

DRB SUBMITTAL_PAPAGO PLAZA GROCER & GARAGE

PROJECT NARRATIVE (TEXT BORROWED FROM ZONING NARRATIVE)

Location

The subject site is located at 1480 N. Scottsdale Rd. at the southwest corner of Scottsdale Road and McDowell Road, Assessor's Parcel No. 129-12-0086 (the "Property"). The parcel encompasses roughly 5.1 acres. Initially, the existing buildings, now demolished as part of the entirety of this new development, were part of a strip of retail totaling over 118,000 square feet in 13 separate structures that resulted in both economic and functional obsolescence. Now, the current site is an empty lot as part of the greater construction of the surrounding development. The surrounding zoning and uses include:

- North: McDowell Road. (CS and C-3 zoning). Bank and automotive uses.
- East: Scottsdale Road (PCD zoning). SkySong office, retail and residential uses.
- South: (C-3, C-1 and C-4 zoning). Retail, restaurant and a pawn shop.
- West: (C-3 zoning). Retail and hotel uses.

Request

The purpose of this request is to obtain DRB approval for a grocery store and parking garage on the southwest corner of the property. The property has successfully made it through Design Review in the 15-DR-2019 case which included a (4) level above grade parking garage and has since then been re-designed. The new scope of work, while maintaining an above ground parking garage, will also include a grocery store, vehicular connection at N. Scottsdale Rd and onsite hardscape and landscape improvements.

The Property is currently zoned P-C with PRC overlay. The Property will maintain the current General Plan designation as well as remain within and be consistent with the existing Southern Scottsdale Character Area Plan.

DEVELOPMENT REVIEW BOARD CRITERIA

DRB Criteria No. 2 - THE ARCHITECTURAL CHARACTER, LANDSCAPING AND SITE DESIGN OF THE PROPOSED DEVELOPMENT SHALL:

- A. PROMOTE A DESIRABLE RELATIONSHIP OF STRUCTURES TO ONE ANOTHER, TO OPEN SPACES AND TOPOGRAPHY, BOTH ON THE SITE AND IN THE SURROUNDING NEIGHBORHOOD;***
- B. AVOID EXCESSIVE VARIETY AND MONOTONOUS REPETITION;***
- C. RECOGNIZE THE UNIQUE CLIMATIC AND OTHER ENVIRONMENTAL FACTORS OF THIS REGION TO RESPOND TO THE SONORAN DESERT ENVIRONMENT, AS SPECIFIED IN THE SENSITIVE DESIGN PRINCIPLES;***

DRB Criteria No. 3 - INGRESS, EGRESS, INTERNAL TRAFFIC CIRCULATION, OFF-STREET PARKING FACILITIES, LOADING AND SERVICE AREAS AND PEDESTRIAN WAYS SHALL BE SO DESIGNED AS TO PROMOTE SAFETY AND CONVENIENCE.

DRB Criteria No. 4 - If PROVIDED, MECHANICAL EQUIPMENT, APPURTENANCES AND UTILITIES, AND THEIR ASSOCIATED SCREENING SHALL BE INTEGRAL TO THE BUILDING DESIGN.

DRB Criteria No. 6 - LOCATION OF ARTWORK PROVIDED IN ACCORDANCE WITH THE CULTURAL IMPROVEMENT PROGRAM OR PUBLIC ART PROGRAM SHALL ADDRESS THE FOLLOWING CRITERIA:

- A. ACCESSIBILITY TO THE PUBLIC;***
- B. LOCATION NEAR PEDESTRIAN CIRCULATION ROUTES CONSISTENT WITH EXISTING OR FUTURE DEVELOPMENT OR NATURAL FEATURES;***
- C. LOCATION NEAR THE PRIMARY PEDESTRIAN OR VEHICULAR ENTRANCE OF A DEVELOPMENT;***
- D. LOCATION IN CONFORMANCE WITH THE DESIGN STANDARDS AND POLICIES MANUAL FOR LOCATIONS AFFECTING EXISTING UTILITIES, PUBLIC UTILITY EASEMENTS, AND VEHICULAR SIGHT DISTANCE REQUIREMENTS; AND***
- E. LOCATION IN CONFORMANCE TO STANDARDS FOR PUBLIC SAFETY.***

Overall Design approach/character

The Development Plan seeks to maximize the potential of this key, infill site with an iconic, pedestrian friendly, mixed-use project that is economically viable and provides the community with a local destination they can call their own. The proposed use of this portion of the project is a grocer and parking garage.

The architectural character of the buildings, including the grocer and garage, will be a blend of contemporary gestures with raw, natural building materials. Inspiration for building design and detail draws from the blue-collar history of south Scottsdale residents. Buildings will emanate a “maker” quality that appeals to the tradesman history of south Scottsdale. Decorative concrete masonry units will be detailed with raw steel and warm wood finishes.

Landscape and hardscape improvements to the property perimeter provide connectivity to the neighboring commercial and residential properties. The main internal boulevard runs parallel to Scottsdale Road, serving as the primary vehicular and pedestrian corridor within the project while also creating a great, public space. This corridor is carefully crafted to allow spacious patios, shaded pedestrian walkway and opportunities for larger markets or festivals when the boulevard is closed to vehicles. As an extension of this corridor located directly north of the grocer, spacious pedestrian walkways with similar foliage and Sonoran based plantings to maintain a cohesive language.

The design strategies, high quality materials and pronounced architectural expression will create an iconic project that enhances South Downtown’s economic and cultural presence. The project will also adhere to sustainable building practices, including Scottsdale’s Green Building Program requirements.

Parking

Gone is the large “sea of asphalt” parking that blighted the site. Instead, new parking is spread throughout the Property, providing convenience and variety for the user. The majority of parking is screened from public right of way and condensed in tucked away garages. The retail parking garage blends seamlessly into the project with an access point coming from the center of the development. The garage can accommodate over 230 spaces with a ground level, and 2 above grade levels. Resident guest parking is provided on surface spaces located underneath the garage. Granny flats along the perimeter of the residential component also provide additional tucked-away garage parking.

