THE GOLDWATER

7000 E 4TH ST, Scottsdale AZ

Development Review Board

PROJECT NARRATIVE

726-PA-2020

PREPARED BY

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SITE INFORMATION

Location:

- 7000 E 4TH ST, Scottsdale AZ (the "Property")
- APN: 130-13-129

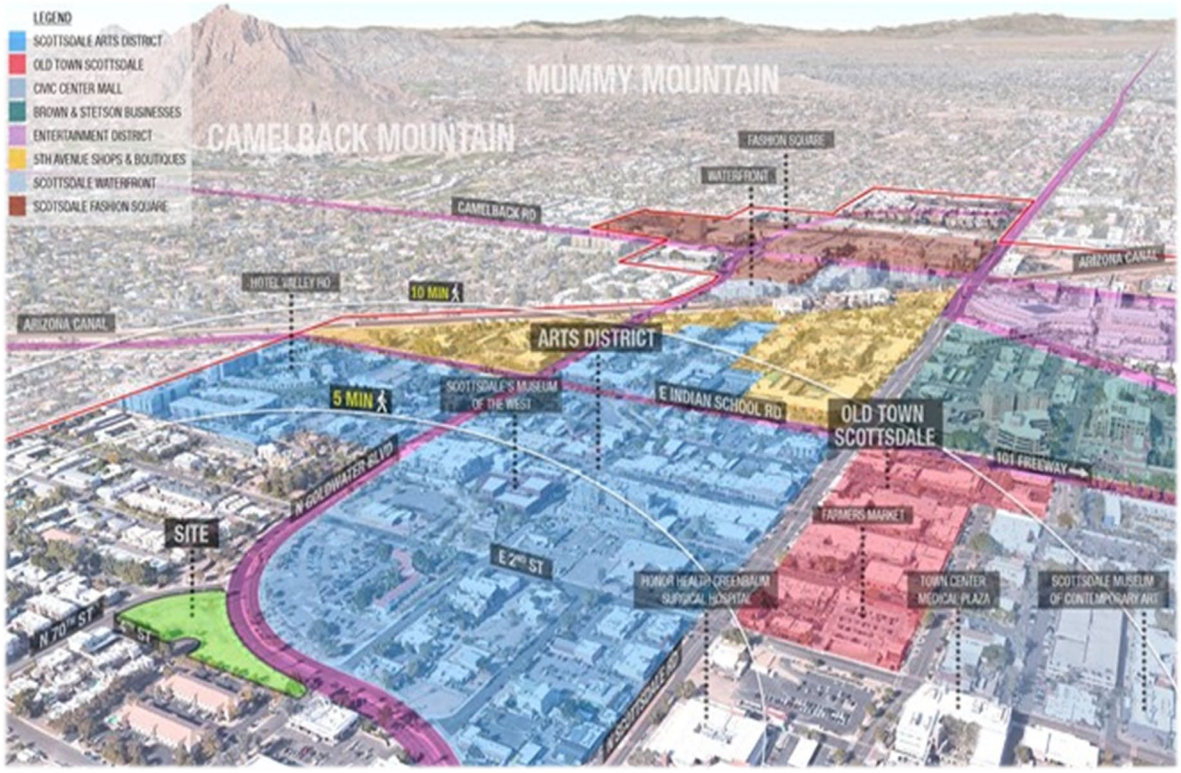
Property Size:

- Total Site Area:
    - 101,171.41 sq. ft. (2.32 of gross land area)
    - 53,852.36 sq. ft. (1.24 of net land area)

Approved Zoning: 4- ZN- 2018:

- D/DMU-2 PBD DO (Downtown/Downtown Multiple Use Type 2 Planned Block Development, Downtown Overlay)

Context Aerial



This project is being reviewed as previously approved case 4-ZN-2018, 2-II-2018, 7-DA-2018 & 5-AB-2018. The project has demonstrated that it continues to be in substantial conformance with the Development Agreement. This narrative is to support the Development Review Application. (DR)

Existing Streetscape – 70th Street

Existing Streetscape – 4th Street

PROJECT OVERVIEW

The request is for Development Review Board ("DRB") approval for The Goldwater development located at 7000 E 4TH ST, Scottsdale (the "Property") in Downtown Scottsdale. The development site consists of one vacant parcel. The site consists of approximately 101,171.41 sq. ft. (2.32 of gross land area) /53,852.36 sq. ft. (1.24 of net land area). Located at the intersection of N. 70th St. and N. Goldwater Blvd. the surrounding developments range in use from multi-family residential to hotel, office, and public uses. The site is situated in an area consisting of a variety of architectural styles and building heights. To the west are two-story, mid-century multi-family residences (Aerium, Park Paradise Condominiums, and Four Seasons Condominiums), to the south, are two-story, Spanish-revival (1970's) multi-family residences and offices, and to the north is the Museum Square project with an active zoning case (13-ZN-2018) requesting approval for a new 150-foot-tall hotel and mixed-use development.

