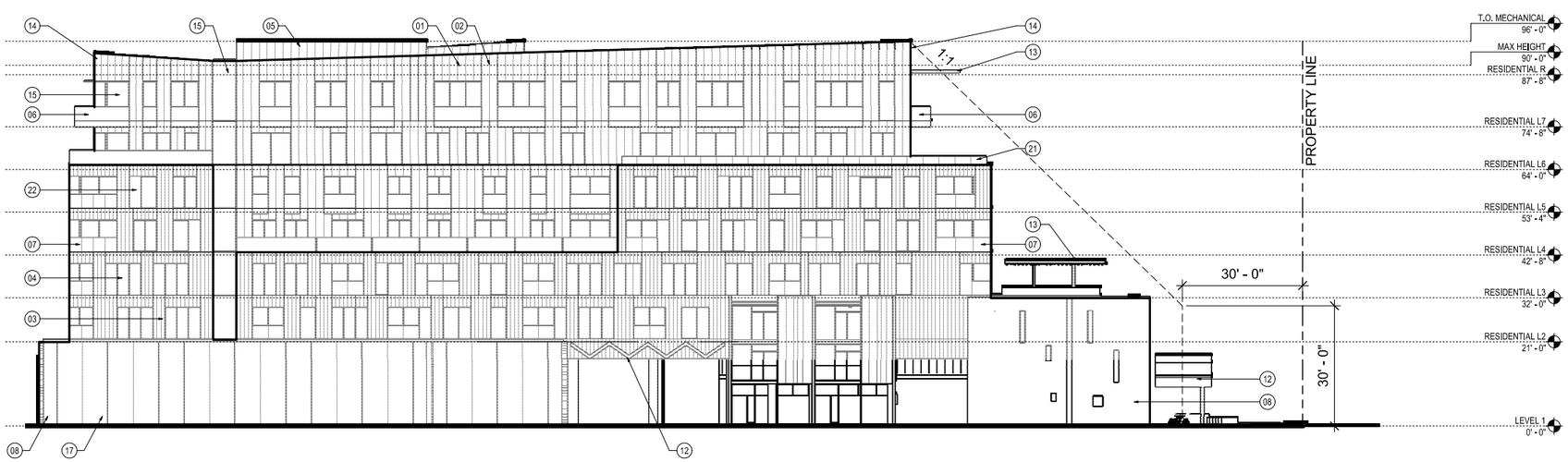


01 ELEVATION - RESIDENTIAL EAST BW
SCALE: 1/16" = 1'-0"



02 ELEVATION - RESIDENTIAL WEST BW
SCALE: 1/16" = 1'-0"

SHEET NOTES

01 COMPOSITE CEMENTITIOUS PANEL A
02 COMPOSITE CEMENTITIOUS PANEL B
03 COMPOSITE CEMENTITIOUS PANEL C
04 COMPOSITE CEMENTITIOUS PANEL D
05 COMPOSITE METAL PANEL A
06 ALUMNUM RAILING
07 PANELIZED RAILING
08 CMU STACKED BOND
10 EXISTING HAVER BUILDING
11 STANDING SEAM METAL ROOF
12 FOLDED PLATE STEEL CANOPY
13 STEEL TRELLIS CANOPY
14 MECHANICAL SCREEN PARAPET PANEL
15 HIGH PERFORMANCE CLEAR GLAZING
16 VEGETATIVE SCREEN
17 TEXTURED CONCRETE SCREEN WALL
21 ELEVATED PLANTER
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COS STAMP

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ELEVATIONS - RESIDENTIAL B/W

Scale
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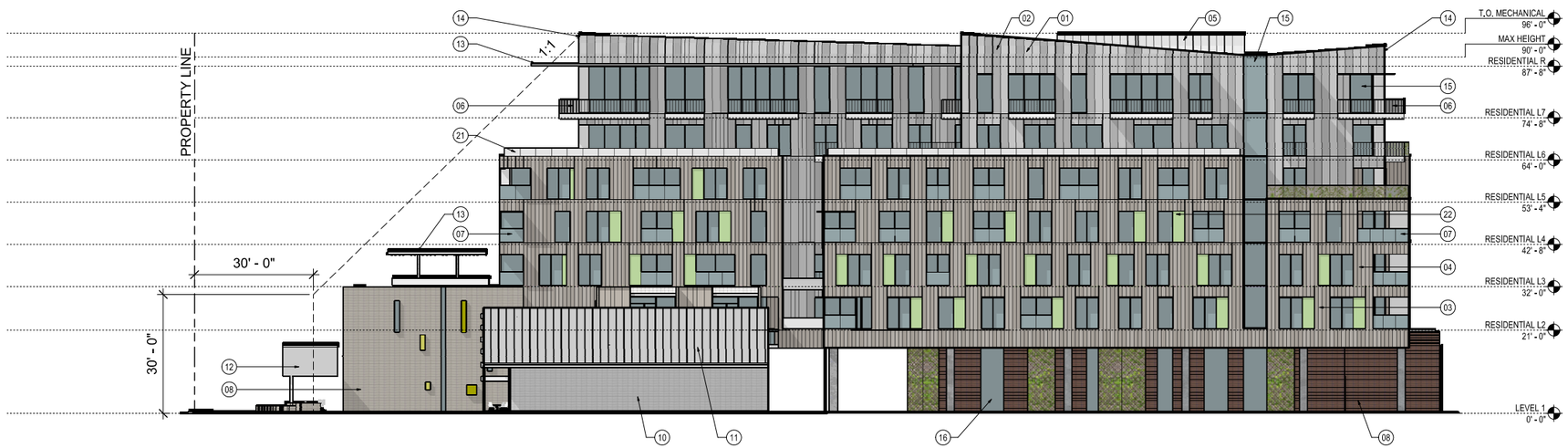

01 ELEVATION - RESIDENTIAL EAST

SCALE: 1/16" = 1'-0"

02 ELEVATION - RESIDENTIAL WEST

SCALE: 1/16" = 1'-0"

SHEET NOTES

01 COMPOSITE CEMENTITIOUS PANEL A
02 COMPOSITE CEMENTITIOUS PANEL B
03 COMPOSITE CEMENTITIOUS PANEL C
04 COMPOSITE CEMENTITIOUS PANEL D
05 COMPOSITE METAL PANEL A
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17 TEXTURED CONCRETE SCREEN WALL
21 ELEVATED PLANTER
22 COMPOSITE EXTERIOR PANEL A

COS STAMP

THE KIMSEY

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△ Date	Description
10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

ELEVATIONS - RESIDENTIAL

Scale

1/16" = 1'-0"

21.u4

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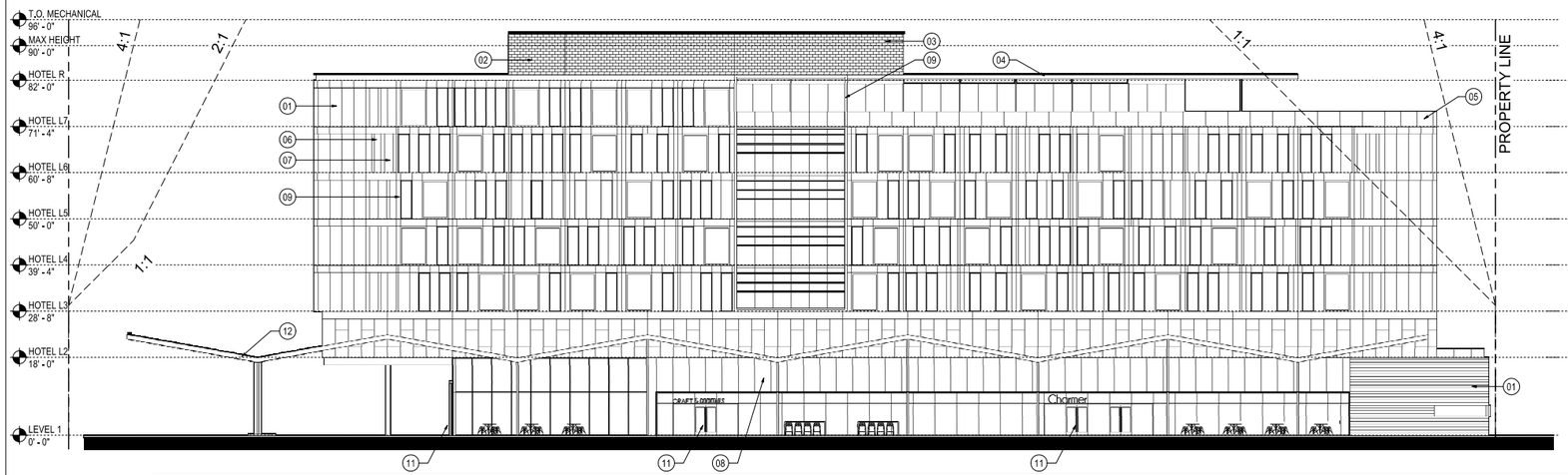
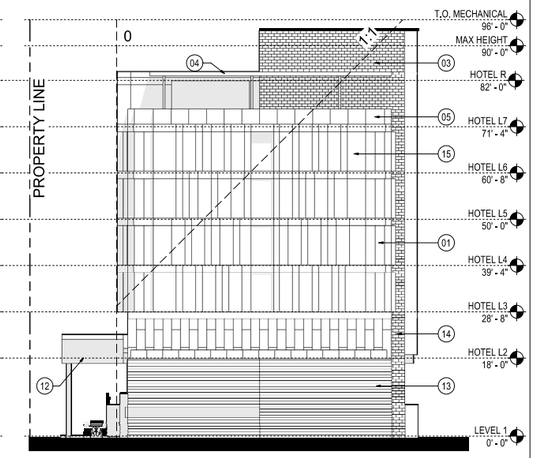
SHEET NOTES

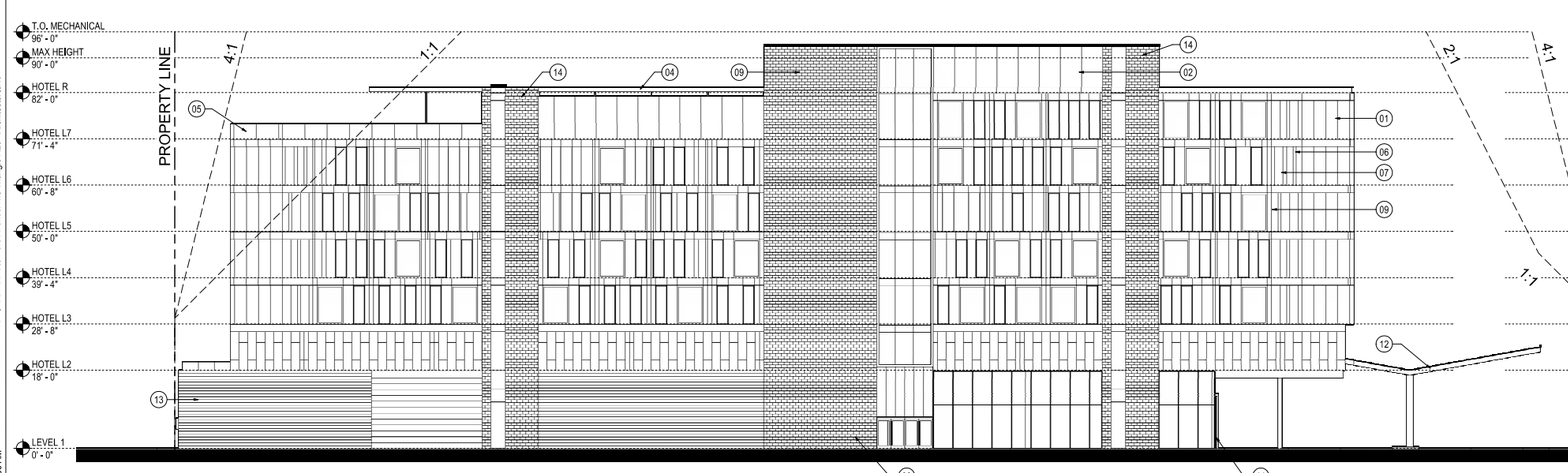
01 HIGH PERFORMANCE CLEAR GLAZING
02 MECHANICAL SCREEN WALL A
03 MECHANICAL SCREEN WALL B
04 STEEL TRELLIS CANOPY
05 PANELIZED RAILING
06 COMPOSITE METAL PANEL B
07 COMPOSITE METAL PANEL C
08 COMPOSITE METAL PANEL D
09 COMPOSITE METAL PANEL SHADOW BOX
11 BUILDING ENTRANCE
12 FOLDED PLATE STEEL CANOPY
13 CMU STACKED BOND
14 CMU RUNNING BOND
15 MASONRY PANEL E



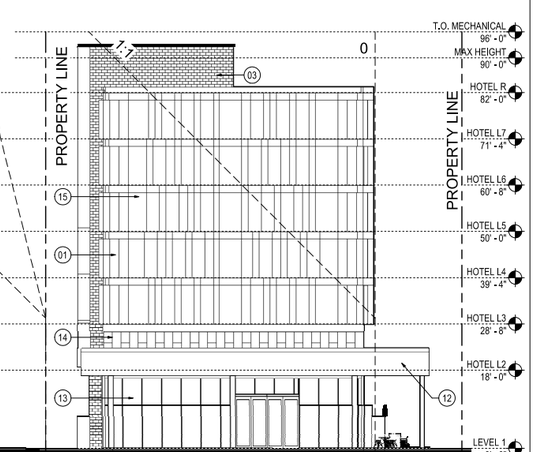
02 ELEVATION - HOTEL NORTH BW
SCALE: 1/16" = 1'-0"



01 ELEVATION - HOTEL WEST BW
SCALE: 1/16" = 1'-0"



04 ELEVATION - HOTEL SOUTH BW
SCALE: 1/16" = 1'-0"



03 ELEVATION - HOTEL EAST BW
SCALE: 1/16" = 1'-0"

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

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United States

Tel 480.206.4593

△ Date	Description
10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
ELEVATIONS - HOTEL B/W

Scale
1/16" = 1'-0"

21.u2

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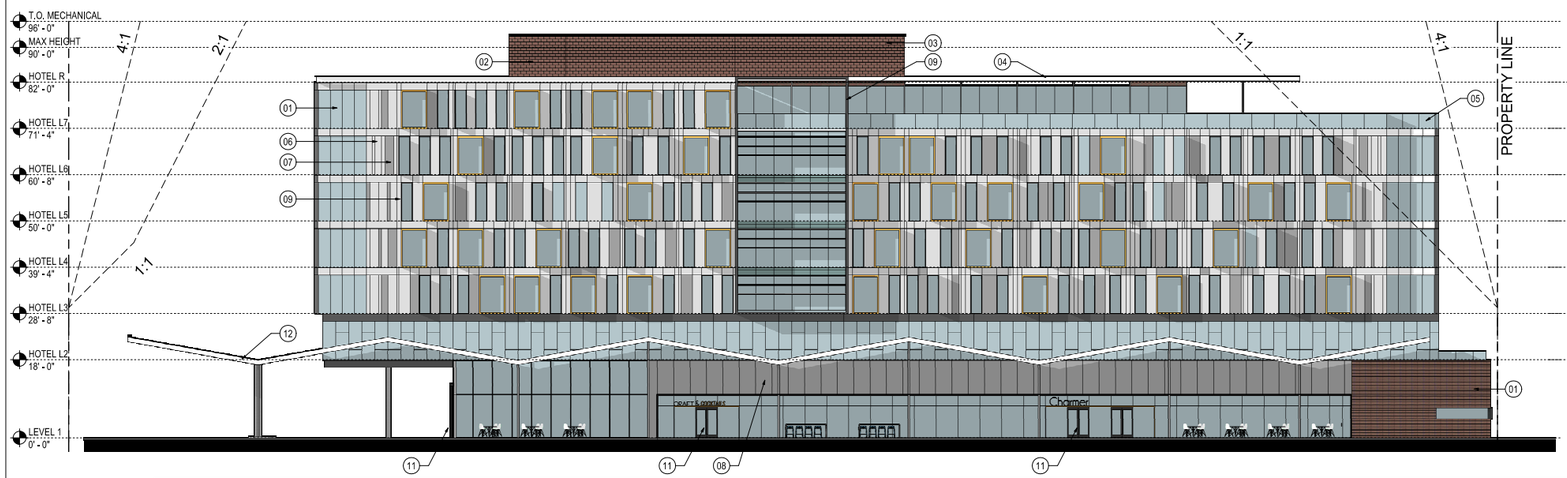
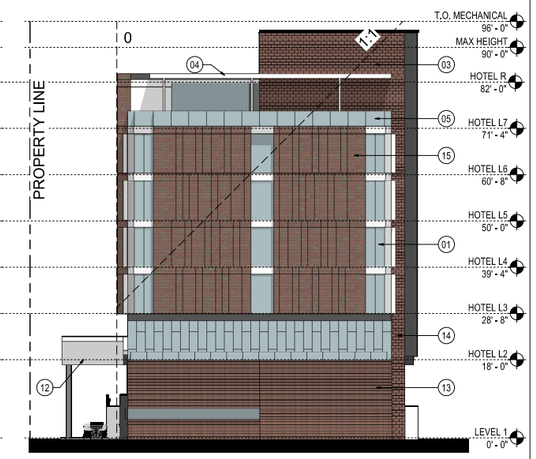
1/15/2021 10:27:00 AM BIM 360://057.6850.000 - PEG - Indian School + 3rd Avenue/The Triangle R20 - Architecture.rvt

SHEET NOTES

01 HIGH PERFORMANCE CLEAR GLAZING
02 MECHANICAL SCREEN WALL A
03 MECHANICAL SCREEN WALL B
04 STEEL TRELLIS CANOPY
05 PANELIZED RAILING
06 COMPOSITE METAL PANEL B
07 COMPOSITE METAL PANEL C
08 COMPOSITE METAL PANEL D
09 COMPOSITE METAL PANEL SHADOW BOX
11 BUILDING ENTRANCE
12 FOLDED PLATE STEEL CANOPY
13 CMU STACKED BOND
14 CMU RUNNING BOND
15 MASONRY PANEL E

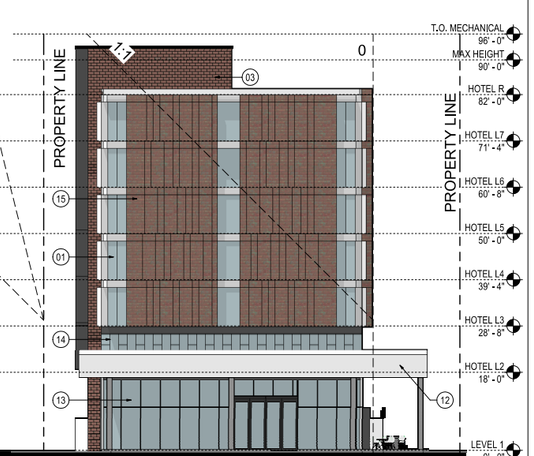


02 ELEVATION - HOTEL NORTH
SCALE: 1/16" = 1'-0"



01 ELEVATION - HOTEL WEST
SCALE: 1/16" = 1'-0"

04 ELEVATION - HOTEL SOUTH
SCALE: 1/16" = 1'-0"



03 ELEVATION - HOTEL EAST
SCALE: 1/16" = 1'-0"

THE KIMSEY

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Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
ELEVATIONS - HOTEL

Scale
1/16" = 1'-0"

21.u1

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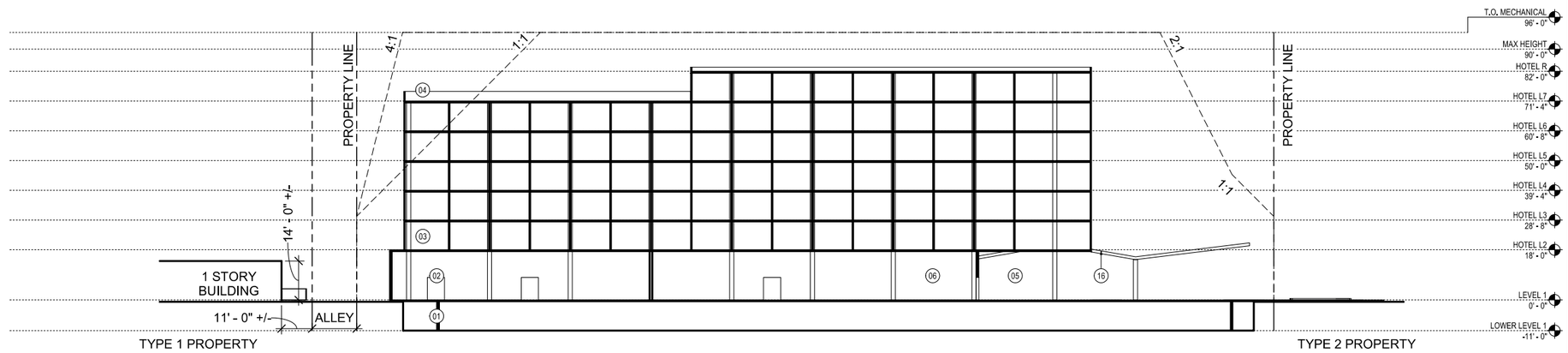
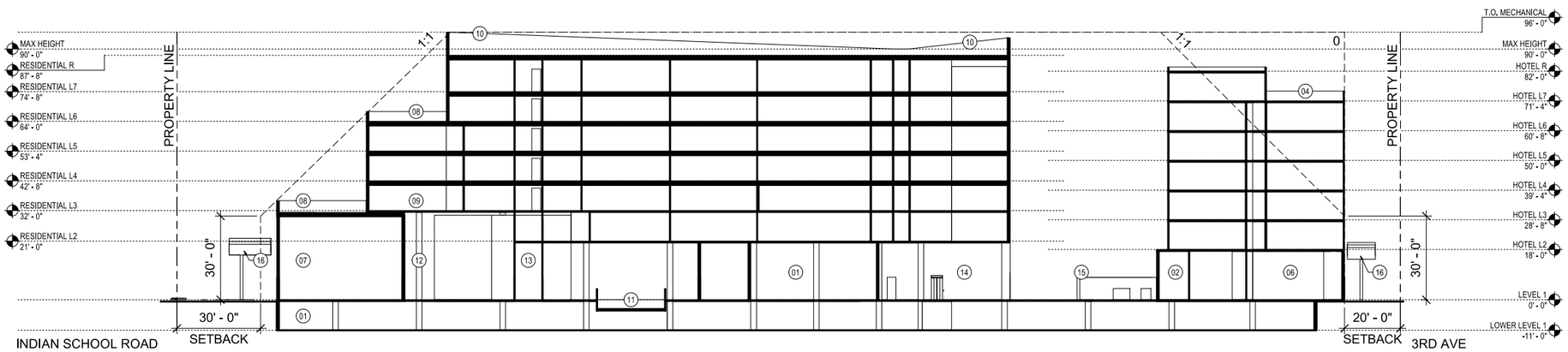


01 SITE SECTION
SCALE: 3/64" = 1'-0"



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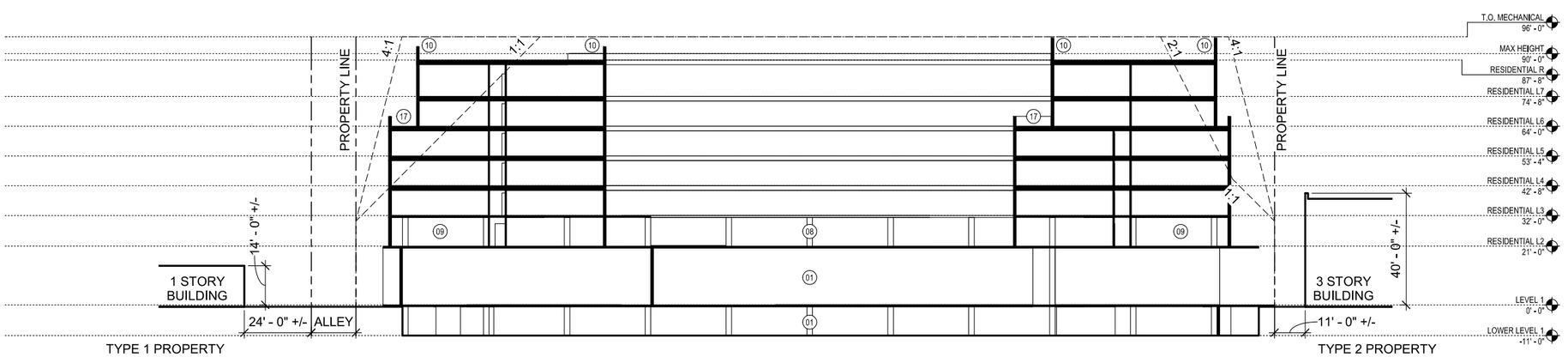
SCALE: 3/64" = 1'-0"



03 SITE SECTION
SCALE: 3/64" = 1'-0"

EXHIBIT L

SHEET NOTES

01 PARKING
02 HOTEL BOH OF HOUSE
03 HOTEL GUEST ROOMS
04 HOTEL ROOF DECK AMENITY
05 HOTEL DROP-OFF
06 HOTEL LOBBY
07 GROUND FLOOR RESIDENTIAL
08 RESIDENTIAL AMENITY
09 RESIDENTIAL UNIT
10 MECHANICAL SCREEN PARAPET PANEL
11 PARKING RAMP
12 GROUND FLOOR RESIDENTIAL COURTYARD
13 EXIT STAIRS
14 RESIDENTIAL SERVICE
15 EXTERIOR SERVICE YARD
16 FOLDED PLATE STEEL CANOPY
17 RESIDENTIAL BALCONY

COS STAMP

THE KIMSEY

7120 E INDIAN SCHOOL RD,
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- CASE PRE-APP NUMBER -
63-PA-2020

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Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
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Description
SITE CROSS SECTIONS

Scale
3/64" = 1'-0"