Pedestrian & Public Realm

The entire site is designed with the pedestrian in mind and will be a vast improvement from the current dilapidated condition of the site. The goal is to create an inviting and comfortable pedestrian connection with shade and interest connecting residential to the retail, to the hotel, and to grocer and beyond. New curb and gutters along with new, wide, decorative concrete sidewalks with new ADA ramps will be installed along Scottsdale Road. Overall, the improvements will create a comfortable pedestrian connection which the site sorely lacks.

Landscaping / Hardscaping

Landscaping shall be consistent with the City of Scottsdale DS&PM, and Article X *Landscaping Requirements* of the City of Scottsdale Zoning Ordinance. Specifically, the project provides an extension of the McDowell Corridor district with streetscape plantings of large canopied trees including Palo Verde and Elm to provide shade for the pedestrian traffic and to effectively ground the architecture. Date Palms, Mesquite, Ash, and an assortment of accents and seasonal flowering shrubs define the flora of the promenade to create a dynamic setting. The internal landscape has a strong visual connection to the public realm while offering pedestrian amenities in a more intimate atmosphere. Lush internal plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and grasses lend a feeling of calmness and coolness to the streetscape vibe that provides pedestrians with the prefect “urban oasis”.

The Hotel, Grocery, and Retail/Restaurants will provide a visual significance in strengthening the streetscape pallet along both McDowell and Scottsdale Roads, and enhancing the overall site development. The proposed pallet references both the McDowell Corridor Improvements and the Scottsdale Road Streetscape Design Guidelines for the City of Scottsdale, as well as additional recommended landscape trees, shrubs, and accents to support the overall vision of the site. Taking from recently completed developments along McDowell, as well as Sky Song to the east, the right-of-way landscape pallet will draw from Desert Museums, Ironwoods, Tecomas, Desert Spoon, Red Yucca, New Gold Lantana, Sages, and additional accent and ground cover plantings. A new 8'-0" sidewalk will be offset along both McDowell and Scottsdale Roads, allowing for a strong landscape buffer between the pedestrian for safety and separation from oncoming traffic. Additional right-of-way amenities may include entry feature signage, seating, an bike parking.

With the emphasis of public programming throughout the remainder of the site, the landscape material is appropriate for both private and public settings, creating strong visual connections to

the public realm. The proposed pallet will be low water use, low maintenance, support erosion control, and will be strategically designed to define spaces, create barriers, and support circulation and shade as needed. Hardscape patterns via concrete and pavers will provide wayfinding, highlight nodes and areas for gathering, and provide visual impact throughout the site. Where the property meets the surrounding context, a balanced combination of security, privacy and fluidity can be found. Private residential spaces abutting the western part of the development have strategically been screened using Sissoo tree canopies and hopbushes to create a more secure barrier while maintaining clear access to the grocery store through the existing alleyway and new pedestrian walkway. The proposed exterior programs and landscape design will provide various opportunities for gathering, playing, and site exploration, while creating a much-needed neighborhood amenity for locals and visitors to enjoy.

INGRESS, EGRESS, ON-SITE CIRCULATION, PARKING AND PEDESTRIANS

The site has been designed to create direct and easy vehicular circulation for patrons while maintaining optimum placemaking and quality pedestrian realm character. Access off McDowell Road is per the approved zoning plan and runs directly south as an internal driveway connecting to the Scottsdale Road access point at Skysong Blvd and the parking structure. Access off Scottsdale Road occurs at a lighted intersection at Skysong Blvd that provides direct access to the parking structure, main internal drive, grocer, restaurant core, and hotel.

Parking requirements will be met with limited surface parking along the main drive to the north or the grocer, a small surface lot which will be located outside the main entry and on the service drive behind the hotel pad. The majority of the parking is housed in the parking structure in the southernmost area of the site. The grocer has been provided a separate service entry off of N. Scottsdale Rd at an existing curb cut which will be utilized for delivery, loading and refuse services. Refuse services will be handled via dumpster enclosure located underneath the parking garage ramp and two major compactor locations. Two compactors for the restaurants and hotel will be located at the northwest portion of the grocer and garage site along the extension of Skysong Blvd. The compactor for the grocer will conveniently be located at the truck ramp to the south of the grocer where they will also receive their delivery truck.

Pedestrian walkways will be a controlled and manicured experience on all areas of the site. Enhanced connectivity has been provided per city standards along the Scottsdale Rd. and McDowell Rd. corridors. Most pedestrians will enter the site from the parking garage stair and elevator. From here, the intersection has a zero curb, allowing a pedestrian first relationship to the roadway. The entire central drive between the hotel pad and restaurants is a zero curb with enhanced concrete paver design. Site furnishings, lighting, hardscape and landscape create an unparalleled pedestrian experience on the site that provides the connectivity Scottsdale desires in a fashion that is uniquely south Scottsdale.

MECHANICAL AND UTILITY EQUIPMENT

Mechanical equipment for climate control of the grocer will be roof mounted and fully screened from public view. On-site utilities are located in areas that are screened by either landscape and/or architectural walls that integrate into the landscaping or building. Equipment will be clear from pedestrian pathways and also provide proper clearances for access and maintenance.

LOCATION OF ARTWORK

Currently, public art is not a requirement for this site. However, both public wall murals and artistic installations are an important aspect of this development to create a very local feel to the project. Locations of these elements are at the primary public roadway intersection and along both major public roadway frontages.

An artistic installation at the intersection of Scottsdale and McDowell has been mandated by City Council as a stipulation to the zoning case approval. The current design for this installation is a series of offsetting vertical posts in multiple rows. The heights of the posts vary to create a 3d profile of the topography of the Papago Buttes on horizon west of the site. This installation is meant to screen the corner retail façade and also act as a visual cue to an important natural landmark of south Scottsdale.

The mural program will manifest at four locations on site. Three locations are on masonry building facades that face and engage the Scottsdale Rd corridor. The fourth location faces north along the McDowell corridor near the intersection. Each of these locations will be an independent mural painted by either a local artist or an artist that does local work. Content of the murals is meant to tie the south Scottsdale community to the built environment.