The mixed-use development will provide services, shop/cafes, and housing along the edge of the Garden District complemented by nearby galleries, cultural venues, employment, entertainment, retail, and support services.

In conformance with the zoning approval (4-ZN-2018), the request includes 40 city homes and 7,390 GSF +/- of commercial space at the ground level. The residential units include a combination of 2-bedroom, and 3-bedroom units with under-podium parking (serving both residential and commercial). Resident amenities include a fitness and yoga studio, community roof deck patio, dog park, balconies, lobby mail room, parcel lockers, bike lockers, extra storage, electric vehicle chargers, and a swimming pool.

DEVELOPMENT REVIEW BOARD CRITERIA

Sec. 1.904: In considering any development application, the Development Review Board shall be guided by the following criteria:

1. *The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards, and Policies Manual, master plans, character plan, and General Plan.*

Response: The proposal is supportive of the desired values defined in the General Plan, which include goals and policies that benefit the community. As demonstrated in detail with the recently approved zoning case for The Goldwater, the development plan conforms to the General Plan, Old Town Scottsdale Character Area Plan, the Planned Block Development ("PBD") Criteria, and the Scottsdale Sensitive Design Principles. Key development considerations from the zoning case are summarized below and carry through with this DRB application. Further, this narrative provides design details specific to the OTSUDAG, and Scottsdale Sensitive Design Principles.

. Key Development/Design Consideration:

1. Architectural inspiration from surrounding context
    - Soft curves
    - Sweeping elevated promenade
    - Views
    - Passive solar design
    - Sophisticated building massing
    - Transparency
    - Exposed masonry, natural materials, and high performing materials
    - Color
    - Lighting
2. Continued revitalization of Downtown through strategic infill mixed-use development.
3. Sustainable development as an integral component of desert city living.
4. Enhanced pedestrian connectivity through shaded arcades and canopy trees promoting walkability and ease of access to shops, dining, and culture.
5. Strengthening of the immediate community's character and tree canopy.

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;

Response: The development request will allow for this vacant infill to support a variety of uses and synergize with surrounding development. Equally, the addition of residential units at the edge of the Garden District, adjacent to the Scottsdale Arts District, will further strengthen Scottsdale's identity as a walkable zone and livable destination.

The building has changes in scale in response to nearby development and will provide an appropriate transition from taller development on the north and 2-story buildings on the south. The spaces created by building changes and pathways will be naturally shaded and active. The natural topography of this site, while subtle, will be used to nest patios along the north side and, coupled with landscape trees, will create a microclimate for extended use. The views afforded from different points of the site have been critically examined and valued as anchors for the placement of activity zones and balconies.

Care is taken to emphasize commercial storefront along Goldwater Boulevard and 70th Street while the frontage along 4th street is designated for residential uses, like the main entrance lobby and the dog park on the southwest corner.

The pedestrian experience for this area will be enhanced by the addition of a public passageway from 4th Street to Goldwater Boulevard and expanded landscape and tree canopies at the southern edge of 4th street – which will also see landscape improvements within this project.

The project has committed to the Cultural Improvement Program and will incorporate public art further activating an adjacent park strip. Also, a financial commitment to support the installation of a H.A.W.K. is in place and will facilitate a formal crosswalk and *walkable* connector from the Garden to the Arts District.

b. Avoid excessive variety and monotonous repetition;

Response: The natural shape of this site, a remnant lot, follows the southern curve of Goldwater Boulevard and dimples along the cul-de-sac on 4th Street. This is both a challenge and an opportunity. The challenge is to maximize the use of the land given the difficult shape and encumbrances on it. The Opportunity is to create a more dynamic building that takes

advantage of the unique shape without excessive complexity. Major curves were used to set up angles and steps that afford maximum views and inside-to-outside connections for dwellings. Overhangs and promenades follow sweeping curves to provide shade and connect different components, both visually and physically. The building's shape is set of sophisticated masses that favor passive solar design by creating deep balconies and changing shadows.