21.j1

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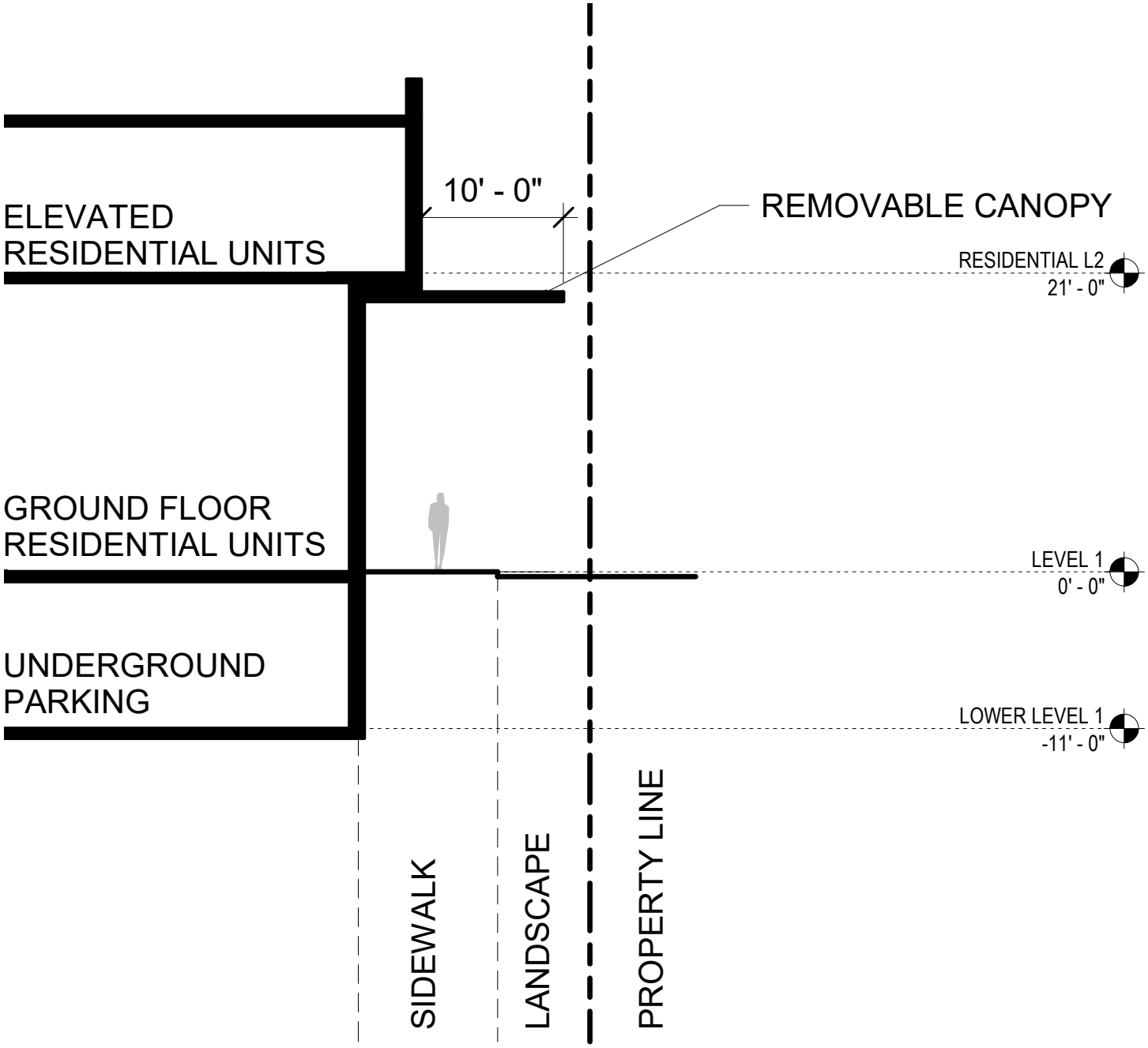
1/19/2021



THE KIMSEY
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SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.f

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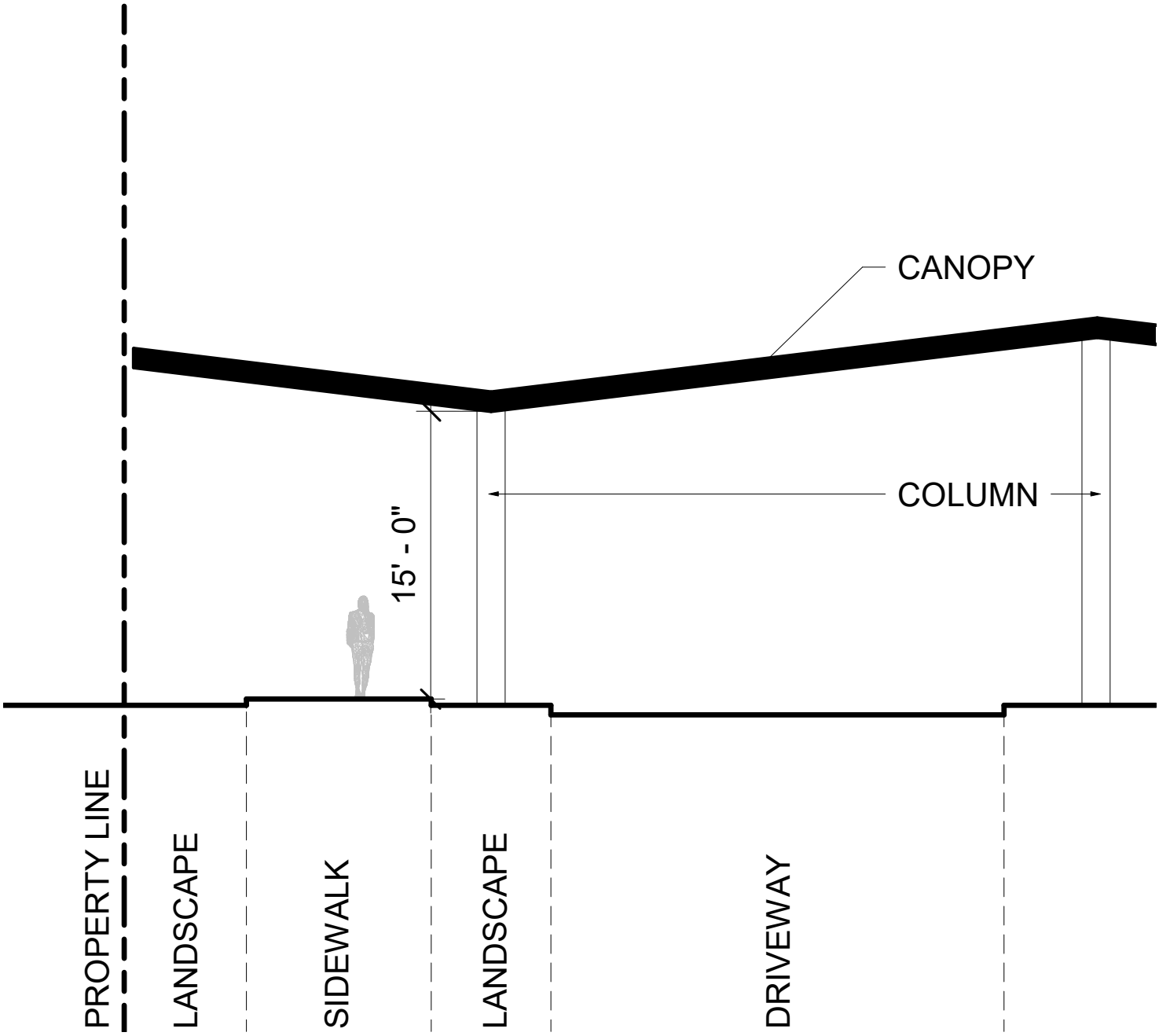

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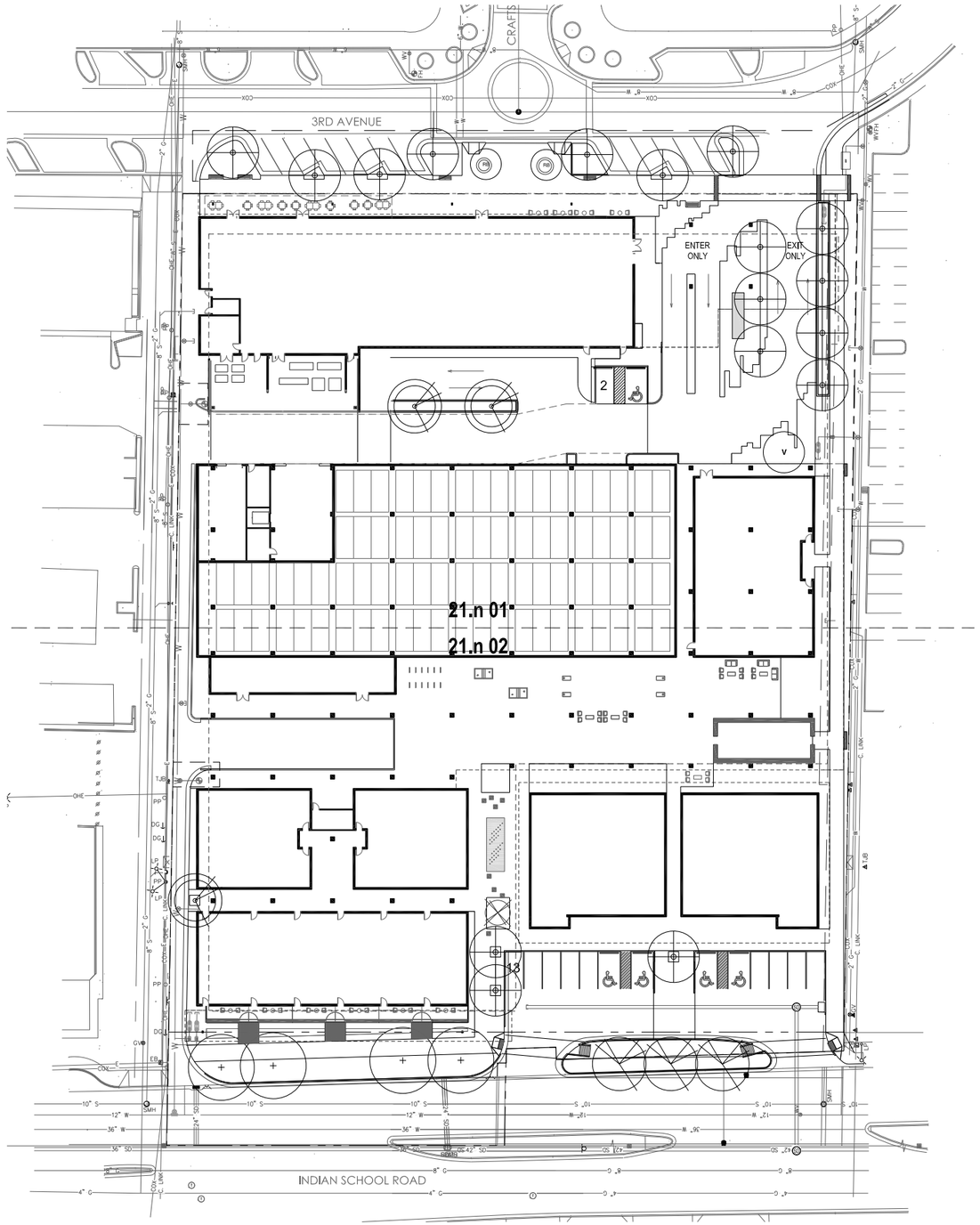
EXHIBIT 21.f



SCALE: 1" = 30"

0 7 15 30 40
SCALE IN FEET 1" = 30'

OVERALL LANDSCAPE PLAN 01

EXHIBIT M

THE KIMSEY

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COLWELL SHELOR LANDSCAPE ARCHITECTURE
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p 602.633.2195

△ Date	Description

Seal / Signature

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3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

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AS NOTED

Scale

LANDSCAPE PLAN

21.n 00

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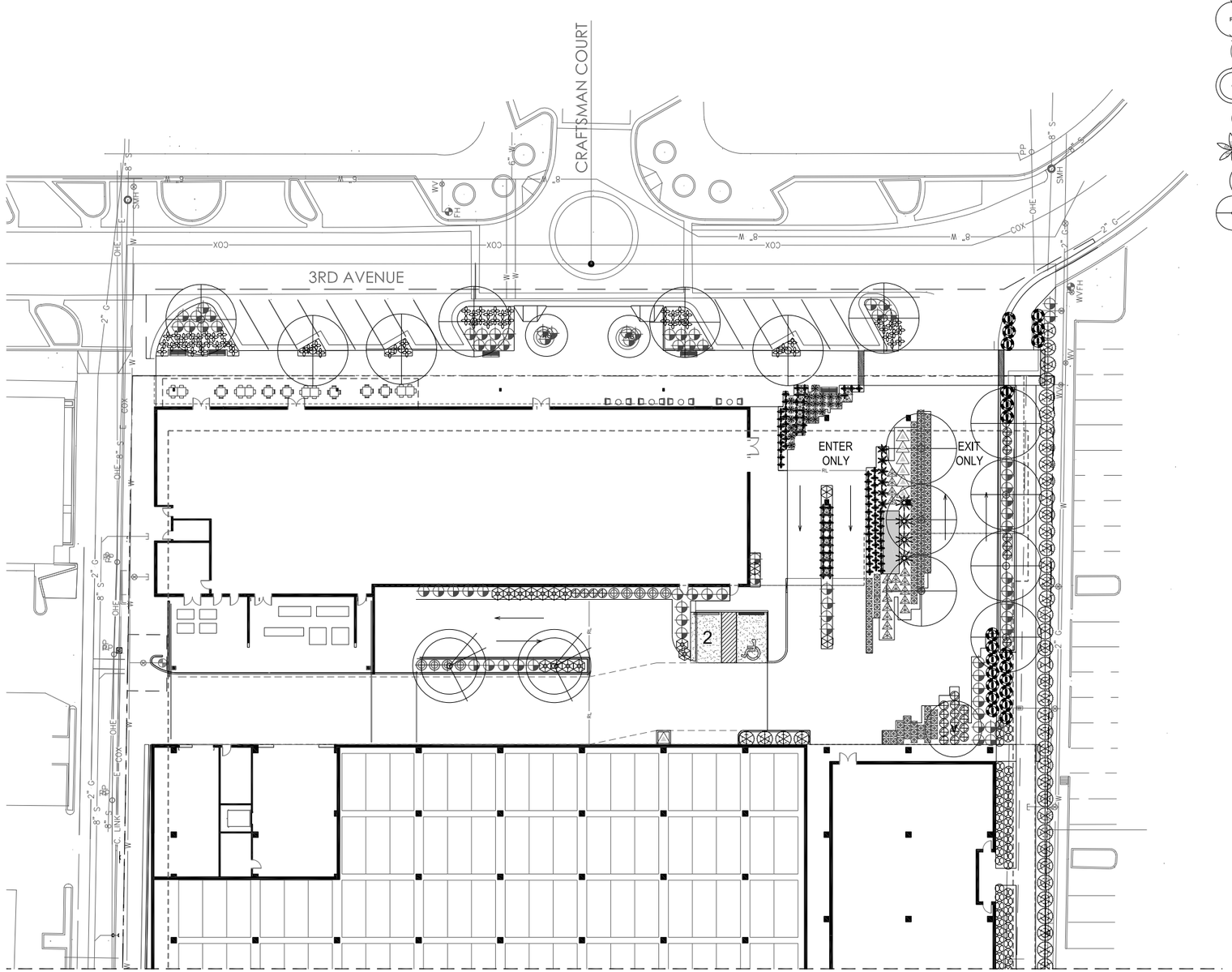

SCALE: 1" = 20"

0 5 10 20 40
SCALE IN FEET 1" = 20'

CONCEPTUAL LANDSCAPE PLAN 01

PLANT LEGEND

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY	NOTES (H X W X CAL.)
TREES				
+	EXISTING TREE	--	--	--
RB	CERCIS CANADENSIS V MEXICANA MEXICAN REDBUD	24" BOX	2	7-9' X 5-7' MIN. MULTI-TRUNK
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	24" BOX	1	7-9' X 5-7' MIN. MULTI-TRUNK
	FRAXINUS VELUTINA 'FANWEST' FANWEST ASH	36" BOX	3	9-11' X 5-7' 1.75" MIN. SINGLE
	DALBERGIA SISSOO SISSOO	48" BOX	3	10'-12' x 9'-1' 2.75" MIN. MULTI
	SABAL MINOR SABAL PALMETTO	36" BOX	10	6-8' H. 3' TRUNK MIN.
V	VITEX AGNUS-CASTUS CHASTE TREE	24" BOX	1	5-7' X 3-4' MIN. MULTI-TRUNK
	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	17	13-15' x 8-10' 2.5" MIN. SINGLE
SHRUBS				
	CALLIANDRA 'SIERRA STARR' PINK FAIRY DUSTER HYBRID	5 GAL.	16	CAN FULL
	DODONEA VISCOSA HOPSEED BUSH	5 GAL.	53	CAN FULL
	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	22	CAN FULL
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	33	CAN FULL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	5 GAL.	11	CAN FULL
	ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	5 GAL.	17	CAN FULL
	RUELLIA BRITTONIANA PURPLE RUELLIA	5 GAL.	14	CAN FULL
	RUSSELIA EQUISETIFORMIS CORAL BUSH	5 GAL.	122	CAN FULL
ACCENTS				
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL.	7	CAN FULL
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	5 GAL.	22	CAN FULL
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	111	CAN FULL
	ALOE BARBADENSIS ALOE VERA	5 GAL.	101	CAN FULL
	ALOE x 'BLUE ELF' BLUE ELF ALOE	5 GAL.	9	CAN FULL
	ALOE STRIATA CORAL ALOE	5 GAL.	93	CAN FULL
	BEAUCARNEA RECURVATA PONY TAIL PALM	25 GAL.	10	CAN FULL
	CYCAS REVOLUTA SAGO PALM	5 GAL.	13	CAN FULL
	DASYLIRION TEXANUM TEXAS SOTOL	5 GAL.	4	CAN FULL
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	24	CAN FULL
	LOPHOCEREUS SCHOTII MONSTROSUS TOTEM POLE CACTUS	--	8	5' H. MIN. 3 ARMS MIN.
	PACHYCEREUS MARGINATUS MEXICAN FENCEPOST	--	70	6' H. MIN.
	PEDILANTUS MICROCARPA SLIPPER PLANT	5 GAL.	128	CAN FULL
	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL.	80	CAN FULL
	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	50	CAN FULL
GROUNDCOVERS / VINES				
	SETCRESEA PALLIDA PURPLE HEART	5 GAL.	47	CAN FULL
	WEDELIA TRILOBATA YELLOW DOT	5 GAL.	47	CAN FULL

INERT MATERIALS

½" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.

THE KIMSEY

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COLWELL SHELOR LANDSCAPE ARCHITECTURE
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Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

PEG - Titleblock

AS NOTED

Scale

LANDSCAPE PLAN

21.n 01

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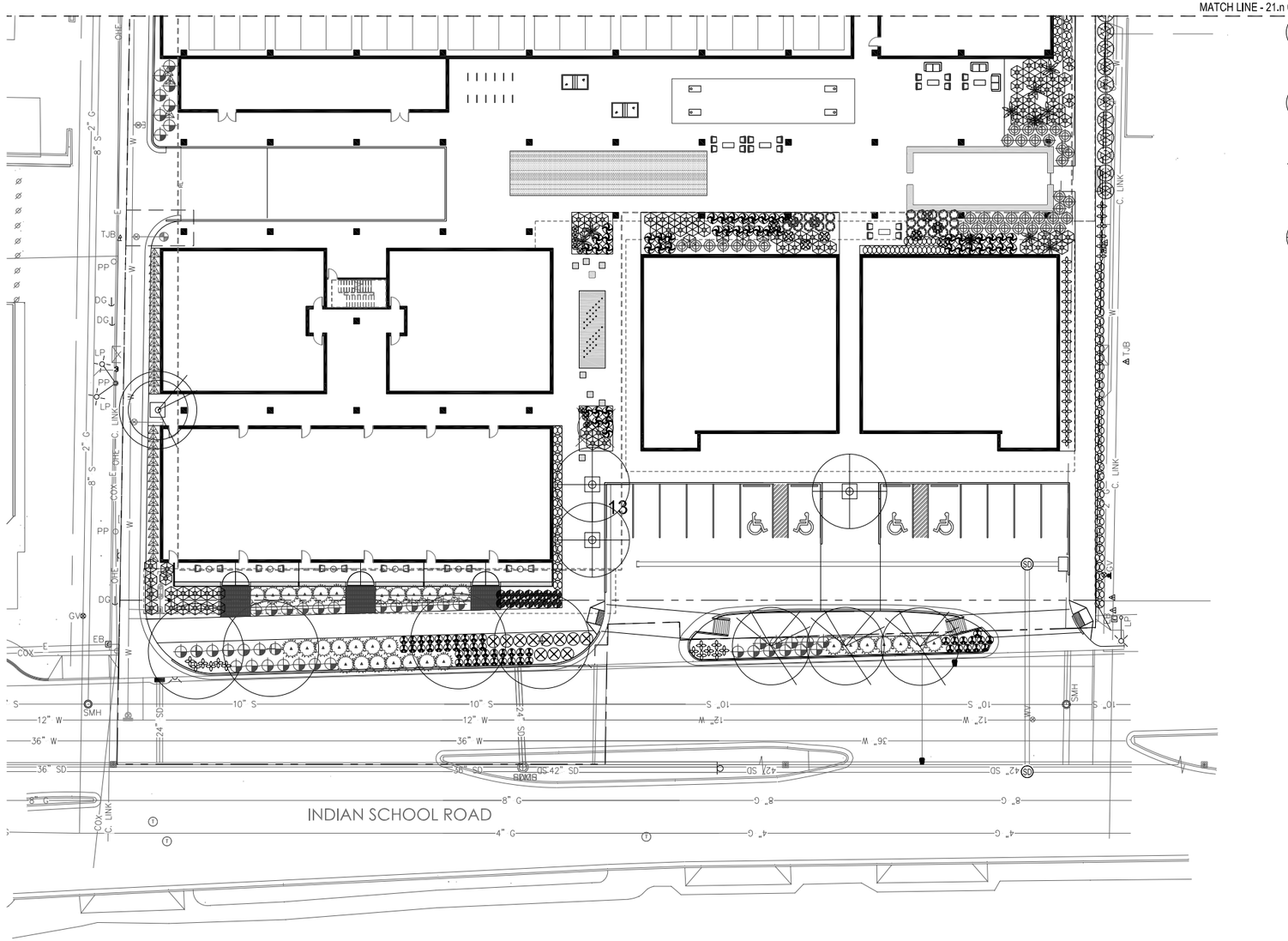

SCALE: 1" = 20"

0 5 10 20 40
SCALE IN FEET 1" = 20'

CONCEPTUAL LANDSCAPE PLAN 01

PLANT LEGEND

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY	NOTES (H X W X CAL.)
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	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	111	CAN FULL
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	DASYLIRION TEXANUM TEXAS SOTOL	5 GAL.	4	CAN FULL
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	LOPHOCEREUS SCHOTII MONSTROSUS TOTEM POLE CACTUS	--	8	5' H. MIN. 3 ARMS MIN.
	PACHYCEREUS MARGINATUS MEXICAN FENCEPOST	--	70	6' H. MIN.
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½" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.

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4450 north 12th street, suite 104
phoenix, arizona 85014
p 602.833.2195

Date	Description

Seal / Signature

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Project Name

3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

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LANDSCAPE PLAN

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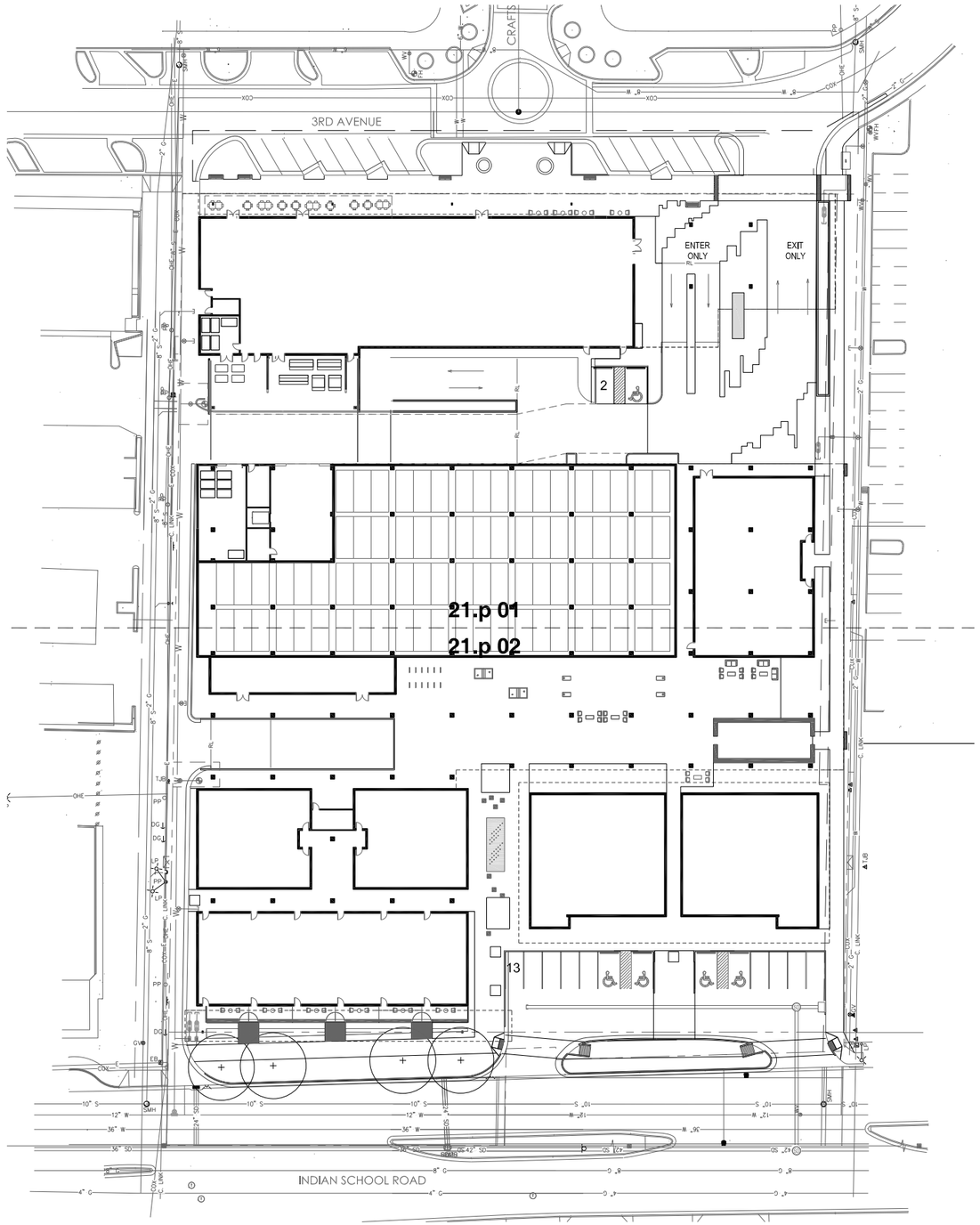

SCALE: 1" = 30"

0 7 15 30 40
SCALE IN FEET 1" = 30'