All installations will be in conformance with public safety requirements and the Design Standards and Policies Manual in relation to existing utilities and easements.

COMMERCIAL DESIGN GUIDELINES:

SITE DESIGN

Site Components:

- The vision is for this project to set the benchmark for proper infill development that responds to its suburban context and its regional location. The mixture of uses in the entirety of this development fulfills the wants and needs that the surrounding neighbors asked for through a thorough outreach effort. The proper sizing of the commercial portion of the project in balance with a high-quality residential portion ensures vitality

and longevity of success for a property that has appeared abandoned and in disrepair for far too long.

- The property is set up with large planning gestures that respond to the land uses and open space character along both the McDowell Road and Scottsdale Road corridors. This project properly responds to this corridor and continues an increased density residential use connecting the open space to the commercial portion of the project that is oriented on Scottsdale Road including both this grocer and the retail found to the North.
- The scale of the project, paired with landscape and hardscape design, carefully addresses the scale of the pedestrian by focusing energy on the ground level experience. The pedestrian experience is the singular focus on the lasting success of this mixed-use project. This will be articulated by a variety of building heights, façade modulation, shade structures, shade trees, hardscape patterns, tenant and project signage.

Site Characteristics:

- The previous property underutilized this unique but significant location along a major corridor. The goal of this new design for the property is not only to create something new along this corridor but to celebrate what is already here. This site is unique and this design presents many opportunities to create fluidity and separation in the interest of the existing. Intentionally through the orientation of the grocer and garage we have been able to create buffers through setbacks and landscape design where needed and have celebrated open circulation and views where appropriate. The garage was placed on the southernmost portion of the site to act as a barrier for direct southern sun exposure to the grocer as well as to take advantage of simple and viable circulation for vehicles, pedestrians and service vehicles. By locating the garage running East-West, we were able to create a separation of unpleasant back of house operations and customer experience while maintaining an efficient flow of operations.

Contextual Influences:

- Multiple faces of this mixed-use development back up to an alley that serves the residential neighborhood to the south and west. Various strategies are used to buffer the neighborhood from the proposed development. Included techniques, are landscape buffering, lower buildings that step up to the new development, increased alley definition to provide separate circulation, access and services.
- The transition from commercial to the existing single-family residential will be minimized and treated with dense landscape that buffers, shields and provides natural visual enhancement that mitigates the volumes of the buildings. Areas of buildings not buffered by landscape will be treated with enhanced articulation.
- The existing alley in the Southwestern portion of the site currently represents an abandoned corridor rarely used by the public. This alley will be maintained for all its

previous uses but also serve as a visual and audio barrier between the parking garage and grocer and become a means of egress between the residential lots and grocer.

Development patterns and relationships:

- Along the entirety of the site, at the street fronts of N. Scottsdale Rd and E. McDowell Rd., a common language can be found within the building setbacks, landscape buffers and spacious walkways that are setback from the main drives for safety. Not only are these for an aesthetically comprehensive design but also to maintain and mimic the existing developments along McDowell and N. Scottsdale Rd.
- Internally, the property will utilize a main corridor that runs North-South. This corridor will be extended to the entry to the grocer creating a very easy circulation path throughout. Additionally, access to vertical circulation to the upper levels of the garage are conveniently located along this same axis.
- The grocer will present a clear entry feature whose language will be found throughout the development with the usage of clean and simple defining planes as well as clear visibility to pedestrians.

Parking Facilities :

- To eliminate a highly trafficked corridor, this project will incorporate a parking garage on the southernmost portion of the site to provide the majority of the required parking. With (2) levels above the ground level parking, more than 230 spaces will provide access to the entire property.
- Where the parking garage meets the residential sites to the West, full screening from upper levels of parking have been utilized where the precast panels include an outline of the Superstition mountains.

Pedestrian, Transit and Bicycle Facilities:

- The subject site is located along two major thoroughfares and perfectly situated to take advantage of multimodal transportation. Perimeter improvements will greatly improve the existing sidewalk and right of way infrastructure while conveniently located bicycle parking will encourage non-vehicular transportation.
- The backbone of the site is the circulation, both vehicular and pedestrian but with a hard focus on the pedestrian experience. Zero curb conditions, new walkways, landscape, hardscape and proximity of buildings provides a simple but elegant experience throughout the site.
- The proposed mix of uses consolidated onto one development site creates a prime opportunity for non-automotive trips. On-site residents and hotel visitors will be able to walk to on-site retail and shopping opportunities, while nearby neighborhoods can easily walk, bike ride or use other alternative modes of transportation to access the

development. The project is appropriately scaled to take advantage of the numerous alternative modes of transportation available along this corridor.

- By providing structured parking, the developer is allowing the site to hold a variety of commercial uses. Uses that were expressed by the neighborhood to be needed and important to the community. If surface parking were solely provided, this site could not accommodate a mixed-use development and could not meet the goals outlined in the SSCAP.

Service, Refuse Collection and Utilities:

- The grocer will have its own service entry off of Scottsdale Rd where both delivery trucks and refuse services will access the site and will be away from the main entry to the property. Refuse collection will be located under the parking garage and out of sight of the patrons. Within this area, a service truck ramp will also house delivery truck access for the grocer as well as a trash compactor that services the grocer only. Schedule and frequency of delivery and trash service per the tenant.
- Where utilities collide with the pedestrian walkways or views, architectural walls, features and/or landscaping will be used to completely screen but not minimize the required access for each utility per the city's requirement.
- Grocery store shopping carts will be collected and stored within the store entrance or placed in designated areas in the parking areas where customers will return carts in a screened area. These screens will be constructed of the same or similar material as the decorative concrete masonry units used for the building.