The use of materials is consistent to create a sustainable, high-performing building. The material choice intentionally emphasizes the base of the building – where masonry provides *gravitas* and durability – and creates a lighter mass above the podium. The building breaks its length and provides activity spaces at intervals that defy monotony. Yet the consistency of the materials palette and the architectural detailing provide architectural consistency, unity, and cohesion. The building's solution is elegant and refined – a nod to refined desert living.

Horizontal elements and curves were used to bring visual interest and create relief, depth, and shade, which dramatically reduces the overall scale and mass of the buildings provide hierarchy and aid in wayfinding.

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;

Response: Please see the Scottsdale Sensitive Design Principles section below.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

a. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

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.

Response: Building residents will enter through the elevator lobby that faces 4th street, the main entrance. This location reinforces the residential presence of the project on the street and facilitates access from the garage or the sidewalk. (2) egress stairs are provided. One egress stair is co-located with the elevator core in the lobby. A second egress stair is located on the opposite side of the building and will discharge to the northwest corner. The podium level is connected to the upper level of suite 115, a fitness space for residents. This connection will continue to a stair on the west face of suite 120. This stair's main purpose is to provide private access to residents to the pool area east of suite 120. A path on the south face of the building will lead residents through open space (the utility easement area). The gates currently shown will be removable complying with the stipulated access to the PUE.

Commercial spaces will be accessed from multiple sides depending on their location and function (not yet known). Suite 100 on the northwest corner, will be able to locate entrances on either frontage - 70th street or Goldwater boulevard. Suite 105 can be accessed from Goldwater through the north patio. There is also a possibility that suites 105 and 110 are combined into one larger suite that may become a restaurant. Suite 110 will have entrances on 4th street, and/or Goldwater via the north patio. Suite 115 will have an entrance patio to the north. Suite 120 will have its main entrance on its northwest end. A plaza space has been created between suite 115 and suite 120 to add interest and enhance

wayfinding from the parking on the south.

Residents will park in the ground-level enclosed garage. (5) automated parking lifts, by City Lift, capable of parking (16) vehicles each will be fully dedicated to residents - a total of (80) spaces. These have been designed for fast retrieval, about 30 seconds in wait time. The systems will also be able to host car chargers for electric vehicles. Standard parking spaces for residents, visitors, and commercial suites are also provided. The expectation is that most commercial uses will employ the standard spaces provided along the garage entrance aisle, northeast of the lobby. The east building, suite 120, will use the surface spaces adjacent to it.

The project has taken care to reduce the number of "curb-cuts" that are needed for vehicular circulation, there are (3) in total. The main goal was to preserve the on-street parking; therefore (2) curb-cuts are placed along the 4th street cul-de-sac. The garage exit towards the 4th street straight-way was reduced to one lane width. Street parking was supplemented with landscape and curbing to shade and formalize its presence.

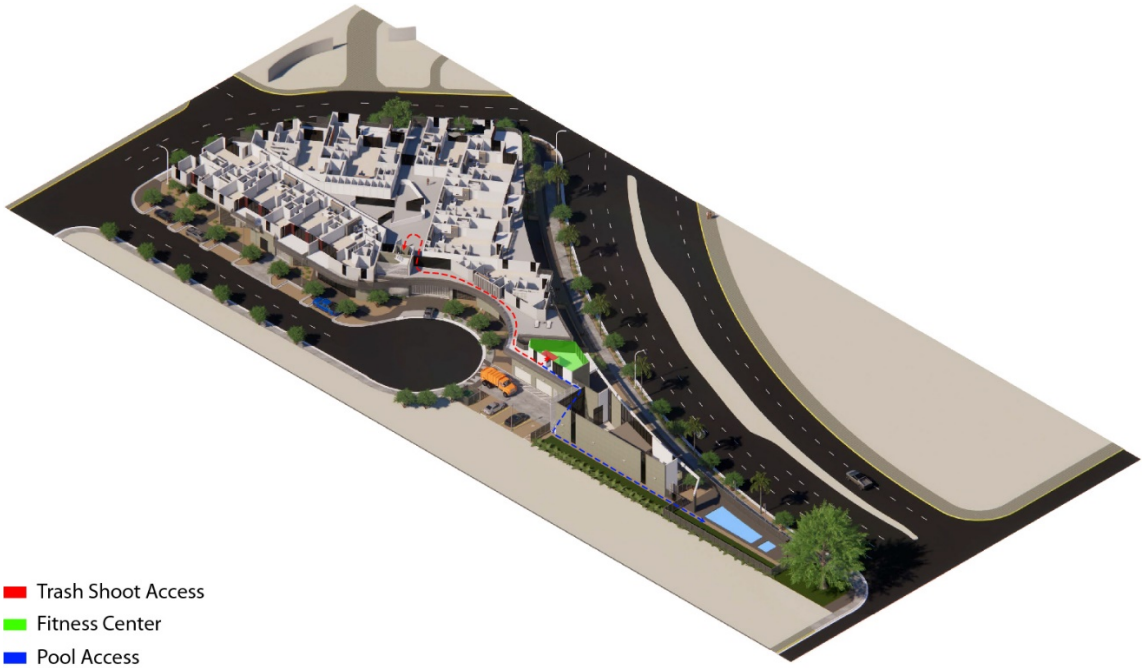
One key guiding principle for the project is "walkability". The network of sidewalks serving the project will be widened and enhanced with landscape, patios, vistas, night lighting, and plaza spaces. Pedestrian access to Goldwater is maintained and enhanced - cross-cut access is provided from the cul-de-sac to Goldwater.