OVERALL HARDSCAPE PLAN 01

THE KIMSEY

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HARDSCAPE PLAN

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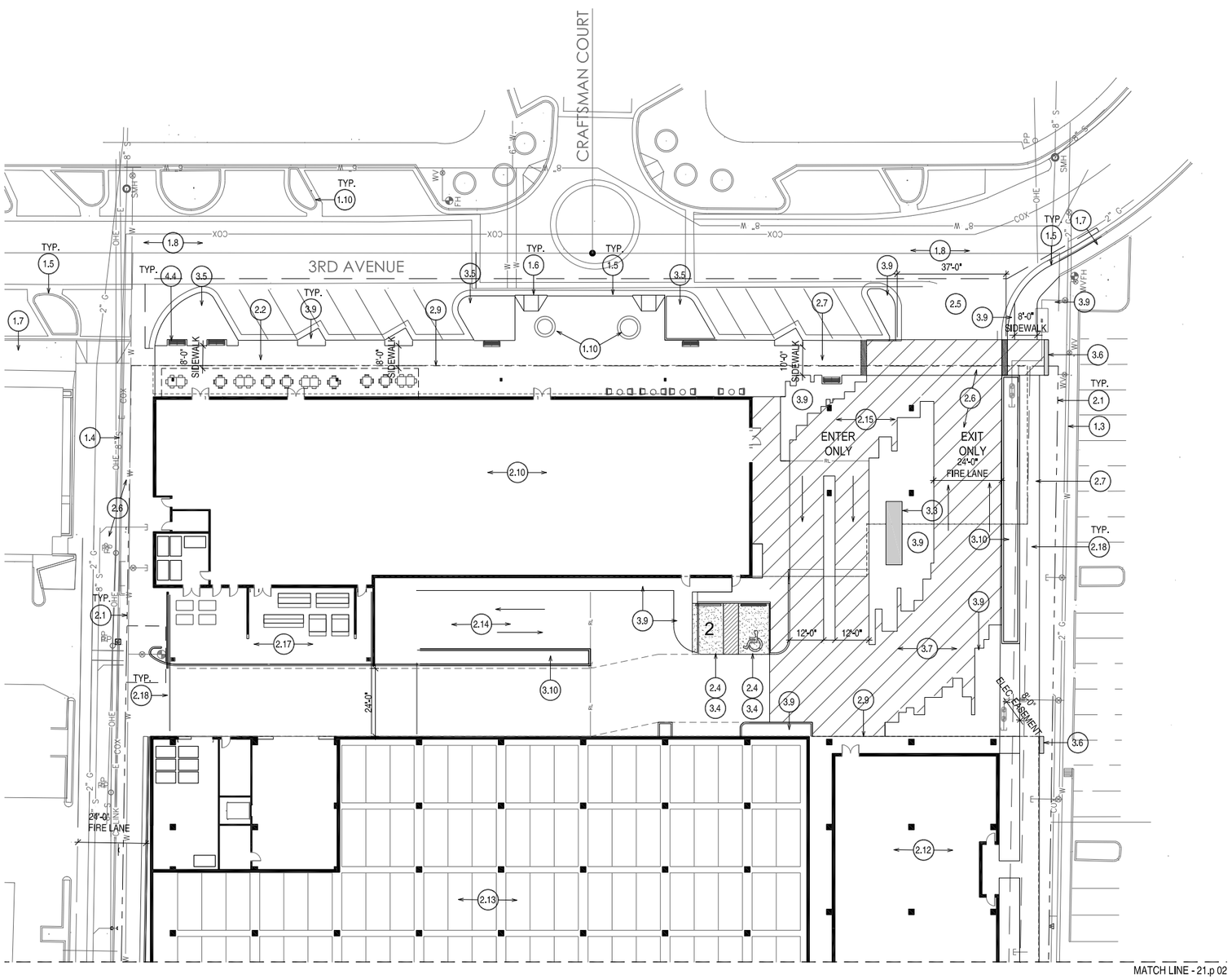

SCALE: 1" = 20"

0 5 10 20 40
SCALE IN FEET 1" = 20'

CONCEPTUAL HARDSCAPE PLAN 01

KEYNOTES:

EXISTING CONDITIONS:
1.1 EXISTING ROW
1.2 EXISTING HAVER BLDG
1.3 EXISTING WATER LINE
1.4 EXISTING SEWER LINE
1.5 EXISTING CONC CURB AND GUTTER
1.6 EXISTING ADA RAMP
1.7 EXISTING SIDEWALK
1.8 EXISTING ROADWAY
1.9 EXISTING MEDIAN
1.10 EXISTING PLANTER
1.11 EXISTING TREE

SITEWORK:
2.1 PROPERTY LINE
2.2 SVT
2.3 PUE
2.4 SURFACE PARKING
2.5 PARKING LOT ENTRANCE/EXIT
2.6 24' WIDTH FIRELANE
2.7 SIDEWALK
2.8 CURB AND GUTTER
2.9 BLDG OVERHANG
2.10 HOTEL
2.11 UNUSED
2.12 APARTMENTS
2.13 PARKING GARAGE
2.14 PARKING GARAGE RAMP
2.15 PORTE COCHERE
2.16 SHADE CANOPY OVERHANG
2.17 SERVICE YARD
2.18 BLDG BELOW

HARDSCAPE:
3.1 BIOSWALE BRIDGE
3.2 5'x5' STEEL TREE GRATE
3.3 WATER FEATURE
3.4 STABILIZED DG
3.5 BIOSWALE
3.6 CIP BENCH
3.7 DECORATIVE PAVING
3.8 3' HT. COURTYARD WALL
3.9 PLANTER AT GRADE W/2" DEPTH ½" SCREENED DG
3.10 RAISED C.I.P. PLANTER

MISC:
4.1 MOVEABLE SEATING
4.2 OUTDOOR GAMES
4.3 ARTIFICIAL TURF
4.4 BENCH
4.5 BIKE PARKING/STORAGE

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Project Number
057.6850.000

Description
PEG - Titleblock

AS NOTED

Scale
HARDSCAPE PLAN
21.p 01

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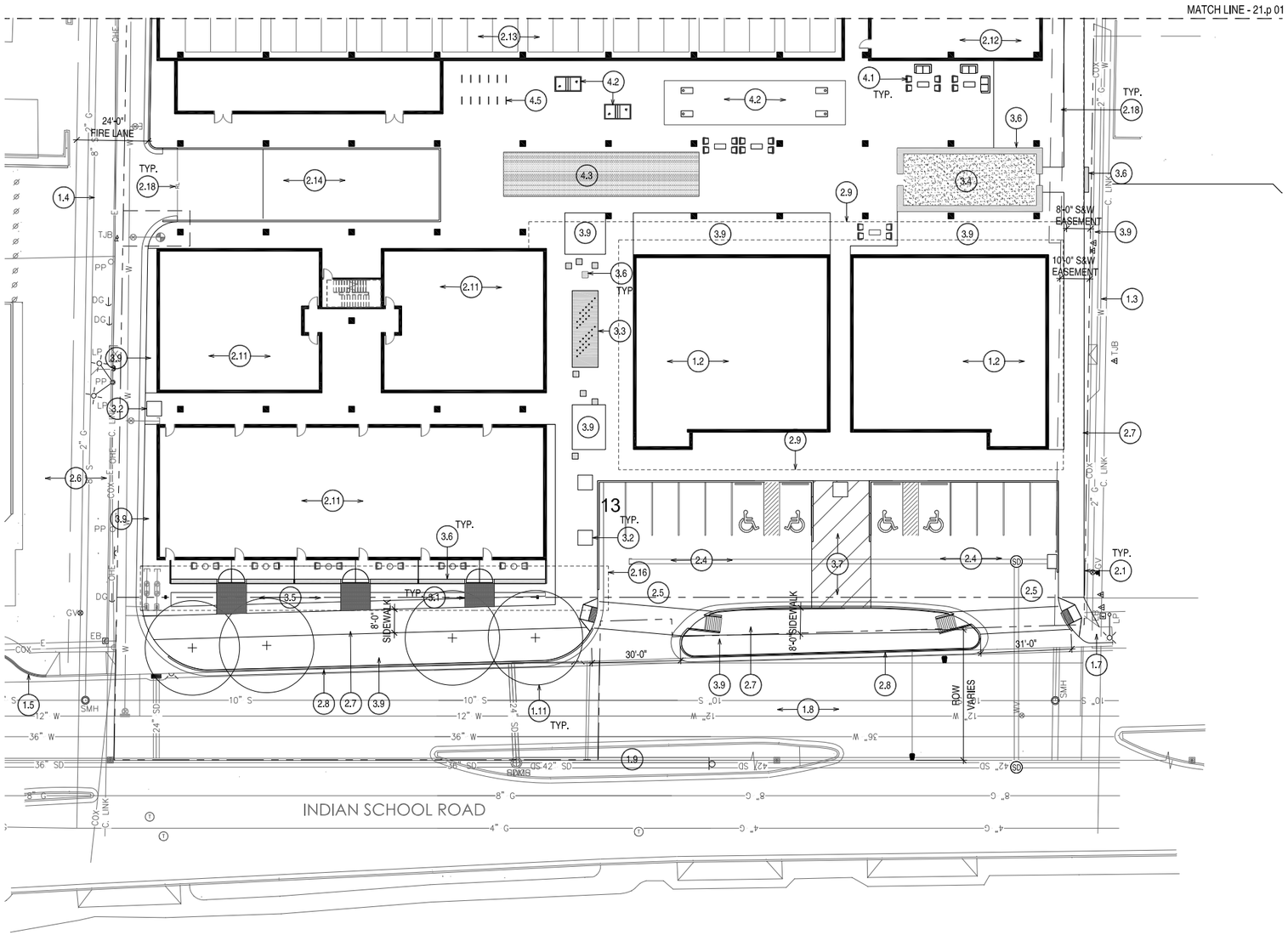

SCALE: 1" = 20"

0 5 10 20 40
SCALE IN FEET 1" = 20'

CONCEPTUAL HARDSCAPE PLAN 01

KEYNOTES:

EXISTING CONDITIONS:
1.1 EXISTING ROW
1.2 EXISTING HAVER BLDG
1.3 EXISTING WATER LINE
1.4 EXISTING SEWER LINE
1.5 EXISTING CONC CURB AND GUTTER
1.6 EXISTING ADA RAMP
1.7 EXISTING SIDEWALK
1.8 EXISTING ROADWAY
1.9 EXISTING MEDIAN
1.10 EXISTING PLANTER
1.11 EXISTING TREE

SITEWORK:
2.1 PROPERTY LINE
2.2 SVT
2.3 PUE
2.4 SURFACE PARKING
2.5 PARKING LOT ENTRANCE/EXIT
2.6 24' WIDTH FIRELANE
2.7 SIDEWALK
2.8 CURB AND GUTTER
2.9 BLDG OVERHANG
2.10 HOTEL
2.11 UNUSED
2.12 APARTMENTS
2.13 PARKING GARAGE
2.14 PARKING GARAGE RAMP
2.15 PORTE COCHERE
2.16 SHADE CANOPY OVERHANG
2.17 SERVICE YARD
2.18 BLDG BELOW

HARDSCAPE:
3.1 BIOSWALE BRIDGE
3.2 5'x5' STEEL TREE GRATE
3.3 WATER FEATURE
3.4 STABILIZED DG
3.5 BIOSWALE
3.6 CIP BENCH
3.7 DECORATIVE PAVING
3.8 3' HT. COURTYARD WALL
3.9 PLANTER AT GRADE W/2" DEPTH ½" SCREENED DG
3.10 RAISED C.I.P. PLANTER

MISC:
4.1 MOVEABLE SEATING
4.2 OUTDOOR GAMES
4.3 ARTIFICIAL TURF
4.4 BENCH
4.5 BIKE PARKING/STORAGE

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler
2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

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Scottsdale, AZ 85251
United States
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COLWELL SHELOR LANDSCAPE ARCHITECTURE
4450 north 12th street, suite 104
phoenix, arizona 85014
p 602.833.2195

Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
PEG - Titleblock

AS NOTED

Scale
HARDSCAPE PLAN

21.p 02

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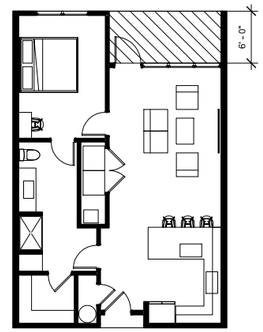
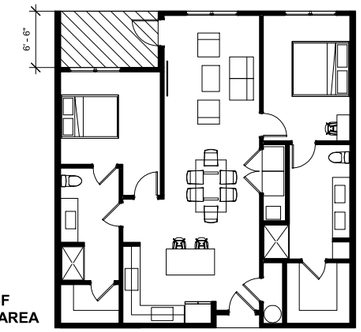
77.59 SF
PRIVATE OPEN SPACE



891.69 SF
GROSS UNIT AREA

A UNIT TYPE 'A' - 1 BED
SCALE: 1/8" = 1'-0"

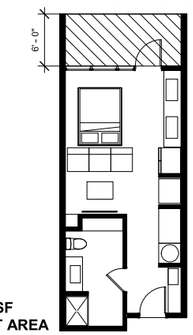
73.16 SF
PRIVATE OPEN SPACE



1,256.67 SF
GROSS UNIT AREA

B UNIT TYPE 'B' - 2 BED
SCALE: 1/8" = 1'-0"

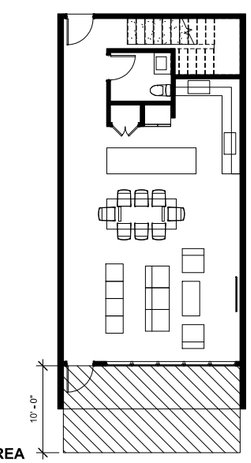
80.19 SF
PRIVATE OPEN SPACE



525.74 SF
GROSS UNIT AREA

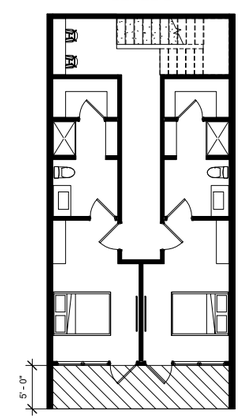
C UNIT TYPE 'C' - STUDIO
SCALE: 1/8" = 1'-0"

LEVEL 1

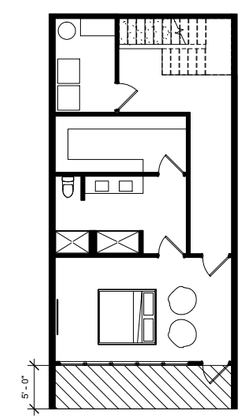


3,083.95 SF
GROSS UNIT AREA

LEVEL 2



LEVEL 3



407.29 SF
TOTAL PRIVATE OPEN SPACE

D UNIT TYPE 'D' - 3 BED
SCALE: 1/8" = 1'-0"

EXHIBIT N

COS STAMP

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

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Fax 602.523.4949

SYDNOR

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Scottsdale, AZ 85251
United States

Tel 480.206.4593

△ Date	Description
10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
FLOOR PLAN - RESIDENTIAL WORKSHEETS

Scale
1/8" = 1'-0"

Ref North

21.x1

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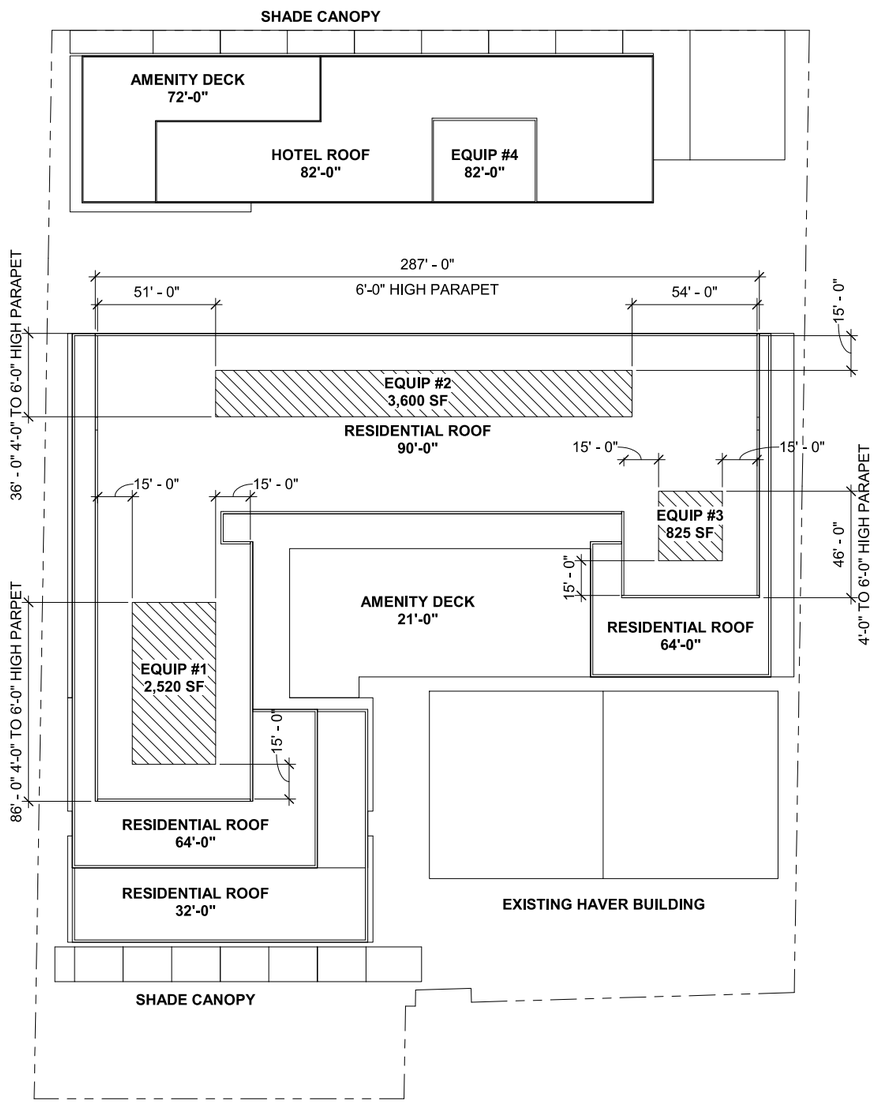

ROOF DATA

RESIDENTIAL ROOF AREA	=	32,700 SF
HOTEL ROOF AREA	=	11,000 SF
ROOFTOP EQUIPMENT AREA #1	=	2,520 SF
ROOFTOP EQUIPMENT AREA #2	=	3,600 SF
ROOFTOP EQUIPMENT AREA #3	=	825 SF
TOTAL	=	6,945 SF
TOP OF MECHANICAL SCREEN	=	96'-0"

02 ROOF PLAN
SCALE: 1" = 30'-0"

0 8 15 30 60

01 FLOOR PLAN - LEVEL 6-7 TYP
SCALE: 1" = 30'-0"

0 8 15 30 60

COS STAMP

THE KIMSEY

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△ Date	Description
10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
FLOOR PLAN LEVEL 6-7 TYP & ROOF PLAN

Scale
1" = 30'-0"

21.x3 & 21.z

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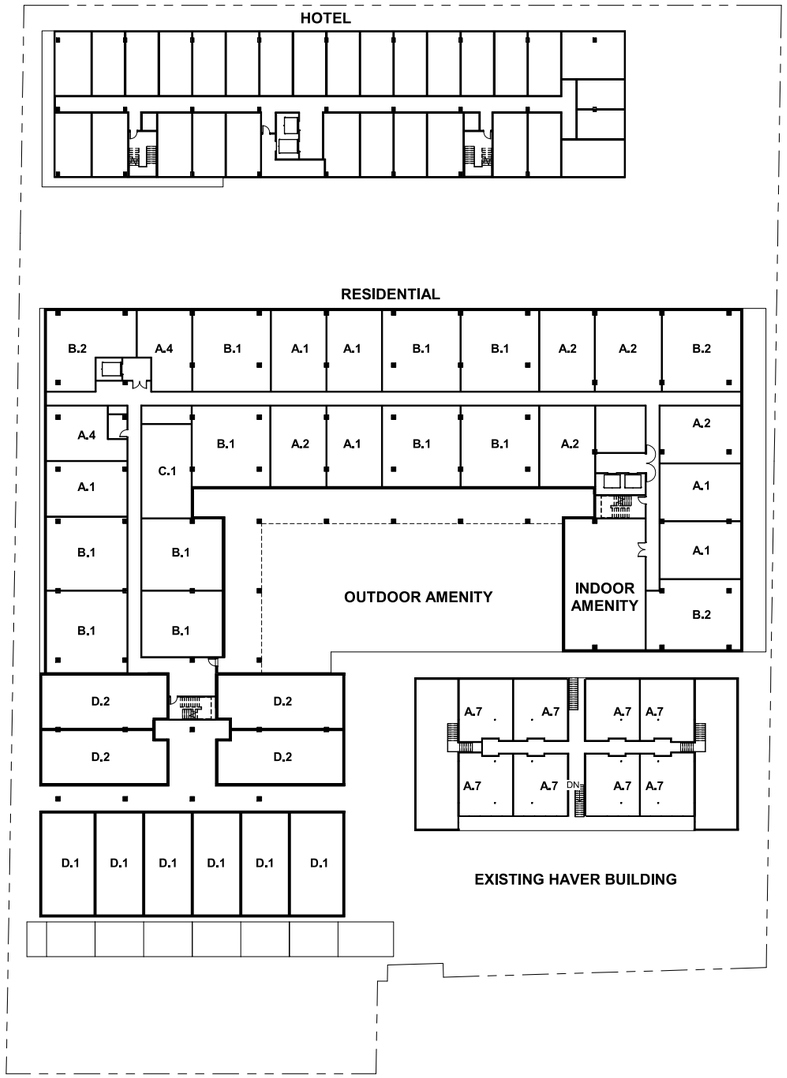
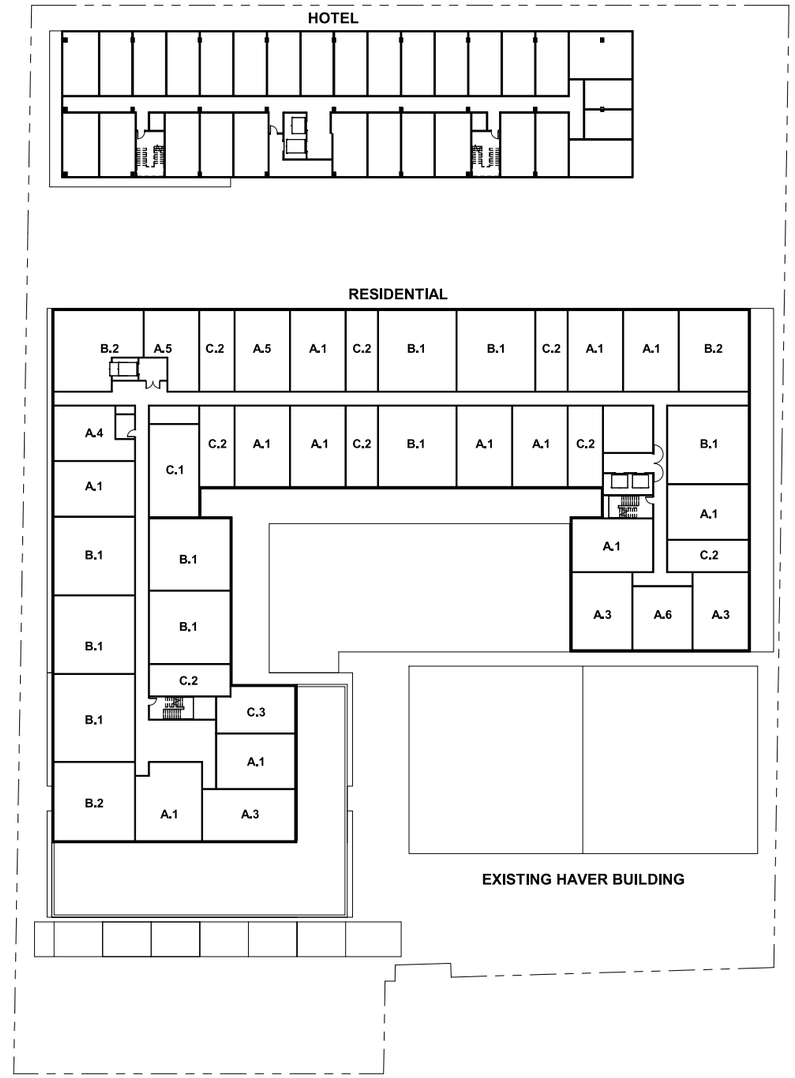


02 FLOOR PLAN - LEVEL 2 AND PODIUM

SCALE: 1" = 30'-0"

0 8 15 30 60



01 FLOOR PLAN - LEVEL 3-5 TYP

SCALE: 1" = 30'-0"

0 8 15 30 60

COS STAMP

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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63-PA-2020

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4806 N 78TH Place
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United States

Tel 480.206.4593

△ Date	Description
10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

FLOOR PLANS - PODIUM & 3-5 TYP

Scale

1" = 30'-0"

Ref North

21.x2

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LOOKING NORTH WEST FROM INDIAN SCHOOL

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

EXHIBIT O

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21 w

10-ZN-2020
1/19/2021

LOOKING SOUTHEAST FROM 3RD AVENUE

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21 w

10-ZN-2020
1/19/2021

LOOKING SOUTHWEST FROM 3RD AVENUE

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21 w

10-ZN-2020
1/19/2021

LOOKING NORTH FROM INDIAN SCHOOL

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21 w

10-ZN-2020
1/19/2021

LOOKING NORTHWEST FROM INDIAN SCHOOL

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21 w

10-ZN-2020
1/19/2021

HISTORIC PRESERVATION PLAN & DESIGN GUIDELINES
for the rehabilitation of

THE KIMSEY BUILDING

17 December 2020

SCOTTSDALE, ARIZONA

Prepared for Owner-Developer **PEG COMPANIES**
Prime Architect **GENSLER PHOENIX**

Prepared by **RYDEN ARCHITECTS, INC.**
with **DOUGLAS SYDNOR ARCHITECT & ASSOCIATES**

ATTACHMENT #4

10-ZN-2020
12/21/20

THE KIMSEY BUILDING

and New Construction of a Hotel and Residences
7120 East Indian School Road – Scottsdale, AZ 85251
14 December 2020

Prepared for Owner-Developer

PEG COMPANIES

180 North University Avenue, Suite 200 – Provo, Utah 84601
801-655-1998 w
Matt Krambule – Development Manager

Prepared by

RYDEN ARCHITECTS, INC.

2241 East Mountain View Road – Phoenix, AZ 85028
602-253-5381 w; 602-616-7381 m
Don W. Ryden, AIA – Historical Architect, Principal
don@rydenarchitects.com
and Subconsultants:
Slaysman Engineering, Peterson Associates,
Mishler Photography, Reiner Research

and Prime Architects

GENSLER PHOENIX

2575 East Camelback Road # 175 – Phoenix, AZ 85016
602-523-4900 main
Jay Silverberg, AIA – Design Director, Principal
602-523-4937

with Consulting Architect

DOUGLAS SYDNOR ARCHITECT & ASSOCIATES

Scottsdale, AZ
480-206-4593 m
Doug Sydnor, FAIA – Consulting Architect, Principal
doug_sydnor@outlook.com
DSAAA # 2020A

contents

CHAPTER I INTRODUCTION 4

THE PURPOSE OF THE HISTORIC PRESERVATION PLAN
Why Preserve Historic Resources?