ARCHITECTURE

Character and Context:

- The McDowell and N. Scottsdale Rd corridors outline a significant amount of the Southern Scottsdale area and in turn hold a lot of responsibility in defining its unique characteristics. This property fully adopts the common aesthetic found amongst these two arterial roads through similar material usage, massing and modulation and flexibility. This language was not meant to be lost in a single era but to expand and adapt as necessary for the modern culture. In doing so we have found a clean, simple and raw aesthetic that has been mimicked throughout the development of this property. To avoid conformity to corporate design, we have created an adaptable design to house a multitude of uses, not only the ones defined today.
- As mentioned before, the entirety of the property will share similar design traits but will not be exactly the same resulting in a more unique collaboration without deviating from the overall concept.

Scale and Proportion of Development:

- This grocer and garage will sit amongst similar scaled, if not larger, buildings on this property including the new multifamily development and hotel to the north of this site which will not differ from the existing scale throughout this area. To the East, the Skysong apartments and commercial park will tie in well with the scale and size of the new hotel and multifamily development to the north. The scale of the grocer and garage paired with the future restaurants and retail to the north will create a nice transition, similar to a saddle, where the building height will step down as you approach N. Scottsdale Rd.

Massing:

- As a whole, the grocer and garage differentiate themselves as two masses. The parking garage overlaps the grocer as a horizontal floating mass running East and West, separating itself. Below, the grocery store grounds this portion of the site with a modulating facade through material transition, recesses and color changes. Through this, great opportunities for local artwork/murals are created. At the transitions at the ground level where the building face recesses, a greater receptive experience for pedestrians as they walk along the main walkways is created as it breaks the larger mass. It is in these recessions and material transition that vertical elements differentiate the grocer from the horizontal aspect of the garage.

Design of Pedestrian Frontages:

- As customers approach from the parking lot or garage, they are met with a modern, clean barn feature that extends into a plane doubling as an extended walkway canopy, wrapping the building on the North side. Although the feature entry avoids a self-inflicted parameter of being designed solely for a single tenant, much of the entry is to be indicative of a fresh farm to table experience, pulling from a modern barn frame. As customers enter they will be met with temporary exterior displays of seasonal items on located under the extended canopy. If you were to approach on a bicycle, secure parking can be located just north of the entry feature along the new walkway off of N. Scottsdale Rd.
- Where pedestrian walkways are located, landscape representing that of the Sonoran Desert can be found lining each walkway creating shade and a buffer from the vehicular circulation.

Renovations of Existing Centers:

- The proposed redevelopment of this property will greatly reinvigorate the site while also helping to reinvigorate the greater area. The site is laid out with a pedestrian-oriented focus, enabling convenient walkability to and from the site as well as within the site between uses.

- The long-term economic wellbeing of this area is dependent upon quality reinvestment and a viable mix of uses. The existing center represents a highly underutilized use of the site and in no way meets these goals. The proposed redevelopment will provide new jobs, new retail and entertainment options for residents and visitors alike.
- As mentioned before, through extensive research and survey it has been found this particular use, let alone this specific grocer, has been requested by the surrounding public.

Climatic Response:

- The multi-use buildings will take advantage of most current sustainable practices maximizing valuable resources and enhancing human enjoyment. Each of the buildings onsite will meet or exceed the Scottsdale Green Building Guidelines.
- By nature, this small mixed-use development will encourage walking, and intermodal transport by its central location and intimate scale.
- This use being a grocery store limits the need for extensive glazing which in turn assists with energy usage.
- Where there is sun exposure, both the location and orientation of the garage that overlaps the grocer will assist in a sun barrier. Additional shading devices and methods include the extended canopy along the pedestrian walkway and strategically placed foliage to provide pedestrian's shade. Where there is glazing, both the spec of the glazing and horizontal project of building elements assists in the limited need for unnecessary energy consumption.

Architectural details, materials and colors:

- As mentioned, the building entrance will create both a desirable and clear sequence from the parking lot to the grocer. It is here the façade can find its most noteworthy variations and attention drawing aspects. Through the use of hierarchy, material transition, scale, recessions, and signage the location of the entrance will be apparent.
- The primary building material is indicative of the Southern Scottsdale design character, where earth tone colored masonry units present a simple but elegant definition avoiding a flashy and obnoxious presence. In order to create modulation and break the building mass, more than one color, orientation and sizes of masonry units was utilized in order to create changing planes and recessions.
- Throughout the site, the grocery store, garage, and site elements contain the same design materials for a comprehensive design.

LANDSCAPE DESIGN

- Based on Nelsen Partners experience with mixed-use developments and creating community spaces that respond to the desert environment, the primary key is the provision of shade and respite from the heat. This project responds to this unique setting with an abundance of shade, both structural and vegetative. Vegetation includes large Palo Verde trees along the N. Scottsdale Rd and Elm trees in the ground level parking areas. Many xeriscape plants have been utilized throughout to maintain the Sonoran Desert aesthetic as well as responsible water usage. See landscape plans.
- The Scottsdale Road frontage will provide a high-quality visual streetscape experience and enhanced pedestrian comfort appropriate for these major roadways. A new 8'-0" sidewalk will be provided along N. Scottsdale Road, allowing for pedestrian safety and comfort. The streetscape will include Palo Verde to provide shade for the pedestrian and to effectively ground the architecture.
- The landscaping plan for the project provides significant and appropriate foliage to greatly enhance the existing condition and greatly improve the overall visual and pedestrian experience at this prime Scottsdale intersection. The palette pulls from the vernacular occurring along McDowell Road and at the adjacent SkySong project. See landscape plans and Section 2 above regarding landscaping for further details.

LIGHTING

- The development of all site lighting will be sensitive to current energy conservation efforts, dark sky initiatives and the surrounding residential districts, while still providing minimum safety standards for patrons. All lighting will be designed within Scottsdale guidelines and mitigate light spill to neighboring properties and into the dark sky. The project will also provide a visually interesting and secure environment for visitors using the development during night time hours through a variety of lighting solutions.

SIGNAGE & IDENTITY

- Building Signage has initially been reviewed for the grocer and garage portion of this site.
- As mentioned before, the aspects of this design although fitting for this current tenant provides flexibility for re-use of a future tenant without being withheld from the previous tenant design. Both the signage location and size while important do not act as a distraction from the main building design components but in turn are incorporated into them.