“The General Theory of Walkability explains how, to be favored, a walk has to satisfy four main conditions: it must be useful, safe, comfortable, and interesting.”

The project will provide multiple and useful paths to connect the Garden District neighbors to the Arts District to the north. Safety will be enhanced through activity, landscape buffers, and appropriate night lighting. Comfort will be the result of added shade, both the landscape and the building will help shade sidewalks, plazas, parks, and patios. Interest and variety are a natural extension of the project's design - local shops, cafés, patios, parks, and active spaces will line the sidewalks and paths and will be visually and physically connected.

Service vehicles have been directed to the east driveway, outside of the more public walks and high activity zones. Refuse collection will be from a rubbish room where overhead doors will conceal all refuse until collection times. Dedicated recycling and refuse containers are planned for. A trash chute will be located directly above the rubbish room to facilitate trash and recycling disposal for residents. The chute can be accessed from the podium level alcove, south of the fitness space. The circulation through the podium consolidates all the resident’s amenities to this zone where refuse, fitness, outdoor deck, and pool access are situated.

Pedestrian Access
7,500 sqft of Commercial Space
Multiple Entrances
112 Spaces Provided



Trash Shoot Access
Fitness Center
Pool Access

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.

5. Within the Downtown Area, building and site design shall:

a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;

b. Incorporate urban and architectural design that address human scale and incorporate pedestrian- oriented environment at the street level;

c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: The Goldwater development conforms to the OTSUDAG as outlined below. The development provides a rich pedestrian-oriented development to engage Garden District patrons and provide a dynamic streetscape. Architectural elements take inspiration from the historic Valley Ho Hotel and historic interpretations of the Sonoran Desert traditions using shade, overhangs, building hierarchy, and material/color selection. See OTSUDAG guidelines below for more details on design, character, and compatibility.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

f. Accessibility to the public;

g. Location near pedestrian circulation routes consistent with existing or future development or natural features;

h. Location near the primary pedestrian or vehicular entrance of a development;

i. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and

j. Location in conformance to standards for public safety.

Response: The Goldwater public art improvements are envisioned to activate and energize, the underutilized strip park just north of the site. Proposed public art will be viewable and/or accessible from the public right-of-way. See the narrative and concept provided with the DR package.

B. The property owner shall address all applicable criteria in this section.

OLD TOWN SCOTTSDALE – URBAN DESIGN & ARCHITECTURAL GUIDELINES (OTS-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 Goldwater observes three basic guiding principles. One is walkability. The development considers 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 vital connections for existing and future* pedestrian, vehicular, and public transportation networks. The development intends to integrate the shaded walkways and patios to the greater sidewalk network and is contributing approximately 50% of the sum required to provide a HAWK. The HAWK will formalize a pedestrian connection across Goldwater Boulevard and into the Arts District and the cultural amenities nearby. Shaded plazas, patios, and public ways are all incorporated into the design and will support activities and uses that promote walking – like cafes, services, offices, and small-scale retail. Also, see the response to Guideline 2. below. Refer to pedestrian and vehicular circulation plan and mobility plan submitted with the zoning application.

***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.
2.6 Locate outdoor dining where it will not impede public right–of–way, pedestrian clear widths, landscape areas, and other locations needed for safety and mobility.