THE POLICY BASIS FOR PRESERVATION GUIDELINES
The Secretary Of The Interior's Standards For Rehabilitation
Basic Treatments For Historic Preservation

THE SCOTTSDALE HISTORIC PRESERVATION REVIEW PROCESS
Steps In The Historic Preservation Review Process
Definitions Of Historic Preservation Methods

CHAPTER 2 BUILDING DESCRIPTION AND SIGNIFICANCE 10

PHYSICAL DESCRIPTION

STATEMENT OF SIGNIFICANCE
Historic Sigificance & Context

ARCHITECTURAL SIGNIFICANCE
Architectural Context
Characteristics of the Contemporary Style
Characteristics of the Historic Building

HISTORIC PRESERVATION PRIORITIES
Contempo-Style Character-Defining Elements

CHAPTER 3 HISTORIC PRESERVATION POLICIES AND GUIDELINES 26

POLICY 1: WELCOMING OPEN SITE

POLICY 2: ICONIC BUILDING MASSING

POLICY 3: SIGNATURE FAÇADE FEATURES

POLICY 4: MODERN SPATIAL CONCEPTS

POLICY 5: INHERENT ELEMENTS OF DESIGN

CHAPTER 4 RECOMMENDATIONS FOR PRESERVATION AND REHABILITATION 33

100 SITE

200 BUILDING EXTERIOR

300 BUILDING INTERIOR

400 STRUCTURAL SYSTEM

500 BUILDING SYSTEMS

600 GREEN BUILDING CONSIDERATIONS

BIBLIOGRAPHY 59

CHAPTER I
Introduction

Oblique aerial view of the Kimsey Building in about 1963 when occupied by Scottsdale City Hall, Lederman Music, and Olan Mill Photography.

the purpose of the historic preservation plan

This Historic Preservation Plan (HP Plan or HPP) provides guidance for planning and undertaking improvements to the **Kimsey Building**, a 1963 commercial building also known as Butler Homes Building, Old City Hall, Triangle Building, and The Triangle, at 7120 East Indian School Road, Scottsdale, Arizona 85251. As an individual property, this building is eligible for designation by the City of Scottsdale as a historic property for the purposes of zoning administration and historic resource management. The preservation policies, guidelines, and recommendations in the HP Plan should be used by the property owner in planning for adaptive use rehabilitation, alterations, additions, new construction, and site improvements. This HP Plan also addresses the design of new buildings or relocated buildings within or adjacent to the defined historic area.

The HP Plan will be used by Scottsdale's Historic Preservation Commission (HPC) and the staff of the City Historic Preservation Office (CHPO) in making decisions about issuing Certificates of "No Effect" or "Appropriateness." The City requires these approvals for all work related to any alteration of the exterior of the building or the site and all work requiring a building permit that is undertaken for a designated HP Historic Property. Refer to Z.O. Sec.6.121 and 6.122. This document will also be used in evaluating the appropriateness of the City's own public works projects within and adjacent to the historic resource.

These guidelines should assist the property owner in understanding the historic character of the building and context of time and place in which it was constructed. This should help in making appropriate decisions about maintenance, preservation (repair and replacement), rehabilitation, and new construction.

WHY PRESERVE HISTORIC RESOURCES?

Throughout our nation, communities promote historic preservation because doing so contributes to neighborhood livability and quality of life, minimizes negative impacts on the environment and yields economic rewards. These same reasons apply to Scottsdale. Because Scottsdale offers an outstanding quality of life, it attracts development that challenges the community to protect its unique character. Preserving historic resources is a part of an overall strategy of maintaining community identity and livability. As Scottsdale continues to change, it will maintain its ties to the past through the preservation of its architectural heritage reflected in its historic resources. Keeping these resources creates a sense of place for residents and provides visitors with a connection with the local heritage.

THE POLICY BASIS FOR PRESERVATION GUIDELINES

The preservation guidelines presented in this HP Plan are in keeping with the generally accepted historic preservation standards provided by the National Park Service about the best way to approach making alterations and additions to properties as well as constructing new buildings and site improvements associated with designated historic buildings. They provide a basis for making decisions about changes that affect the appearance of individual buildings or the general character of a historic district. These historic preservation guidelines do not dictate design solutions. Rather, they define a range of appropriate responses to various specific design issues within the context of historic resources.

The City of Scottsdale has also developed a GREEN BUILDING PROGRAM that is a model for many cities around the country. The goal of the program is to "encourage" energy efficient, healthy, and environmentally responsible buildings in the Sonoran Desert region." The Green Building Guidelines cover a variety of issues from Site Use and Landscaping, Energy Conservation, Additions and Enclosures – objectives that mesh comfortably with preservation goals.

This HP Plan with its set of Preservation Policies, Design Guidelines, and Treatment Recommendations is meant to supplement the Department of Planning and Development Services' Green Building: Guidelines for Sustainable Building in the Sonoran Desert. The guidelines will address specifically those elements and issues directly related to fostering appropriate rehabilitation and compatible additions to this building.

The HP Policies and Guidelines should not conflict with requirements of the Scottsdale Green Building regulations. Specific rehabilitation solutions that comply first with life/safety considerations and secondly with the HP Plan occasionally may then conflict with energy/resources concepts. Conflicts may be discovered regarding interpretation of these three considerations. Thus, consultation between the property owner's design team and representatives from these agencies should consult for evaluating priorities, impacts, and feasibilities and for identifying appropriate alternative design solutions.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards & Guidelines for Rehabilitating Historic Buildings (Department of Interior regulations 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features, and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to the specific rehabilitation project in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The Kimsey Building seen in the background of the Scottsdale High School homecoming parade in about 1983.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BASIC TREATMENTS FOR HISTORIC PRESERVATION

The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings identifies the following preservation treatments:

Identify and Preserve the form and detailing of those architectural materials and features that are important in defining the historic character.

Protect and Maintain with minimal intervention, whenever possible.

Repair with the least degree of intervention. Substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace with new material because the level of deterioration or damage of materials precludes repair. The original material's performance will be evaluated before considering the use of a compatible substitute material.

Design for Missing Historic Features is acceptable when documentation exists to allow them to be accurately recovered in form and detailing.

THE SCOTTSDALE HISTORIC PRESERVATION REVIEW PROCESS

The Scottsdale Historic Property (HP) ordinance sets forth the process for reviewing plans to ensure that the preservation objectives for this property are met. The City HP ordinance is not intended to prohibit alterations, additions, or new construction to the building. Instead it is intended to 1) guide the proposed work so that it does not adversely affect the historic characteristics that distinguish the building, and 2) provide compatibility of the new with the old. The guidelines are limited to exterior work only. Owners and their architects, designers, and contractors are strongly encouraged to use the principles, policies, guidelines, and recommendations in this HP Plan to prepare improvement plans.

REVIEW PROCESS FOR PROPOSED ALTERATIONS

Pre-Application Submittal
When an HP property owner proposes an alteration to the building or site, the owner must submit a completed Pre-Application Request Form to the Historic Preservation Office for review. During a pre-application meeting Historic Preservation OIffce staff and the applicant will review the proposed scope of work and staff will provide guidance about information and drawings that will need to be submitted with the development application.

Development Application Checked for Completeness.
Applicant Advised that Building is Designated Historic.
Historic Preservation OIffce staff will promptly determine whether the application is complete for review as submitted or if additional information is needed. They will also make sure the applicant is aware that the building is designated historic and that they have a copy of this HP Plan and Guidelines.

Staff Decides on Suitable Process for Application Review.
Historic Preservation OIffce staff will determine what type of review is warranted based upon what is shown on the plans. If minor work is being undertaken, a Certificate of No Effect might be issued within 1-7 days of the application submittal. For more substantial changes, a Certificate of Appropriateness is required which will be determined at a public hearing by the Historic Preservation Commission.

For Minor Work, Staff Reviews and Approves
the Application for a Certificate of No Effect.
By ordinance, the review process for a Certificate of Appropriateness is required which will be determined at a public hearing by the Historic Preservation Commission. However, it can be completed quickly in as little as a few hours for the most minor projects that clearly meet the guidelines. A Certificate of No Effect can be approved and signed by Historic Preservation OIffce staff if the plan for minor work meets the preservation guidelines for the building, and there will be no visual effect on the historic characteristics of the HP building or site, and the owner accepts any staff proposed modifications to better meet the guidelines.

For Major Work, Staff Proceeds with the Application for a Certificate of Appropriateness.
When Historic Preservation OIffce staff determines that the proposed alterations and the visual impacts of the alterations are considered major, the application is referred to the City Historic Preservation Officer for review. Preparation is made for a public hearing before the Historic Preservation Commission (HPC).

Staff Prepares for a Commission Hearing.
A hearing date is set for the HPC to review the plans and their conformance with the HP Plan for the designated property. The property is posted with a hearing notice sign and the owner is notified about the time, date, and location for the hearing. Owners or their representatives are encouraged to meet with the Historic Preservation OIffce staff to discuss the planned work. After the Historic Preservation OIffce staff reviews the plans and meets with the owners, a staff report is prepared for the HPC with a recommendation as to whether the plans meet the HP Plan.

Historic Preservation Commission Conducts a Hearing.
The Historic Preservation Commission (HPC) will make their decisions about appropriateness of the proposed alterations according to the basic principles for historic preservation, which have evolved over time and reflect the accepted standards for historic preservation work today. They will also use the policies and preservation guidelines in this HP plan. The design elements and components of the building and site (e.g., massing, materials, windows, doors, porches, details, site improvements, landscaping, etc.) will be considered in the review. The Commission will compare the proposed alterations to the guidelines for each specific component. The owner, owner's representatives, neighbors, and interested citizens can comment on the application at the hearing.

Historic Preservation Commission Acts on the Certificate of Appropriateness Application.
Following the close of the public testimony, the Commission deliberates on whether the application meets the preservation guidelines for the building. The applicant may be asked to respond to questions from the Commission during their deliberations. The HPC has several actions they may choose to take on an application including:

1. Approve as submitted with reference to how the project plans meet the preservation guidelines.

2. Approve selected elements or components and deny others referencing relevant preservation
guidelines for the decision.

3. Approve with stipulations on what needs to be modified in the proposed plans.

4. Continue the case to allow time for additional work or information to be provided.

5. Deny application as submitted with reference to how the project does NOT meet the preservation guidelines.

If the Commission proposes any modifications or stipulations, the owner or their representative will be asked if they accept the recommended changes. The Commission will vote on the request for a Certificate of Appropriateness based on the proposed plans with stipulations. If approved, the Historic Preservation Officer will sign the certificate required for the owner to proceed with the approved alterations. The owner must obtain a building permit if required.

DEFINITIONS OF HISTORIC PRESERVATION METHODS

ADAPTIVE USE/REUSE
The process of converting a building to a use other than that for which it was designed.

ALTERATION
The act or process of changing a building, structure, site improvement or landscaping in details, but not substance.

CONSERVATION
The act or process of intervening, on a technical level, to prevent further decay and retain as much of the original as possible.

MAINTENANCE
The act or process of keeping a building or structure in a state of good repair.

PRESERVATION
The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials and vegetation.

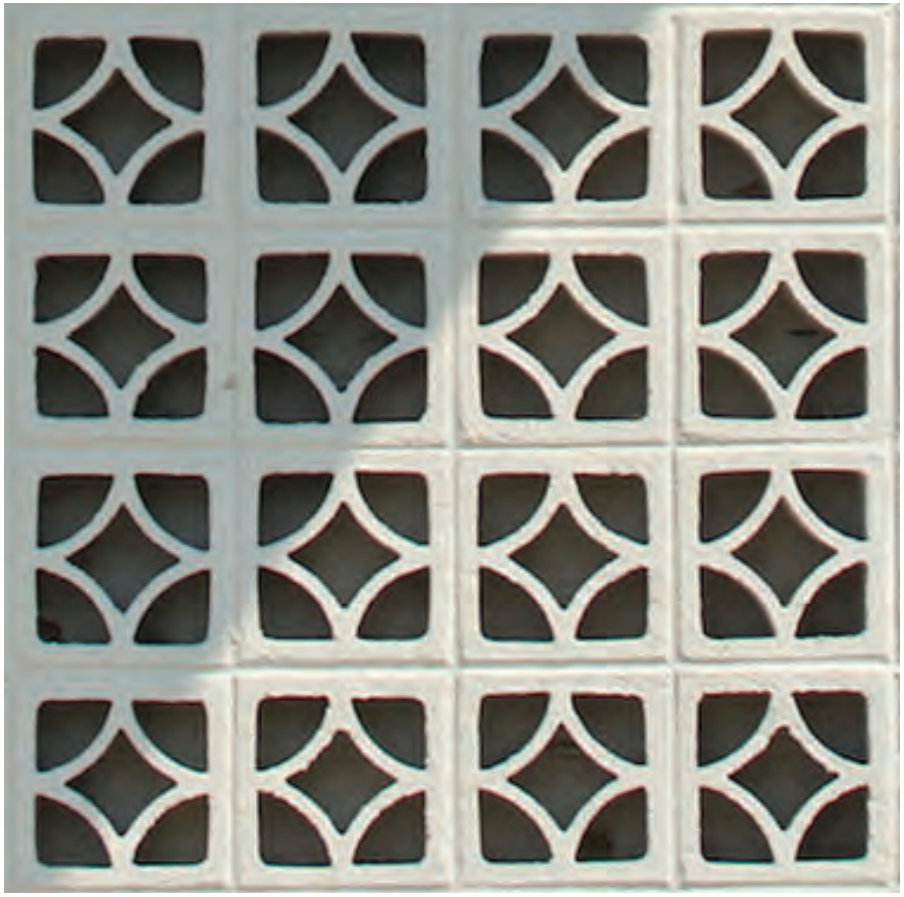
RECONSTRUCTION
The act or process of keeping a building or structure in a state of good repair.

REHABILITATION
The act or process of keeping a building or structure in a state of good repair.

REMODELING
To make over; rebuild. No attempt is made to maintain any historic integrity

RENOVATION
Questionable modernization of a historic building in which inappropriate alterations are made and important features and details eliminated.

REPLICATION/REPRODUCTION
Making a copy of something still in existence.



RESTORATION
The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period by means of the removal of later work or by the replacement of missing earlier work

STABILIZATION
Preservation without maintenance. Using techniques designed to minimize the deterioration of a structure or to arrest further deterioration. The act or process of applying measures designed to reestablish a weather-resistant enclosure and structural stability while maintaining the essential form as it exists at present.

CHAPTER 2

Building Description and Significance

Scott Sandler Photographic

statement of significance

HISTORIC SIGNIFICANCE & CONTEXT

As an excellent example of a Contemporary-style commercial building, the Kimsey Building is eligible for historic designation by the City of Scottsdale and for individual listing on the National Register of Historic places at a local level of significance under Criterion C (Design) in the Areas of Architecture and Commerce in Metropolitan Phoenix during the Modern Movement period of 1945 to 1975.

Brief Scottsdale History

In its early days, Scottsdale's economy, like most other communities in the Salt River Valley, was agriculturally based. After World War II, the "farmland gave way to residential developments, resorts, shopping centers, schools, and parks as Scottsdale grew into…[an] urban oasis." [1]

In the late 1940s, the community of Scottsdale, at the urging of the Scottsdale Chamber of Commerce, promoted a Western Revival theme of architecture for commercial businesses as a means to market itself as "The West's Most Western Town." A Western image was widely seen in books, movies, and television shows during the late-1940s and into the 1950s. The Chamber wanted to capitalize on that trend.

Scottsdale incorporated in 1951 having a population of approximately 2000. The approximately one square mile bounded by Miller Road on the east, Osborn Road on the south, Orange Road on the west (now 70th Street), and Camelback Road on the north included the subject property.[2] Two years later, 1953, the Chamber of Commerce's western theme became codified with the creation of an architectural board to review development plans and building designs. The adoption of this Western theme was actually in contrast with the town's agricultural past.

The population increased to 3,500 in 1955. Scottdale's "agrarian beginning brought about simple, utilitarian, and functionalist architecture,"[3] but this began to change following incorporation. And the rapid growth would have an impact on the subject property.

By 1961, Scottsdale achieved "city" status, with an adopted charter, and levying of sales tax, property taxes, and a business license tax.[4] It had grown from one square mile to five.[5] The annexation of surrounding land continued during the 1960s often in competition with the city of Phoenix.[6] And the Western architectural theme lost favor except in a few areas like the commercial venture of Rawhide.

The Western Revival push by the Scottsdale Chamber of Commerce starting in the late 1940s greatly impacted the architectural image of what is now called Old Town Scottsdale. One might describe the Old Town Scottsdale business area as having "a wooden 'cow town' façade."[7] A radical change to this look began in the mid-1960s with contemporary architecture to attract tourists: upscale shopping centers and luxurious resorts, art galleries, and golf courses.

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[1] Fudala, Joan. Scottsdale. Charleston, SC: Arcadia Publishing, 2007:7.
[2] Fudala, Joan. Historic Scottsdale: A Life from the Land. San Antonio, TX: Historical Publishing Network, 2001:60.
[3] Sydnor, Douglas B. Scottsdale Architecture. Charleston, SC: Arcadia Publishing, 2010:7.
[4] Op.cit.: 66.
[5] Fudala, Joan. Historic Scottsdale: A Life from the Land. San Antonio, TX: Historical Publishing Network, 2001:109.
[6] It would continue to grow to 185 square miles.
[7] VanderMeer, Philip. Desert Visions and the Making of Phoenix: 1860-2009. Albuquerque: University of New Mexico Press, 2010: 165.

Building History

David J. Friedman (Butler Development) and Ralph Haver had a long relationship beginning at least with Friedman's Starlite Vista Subdivision (Phoenix) in 1954 followed by Orchid Park Subdivision (Phoenix) in 1956. Friedman also had Haver design a building to house his business at 201 E. Camelback Road in Phoenix in 1956. This two-story, approximately 5000-square-foot masonry building was Contemporary in style with glass walls facing the street.

Friedman called upon Haver once again to design Villa Monterey in 1961. With Friedman's business expanding, he had Haver design a new office building near the northwest corner of Scottsdale Road and Indian School in 1961. This building is now popularly called the Kimsey Building as a reflection of its shape.

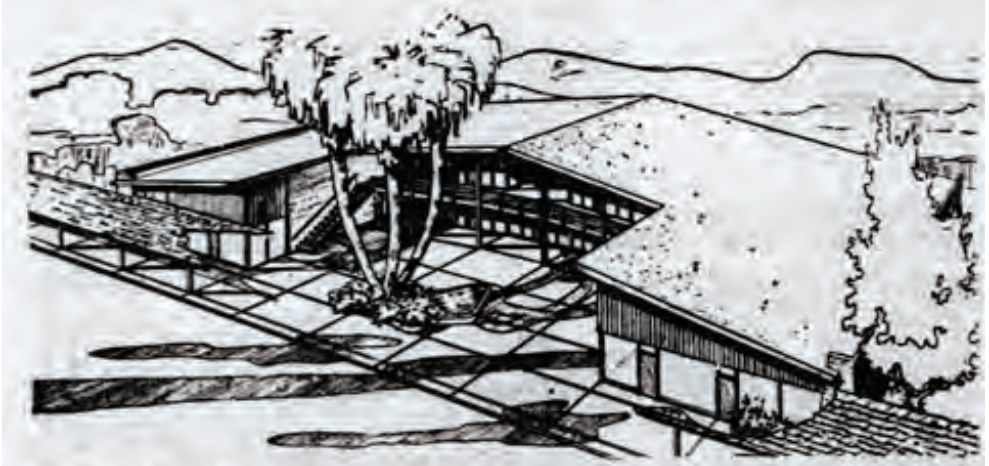
Ralph Haver graduated from the University of Southern California with a Bachelor's in Architecture in 1937. He worked as a draftsman for four years in California before moving to Phoenix in 1941 where he went to work with the firm of Gilmore and Varney.

In 1946, Haver formed his own firm which later expanded with new associates. Over the years, Haver's firm designed many prominent commercial buildings in the Salt River Valley including banks, theaters, schools, churches, and government buildings in addition to the ubiquitous Haver homes.

The building at 7120 East Indian School Road, like the first home for Butler Development, is also two-story with large expanses of glass walls facing the street. However, Haver, in deference to the Western Revival theme of Old Town Scottsdale, added Western accents and vernacular materials much like he had previously done in the 1953 design of the Feltman Building now called Pima Plaza. Haver also used a low-pitched roof and symmetrical proportioning.

Butler Co. The building sketched above is being erected at 201 E. Camelback for the Butler Development Co. by Olson and Cotterell from plans drawn by Ralph Haver, architect. Dave Friedman, head of Butler Development, will have his offices on the second floor. Other space is for lease.

Figure: Arizona Republic, 16 September 1956: sec5, 17.



Scottsdale Expansion The new Feltman Building will be Scottsdale's largest when completed next spring. The sketch above by Ralph Haver, architect, has the sidewalk arcade with cedar shake roof cut away to show the recessed section for stores in the center. Slump brick facing and wood battens will continue the town's western architectural motif. The building is under construction between Scottsdale and Brown avenues on First Avenue.

Figure: Arizona Republic, 21 December 1952:sec4,4.

When looking at the evolution of the Butler Homes logo, it is difficult to know who influenced who. Haver certainly used a similar low-pitched roofline in the 1954 Lou Regester Furniture Store and in so many of his houses. Examining ads for Butler Homes over time though, one can see a slight modification in the angle shape until it becomes nearly symmetrical and approaches the angle of the roof of 7120 East Indian School Road. It is this Kimsey shape of the roof that quickly influenced the nickname of the building. People remember the Kimsey Building but have no idea where the Butler Homes Building is.

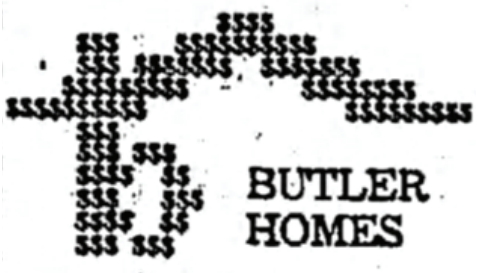
The first address for the Butler Homes office was given in a newspaper article as 44 West Indian School Road. This may have been a mistake because it was later changed to 60 West Indian School Road in all later articles. The current address is 7120 East Indian School Road. Scottsdale's numbering system did not change to follow the system used by Phoenix until early 1971, using Central Avenue as the zero point for east-west streets and Washington Street as the zero point for north-south streets.[8]

Scottsdale's aggressive annexation program in the mid-1950s and 1960s set the stage for expansion of city government buildings. More land and more residents required more city employees and more services such as police, parks, and libraries.

The City entered into an agreement to lease the west half of the Butler Homes Building in April 1963 for one year. According to the Scottsdale City Manager at the time, Ken Williams, having this larger space would help the growing needs of the City as it formulated plans for a much larger and permanent building. No one anticipated that it would take nearly five years to have those plans come to fruition.

During the City's occupation of the building, some interior modifications occurred. It took the citizens of Scottsdale several more years to approve bonds to support the design and construction of a future home for city hall and the library which would accommodate the needs of the rapidly growing town. The new civic center opened with a new city hall in 1968, Scottsdale government moved out of the Kimsey Building.

1957



1960

1961

[8] Brevoort Preservation Strategies. Historic and Architectural Documentation: 6902 and 6908 East First Avenue, Scottsdale, Arizona. Prepared for Blueprint Capital Services, LLC. 2018:4.

Based on ads and Scottsdale city directories, when the City of Scottsdale leased the Kimsey Building, Butler Homes initially remained, but a portion of the building was empty.[9] Butler Homes was no longer listed at the building and City Hall appears to have shared the building with only with Lederman's Music for a little over four years.[10]

Following its service as Scottsdale City Hall, the Kimsey Building returned to its original intent of housing various businesses which continued into the 2020s. One of its longtime tenants was the Arizona School of Real Estate, Inc. founded by James Pullaro in 1969. Typical of new tenants, modifications were made to the interior of the building to accommodate the classrooms and offices.

Business	1963	1964	1965	1966	1967	1968	1969
Butler Homes	●						●
Scottsdale City Hall	●	●	●	●	●		
Lederman's Music			●	●	●	●	
Gonzos (interior & Boutique)							●
AZ School of Real Estate							●
Hair Beauty Salon							●
Bender's Air Conditioning							●

Figure : Businesses housed in 60 West Indian School Road based on city directories. The directories may have been printed in the fall of each year which explains why Scottsdale City Hall was not shown in 1968. Note that Butler Homes once again appears to be in the building.

The Kimsey Family

William Edward Kimsey was born in DeKalb County, Indiana in 1851 and married Elizabeth Dole in 1872. All three of their children, Lois, Wallace, and Morton, were born in Indiana. Kimsey was an active citizen in his Indiana community. Besides being a farmer, he raised fruit on his acreage, he was a merchant, one-time postmaster, and eventually was elected Clerk of the Circuit Court of Steuben County. He served in this position from 1886-1894. Kimsey returned to farming when he left this office.

It is of note, that in this clerk office his daughter, Lois, met Thomas R. Marshall, an attorney, whom she married in 1895. Marshall was elected governor of Indiana in 1908 and served as Vice-President of the United States for two terms when Woodrow Wilson was President.

Health issues for Elizabeth Kimsey drove her and William Kimsey to initially come west to escape the harsh winters of Indiana starting around 1907/1908. It did not take Kimsey long to recognize opportunities in the Scottsdale area. He purchased five acres from Mrs. Ida T. Underhill, a widow, in November 1909, according to a newspaper report, although no deed of sale was found. This acreage was located on the north side of the road near the northwest corner of what is now Scottsdale Road and Indian School Road with the northern border along the Arizona Canal.

While the Underhills were known for starting one of the first "guest ranches" in Scottsdale, Kimsey stuck to what he knew: fruit. He purchased the lumber and built three houses over the course of several years along Indian School Road and planted oranges. Kimsey later sold two of the houses.

Kimsey and his wife continued to return to Indiana each year until the fall of 1913. At that point, Kimsey had sold a Kentucky farm, and also was selling the Indiana farm having decided to make Scottsdale he and his wife's permanent residence.

Numerous contemporary accounts of Kimsey's life state that he and his wife Elizabeth moved to Scottsdale permanently after he, William, had retired. By today's standards, 62 years old is not that old and based on the industriousness of William Kimsey, he too did not consider just living on his small Scottsdale farm. No, Kimsey continued to conduct his life much as he had done in Indiana.

[9] Whether there had been other tenants besides Butler Homes is not known but 60 ½ was listed as vacant. Mullin-Kille. Scottsdale Arizona Con Survey City Directory. Chillicothe, OH, 1963:62.

[10] A September 1963 ad indicates that Lederman had rented space in 60 West Indian School although it was not listed as there in the 1963 and 1964 directories.

As a recipient of irrigation water for his small orchard, Kimsey became involved with the Water Users Association. At the encouragement of property owners in Scottsdale in 1916, Kimsey ran and won the office of president of the Salt River Valley Water Users Association. It was written that Kimsey's "honesty and integrity are beyond question…and that his position as father-in-law of the vice-president of the United States would undoubtedly give him prestige with the powers that be."

Two years later, in 1918, Kimsey along with E. O Brown and Charles Miller founded the Scottsdale Light and Power Company to provide reliable electricity to Scottsdale residents. Initially, Kimsey was the secretary/treasurer of the company. The company contracted with what is now SRP to install a generator at Arizona Falls to provide some of that electricity. Kimsey's son, Mort, took over his father's position in 1920 and continued to collect payment for the residential services until the company was purchased by the Central Arizona Light and Power Company (now Arizona Public Service) in 1939. Mort remained working at the power company until he retired in 1955.