SENSITIVE DESIGN PRINCIPLES:

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

- The architectural character of the buildings, including the grocer and garage, will be a blend of contemporary gestures with raw, natural building materials. Inspiration for building design and detail draws from the blue-collar history of south Scottsdale residents. Buildings will emanate a “maker” quality that appeals to the tradesman history of south Scottsdale. Decorative concrete masonry units will be detailed with raw steel and warm wood finishes.
- The property is set up with large planning gestures that respond to the land uses and open space character along both the McDowell Road and Scottsdale Road corridors. This project properly responds to this corridor and continues an increased density residential use connecting the open space to the commercial portion of the project that is oriented on Scottsdale Road including both this grocer and the retail found to the North.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as scenic views of the Sonoran Desert and mountains and archaeological and historical resources.

- The massing design and orientation of the grocer and garage pays much respect to the N. Scottsdale Rd corridor and maintains its character through landscape and hardscape elements, new pedestrian walkways offset from the arterial road and highlighted elements of the surrounding nature. On the western portion of the garage, in order to avoid a plain precast spandrel panel, an outline of the Superstition Mountains has been created using a combination of fluted and sandblasted textures as well as steel angles to display the movement of the sun on the panels. Please see elevations for greater detail.

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

- The existing variation of the topography of this property is very minimal and will be utilized for implemented pedestrian circulation and access.
- There is also very limited existing landscaping, however, new landscaping will revitalize the once barren lot that existed.

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

- As mentioned, many times before, the landscape design will be heavily influenced by Sonoran Desert flora and will help replace the existing absence of natural landscaping, habitats and ecological processes.

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*

- As mentioned before, a key point and focus of this design is the pedestrian experience. The new corridor that will run North-South will be heavily focused on the pedestrian experience through zero curb conditions that connect the Southernmost area of the property where the grocer and garage are located. A strong sense of clear and safe circulation through the site is evident through the new walkways and convenient access. Numerous elements that contribute to this are a cohesive landscape design that is consistent throughout the property, hardscape design changes such as pavers, street furniture and public plaza space.

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.*

- This property is conveniently located right next to a bus stop on N. Scottsdale Rd which stretches the access of pedestrians, encouraging and limiting the usage of individual vehicular circulation. Additionally, and as mentioned before, plenty of bicycle parking will be provided also inviting other modes of transportation. Multiple new walkways will be provided throughout the site, especially along N. Scottsdale Rd. providing direct access to the grocer and parking garage entry.

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

- As mentioned, shading components through such as foliage and shade canopies will be provided along pedestrian walkways which will assist in relative scaling.
- Additionally, the modulation of the façade will assist in breaking up the mass of the grocer store to a more desirable aesthetic and relativity.

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

- As mentioned, the building entrance will create both a desirable and clear sequence from the parking lot to the grocer. It is here the façade can find its most noteworthy variations and attention drawing aspects. Through the use of hierarchy, material transition, scale, recessions, and signage the location of the entrance will be apparent.

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

- As mentioned, the primary building material is indicative of the Southern Scottsdale design character, where earth tone colored masonry units present a simple but elegant definition avoiding a flashy and obnoxious presence. The course texture provides pedestrians a relative experience to the surrounding Desert.

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

- The multi-use buildings will take advantage of most current sustainable practices maximizing valuable resources and enhancing human enjoyment. Each of the buildings onsite will meet or exceed the Scottsdale Green Building Guidelines.
- By nature, this small mixed-use development will encourage walking, and intermodal transport by its central location and intimate scale.
- This use being a grocery store limits the need for extensive glazing which in turn assists with energy usage.
- Where there is sun exposure, both the location and orientation of the garage that overlaps the grocer will assist in a sun barrier. Additional shading devices and methods include the extended canopy along the pedestrian walkway and strategically placed foliage to provide pedestrian's shade. Where there is glazing, both the spec of the glazing and horizontal project of building elements assists in the limited need for unnecessary energy consumption

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

- Lush internal plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and grasses lend a feeling of calmness and coolness to the streetscape vibe that provides pedestrians with the prefect "urban oasis".

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

- Many xeriscape plants have been utilized throughout to maintain the Sonoran Desert aesthetic as well as responsible water usage. See landscape plans.
- Lush internal plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and grasses lend a feeling of calmness and coolness to the streetscape vibe that provides pedestrians with the prefect “urban oasis”.

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

- The development of all site lighting will be sensitive to current energy conservation efforts, dark sky initiatives and the surrounding residential districts, while still providing minimum safety standards for patrons. All lighting will be designed within Scottsdale guidelines and mitigate light spill to neighboring properties and into the dark sky. The project will also provide a visually interesting and secure environment for visitors using the development during night time hours through a variety of lighting solutions.

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

- As mentioned before, the aspects of this signage design although fitting for this current tenant provides flexibility for re-use of a future tenant without being withheld from the previous tenant design. Both the signage location and size while important do not act as a distraction from the main building design components but in turn are incorporated into them. The respected color, size and locations of signage for the grocer will be respectful to the surrounding uses and not intrusive.

LIGHTING DESIGN GUIDELINES:

The development of all site lighting will be sensitive to current energy conservation efforts, dark sky initiatives and the surrounding residential districts, while still providing minimum safety standards for patrons. All lighting will be designed within Scottsdale guidelines and mitigate light spill to neighboring properties and into the dark sky. The project will also provide a visually interesting and secure environment for visitors using the development during night time hours through a variety of lighting solutions.

SHADING DESIGN GUIDELINES:

The design strategies, high quality materials and pronounced architectural expression will create an iconic project that enhances South Downtown's economic and cultural presence. The project will adhere to sustainable building practices, including Scottsdale's Green Building Program requirements. As this is a grocery store, there will be limited glazing of which will be located under a canopy at the pedestrian walkways. At the main entry to the grocer, the entry feature paired with the parking garage and overhead canopy will be used to help shade pedestrians. As mentioned before, there will be plenty of shading provided by foliage throughout the site as well.