2.7 Design outdoor dining improvements to maintain the openness of the adjacent street or open space by utilizing permanent fencing that is low and predominantly transparent. Specifically, these low walls/fences are to be a maximum of 3 feet in height and be 80% transparent.

2.8 Accommodate table seating, lighting, menu signs, host stations, patron queuing, and other features associated with outdoor dining and entertainment venues, on private land.

2.9 When outdoor dining space is separate from the building, design access to minimize conflict with the pedestrian clear width.

Strong Street Edge Exhibit

Response: By placing patios and plazas on the north side of the building the project accomplishes three goals: shade, an active street edge, and visibility for shops/cafes.

The street edge along Goldwater Boulevard is parallel with moments of pause. Patios are visible from the street and the sidewalk but are not encroaching on the 8-foot-wide sidewalk. The landscape is inserted to create a buffer from cars and soften and shade the edge and improve comfort for passersby. The curving shape provides extra protection from the western sun as a natural result of the height increase towards the west and the concave shape of the building.

OPEN SPACES

1. *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.

1.1 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.
1.2 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.
1.3 Design private development to complement and reinforce the design of adjacent public spaces.
1.4 Implement design techniques in and around open space areas to reduce the impacts of noise on sensitive uses.

Response: The Goldwater project will use consistent materials, landscape, and site furnishings throughout. These will be selected to complement the project and create comfortable spaces for public and private gatherings/social interactions. The corner of 70th street and 4th street, a very visible corner, will be dedicated to a dog park where residents can gather in an open space and take advantage of the shade afforded by the deep podium overhang. The curvilinear-shaped walls will compliment the adjacent park to the north and offer a terminus to the feature. All amenity spaces have been designed to maximize chance encounters and provide open and enjoyable zones that capture views of Camelback, Papago, and the McDowell Mountain range. By providing spaces for a café or restaurant the commercial zones are naturally socially activated making the project a destination for residents and visitors.

2. *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.

2.1 Visually and physically connect open spaces to other spaces such as walkways, gathering and activity areas, and adjacent development sites.
2.2 Understand the relationship between open spaces and adjacent buildings. Connect public open space with adjacent private space, such as ground floor uses. Design adjacent buildings as the "walls" that frame open spaces, where covered walkways, vertical plant materials, or other design treatments define this vertical edge.
2.3 Connect the open spaces of neighboring development sites through common entry courts, linked courtyards and patios, and via coordinated landscape.
2.4 Distinguish between public and private spaces. Design public spaces to be transparent and welcoming, and design private spaces to have a larger sense of privacy. Provide a clearly defined transition between public and private space.
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 Goldwater is designed to maintain and enhance an active street frontage reinforcing the Old Town pedestrian environment and encouraging walkability and social interaction. The context includes museums, restaurants, retail, and

employment all within walking distance of the Property. As stated previously, shaded walks 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.

INTEGRATION INTO THE NATURAL ENVIRONMENT

***3.** 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.

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

Response: The building orientation is predominately east/west. This is the most natural passive strategy to use in our climate. However predominant views are due west, the worst solar exposure. In response to that constraint deep balconies that recess glazing panels have been provided. As discussed previously patios are located on the north side of the building where the building for improved occupant wellness. By conditioning the atrium space that project greatly reduces the area of exterior heat gain exposure and as a result its carbon footprint.

The choice of mesquite trees among other landscape features is an example of a response to the seasons using a desert native deciduous tree.

The building also utilizes various strategies to minimize heat-island, like shade, highly reflective materials/colors, cool roofs, and pervious paving.

***4.** Design with context- appropriate vegetation.*

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

4.1 Emphasize a variety of drought tolerant and Sonoran Desert plants that provide water conservation, shade, seasonal color, and a variety of textures and forms.
4.2 Take into account mature vegetation sizes, characteristics, and maintenance requirements with site layout and design.
4.3 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.
4.4 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.
4.5 Incorporate low impact development practices into site design.

Response: The selected plant palette follows the Downtown Scottsdale Landscape Guidelines. The design provides seasonal color throughout the year as well as Native shade trees for an enhanced pedestrian experience. 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. A native plant survey will be conducted, and a Demolition/Salvage Plan will be generated based on recommendations.