As one of a group of prominent Scottsdale farmers and businessmen, Kimsey was listed as a director on the articles of incorporation of the Farmers' State Bank of Scottsdale in December 1920. When the doors opened on January 19, 1921, Scottsdale not only had its first bank, but Kimsey was listed as President with his business partner in the Scottsdale Light and Power Company, Charles Miller, listed as Vice-President. The bank promoted itself as "A bank that is trying to serve, faithfully and intelligently the commercial, citrus, dairying and farming interest of this [Scottsdale] community."

Following the formation of a new justice court approved by the Maricopa Board of Supervisors in December 1921, Kimsey was appointed Scottsdale's first justice of the peace in January 1922. He served in this position until his death in April 1924. Kimsey's remains were returned to the family plot in the Circle Hill Cemetery in Angola, IN. Elizabeth Kimsey died in 1932, and she too, was interred in the family plot in Angola, IN.

An obituary in the Steuben Republican (IN) described Kimsey in these words: "wherever he was called to serve, whether in public office or private station, he was a man whose motives bore the most rigid scrutiny and whose conduct did not shrink from the white light of publicity." Indeed, William Edward Kimsey was one of Scottsdale's most influential citizens of his time despite having lived in the area less than 20 years.

Over the years, the Kimsey family members adopted Scottsdale as their home. Lois Marshal annually came to the valley from her Indiana home during the winter months even long after her mother died in 1932. She often stayed in a suite at the Westward Ho. But it was her brother, Mort, who gave his heart to the community.

Much like his father's example, Mort was active in Scottsdale as a businessman, but also as a concerned citizen. His gas station which opened in 1918 on the northeast corner of Scottsdale Road and Main Street was the first such station in Scottsdale. It also served as the pay station for customers of Scottsdale Light and Power Company. A logical idea since Mort Kimsey served as the general manager of the company his father had helped start. That same gas station later served as the "home" of the Scottsdale fire engine for the all-volunteer force before incorporation.

Mort Kimsey actively participated in the Scottsdale Men's Community Club, and even served as president. He also was a member of Kiwanis and the Chamber of Commerce. He served on the first town council after Scottsdale incorporated in 1951, and became the second mayor serving from 1958-1962.

But perhaps the strongest means of showing his commitment to this adopted home was shown in Mort's appreciation of Scottsdale's history. He fought vigorously to save the Little Red School House and helped found the Scottsdale Historical Society. Mort passed his love of Scottsdale history on to his son Bill. Morton E. Kimsey died in 1974.

Bill Kimsey also continued the family connection to APS where he worked as an engineer in various capacities and also in administrative positions for thirty-one years. And that love of history pushed Bill to write a book, Reflections of Early Scottsdale – The Way It Was, donate photographs to the Scottsdale Historical Society, serve on the society's board of directors, and even volunteer as a docent. He too was active in numerous civic and business groups during his life.

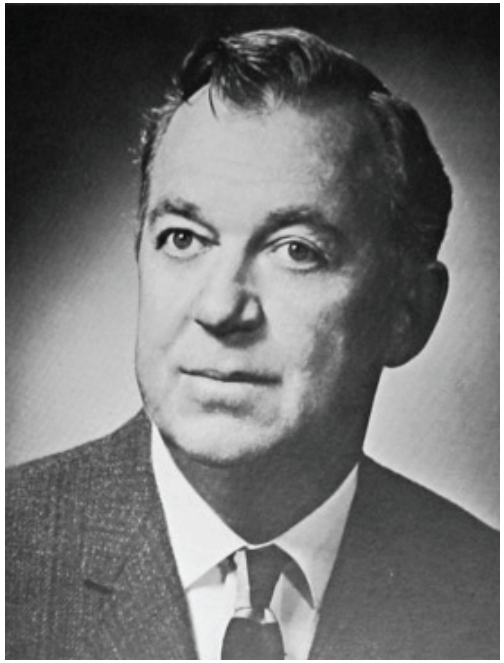
As for that initial purchase of acreage that William E. Kimsey made back in 1909, it had dwindled down to one acre according to his wife Elizabeth's will. And she gave it to her only living son, Mort. While Mort Kimsey did not live in the house, he did over the years remove the citrus trees and raze two of the houses. Finally in 1960, Mort Kimsey leased the property to Butler Homes for 50 years. In July 1961, the William E. Kimsey home was demolished. And in its place rose a two-story commercial building to be the headquarters of Butler Homes and designed by Ralph Haver. Butler Homes was to occupy half the second floor of the building and the remainder could accommodate a number of other offices or retail businesses.

Architect Ralph B. Haver – 1915-1987 (courtesy of Douglas B. Sydnor, FAIA)

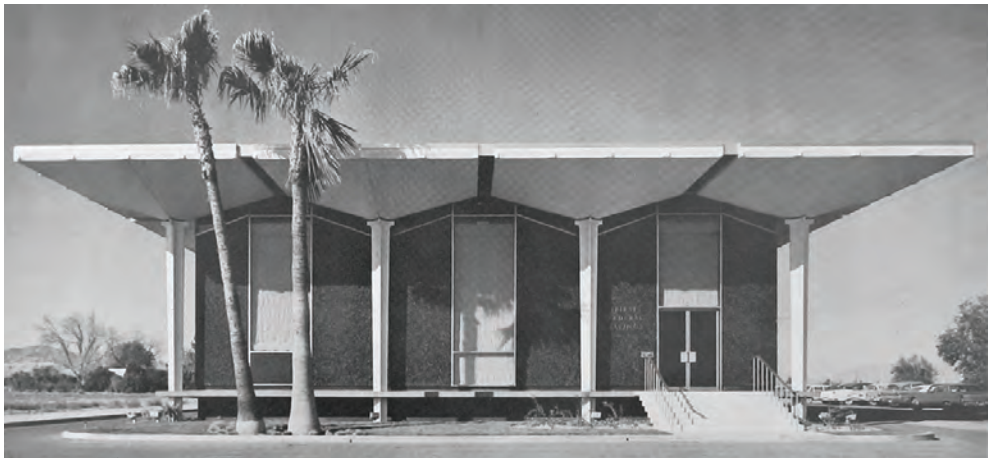
Ralph Haver, AIA, was one of the most influential and creative Arizona architects of the second half of the 20th century. He was active in the Phoenix metropolitan area from 1946 to the mid-1980s. That was a time when the 'Valley of the Sun' was experiencing unprecedented and booming growth. Haver had moved his family from California to Phoenix with the intention of helping build this city with a modern design approach that would appeal to the public. His firm's 1967 portfolio stated that they had completed approximately $500 million in projects, which included 20,000 tract homes over 5 years in Arizona, New Mexico, and Colorado. The body of work also included 250 projects including churches, schools, factories, commercial buildings, apartments, town homes, and civic buildings. He is known for such high-profile commissions as the 1960 Phoenix City Hall (with Edward L. Varney Associates, A.I.A.), 1964 Cine Capri Theater, 1966 Revlon Manufacturing Plant, and 1969 America Express Western Regional Headquarters.

Haver's firm completed numerous multi-family, commercial, and school projects in Scottsdale and are noted below. One of the most important commercial developments is the 1962 Kimsey Building at 7120 East Indian School Road, which is about 11,000 sf and 2 stories. The developer was David Friedman of Butler Home Builders, Inc. The office building was one of a series of local projects that they had jointly worked on. They collaborated on the 1961-1973 Villa Monterey Town Homes at Miller and Chaparral Roads in Scottsdale, and the 1954 Friedman Office Building at 201 East Camelback Road in Phoenix.

Soon after the Kimsey Building was completed in 1963, the City of Scottsdale rented space for their City Hall after leaving 131 East Main Street; and until such time that the current 1968 Scottsdale City Hall was constructed. The Kimsey Building fully expresses Haver's skill at 'wood post and beam construction' as it was evolving in numerous earlier designs as the 1952 Feltman Building (now Pima Plaza) in Scottsdale and the 1953 Entz-White Lumber Co. (demolished) in Phoenix.



The structure has a very strong street presence given the fronts' complete transparency with full height glazing; and the prominent, symmetrically composed, low-pitched roof form. It speaks to providing the public an open and pleasant invitation to enjoy the first level retail stores, and to acknowledging the upper level professional offices. Surface parking is immediately accessible off the street, in front, and convenient.



1963 First Federal Savings and Loan

The Scottsdale Architecture of Ralph Haver

1952	Feltman Building *(now Pima Plaza)*
1957	Kaibab Elementary School *– AIA Regional Award for Excellence in Design (demolished)*
1959	Hohokam Elementary School *(mostly demolished)*
1959	Town and Country III Scottsdale *– designated historic district since* 2005
1960	Coronado High School *(mostly demolished)*
1961-73	Villa Monterey Town Homes *– 9 phases, 7 phases are designated historic districts since 2011*
1963	First Federal Savings and Loan *– NSID Award for Excellence of Design & AIA Award of Merit (demolished)*
1964	Golden Keys Town Homes
1964	Polynesian Dairy Queen *(demolished, but may be reconstructed)*
1966	Villa D'Este
1968	Mayo's Furniture
1970	Villa Adrian
1973	Sentry Center

1959 Hohokam Elementary School

ARCHITECTURAL SIGNIFICANCE & CONTEXT

Architectural Context

Phoenix Architect Ralph Haver is primarily remembered for his Modern designs of post-World War II production housing throughout Metropolitan Phoenix area which are now marketed as the highly sought-after "Haver Houses" such as Town & Country subdivision in Scottsdale. Yet Haver and his business partner Jimmie Nunn produced a vast number of designs for churches, schools, municipal buildings, factories, multifamily housing, and custom homes. He occasionally applied his signature interpretation of the residential "Contemporary Style" or "California Modern" for commercial buildings, including the 1952 Feltman Building (now Pima Plaza at 7237 E. 1st Avenue, Scottsdale) and the 1954 Lou Register Furniture (now Copenhagen at 1791 E. Camelback Road, Phoenix).

Born in California and inspired by the work of his brick mason father, Ralph Haver followed his passion for architectural design. The received his architecture degree from the University of Southern California, Pasadena. Following his military service in the US Army Corps of Engineers in 1946, Haver moved to Phoenix to join his father and brother already constructing buildings there during the war.

It may be that Haver's early innovations in production housing methods and style was inspired by the designs of California architect Robert Anshen. The firm Anshen & Allen, as devotees of Frank Lloyd Wright, designed the first prototypes of "California Modern" houses for developer Joseph Eichler in 1949.

The Contemporary-style house was a sophisticated alternative to the traditional Ranch-style house. Haver's Modern houses were characterized by low-pitched gable roofs with deep overhangs, front-facing gables with projecting beam ends, wood post-and-beam structure, vaulted ceilings, integrally colored concrete floor slabs, Superlite concrete masonry units (including decorative Shado-Wall textured block and geometric "breeze block"), open floor plans, trellis-covered patios, glass walls, and transom windows that filled the gables. The newspaper ads for Town & Country homes offering sliding glass doors and the "Patio-Port" for "the finest in indoor-outdoor living." Yet Haver often softened the Modernist feeling of the post-and-beam "Contempos" by using vernacular ranch materials such as clinker-brick wainscoting, slump block, board-and-batten siding, red brick patios, and 2x4 roof decking.

Building Significance

Architect Ralph Haver designed the two-story Kimsey Building as the administrative headquarters for the Butler Development Company and as tenant rental spaces for businesses and retail shops. The building interiors were intended to be flexible to accommodate floor plans and mechanical and electrical systems for everchanging tenant uses. Thus, the interiors were provided as open spaces with a small restroom provided at the rear of almost every bay. As needed to separate tenants, demising walls from floor to ceiling were set on the grid lines of structural posts and storefront mullions. Air handlers for air conditioning were concealed in several small mechanical rooms opening to the breezeway or into tenant spaces.

The significant aspect of the building's interior is the spatial concept of flexible tenant spaces relating to the building shell volumes and storefront windows and doors. The surviving historic restrooms are not considered character-defining features. Likewise, the post-historic tenant improvements (i.e., partitions, doors, interior windows, dropped ceilings, soffits, finishes, fixtures) are not considered character-defining features.

To current understanding, the only special interior architectural feature was the original atrium and paired stairs at the west half of the building. Because there were no rear exits from the second floor, the atrium may have provided safe fire egress within the two-story tenant space. The atrium may have been infilled either during the historic period to provide more office space for expanding Scottsdale City Hall uses or after 1970 for more tenant rental space. Further archival and field investigation is needed to determine the timing and reason for the changes.

Unseen Obvious Design Inspirations

Although architects of the Modern period generally avoided the decorative design dogma of earlier Beaux Arts-trained traditionalists, Ralph Haver's work respects the natural environment and local heritage and culture in a building conveying "less is more." Few other Haver-designed buildings demonstrate the continuity of the spirit of place more obviously than does the Kimsey Building.

By taking the time to seek an architect's recipe of inspirations, much can be learned about the underlying messages and community memories baked into a building. Those unseen obvious connections to the past can provide inspirations for creating new designs and preservation treatments that perpetuate the values of the community.

The most obvious visual aspect of the Kimsey Building is its iconic isosceles triangular shape of the roof and its symmetrical façade with a central breezeway. But what inspired that triangular form? Kimsey family lore and historic archival research bring forth a historic photograph of Mr. & Mrs. William E. Kimsey's modest one-story, wood-frame farmhouse in about 1916.

Elizabeth & William E. Kimsey farmhouse, circa 1916, was demolished in 1961 for construction of the Kimsey Building. (Scottsdale Heritage Collection at the Scottsdale Public Library; SCOT-SHS-2012-0156A)

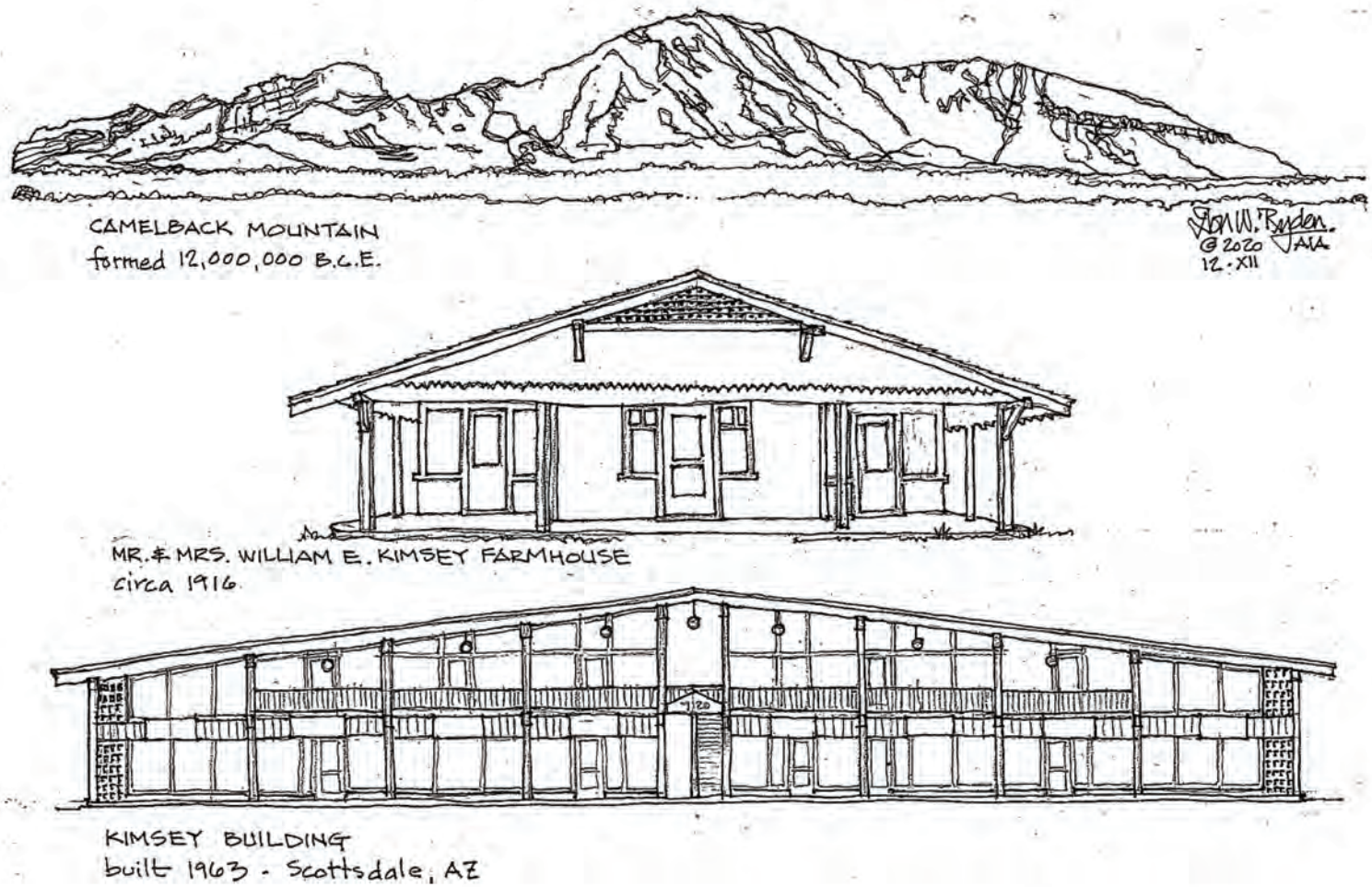
Amazingly, the front façade of the little Kimsey cottage possessed character-defining patterns that can still be seen in the front façade of the Kimsey Building. The now missing cottage was comprised of:

- *Symmetrical, low triangular front façade divided into three parts.*
- *Low-pitched roof with projecting beam ends and brackets at the deep gable overhang.*
- *Triangular attic ventilator at the gable peak with square-grid lattice for breezes.*
- *A broad beam spanning the full façade equally divides upper and lower portions of the façade.*
- *The rectangular cottage is set on grade level with a concrete slab as the porch floor.*
- *Shallow, wood-post front porch with three horizontal rectangular bays across the full façade.*
- *Beneath the porch, the central building shell steps forward of the flanking screened porches.*
- *A central entrance door is flanked by two sidelight windows.*
- *Each screen porch entrance door is flanked by two screened window openings.*
- *The wood wall sheathing emphasizes the horizontality of the cottage and triangular gable.*
- *The hierarchical pattern of threes within threes within threes subdivides the triangle concept.*
- *Unseen diagonal regulating lines connect façade feature points, e.g., porch posts to roof peak.*
- *Golden Rectangles and squares hide in wall planes, window frames and mullions, porch bays.*
- *South-facing front porch and shade-casting side porches provide passive heat and cooling.*

Could it have been that Ralph Haver, in paying homage to the Kimsey family settlers of Scottsdale, respectfully replicated the underlying elements of design and proportions of the farmhouse into the 1963 Kimsey Building that would replace the homeplace on its very site?

And taking the observations one more step into the past, could it have been that the unknown designer of the Kimsey cottage intuitively captured the triangular symmetry, ridge slope, and three parts of nearby Camelback Mountain?

Even if these architectural connections may remain conjectural, there is no doubt that visually the elements of design have passed down through the history of the Kimsey family site, farmhouse, and office building. Respectful historic preservation of the Kimsey Building will perpetuate the communal memory and carry on the community image for the common good for the citizens and visitors of Scottsdale.



HISTORIC PRESERVATION PRIORITIES

These Historic Preservation Priorities should help in evaluating appropriateness of proposed rehabilitation treatments in preserving the historic integrity of building and elements. The modal verbs “must, should, and may” respectively denote obligations, suggestions, and possibilities.

MUST PRESERVE

*Asterisk indicates a highly significant historic Character-defining Element (CDE)

Features

- ***Building massing*** – Triangle shape of a symmetrical, Contemporary-style, broad-side, front-gable rectangular box; low-pitched 2:12 roof slope with minimal rooftop features; mirror-image, two-story building halves isolated by a breezeway
- ***Two-story, post-and-beam wood structural system at front porch*** expresses Modern spatial concept and conveys interior system that allows flexibility of floor plans
- ***South façade design of features and spaces*** including recessed wood storefront of grid pattern, second-floor balcony, flanking decorative masonry panels, aluminum-and-glass doors
- ***Decorative corbels*** at projecting beam ends (south façade) of second floor and roof
- ***Deep overhangs*** at eaves and south façade gable
- ***White globe pendant lights*** (7) hung from roof deck, centered at porch bays of second floor
- ***Signs and support structure*** of steel spanning between front porch posts

Spaces

- ***Detached building*** symmetrically located at center of parcel and set back from the street
- ***Front parking area*** between street and building
- ***Concrete terrace*** beneath porch roof
- ***Design of a central, two-story breezeway with opposing stairways***
- ***High room volume*** at entrances of the east and west projecting tenant bays

SHOULD PRESERVE

Features

- ***Planter strip for street trees*** along public sidewalk
- ***Two-story, post-and-beam wood interior structural system*** allows flexibility of floor plans
- ***Painted concrete block masonry walls*** (8x4x16)
- ***Design concept of masonry walls without openings*** on east and west facades

Elements of Architectural Design

- ***Aesthetic design composition:*** lines/form; harmony/balance; pattern/proportion; size/scale; repetition/rhythm; unity/variety; emphasis/hierarchy; space/movement; texture/color

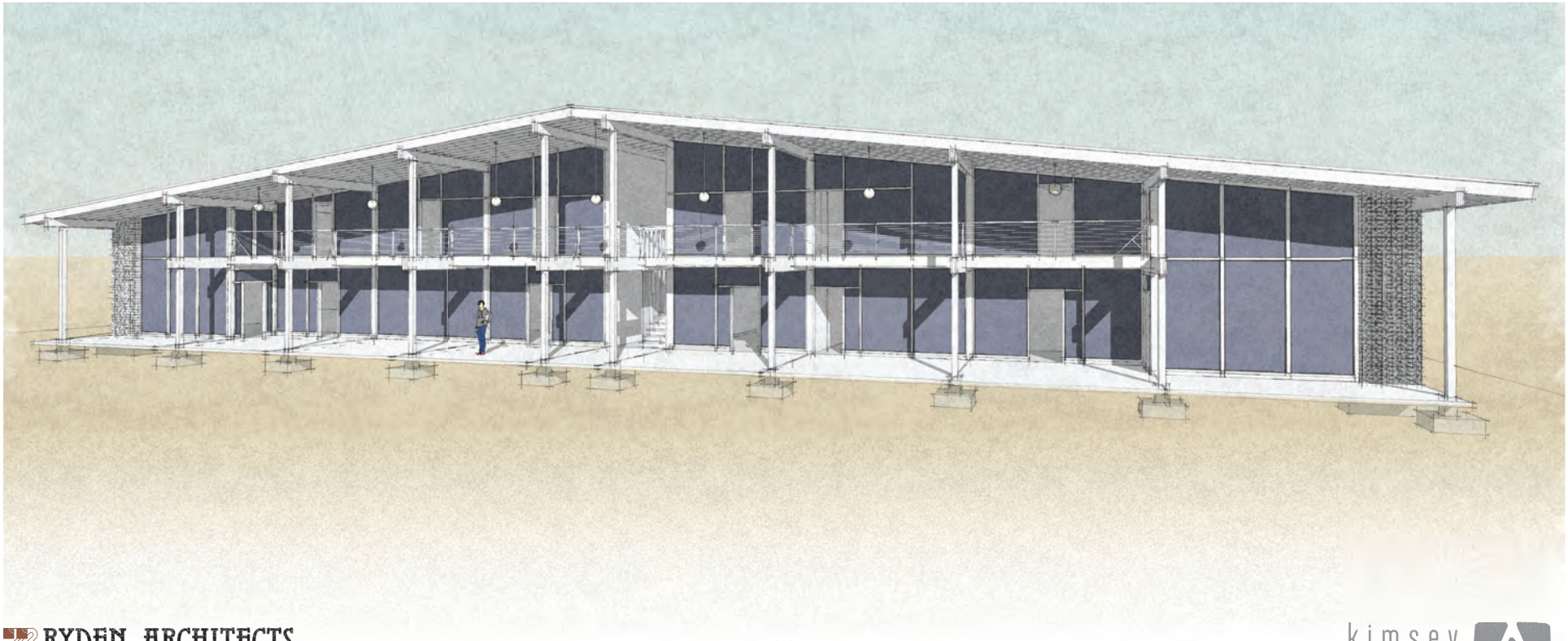
MAY PRESERVE

Features

- ***Design concept of steel casement windows and steel doors*** on north facade
- ***Post-mounted clock*** (missing) on post of front porch

Spaces

- ***Loft spaces*** above low ceilings in outermost tenant bays
- ***Atrium with two stairways*** (missing) in west half of building
- ***Feeling of three-bay open space*** across tenant spaces at first and second floors of west half



CHARACTER-DEFINING ELEMENTS OF THE KIMSEY BUILDING'S SOUTH FAÇADE

The numbers here cross-reference to the Treatment Guidelines found in Chapter 4.