CONCLUSION

In summary, the design and layout of the submitted project reflects the approved vision of City Council. Subsequent meetings with the south Scottsdale community helped to inform the design vision for the project. Open space design, landscaping, site furnishings, building design and artistic installations have been carefully crafted to reflect the input of the local patrons. We feel that this process is integral in creating a destination that is unique to its location and inspires the community to embrace it as an asset. It is with that effort that we submit this design package for your review and approval.

Thank you for your time and attention.

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsenpartners.com

PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR CONSTRUCTION

PAPAGO PLAZA - SPROUTS
PIVOT DEVELOPMENT
1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

Date
03/08/22
Revisions

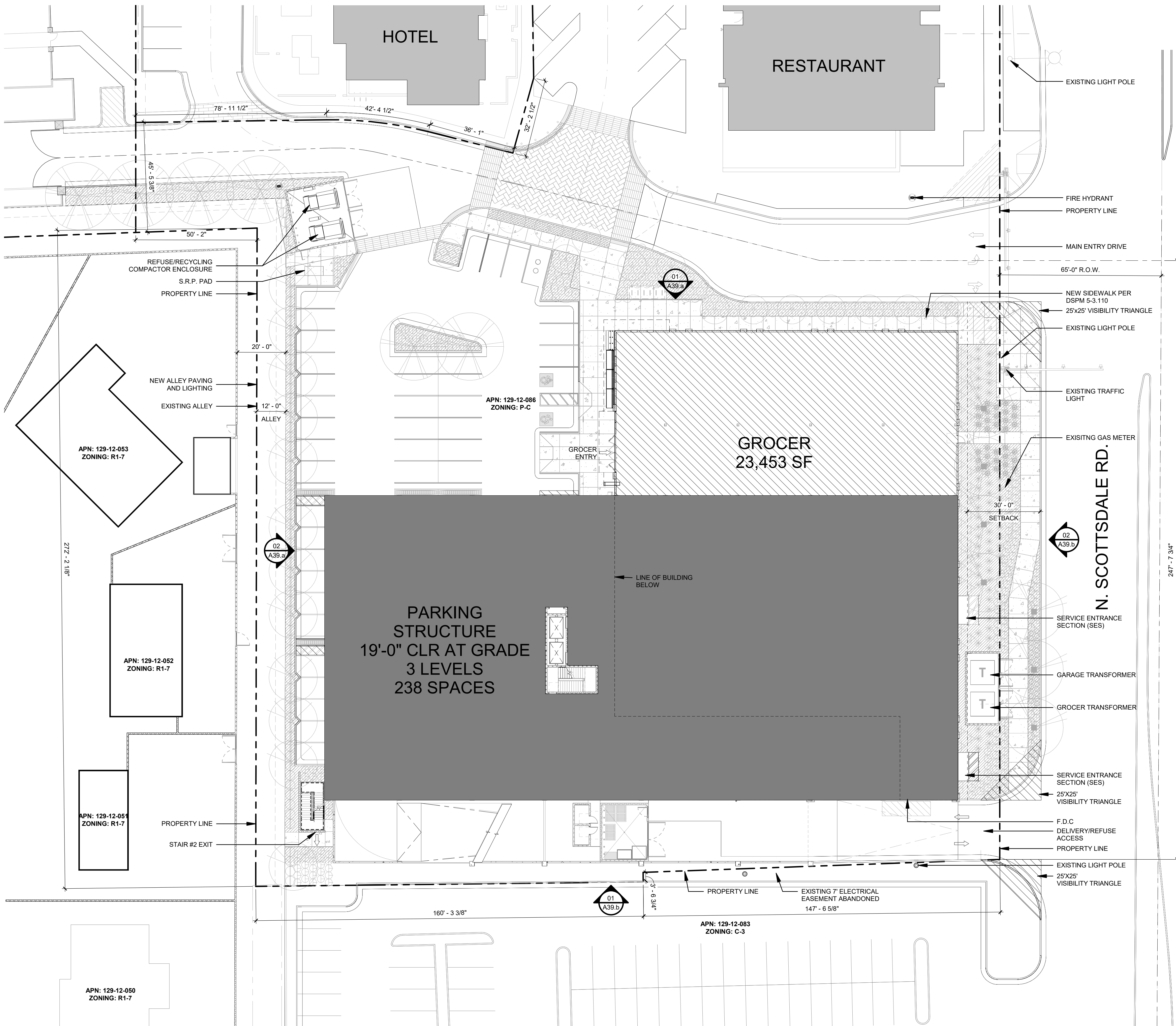
Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
21087

A24

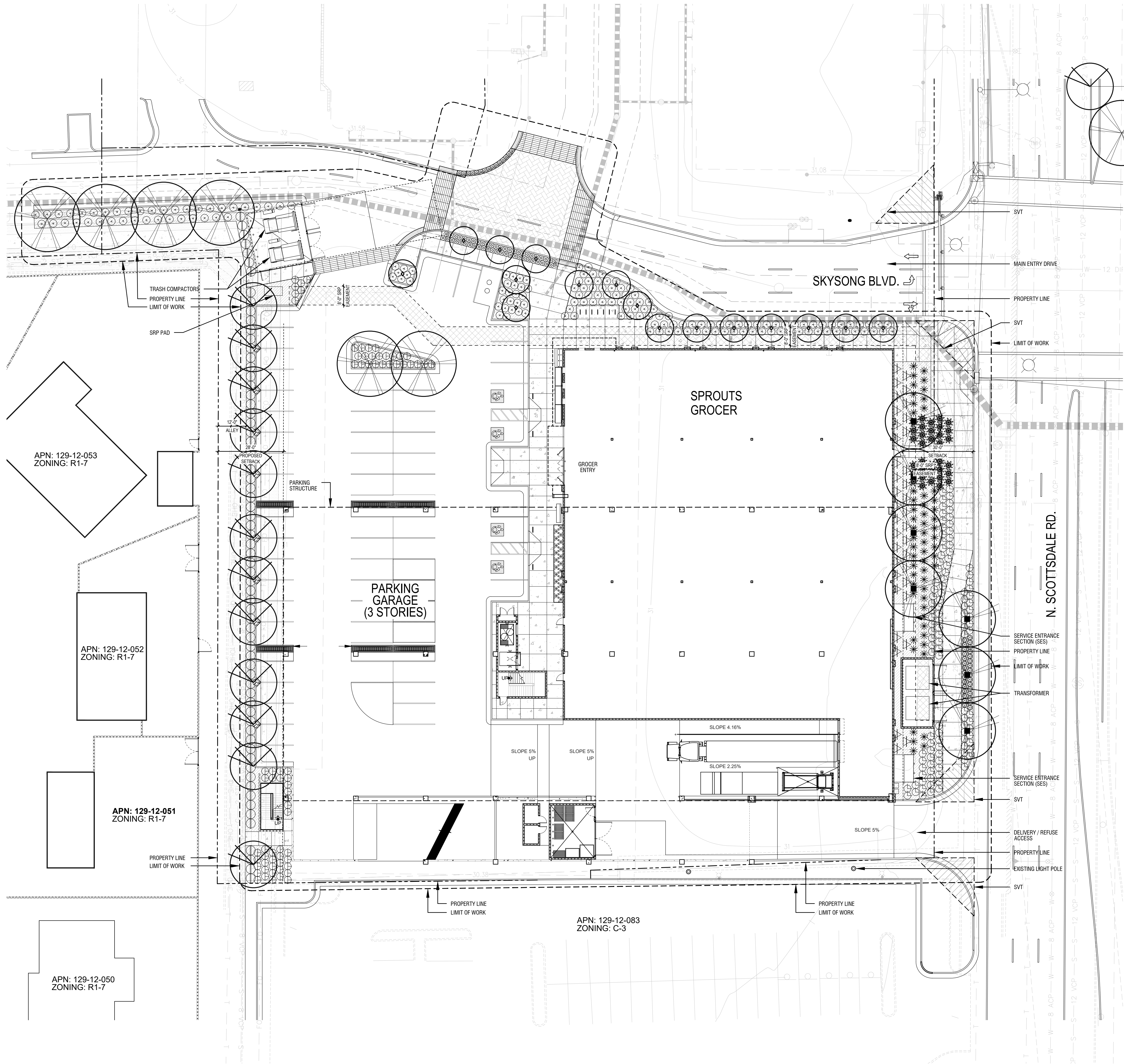
SITE PLAN - DRB



01 SITE PLAN - DRB

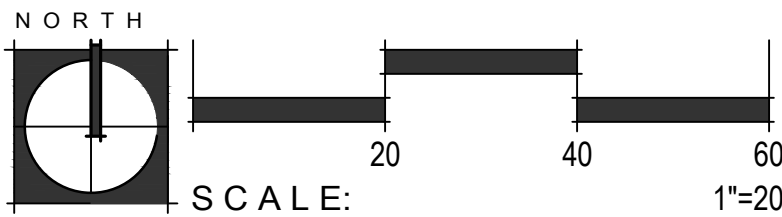
SCALE: 1" = 20'-0"

REF: 01 / A24



PLANT LEGEND			
SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W
TREES			
■	CERCIDIUM X 'DESERT MUSEUM' DESERT MUESUM PALO VERDE	24" BOX	1.5" CAL 8' H X 4' W
○	DALBERGIA SISSOO SISSOO TREE	24" BOX	1.5" CAL 9' H X 4' W
◇	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	36" BOX	2.0" CAL 6' H X 4' W
●	ULMUS PARVIFOLIA CHINESE ELM	24" BOX	1.5" CAL 9' H X 4' W
SHRUBS			
⊖	DODONAEA VISCOSA HOPBUSH	5 GAL	
⊕	EREMOPHILA GLABRA SSP. 'WINTER BLAZE' WINTER BLAZE EMU BUSH	5 GAL	
⊗	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	
ACCENTS			
✱	AGAVE ANGUSTIFOLIA CARIBBEAN AGAVE	5 GAL	
⊙	ALOE BARBADENSIS MEDICINAL ALOE YELLOW	1 GAL	
✱	DASYLIRON TEXANUM GREEN DESERT SPOON	5 GAL	
⊙	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
✱	PEDILANTHUS BRACTEATUS TALL SLIPPER PLANT	5 GAL	
GROUNDCOVER			
⊕	LANTANA X 'NEW GOLD' LANTANA NEW GOLD	1 GAL	
⊗	WEDELIA TRILOBATA YELLOW DOT	5 GAL	
VINE			
⚠	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	15 GAL	
TOPDRESS / DUST CONTROL			
□	1" SCREENED DECOMPOSED GRANITE AT ALL LANDSCAPE AREAS. U.N.O. 2" MIN DEPTH. COLOR: M3 BLEND - 50% CARMEL / 50% MAHOGANY; ROCKPROS.COM. 602.818.0723		

NOTE:
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED
ROOT BARRIERS - REFER TO DETAIL - / -



Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsenpartners.com

PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL
PERMITTING,
OR CONSTRUCTION