SITE PLAN AND ELEMENTS

- 101 Detached building symmetrically located at center of parcel and set back from the street
- 103 Front parking area between street and building
- 105 Planter strip with trees and shrubs along public sidewalk between driveway entrance/exit

BUILDING MASSING

- 201 Triangle shape of a symmetrical, front-gable roof spanning the length of a rectangular plan
- 201.1 Low-pitched gable roof with deep overhangs and narrow fascia boards
- 201.2 Two-story, mirror-image building shells isolated by a breezeway
- 212 Two-story, central breezeway with two opposing stairways
- 210 Two-story, 7-bay-wide post-and-beam wood porch expresses open structural system inside
- 201.3 Recessed inner bays; projecting end bays
- 301.1 Full storefront façade expresses Modern outdoor-indoor spatial concept and plan flexibility

SOUTH FAÇADE ELEMENTS

- 201 Triangle shape of a symmetrical, front-gable roof spanning the length of a rectangular plan
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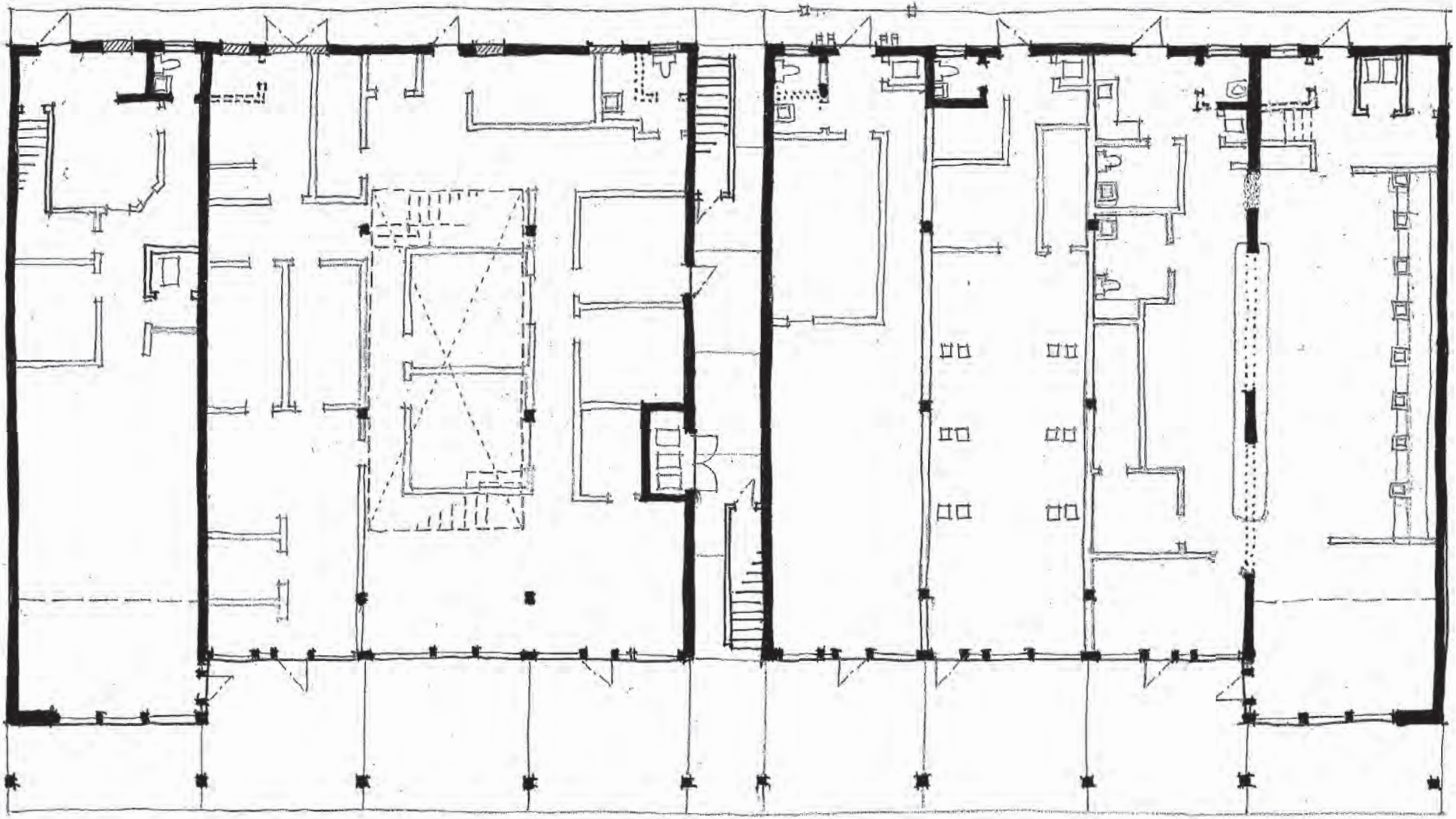
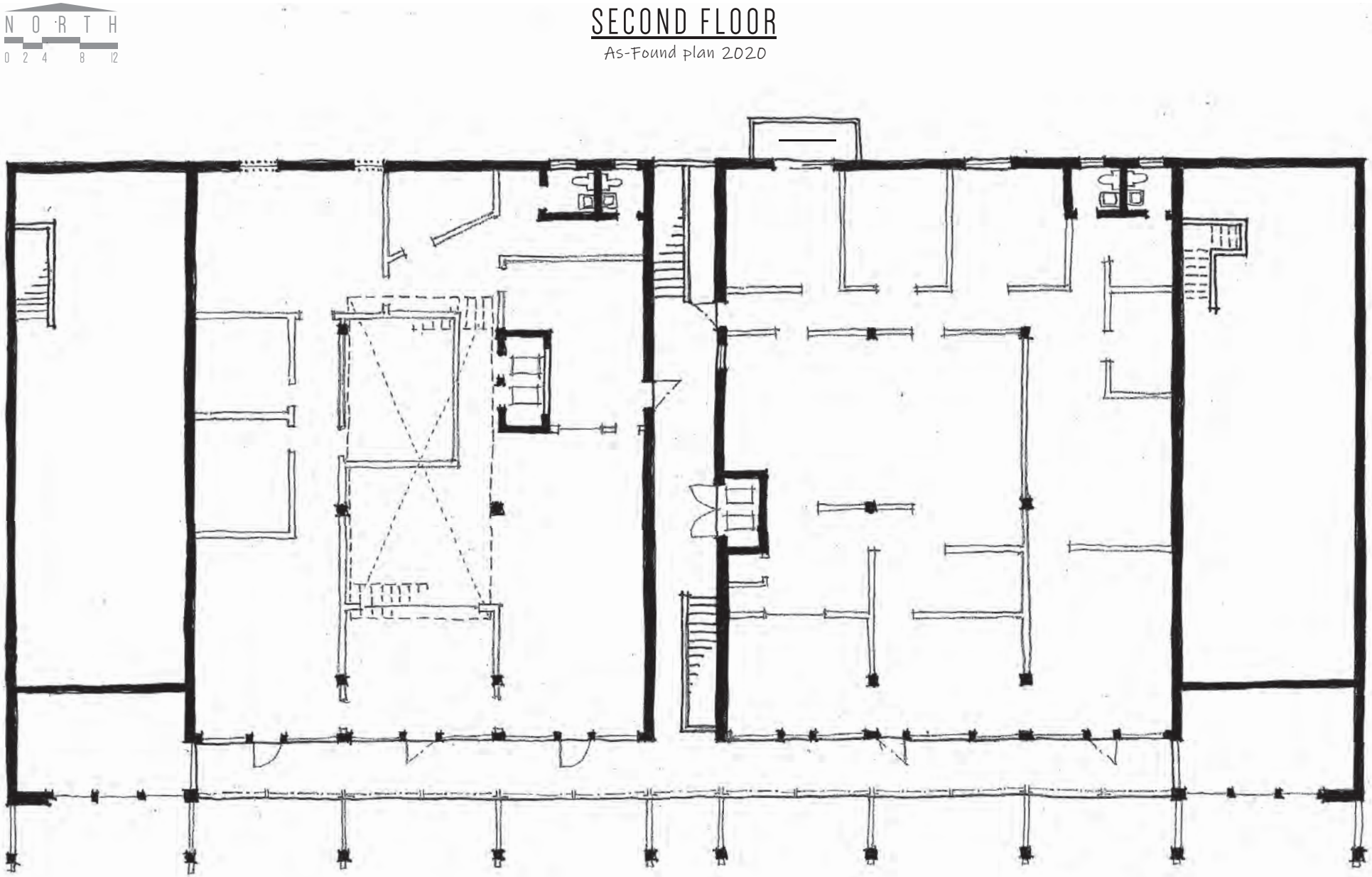
NORTH
0 2 4 8 12

FIRST FLOOR

As-Found plan 2020





SECOND FLOOR

As-Found plan 2020

CHAPTER 3

Historic Preservation Policies and Guidelines

The Historic Preservation Plan & Design Guidelines for the Kimsey Building is the foundational document for appropriately envisioning, evaluating, and rehabilitating the historic property in the context of economic development through heritage conservation. By applying and interpreting The Secretary of the Interior's Standards for Rehabilitation specifically for the Kimsey Building, this chapter establishes the goals and objectives of change management in terms of policies and guidelines. POLICIES are actions presented in first person as imperative statements or mandates. GUIDELINES are actions presented in third person with the modal verbs "must, should, and may" respectively denoting obligations, suggestions, and possibilities.

Kimsey Building front façade and parking. (August 2020)

POLICY I: welcoming open site

Preserve the character-defining open space of the front setback, symmetrical placement of the building, and repetitive patterns of site features to retain the panoramic visual relationship between the historic Kimsey Building and its contemporary streetscape.

As part of the private residential/hotel development plan of 2020, several large, adjacent commercial parcels were consolidated as one property. The historic Kimsey Building stands on one of those properties. The non-historic Howard Johnson's Motel to the west and the non-historic Venue event center to the north were included. To facilitate development that avoids physical impact on the historic resource, a boundary was established around the Kimsey Building within the newly consolidated parcel. This boundary delineates the Historic Preservation Zoning Overlay for purposes of this HP Plan and for other historic preservation designations and programs. (See Aerial Site PLan of page 34.)

Existing conditions 2020

GUIDELINE 1.1

Front Open Space

The open space of the historic front setback and side yards must be retained.

GUIDELINE 1.2

Front Parking

The parking and pedestrian functions of the front setback should be retained.

GUIDELINE 1.3

Landscape Planter

The landscape planter between the public sidewalk and parking area should be retained.

GUIDELINE 1.4

Rear Open Space

Portions of the parking area behind the historic building may be utilized for additions and new construction.

POLICY 2: iconic building massing

Preserve the formal symmetrical building massing, broad front gable, forms, spaces, and order of the iconic Kimsey Building that inspire its popular nickname "The Triangle."

GUIDELINE 2.1
Building Massing

The formal symmetrical building massing, low-pitched gables at the long dimension of the rectangular building, the front façade, the two-story breezeway, and broad porch must be preserved.

GUIDELINE 2.2
Addition Shapes

Rectangular plans, simple geometric shapes, and low-pitched gable rooflines should be used for the design of additions, enclosures, or new construction.

GUIDELINE 2.3
Building Harmony

The scale, massing, shapes, proportions, and patterns of new construction must complement that of the historic building and must differentiate new elements from old.

GUIDELINE 2.4
Roof Equipment

Mechanical equipment, solar panels, or building features should not be placed on the roof where they can be seen from the street or from adjacent tall buildings.

If no location is economically and reasonably feasible other than the roof, equipment should be placed on the roof in a manner consistent with the building's characteristic underlying patterns and elements of design.

POLICY 3: signature façade features

Preserve the signature features and underlying design patterns of the character-defining façades that reflect the Modern-movement Contemporary style combined with New Formalism as interpreted by architect Ralph Haver.

GUIDELINE 3.1

Façades and Features

The character-defining design composition, architectural features, and historic materials of the exterior facades must be preserved.
All rehabilitation work must utilize appropriate methods of maintenance, repair, replacement, additions and alterations, and new construction.

GUIDELINE 3.2

Wood Storefronts

The character-defining wood and fixed plate-glass storefront with mill-finish aluminum doors must be preserved in a manner to minimize visual impact caused by energy conservation aspects of the Green Building Program.

GUIDELINE 3.3

Rear Facade

The utilitarian rear façade of low significance and integrity may be modified, and improved, stabilized, and enhanced in a complementary manner to the character of the building, but must remain subordinate to the front façade in visual importance. New features and additions must be complementary to yet differentiated from historic elements.

GUIDELINE 3.4

Rear Façade Windows and Doors

The steel casement windows and steel doors of the rear façade may be retained, relocated, removed, or replaced. If retaining or relocating the original steel casement windows on the rear facade, those features should be restored to their historic-period character.

If replacing the original steel casement windows with Green Building energy-efficient windows, new windows for the rehabilitated rear façade should interpret utilitarian steel windows rather than formal wood storefronts.

GUIDELINE 3.5

Concrete Block Walls

The bond pattern, joint profiles, unit sizes, and types of standard and ornamental concrete block walls must be preserved. Stucco must not be introduced as a veneer material in any manner and under any circumstance of rehabilitation or new construction.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials must not be used. The surface cleaning of structures, if appropriate, must be undertaken using the gentlest means possible.

GUIDELINE 3.6

Porch and Breezeway

As the focal point of the character-defining symmetrical front facade, the broad front-gable porch with balcony and the central two-story breezeway must be preserved; the concept of paired stairways should be preserved.

POLICY 4: modern spatial concepts

Using the open interior volumes defined by the building shell and structural framework, rehabilitate the flexible historic office building through appropriate tenant improvements to replicate the essential Modern-movement concept of flowing spaces and daylighting.

As an office building designed for leased tenant occupancies, the major interior spaces were intended to be flexible for accommodating ever-changing functions set within a two-story grid structural system and building shell. After about sixty years of purposeful modifications and caring maintenance, virtually no remnants of historic-period tenant improvements survive—just as was intended by the creator architect. The intended resilience of the building is more significant than interim tenant improvements.

GUIDELINE 4.1

Appropriate Use

The building may be used for its historic purpose or for a new use that requires minimal change to its character-defining features both inside and outside.

GUIDELINE 4.2

Modern Spaces

Creative yet disciplined design of interior forms for new functions should be inspired by architectural principles and flowing volumes of the Modern Movement.

GUIDELINE 4.3

Partition at Storefront

Interior partitions and lowered ceilings meeting the storefronts must not intersect with glass but rather with mullions or gridline posts.

GUIDELINE 4.4

Visible Systems

In keeping with Modern-movement precepts of honesty of materials and construction, the adaptive use design may reveal mechanical and electrical systems within the interior spaces set among the expressed or implied structural system.

GUIDELINE 4.5

Code Compliance

The manner of introducing tenant improvements and modifying the building shell for compliance with building codes, accessibility guidelines, and energy conservation requirements should not adversely affect the character-defining elements or concepts of the building.

POLICY 5: inherent elements of design

Compatibly integrate new features, additions, and adjacent new construction with the Kimsey Building to incorporate its inherent elements of architectural design and to extend its underlying organizing patterns embodied by the front façade, roof, and building massing.

GUIDELINE 5.1
Subordinate Addition

An addition should be subordinate in scale and character to the historic building.

GUIDELINE 5.2
Rear Addition

Additions to and expansions of the historic building should be made at the rear to retain the historic building massing seen from the street.

GUIDELINE 5.3
Rooftop Features

Necessary minor mechanical features on the rooftop should be artfully placed as a composition of design elements in keeping with the patterns and proportions of the historic building façade.

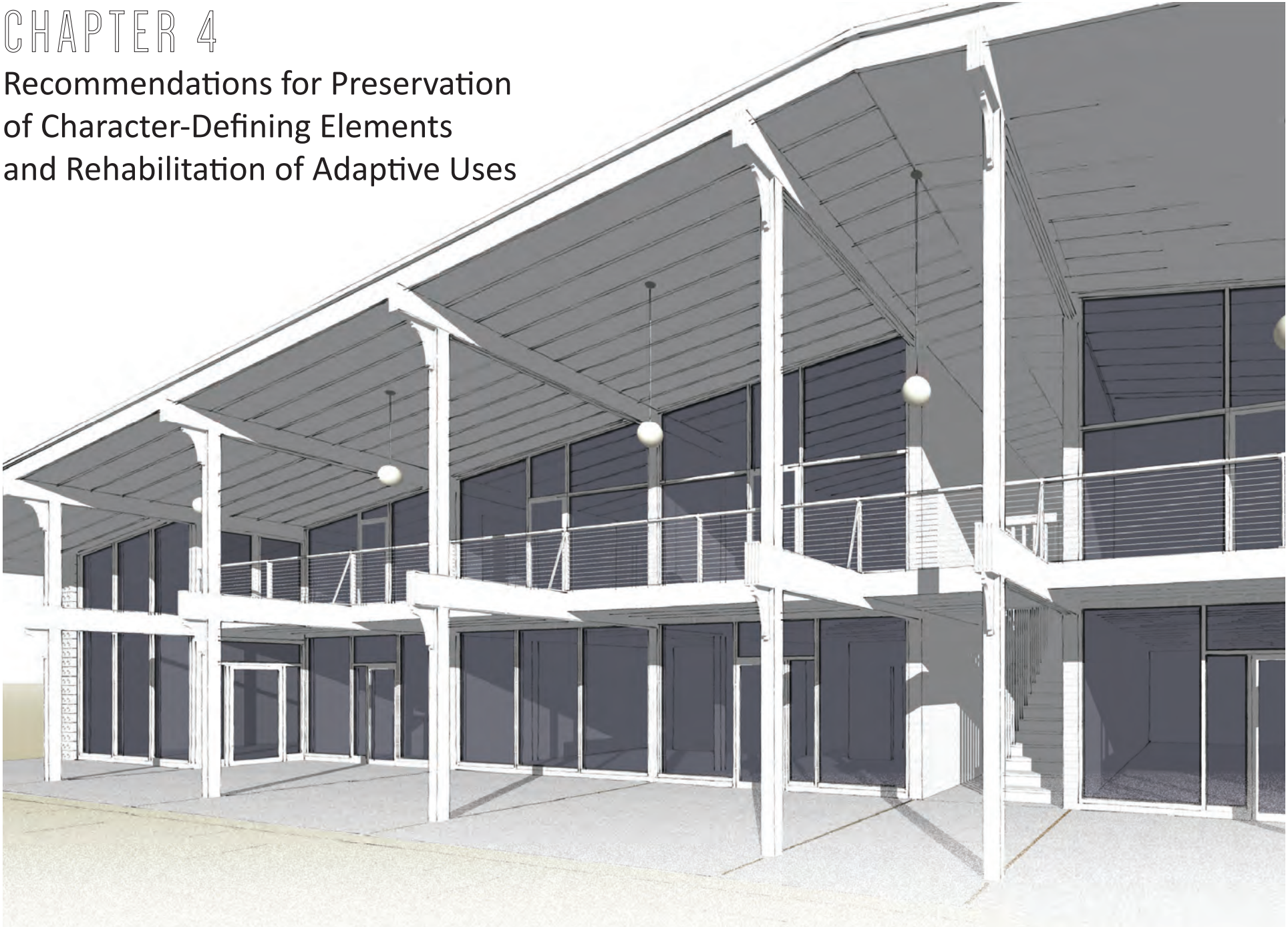
GUIDELINE 5.4
Pattern Extensions

The placement, design, and massing of additions and new construction should continue the patterns and proportions of the historic building.

The unseen diagonal regulating lines of the historic building, especially the front façade, should extend to guide the massing, façade, and openings of additions and new construction.

CHAPTER 4

Recommendations for Preservation of Character-Defining Elements and Rehabilitation of Adaptive Uses



101 site plan layout

Repair Deficiency

- Retain the clear panoramic view of the building as seen when moving along the street.
- Retain the open space forward of the building and porch terrace to the landscape planter along the public sidewalk on Indian School Road.
- Retain the front setback and its arrangement of one-way asphalt parking area and its two street curb cuts.
- Retain the narrow side yards flanking the building to continue use as driveways or adapt as walkways or landscape areas.
- Provide accessible ramps from the parking to porch and breezeway levels at locations convenient from ADA parking to front and rear entrances and to the central breezeway.

Alter/Add for New Use

- Consider utilizing the rear parking area for adaptive use as open space, an addition, or for detached structures. As needed, remove the narrow, deteriorated concrete walkway, utilities, and equipment at the rear facade.
- Replace power poles, transformer pots, and overhead wires with screened ground-mount or underground systems.

103 parking areas

Repair Deficiency

- Repair damaged and missing concrete curbs in kind to match existing.
- Resurface or replace asphalt paving and striping in kind to match existing.

Alter/Add for New Use

- Consider introducing improvements to the front parking area for adaptive use as a temporary outdoor venue for occasional private or community events. Such improvements must not adversely affect the character of the parking area, front façade, or view from the street.

Original property boundary

Historic Preservation Zoning overlay

2020 Aerial

105 landscape concept

Repair Deficiency

- Repair or replace damaged concrete curbs in kind at landscape planter. Consider retaining the post-historic period “sawtooth” shape of the landscape strip as it relates to the diagonal parking pattern and triangular aspect of the building façade.

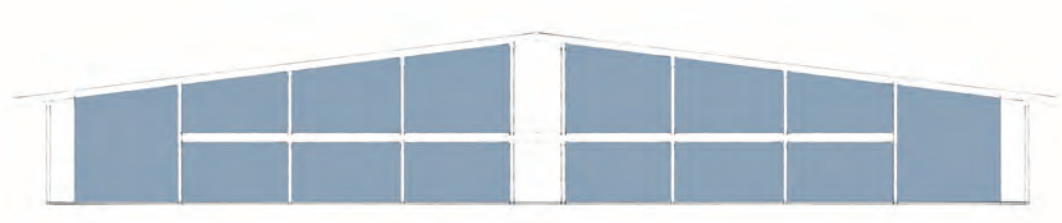
Replace Deficiency

- Replace non-functional in-ground landscape lighting system with energy-efficient system that addresses City Security and Dark Sky recommendations. In designing a new lighting system, evaluate ambient illumination provided by streetlights and building.
- Replace ill-functioning landscape irrigation drip system and timer.
- Remove and replace poorly maintained stone ground cover using material recommended by City ROW and streetscape design guidelines.

Replace Missing

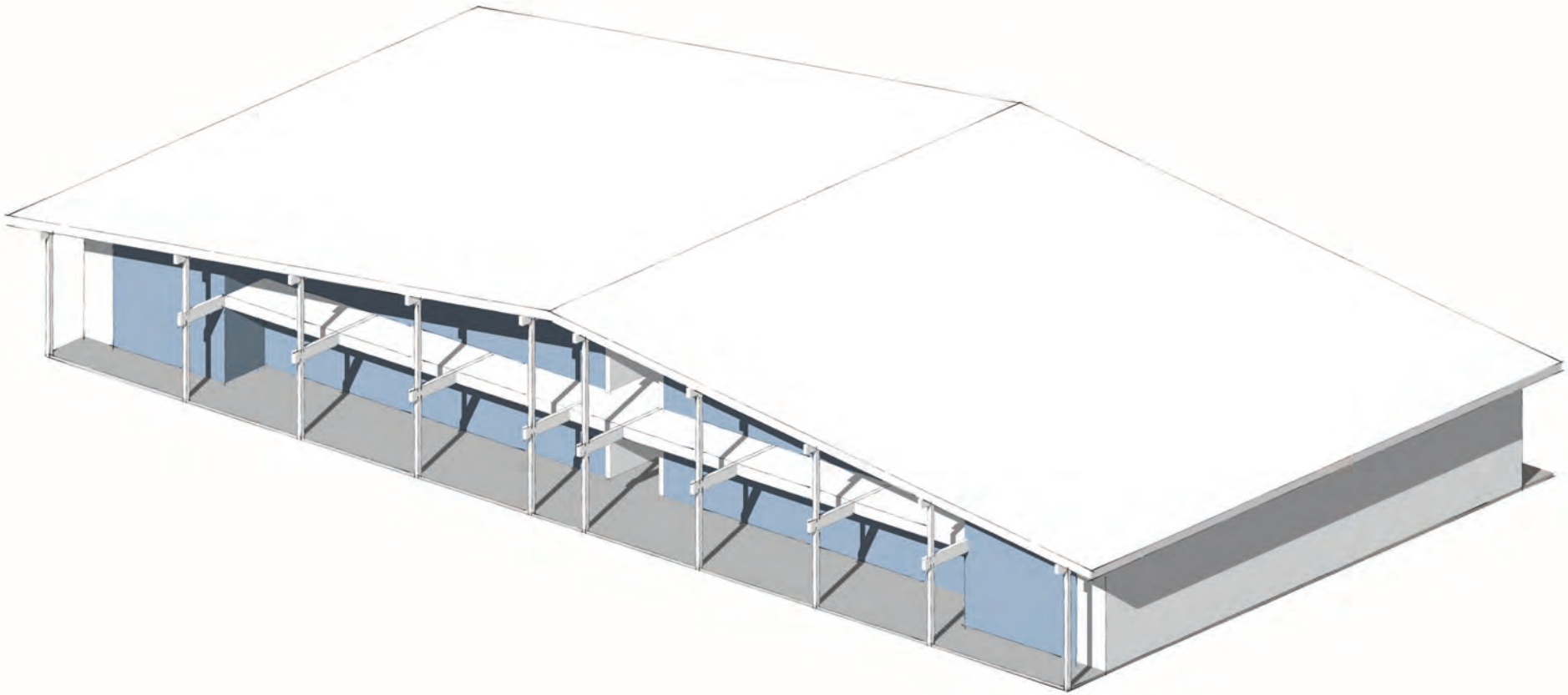
- Consider replacing the few existing sissoo trees and shrubs in the landscape strip with the missing rhythmic pattern of original Italian cypress trees and three shrubs to reflect the pattern of the porch bays and storefronts as shown in 1962 oblique aerial photo. Coordinate with City ROW and streetscape design guidelines.

201 building massing



Protect and Maintain

- Retain the original building massing by avoiding additions, alterations, or removals that diminish or obscure the character-defining shape, profile, silhouette, and spaces of the iconic "Triangle Building."



202 building façades

Front facade (south elevation)

202.1 FRONT FAÇADE (South) - Character-defining Element

Protect and Maintain

- Verify that the glazing of the front façade storefront system (especially at the first floor) is tempered glass where required by building code.
- Provide maintenance and minor repairs or partial replacements to preserve the character-defining elements of the front façade.

Alter/Add for New Use

- When rehabilitating the interiors, minimize the effects of changes to the front façade (e.g., doorways, glazing) must be kept to a minimum.
- Where the building code requires replacement of original glass by tempered glass, mitigate public safety risks by introducing architectural guardrails or screens that pose minimal visual impact to the character of the storefront. If mitigation methods are not feasible, replace glass to minimize adverse effects on the storefront elements and on the character of the façade. Remove and replace poorly maintained stone ground cover using material recommended by City ROW and streetscape design guidelines.
- Consider replacement of original single-layer glass of the storefronts with insulated glass may be considered only if total-building energy conservation requirements (or desires) cannot be met by mitigation methods that preserve the character-defining storefront system and front façade.
- Avoid reflective or dark-tinted surfaces for glass treatments or replacements.

Rear facade (north elevation)

Side facade (east elevation)

Side facade (west elevation)

202.2 SIDE FAÇADES (East and West)

Protect and Maintain

- Provide maintenance and minor repairs or partial replacements to preserve the historic elements of the façades.

Alter/Add for New Use

- When rehabilitating the interiors for adaptive uses, avoid changes to the solid side façades (e.g., introducing windows, doors, louvers) if possible. If changes are necessary, restrain the design and respect the historic stylistic concept and patterns.

East facade having no openings or architectural features.

Structural masonry joint revealing horizontal steel reinforcing "ladders".

202.3 REAR FAÇADE (North)

Repair Deficiency

- Because the rear façade is of low significance and integrity, and because it is in only fair condition, consider the rear façade as the best opportunity for adaptive use changes and visual enhancements.
- Repair damage and deterioration on the building features of the rear façade (e.g., masonry, openings, windows, doors, utilities) caused by decades of extensive remodeling, vandalism, and deferred maintenance.
- Repair moderate damage and deterioration caused by water from the roof and pipes.

Alter/Add for New Use

- Because the rear façade is of low significance and integrity, and because it is in only fair condition, consider the rear façade as the best opportunity for adaptive use changes and visual enhancements.
- Introduce additions and alterations at the rear façade in compliance with The Secretary's Standards as an architectural expression that complements the character of the building yet differentiates between old and new features.
- Introduce new openings for access, light, and ventilation in a manner that will respect the historic pattern of fenestration cut into the concrete block wall.
- Select adaptive uses and code-compliant methods of second-floor access and emergency egress that avoid or minimize adverse effects to exterior character-defining elements. If installation of an elevator cannot be avoided, provide it on the interior rather than the exterior.
- Consider providing code-required emergency exit stairways inside the building shell. If interior stairways are not feasible, provide an exterior balcony and stairways on the rear façade. Under all circumstances, avoid providing exterior stairs on the front façade.

Decades of relocated doors and added pipes, conduits, vents, and equipment cover north façade.

203 wall finishes

CONCRETE MASONRY WALLS AND ORNAMENTAL PANELS

Repair Deficiency

- Identify potential masonry reinforcing deficiencies by conducting non-intrusive electronic testing of the walls to determine patterns of rebar placement.
- If reinforcing and stabilization is required for code-compliant resistance of vertical and lateral loads, provide a structural design that upgrades the integrated masonry and framing systems in a manner that minimizes loss of visual character and architectural integrity.
- Protect and maintain the painted concrete masonry walls as typical construction of the historic period. Avoid covering the masonry wall finishes with stucco, siding, or sheathing.
- Protect and maintain the painted ornamental concrete masonry panels as character-defining elements and signature features of architect Ralph Haver. Avoid covering the ornamental panels finishes with stucco, siding, or sheathing.
- Prior to repainting the masonry surfaces, remove damaged or deteriorated paint only to the next sound layer using the gentlest means possible (e.g., hand-scraping). Apply compatible paint coating systems after proper surface preparation. Repaint with original colors or with those appropriate to the historic building style and period.

Standard concrete block walls enclose the side and rear elevations.

Character-defining ornamental masonry panels flank the storefronts.

Painted gypsum board ceilings, concrete block walls, and non-historic outdoor carpeting are finishes in the second-floor breezeway. Steel doors have been relocated and added in the breezeway.

204 exterior ceilings and finishes

Retain and Maintain

- If feasible, retain surviving historic-period gypsum board ceilings at the roof and second-floor structures. (Verify if historic-period finish materials survive at the ceilings of the two breezeway levels, at the south balcony, or at the south porch.)

Repair Deficiency

- Remove suspended ceiling systems or veneers to reveal the original gypsum board ceiling finishes or levels under the sloped roof and level second-floor structures.
- Repair the damaged portions of the gypsum board ceilings in kind to match materials, textures, and finishes.

Alter/Add for New Use

- At new additions or alterations, provide exterior ceiling finishes that match or complement the historic-period painted gypsum board systems.

205 exterior doors

Retair Deficiency

- Repair the two, original mill-finish aluminum and glass doors at the storefronts. Replace the missing hardware to match the original style. Assure that the doors, emergency hardware, thresholds, and glass meet accessibility/safety standards for specific occupancy types (e.g., business, residential).

Repair Missing

- Remove non-original bronze-anodized aluminum and glass doors and headers. Replace existing post-historic period doors with mill-finish types to match original in the storefronts and to comply with code-required clearances. Coordinate door sizes and thresholds with the finished floor level of the tenant spaces and outdoor floor surface. Provide appropriate hardware for security and emergency exiting at business occupancies.

Alter/Add for New Use

- As is feasible, repair the historic-period service doors at rear façade, or replace them with new doors appropriate for new use yet complementary to historic character. Unlike the original solid-core steel-veneered service doors, new doors at the rear façade may have glass lights.

Bronze-anodized aluminum doors have replaced many of the original mill-finished aluminum doors in the wood storefronts.

206 exterior windows

206.1 WOOD STOREFRONTS

Be mindful that much of the wood storefront at the second floor was repaired or partially replaced in kind immediately following the summer storm of 2000 when a microburst ripped off the porch roof and severely damaged the storefront. The immediate repairs included replacing the original single-pane plate glass with dual-pane insulated tempered glass in about the same historic patterns of mullions, transoms, doors, and sidelights. Most mill-finish aluminum doors were replaced with bronze anodized aluminum. Some of the original mill-finish aluminum doors were painted at that time. The wood storefronts, nonetheless, retained their characteristic historic integrity.

Repair Deficiency

- Repair wood storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of storefronts.
- Improve thermal efficiency with weatherstripping, caulking, and interior shades.

Replace Deficiency

- If other insulation and retrofitting alternatives do not adequately achieve energy conservation standards, consider replacing the original single-layer plate glass of the storefronts with dual-pane insulated tempered glass to match the historic patterns of muntins, transoms, doors, and sidelights. Consider using lightly tinted glazing, but not dark or reflective materials.
- Provide a setback of at least 4 feet in the design of low ceilings when they are required for the new use to allow for the full height exposure of the window openings.

Compare loss of integrity where dark doors replace original mill-finished aluminum doors.

Expert workmanship survives in the joinery of the original wood storefronts.

206.2 STEEL CASEMENT WINDOWS

Although steel casement windows are common features of commercial buildings of this period, those on the rear elevation do not define the historic character of this building. Furthermore, the fenestration locations on the rear elevation have been so seriously altered by relocation, removal, replacement, infill, and interruption that the integrity of the façade has been lost. Thus, rehabilitation of the rear elevation may either preserve the existing windows and replace those missing or replace all the windows with new types that replicate or complement the industrial character of multi-light steel windows.

Repair Deficiency

- Repair window frames and sash by patching, splicing, consolidating, or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing.

Replace Deficiency

- Replace in kind an entire steel casement window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered, e.g., aluminum. Historic pattern of integral muntins and retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width and depth should all be components in replacements of steel casement windows. New windows should retain the historic setback depth of the frame from the exterior face of the masonry wall.

Replace Missing

- Design and install new steel casement windows when the historic windows are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Add/Alter for New Use

- Design and install additional or replacement windows on the rear elevation as required by the new use and energy conservation standards. New window openings may be cut into the rear wall. Such design must be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation, i.e., the wood storefronts.
- Provide a setback of at least 4 feet in the design of low ceilings when they are required for the new use to allow for the full height of the window openings.

Although typical of the period, steel casement windows on the rear façade are not considered character-defining elements.

207 roofing and roof features

Repair Deficiency

- Repair the existing built-up roofing by reinforcing the materials which comprise the roof and its features. Repairs may include limited replacement in kind—or with compatible substitute material—of those extensively deteriorated areas or missing parts.

Replace Deficiency

- Replace the roofing system if deterioration or damage is too severe or widespread for repair. If using the same kind of material is not technically or economically feasible, then consider using a compatible substitute material.

Add/Alter for New Use

- For the purposes of longevity and energy or resource conservation, the roofing system may be fully replaced with a new system and material that retains the general character of a homogeneous surface or of simple linear patterns. The color of the roofing should match or be a similar light tone. Avoid glaring reflectivity. Be mindful of the roof character as seen from nearby tall buildings.
- Retain the original roof slope and visual simplicity by avoiding additions or alterations that diminish or obscure the character-defining shape, profile, and silhouette of the building.
- In replacing or introducing roof features, locate them in keeping with the underlying geometric patterns and symmetry of the building. Like the front façade, the rooftop should be an artistic composition to the greatest degree possible.
- If the longevity and ease of maintenance of the roof is to be improved, install a new roofing system that minimizes the casting of shadows by tall standing seams and wide battens.
- If heat load resistance of the existing internal roof insulation must be improved, install additional insulation on the exterior of the roof to retain the historic ceiling surfaces and full-height storefronts.
- If roof drainage or rainwater harvesting is to be provided, install seamless aluminum gutters of rectilinear profile and color to match the fascia. Collection cisterns should be installed underground if feasible. If ground mounted, select rain storage containers that are compatible with the character of the building. Place them where unseen from the public right-of-way.
- Install mechanical and service equipment on the roof such as air conditioners, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
- Because rooftop clutter is often more visually objectionable than are the individual mechanical units, consider placing rooftop equipment in a compatible composition as seen from ground level and from above. Minimize the need for equipment screens that can be more visually intrusive than the equipment they are meant to hide.
- If solar energy collection must be provided, consider installing photovoltaic panels integral with the roofing system in a location that avoids deepening the historic fascia boards.

210 porch

Note that most of the existing porch posts, roof and floor framing, ceilings, and floor decking are in-kind replacements for those severely damaged in the microburst windstorm during the 2000 monsoon.

Repair Deficiency

- Repair the wood porch structure by reinforcing the materials and by limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as railings, balustrades, and stairs.

Replace Deficiency

- Consider replacing in kind the entire concrete slab terrace that is too deteriorated or damaged to repair using the physical evidence as a model to reproduce the feature. Match original concrete color, surface finish, and joint profile. Replace the redwood headers in kind to preserve the slab pattern that integrates with the storefront mullions and porch posts. In replacing the slab, consider handicap accessibility between the parking surface and the building entrances.

Add/Alter for New Use

- Avoid enclosure of the open spaces within the wood porch structure.
- Avoid designing and installing new structures or stairs that would obscure the character-defining features and spaces of the front façade.

The character-defining concrete slab and redwood headers of the porch terrace have sustained staining, deterioration, and modification that affect their integrity of materials.

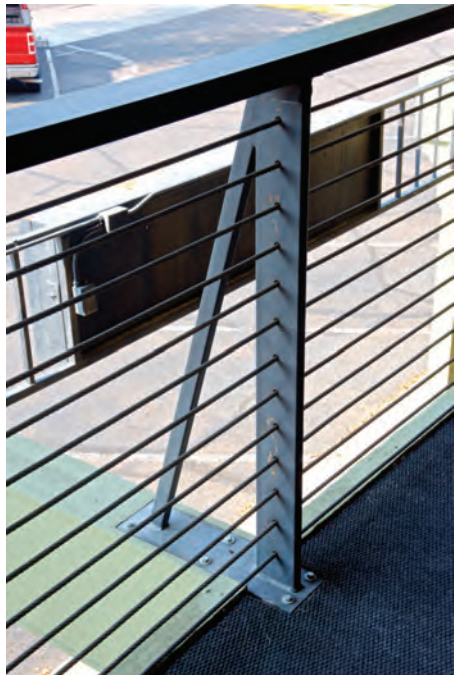
211 balconies

Note that the original balcony floor framing, decking, flooring, and ceilings, are in-kind replacements for those severely damaged in the microburst windstorm during the 2000 monsoon. The original cast iron decorative balustrade was replaced with a code-compliant guard system of aircraft tension cables and steel posts and railings compatible with the character of the building. A 16-foot-long remnant of the original cast iron railing survives at the small balcony on the rear façade.

Repair Deficiency

- Repair the post-historic-period wood balcony decking and flooring by reinforcing the materials and by limited replacement in kind—or with compatible substitute material—of those extensively deteriorated parts.
- Consider replacing missing parts of repeated features where there are surviving prototypes such as railings and balustrades. Modify the replacement replicas to meet current building code requirements.

The storm damage of 2000 resulted in the replacement of the original cast iron balcony guardrails with a new aircraft cable system.



Add/Alter for New Use

- Consider retaining the code-compliant aircraft cable guard and steel handrail that replaced the cast iron balustrade damaged by the 2000 windstorm. Minimize the visual impact to the south façade and storefront of any new features introduced to the existing balcony.
- If the rehabilitation plans retain the small wood balcony (not character-defining) at the north façade, repair its structure and finishes in kind. Retain the remnant original cast iron railing but modify the installation to comply with building code.
- If the rehabilitation plans do not retain the small wood balcony at the north façade, consider reinstalling the surviving original cast iron railing in an appropriate adaptive location to preserve the remnant as record of the original materials of the front balcony.

A remnant of the original cast iron balcony guardrails survives at the rear balcony.

212 breezeway and stairs

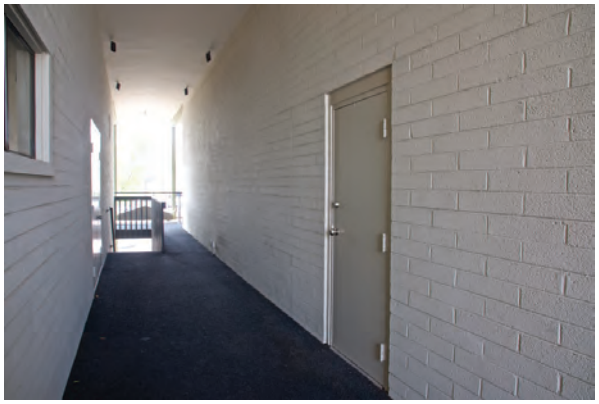
Repair Deficiency

- Replace in kind an entire interior feature or finish that is too deteriorated to repair, that is missing, or that has been incompatibly replaced (such as outdoor carpeting for flooring).

Add/Alter for New Use

- Retain the two-story volume of the open breezeway and repair features and finishes by reinforcing the historic materials or by limited replacement of materials in kind. Consider using a compatible substitute material for extensively deteriorated or missing parts that convey the visual appearance of the surviving parts of the breezeway.
- At the breezeway, remove mechanical equipment beneath the two wood stairways. Replace deteriorated wood stair treads, risers, and stringers with new materials and proportions to meet building code compliance. Reuse the decorative wood balusters (square spindles) that appear to suspend the stringers or replicate them with compatible new materials for a new design compatible with the historic character of the building.

The original wood stairways in the breezeway have been unclosed for mechanical equipment leaving the wood spindles to convey the Modern character.



213 insulation and weatherstripping

Add/Alter for New Use

- Install thermal insulation on the inside of masonry walls to increase energy efficiency where there are no character-defining interior features, finishes, and trim around windows or other interior architectural detailing. It is likely that the interior surfaces of concrete block walls were originally painted rather than left as natural finish.

215 light fixtures

Replace Missing

- Consider replacing in kind—or with a compatible substitute material—the globe light fixtures to replicate more accurately the missing character-defining fixtures replaced after the 2000 storm.

217 signage system

Repair Deficiency

- Repair or replace with parts in kind of the character-defining signage system of truss-like steel supports and backlighted box signs spanning between porch posts—or replace with compatible substitute materials.

Replace Missing

- Consider replacing the missing double-sided, round clock that was mounted on the porch post during the period of City Hall occupancy as seen in a 1960s newspaper photograph.

The signage system and globe light fixtures are character-defining features of the front façade.

301 interior spatial concept and features

Repair Deficiency

- If appropriate for the functional needs of adaptive uses at the first floor, consider preserving and refinishing the original stained concrete floor.
- Remove suspended ceiling grid systems and adhesive acoustical tiles to reveal the original gypsum board ceiling finishes under the sloped roof and level second-floor structures. (Important: Identify potential hazardous materials found in older adhesives and acoustical tile materials. The same concern exists for historic-period floor tiles. Remove and dispose of them in an appropriate manner complying with environmental regulations.)
- Repair the damaged portions of the gypsum board ceilings in kind to match materials, textures, and finishes. If feasible, retain surviving historic-period gypsum board ceilings.
- In selecting alternative materials, textures, and finishes to replace or add interior ceilings and soffits, introduce elements that complement yet differentiate from the original gypsum board finishes. Avoid the use of T-bar grid acoustical ceilings or adhesive acoustical tiles.
- Avoid suspending ceilings in a manner that physically engages with or visually conflicts with the full exposure of windows or of storefronts that extend up to the original ceiling. Keep ceilings of rooms adjacent to storefronts set back from the windows by at least 4 feet.

Dropped t-grid acoustical ceilings interfere with the storefront glass and its indoor-outdoor intent.

An interior structural masonry wall has been partially removed from between the two easternmost bays to install base cabinets and countertops.

The end bays have a high ceiling at their entrances and a hidden loft above the original low ceiling.

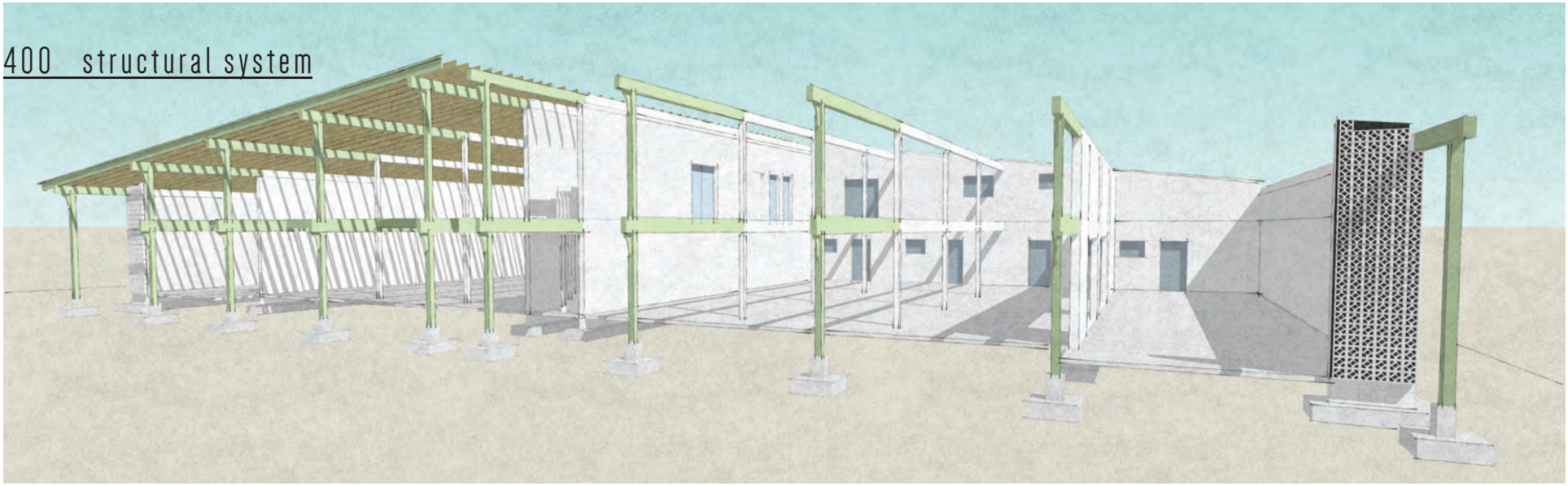
Ghosts of missing paired stairs seen on the concrete floor suggest an infilled atrium in the west half of the building.

Alter/Add for New Use

- Design and install tenant improvements in a manner that replicates the open, flowing, daylighted spaces that characterize the aesthetic sensibilities of the Modern Movement of architecture. Avoid clustered cellular rooms with doors cut into walls in favor of the overlapping play of solids and voids of planes in vertical and horizontal coordinates.
- Accommodate service functions such as restrooms, mechanical equipment, and electrical and communications equipment in secondary areas of the new floor plans.
- Install permanent and removable partitions to avoid destroying the sense of space conveyed by the building shell volumes, structural system, and storefront patterns.
- Install new code-required stairways or elevators in areas to avoid destroying the sense of space conveyed by the building shell volumes and storefront patterns.
- At new additions, alterations, or tenant improvements, provide interior ceiling finishes that match or complement the historic-period painted gypsum board systems.

Tenant improvements in several leased spaces (2020) appropriately interpret the open plan and daylighting feeling characteristic of the Modern period.

400 structural system



As an essential aspect of the building design for flexibility of tenant improvements, the structural system combining concrete block walls and post-and-beam framing is important in defining the building's overall historic character. The masonry and wood-framing components are significantly displayed on the front façade porch as an illustration of the structural concept within. It may be possible that the post-and-beam system here was either exposed or implied within the tenant improvement partitions and ceilings. The post-and-beam system is significant to the history of building technology for Contemporary-style architecture and as a signature element of design for architect Ralph Haver.

Repair Deficiency

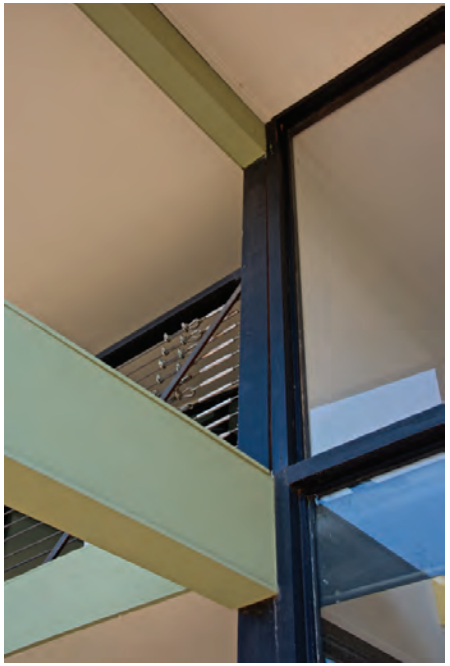
- Identify potential masonry reinforcing deficiencies by conducting non-intrusive electronic testing of the walls to determine patterns of rebar placement.
- If reinforcing and stabilization is required for code-compliant resistance of vertical and lateral loads, provide a structural design that upgrades the integrated masonry and framing systems in a manner that minimizes loss of visual character and architectural integrity.
- Repair the structural system by augmenting or upgrading individual parts or features.

Replace Deficiency

- Replace in kind—or with a substitute material—those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes to replicate. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, equal its loadbearing capabilities.

The simple post-and-beam structural system characteristic of Contemporary-style homes and commercial buildings by architect Ralph Haver allow flexibility for tenant improvements without affecting design integrity.

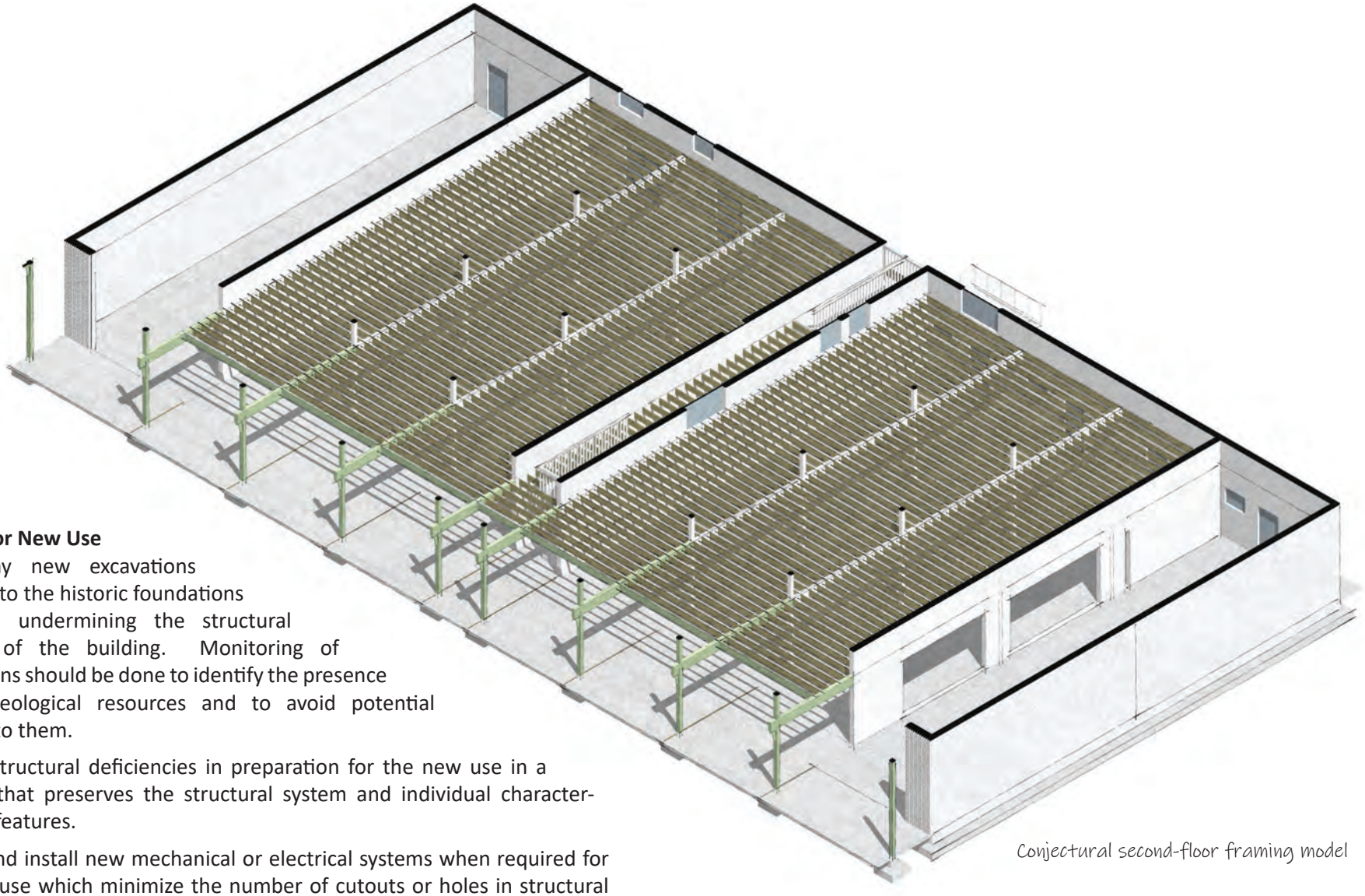
The original curved corbel design is an unusual detail for Contemporary-style beams that may be an architectural salute to the gable brackets of the earlier Kimsey farmhouse.



The economical laminated beams supporting the roof and second floor have been sheathed to protect from weather and to enhance their appearance.

Surprisingly, the beam connections at posts and walls have no visible metal connectors.

Construction photos from the roof and balcony repairs of 2000 disclose no clues of connectors.



Conjectural second-floor framing model

Add/Alter for New Use

- Limit any new excavations adjacent to the historic foundations to avoid undermining the structural stability of the building. Monitoring of excavations should be done to identify the presence of archaeological resources and to avoid potential damage to them.
- Correct structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features.
- Design and install new mechanical or electrical systems when required for the new use which minimize the number of cutouts or holes in structural members.
- If appropriate for the new uses, restore the missing atrium in a manner that assures the preservation of the structural system as well as character-defining interior spaces, features, and finishes.

500 building systems

many generations of electrical system modifications are evident on the rear elevation

In 2020, the mechanical and electrical systems of the Kimsey Building and its tenant improvements no longer fully complied with building code requirements and energy conservation regulations. The total rehabilitation of the building for adaptive uses provided the opportunity to replace the mechanical and electrical systems beginning at the service entrances and extending throughout the building shell and tenant spaces.

The building systems and the tenant improvements were not considered character-defining features. And thus, they could be fully replaced with safe and efficient systems and equipment for new adaptive uses without adversely affecting the interior of the historic building. Unlike in the historic period, building codes now require fire detection and suppression systems both inside and outside. In the 21st-century Digital Age, ever-changing data and communications systems must be accommodated by old and new buildings.

The impact of Modern industrial aesthetics on mid-20th-century building systems brought an increasingly high level of design and decorative art to the functional elements of mechanical, electrical, and plumbing systems. It is possible to introduce exposed mechanical and electrical systems as integral design features of tenant improvements.

Add/Alter for New Use

- Install a completely new mechanical, electrical, data, and fire suppression systems in a manner that causes the least alteration possible to the building's interior spatial concept, and exterior elevations, and the least damage to the historic building material.
- Provide adequate structural support for new mechanical equipment.
- Install air conditioning units in such a manner that historic features are not damaged or obscured, and that excessive moisture is not generated that will accelerate deterioration of historic materials.
- If air conditioning ducts, plumbing pipes, electrical conduits, and fire suppression systems cannot be concealed within the partitions, soffits, and spaces of the tenant improvements, consider designing and installing them in such a manner that they complement the interior spaces as appropriate for the characteristic Modern expression of structure and systems.

Round air ducts suspended in plain sighted within the vaulted ceilings retain the Modern spatial characteristics and systems honesty of Contemporary-style interiors.

600 green building considerations

"The Greenest Building is the One Already Built."
– Carl Elefante, AIA, LEED AP – President of AIA,
Forum Journal, Summer 2007, p. 26.

The International Green Construction Code (IgCC) integrates green building principles into the building code process with industry-wide uniform baseline measures. The IgCC and the International Energy Conservation Code (IECC) also interlock with the International Existing Building Code (IEBC) which is applicable to the rehabilitation of this building. The City of Scottsdale Green Building Program offers an alternative way for buildings to become "green designated." Existing buildings, and especially those "historic designated," often have energy conservation strategies built into their original design and construction.