PAPAGO PLAZA - GARAGE &
GROCER
PIVOT DEVELOPMENT
1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

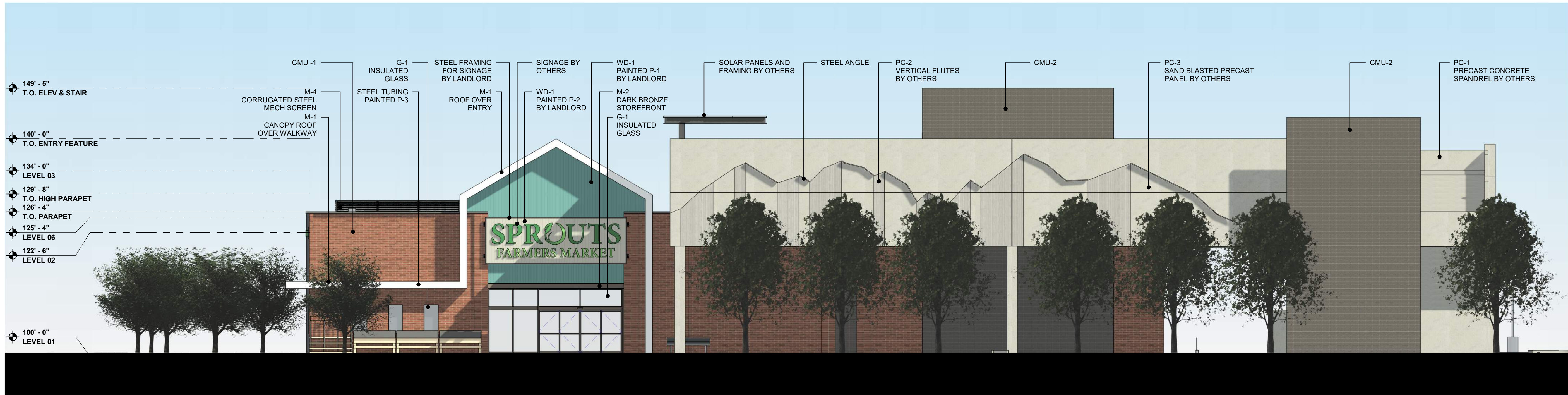
Date
03/08/22
Revisions

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
21087

39.a
BUILDING ELEVATIONS -
DRB



02 ELEVATION - WEST (DRB)

SCALE: 1" = 10'-0"

REF: 02 / 39.a



01 ELEVATION - NORTH (DRB)

SCALE: 1" = 10'-0"

REF: 01 / 39.a

PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL
PERMITTING,
OR CONSTRUCTION

PAPAGO PLAZA - GARAGE &

GROCER
PIVOT DEVELOPMENT

1480 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

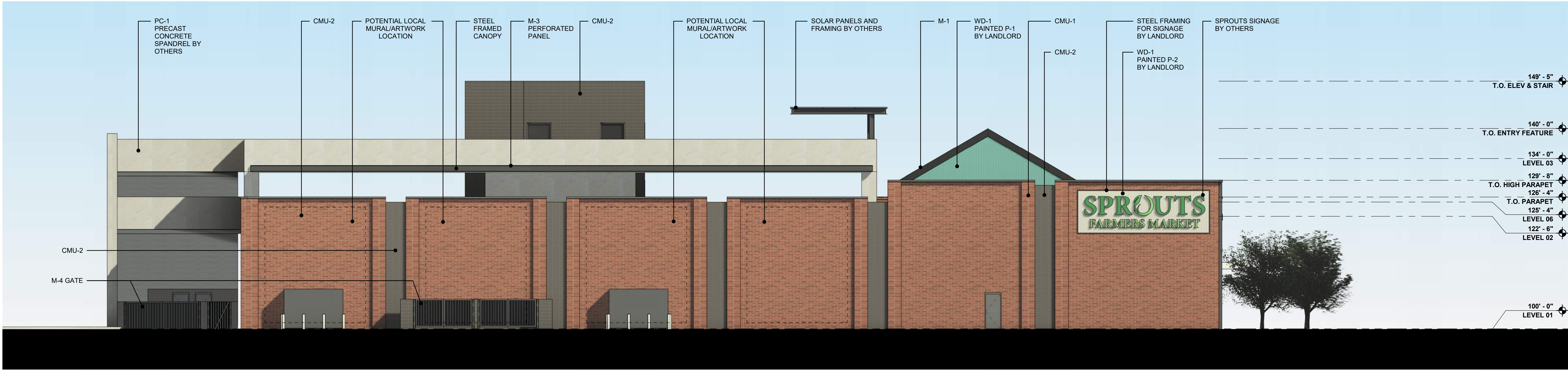
Date
03/08/22
Revisions

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
21087

39.b
BUILDING ELEVATIONS -
DRB

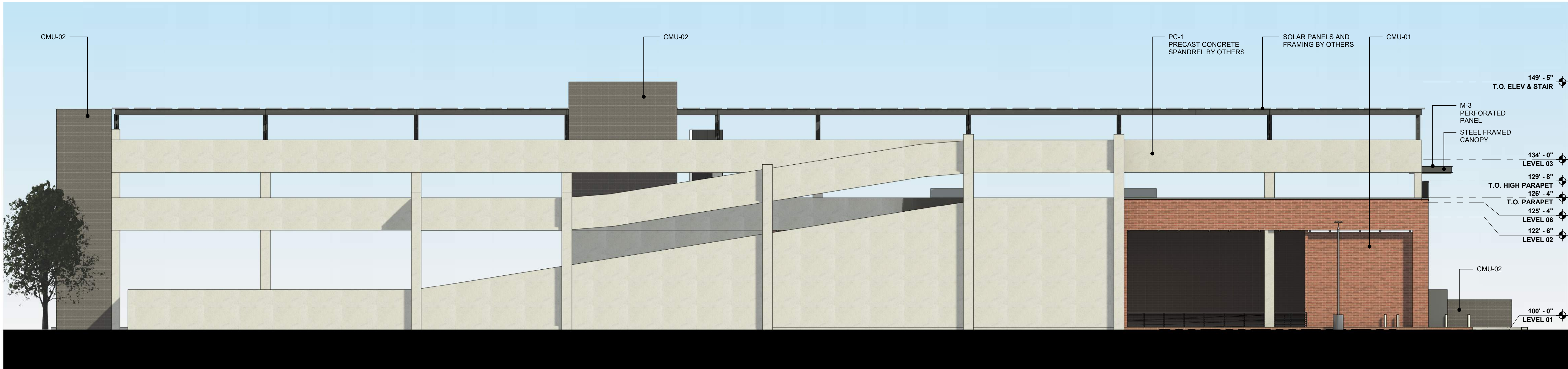


02

ELEVATION - EAST (DRB)

SCALE: 1" = 10'-0"

REF: 02 / 39.b



01

ELEVATION - SOUTH (DRB)

SCALE: 1" = 10'-0"

REF: 01 / 39.b