The IgCC addresses energy conservation in several ways that differ somewhat in application between new buildings and existing buildings: 1) Heat Island Mitigation; 2) Energy Compliance Path (performance-based vs prescriptive-based); 3) On-site Renewable Energy Systems; 4) Refuse and Recycling Collection. The design considerations that may have the greatest impact on historic character are found in IgCC Section 605: BUILDING ENVELOPE SYSTEMS (Prescriptive Path), including insulation and fenestration, shading devices, solar collectors, and daylighting.

The life cycle energy conservation values of historic buildings must first consider their embodied energy of construction and inherent environmental design strategies. Only then, can the energy performance enhancement of proposed new technologies be considered, and the collective credits be given. Thus, careful consideration must be given in evaluating the inherent values of historic buildings and the potential impacts on character-defining features by code-required modifications for energy conservation. Multi-disciplinary consultation and compromise is sometimes needed to resolve potential conflicts among consideration for safety, energy, and character in the rehabilitation of historic buildings.

Some character-defining elements of a historic building or site (e.g., landscaping, building massing, solar and wind orientation, roof shapes, wall materials, window types and locations, porches, and breezeways) may contribute to energy conservation by using passive methods of cooling and heating before supplementing with mechanical and electrical systems. Before retrofitting the historic building to improve energy efficiency, identify and evaluate the existing historic features to assess their inherent energy-conserving potential. Any rehabilitation work to improve energy conservation by introducing plantings, architectural features, and building systems must be accomplished with great care to ensure the preservation of the character-defining elements of the historic building.

601 energy conservation

The following Recommendations compile those provided in previous discussions of building features.

Site

- Retain plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks.
- Install freestanding or remote solar collectors in a manner that preserves the historic property's character-defining features.
- Design attached solar collectors so that the character-defining features of the property are preserved.

Porch, Balcony and Breezeway

- Utilize the inherent energy conserving features of the building by maintaining the porch and breezeway in good condition so that they can retain heat, block the sun, and provide natural ventilation.

Roof

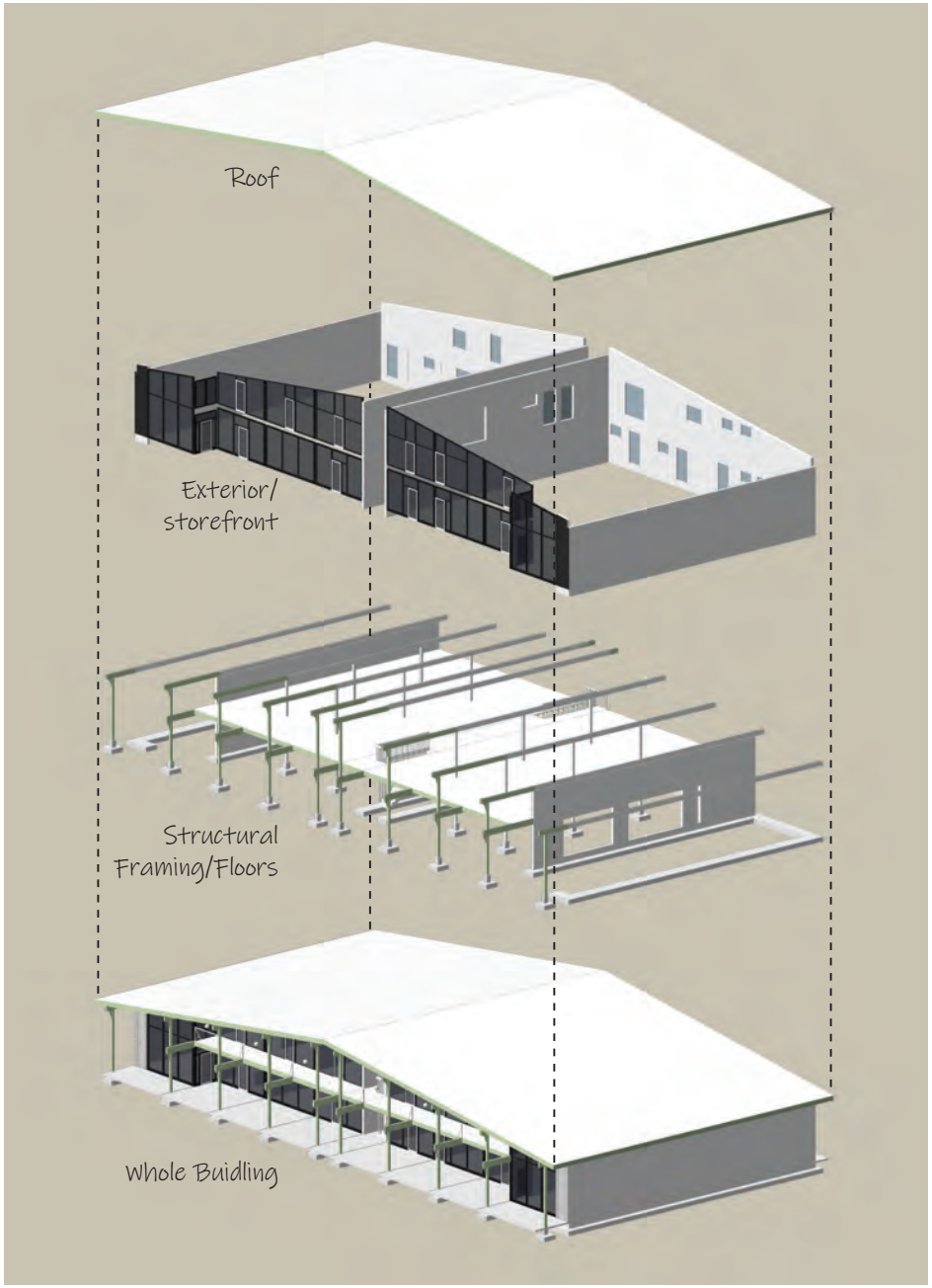
- Place solar collectors on non-character-defining roofs or roofs of non-historic adjacent buildings.

Masonry Walls

- Install thermal insulation on the inside face of masonry walls to increase energy efficiency where there is no character-defining interior molding around windows or other interior architectural detailing.

Windows

- Utilize the inherent energy conserving features of a building by maintaining windows in good operable condition for natural ventilation.
- Improve thermal efficiency with weatherstripping, caulking, interior shades, and if historically appropriate, blinds and awnings.
- Install removable interior insulative window panels to ensure proper maintenance and to avoid condensation damage to historic windows.
- Consider using lightly tinted glazing if other energy retrofitting alternatives are not possible.



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TECHNICAL SOLUTIONS

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
The Kimsey
January 21, 2021

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 DO to D/DMU-Type 2 PBD DO and D/DMU-Type 2 PBD DO HP on an approximately 3.87+/- acre site located at 7110 E. Indian School Road. The proposed project ("The Kimsey") would result in a new mixed-use development consisting of luxury residential units, a boutique hotel, and restaurant. This proposal is in conformance with the City's General Plan land use designation of Downtown Mixed-Use. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

A neighborhood open house was held by the initial development team for the initial version of this request on Monday, March 2, 2020 at the Hotel Valley Ho. Notification letters inviting neighbors to attend this meeting were sent by first class mail to all property owners within a 750 foot radius of the site as specified by the Citizen Review checklist, plus the interested parties list. Seven people attended the meeting expressing serious concerns about the demolition of the Kimsey Building currently on the site and had questions about parking.

As a result of these concerns, the applicant retained a different development team whose goal was to retain the Kimsey Building as part

4350 East Camelback Road, Suite G-200 • Phoenix, AZ 85018 • (602) 957-3434 • FAX: (602) 955-4505 • Email: info@technicalsolutionsaz.com

of the proposed project. The new development team has spent considerable time reaching out to the Historic Preservation Commission leadership and to the Historic Preservation Commission staff to update them on the newly configured proposal which would now include preserving the Kimsey Building (aka Ralph Haver design Triangle Building). The outreach team has had numerous productive meetings with several of the Open House attendees and neighboring property owners to show them the new proposal and solicit their input. Those meetings have resulted in changes to the design elements of the proposed hotel building.

Given the new version of the site plan and the building designs, the development team has continued to communicate with neighboring property owners and community members by telephone, door-to-door outreach, and appropriate one-on-one meetings. In addition, the development team held a second neighborhood meeting virtually, to update the public about the revised proposal. These revisions include the preservation of the Kimsey Building and the applicant's desire to request historic preservation status for the Haver designed building by the City of Scottsdale.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project and provided information on this Virtual Open House that was held on January 18, 2021. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. A detailed description and visuals for the project were posted online as well as an opportunity for neighbors to provide comments/questions by phone or by email to the development team. The website and its accessibility date/time were posted on the Early Notification Sign on the property and the website was available from Friday 1/15 through Tuesday 1/19. There were 80 views of the online website. The development team received 1 email from COGS stating that they had no further questions about the project and 2 phone calls with questions regarding the timing for completion of the project.

The development team will continue to be accessible by phone and email subsequent to the Virtual Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. Again, the entire team realizes

the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:
Notification Letter
Notification List
Open House Sign in Sheet
Affidavit of Posting
Additional Open House Notification Letter

VINSON STUDIO PLLC

ARCHITECTURE ART
PLANNING PRESERVATION

26 December 2020

Mayor David Ortega and Scottsdale City Council Members
City of Scottsdale
3939 N. Drinkwater Boulevard
Scottsdale, Arizona 85251

RE: Letter of Support for Case# 10-ZN-2020 "The Kimsey: A Mixed-Use Development"
7120 East Indian School Road

Honorable Mayor and Council:

I have recently become aware of the above-referenced proposed project in downtown Scottsdale. It is my understanding that the project concept seeks to rehabilitate and incorporate the 1962 Triangle (Kimsey) Building, designed by renown midcentury architect Ralph Haver, and sensitively integrate the project as a whole into the fabric of downtown Scottsdale and vicinity while also addressing critical sustainability issues. I am professionally aware of the design team, including Gensler Associates, Douglas Sydnor, FAIA, and Don W. Ryden, AIA, and can attest to their ability, diligence and commitment to the successful realization of such a project.

As a practicing architect myself, with a focus on contextual design and historic preservation, and as the former City Architect and founding Historic Preservation Officer for the City of Tempe and co-author of the award-winning books *Landmark Buildings: Arizona's Architectural Heritage* and *And TiKo-Tu? A Guide to the Midcentury Architecture of Greater Phoenix' East Valley*, I feel strongly compelled to urge you to approve The Kimsey project, along with its preservation component, as a benefit to the citizens of Scottsdale.

Thank-you for your consideration.

Sincerely,

Mark C. Vinson, FAIA/AICP

13910 E HAWKNEST RD SCOTTSDALE AZ 85262
480.720.3566 MARK@VINSONSTUDIO.NET
WWW.VINSONSTUDIO.NET
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HANDCRAFTED DESIGN

ATTACHMENT 6

Douglas C. Towne, Editor
Arizona Contractor & Community Magazine
7838 N. 4th Place
Phoenix, AZ 85020-4009

December 28, 2020

Mayor David Ortega and
Scottsdale City Council Members
City of Scottsdale
3939 N. Drinkwater Boulevard
Scottsdale, Arizona 85251

RE: Letter of Support
Case: 10-ZN-2020
The Kimsey: A Mixed-Use Development
7110 and 7120 East Indian School Road
Scottsdale, Arizona 85251

Honorable Mayor Ortega and City Councilmen:

Arizona Contractor & Community magazine recently learned of the proposed rezoning of Ralph Haver's 1962 Triangle Building (now being called the 'Kimsey Building') in downtown Scottsdale. The design team of Gensler + Sydnor is pursuing a Scottsdale Historic Designation for the building that will be a part of the larger Zoning Entitlements for the overall $150 million infill development project.

The 11,000 square-foot Kimsey Building will be rehabilitated and provided new adaptive uses as residential amenities. These features include a clubhouse, fitness center, leasing offices, media center, 'Living Room' lounge, and Gallery (for Ralph Haver, mid-century modern architecture, and Kimsey family permanent and rotating exhibits) on the first level. Six townhome units will be added on the second level.

I support this mixed-use development because it saves a historically significant mid-century modern architectural jewel. As a writer for *PHOENIX* magazine for 14 years and the *Arizona Republic* for seven years, I've covered numerous losses of architecturally significant buildings. This project that adaptively reuses a building designed by one of the most influential and creative Arizona architects of the second half of the 20th century would be an inspiring success story.

Sincerely,

Douglas Towne
Editor, Arizona Contractor & Community Magazine

© ron.peters 2002
HistoricStreetscapes PLLC
1711 EAST BROWN ROAD MESA, ARIZONA 85203
ARCHITECTURE.PLANNING.ART.HISTORIC PRESERVATION

December 28, 2020

Mayor David Ortega and
Scottsdale City Council Members
City of Scottsdale
3939 N. Drinkwater Boulevard
Scottsdale, Arizona 85251

RE: Letter of Support
Case No. 10-ZN-2020
The Kimsey: A Mixed-Use Development
7120 East Indian School Road
Scottsdale, Arizona 85251

Mayor Ortega,

The architecture of Ralph Haver AIA has become a treasure not only for Scottsdale but also for the Arizona community. It is a point of pride for local residents to say, "I have a Haver home." It is no less an honor than Californians saying they have an "Eichler home." Haver's mid-century commercial architecture is no less iconic, and the 1962 Kimsey building is one of the treasures he left to the Scottsdale community worthy of adaptive use.

The Kimsey project integrates this important legacy piece of architecture smoothly into the development and does what all successful historic preservationists strive for, putting the building back into responsible use. Without reservation I support this effort to make the Kimsey building once again an active piece of Scottsdale's historic architectural community.

Respectfully submitted,

Ronald L. Peters AIA, AICP
President HistoricStreetscapes PLLC

Ron Peters is a Historic Preservation Architect located in Mesa. He is a board member of the Mesa Preservation Foundation and a past president of the Rio Salado Architecture Foundation. He has authored or coauthored multiple publications on historic preservation and received a 2020 Governor's Heritage Preservation Honor Award for his restoration of the NILE Theater Facade in downtown Mesa.

602-309-3524 rlpeters@historicstreetscapes.com

Regina Buzzello
7832 E. Highland Ave.
Scottsdale, AZ 85251-1626
(602) 369-4482

Mayor David Ortega and
Scottsdale City Council Members
City of Scottsdale
3939 N. Drinkwater Boulevard
Scottsdale, Arizona 85251

RE: Letter of Support
Case: 10-ZN-2020
The Kimsey: A Mixed-Use Development
7120 East Indian School Road
Scottsdale, Arizona 85251

Gentlemen and Ladies,

I am writing in support of the subject proposed project.

The development has been thoughtfully designed with focus on preserving the historic and iconic Ralph Haver-designed Triangle Building, while also revitalizing the property surrounding what will be known as The Kimsey Building in a manner that incorporates environmental and sustainability considerations, as well as low-height and cultural aspects.

I want to express my wholehearted support of this development, and urge the City to not only approve it, but encourage more of this type of project that *integrates* into urban renewal our historic Old Town architecture versus *demolishing* it.

Sincerely,

Regina Buzzello

Regina Buzzello
Former Vice-Chair and Commissioner 2017-2020
City of Scottsdale Historic Preservation Commission

January 8, 2021

Mayor David Ortega and
Scottsdale City Council Members
City of Scottsdale
3939 N. Drinkwater Boulevard
Scottsdale, Arizona 85251

RE: Letter of Support Case: 10-ZN-2020
The Kimsey: A Mixed-Use Development
7110 and 7120 East Indian School Road
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I would like to add to the record my support for the Kimsey project presently proceeding through the City of Scottsdale entitlement process. I have been a lifelong resident of Scottsdale and have served the City in several capacities over the last three decades including as follows, Chairman of the Historic Preservation Commission. Vice Chair of the General Plan Task Force 2011 and 2014, Planning Commissioner and Planning Commission member of the Development Review Board. I have also participated as a citizen in the Scottsdale Visioning and STEP processes. I have reviewed the case files and renderings along with related submittal documents and am excited about the preservation of the Triangle building and the incorporation of the existing structure into the comprehensive and sensitive site plan. I hope you embrace this well thought out project as it moves through the rigorous City entitlement process. I believe this project will be a valuable addition to the City of Scottsdale the place we call home.

Best

Timothy P Burns CEO

TPB

Burns Brothers Holdings
Center Point Companies

8585 E Hartford Drive
Scottsdale, AZ 85257
(480) 544-4643

MODERN PHOENIX

Mayor David Ortega and
Scottsdale City Council Members
City of Scottsdale
3939 N. Drinkwater Boulevard
Scottsdale, Arizona 85251

RE: Letter of Support
Case: 10-ZN-2020
The Kimsey: A Mixed-Use Development
7120 East Indian School Road
Scottsdale, Arizona 85251

January 8, 2020

Dear Mayor Ortega and Esteemed Members of City Council,

I'm Alison King, a native of Scottsdale and longtime champion of architect Ralph Haver's legacy in Scottsdale and Phoenix. As Haver's authorized biographer, I'm often called on to guide property owners and architects seeking to make sensitive restorations of historic properties.

I'm writing today to support of Gensler + Sydnor's proposal for The Kimsey Project, a redevelopment on the current site of Howard Johnson's, The Venue and The Triangle Building. It is commendable that they have taken into consideration of the historic context of the Triangle Building, once the site of Scottsdale City Hall, and found a way to successfully incorporate it into their ambitious plans.

The building at 7110 East Indian School Road has endured relatively untouched as evidence of an important developer/architect collaboration between Ralph Haver AIA and Dave Friedman. The pair collaborated together on several projects, and the low-slung two-story form with gently pitched roof and glass façade echoes motifs favored by Haver as he designed some of the Valley's most iconic midcentury architecture. Having studied and documented his architecture over 18 years, I can say this is fine example of his commercial style.

Scottsdale has taken a lead with recognizing and honoring Haver's architecture, but also has a history of demolishing some of his firm's past masterworks. The fact that the property developer has become open to not only preserving the building but making it a major centerpiece around which public life can circulate is remarkable.

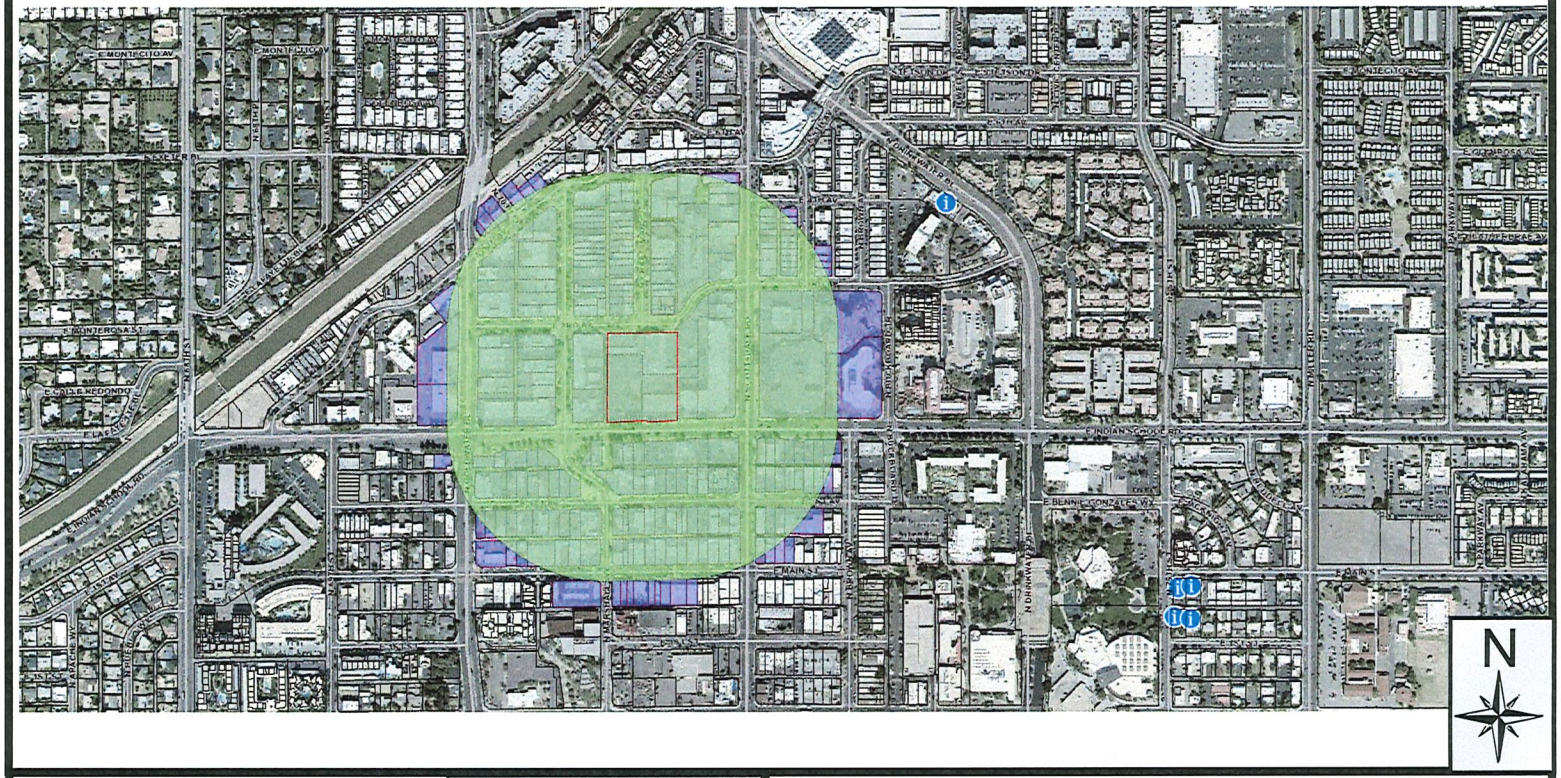
The proposed hotel and housing development wrapping around the Kimsey Building is compatible in materials and design. It satisfies the need for higher density usage and gives back to the community in the form of much-needed shade and interpretation of historic context.

I ask that the Mayor and Council approve the rezoning for Case: 10-ZN-2020 as proposed so Scottsdale residents and seasonal guests may enjoy the beautification and functional benefits that the new Kimsey property plan brings to downtown.

Respectfully,

Alison King
Founder
Modern Phoenix LLC
Postwar Architecture Task Force
of Greater Phoenix

City Notifications – Mailing List Selection Map
The Kimsey (Triangle)



Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
January 25, 2020

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 177

10-ZN-2020

ATTACHMENT 7

SCOTTSDALE DEVELOPMENT REVIEW BOARD
ELECTRONIC MEETING
THURSDAY, JANUARY 21, 2021
DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Linda Milhaven Councilmember
William Scarbrough, Planning Commissioner
Shakir Gushgari, Vice Chair
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Ali Fakih, Development Member – attended telephonically
Jeff Brand, Design Member

STAFF:

Brad Carr	Ben Moriarity
Joe Padilla	Chad Sharrard
Doris McClay	Bronte Ibsen
Meredith Tessier	Lorraine Castro
Bryan Cluff	Brian Hancock

CALL TO ORDER

Councilmember Milhaven called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to January 21, 2021 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the January 7, 2021 Development Review Board Meeting Minutes.
   BOARD MEMBER JOYNER MOVED TO APPROVE THE JANUARY 7, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, CRAIG, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ATTACHMENT 8

CONSENT AGENDA

3. 6-PP-2020 (Estates on 128th St.)

   Request by owner for approval of a preliminary plat for a 12-lot single-family subdivision with Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-18 PRD ESL) zoning on +/- 5.05 acres and R1-35 PRD ESL zoning on +/- 4.96 acres.
   Southeast corner of E. Shea Boulevard and N. 128th Street
   RVI Planning + Landscape Architecture

   BOARD MEMBER BRAND MOVED TO APPROVE 6-PP-2020, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI AND BOARD MEMBERS, JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER CRAIG ABSTAINING.

REGULAR AGENDA

4. 39-DR-2020 (DC Ranch Neighborhood Park Phase I)

   Request for approval of a site plan, landscape plan, and building elevations for a new park with lake and walking path on +/- 14.67 acres located at the southwest corner of E. Trailside View and N. 91st Street with Open Space, Planned Community District (OS PCD) zoning.

   17492 N. 91st Street — Gavan & Barker, Architect/Designer

   BOARD MEMBER CRAIG MOVED TO CONTINUE 39-DR-2020, 2ND BY BOARD MEMBER JOYNER, WITH STIPULATIONS TO IMPROVE PEDESTRIAN CONNECTIVITY ON EAST SIDE OF LAKE TO 91ST STREET AND ALONG 91ST STREET, AND EVALUATE TRAIL AND SERVICE ROAD ON WEST SIDE TO ALLOW FOR GREATER WIDTH OF THE TURF AREA. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, CRAIG, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

   Spoken Comments: Pamela Kacir and Jeanne Leckie

5. 54-DR-2019 (Winfield)

   Request by owner for approval of a site plan and building elevations for a new two-story, 2,790 sq. ft. restaurant and bar development on a +/- 1,340 sq. ft. site with Central Business, Parking District Overlay, Downtown Overlay (C-2/P-3 DO) zoning.

   4440 N. Saddlebag Trail — AV3 Design Studio, Architect/Designer

   VICE CHAIR GUSHGARI MOVED TO CONTINUE CASE 54-DR-2019, 2ND BY BOARD MEMBER JOYNER. WITH DIRECTION TO THE APPLICANT AND STAFF TO MODIFY THE SPECIAL ATTENTION MADE TO THE PARKING ALONG SADDLEBAG TRAIL TO ADD TRANSITION BETWEEN PARALLEL AND ANGLED PARKING AND TO ADDRESS THE WEST, NORTH AND EAST SIDES OF THE BUILDING TO ENSURE THOSE SIDES MEET THE OLD TOWN URBAN DESIGN AND ARCHITECTURAL GUIDELINES. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SMITH, VICE CHAIR GUSHGARI, BOARD MEMBER JOYNER, CRAIG, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. 10-ZN-2020 The Kimsey)

   Request by owner for a recommendation from the Development Review Board to the Planning Commission and City Council regarding a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO) district to Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) district on +/- 3.4 acres, and Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay, Historic Property (D/DMU-2 PBD DO HP) district on +/- 0.40 acres, of an overall +/- 3.87 acre site, with a Development Plan for a mixed-use development including a 168-room hotel, 230 dwelling units, restaurant, and support commercial uses, and a historic preservation plan.

   7110/7120 E. Indian School Road and 7117 E. 3rd Avenue

   Gensler, Architect/Designer

   VICE CHAIR GUSHGARI MOVED TO APPROVE 10-ZN-2020, 2ND BY BOARD MEMBER BRAND. TO RECOMMEND APPROVAL OF THE PROPOSED REZONING INCLUDING THE PROPOSED DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI AND BOARD MEMBERS, JOYNER, CRAIG AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH ABSTAINING.

7. Revised Development Review Board Rules of Procedure

   Review and possible adoption of the revised Development Review Board Rules of Procedure.

   COMMISSIONER SCARBROUGH MOVED TO APPROVE THE REVISED DEVELOPMENT REVIEW BOARD RULES OF PROCEDURE, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI AND BOARD MEMBERS, JOYNER, CRAIG AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH ABSTAINING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:40 PM.