The principal concept of improving the existing site that is predominately paved into a healthy, sustainable site has influenced many of the site design decisions. Increasing infiltration and reducing the heat island effect on the site are two primary goals. Tree islands are proposed between parking spaces to provide shade for both parking and along the sidewalk. The parking spaces employ the use of permeable pavers to allow the first flush of rainfall to permeate into the ground table rather than immediately enter the storm drain. The islands have inlets along the curb, at both the high and low sides of the planter, so that surface drainage will enter the depressed bioswale and provide irrigation to the trees and shrubs, as well as filter the water.

INCORPORATION INTO THE BUILT ENVIRONMENT

5. *Ensure continuity of site development.*

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

5.1 Orient buildings and active uses toward streets, pedestrian corridors, and other public areas.
5.2 Incorporate courtyards and other outdoor spaces into site design and link them with outdoor spaces on neighboring sites, and to the street.
5.3 Design site layouts to appropriately integrate historic resources into new development.
5.4 Plan for temporary and permanent public art in site and streetscape design.

Response: The Goldwater is designed to provide active uses all around the site. The main commercial zones, expected to include shops, cafes, and services and are oriented towards Goldwater Boulevard to incentivize activities that can synergize with the future development across Goldwater and the Museum of the West. The ground level will have access to the elevator lobby, stairs, pool, dog park, and parking garage. A small plaza near the public sidewalk that connects the site from 4th street to Goldwater Boulevard is envisioned to host changing public art in addition to the public art that will be permanently installed as part of the Cultural Improvements Plan.

Shaded sidewalks combined with planned trees and shrubs, will create a comfortable microclimate to encourage walking and enrich the pedestrian experience. Sidewalks will be enhanced, and they will provide new links that will facilitate connections to other buildings and areas of Downtown. The indoor/outdoor transition from the building will also allow residents to immediately engage with the sidewalk network and neighbors to the south will be able to use the passageway to Goldwater to maintain their current ease of access.

6. *Design new development to be compatible and complementary to existing development.*

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

6.1 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.
6.2 Create a balance between new design elements and existing architectural features and materials.
6.3 Design new development to be compatible with historic resources.
6.4 Building design that incorporates corporate or user branding is discouraged.

Response: Contextually, the architectural design character of the area is comprised of a mix of small- and large-scale developments that span for more than 50 years; and has been evolving to a mid-century aesthetic with recent developments and adaptive reuse of existing buildings. The proposed building form is comprised of a variety of vertical and horizontal building mass forms that will follow the modern aesthetic and urban character of the area.

The building form, massing, and design conform to the unique shape of the triangular parcel with distinctive features such as curved facades and strong horizontal lines accented with focal vertical elements, like the stairs and the elevator tower. Furthermore, the building scale, architectural features, window location, defined building entry, patios, and balconies assist in incorporating a human scale and pedestrian-oriented character that accomplishes contextual compatibility and allows smooth design relationships within the established adjacent development.

7. ***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.

7.1 Locate building service areas so as to minimize visibility from public view and reduce potential conflicts with on–site circulation.
7.2 Conceal utility equipment, such as mechanical, electrical, solar, and communications equipment, from public view, other on–site users, and neighboring properties.
7.3 Locate utility equipment and building service and delivery areas on the development site– along the alley or within the site's interior.
7.4 Site planning that incorporates rideshare queuing and drop off is encouraged.
7.5 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 or ground 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.

8. ***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.

8.1 Reinforce architectural design of a building, and the surrounding context, through complementary exterior decorative light fixtures.
8.2 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: The Goldwater site lighting is provided at a 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. Lighting design will further support the project's walkability goals by creating a safe and inviting nightscape.

9. *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.

9.1 Incorporate signage that complements development design and the surrounding area.
9.2 Coordinate sign locations with building and landscape design to ensure visibility.
9.3 Provide permanent business signage at the primary street frontage.
9.4 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.
9.5 Illuminate wall signs with indirect lighting from a shielded light source. Illuminated cabinet signs are strongly discouraged in Old Town.
9.6 Monument signs are prohibited in the Downtown Core (Type 1 Development areas) and strongly discouraged in all other areas of 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

10. *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.

10.1 Provide compatible transition in building scale, height, and mass.
10.2 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.
10.3 Locate more intense building mass, height, and activity of a development away from existing development at the Old Town boundary.
10.4 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: The proposed development is within the Garden District and is designated as Type-2. Development "Types' were established to "guide the physical and built form of Old Town Scottsdale. The proposed building steps down in mass and height on the southern frontage with the horizontal connection to the eastern building to help reduce the overall volume from the lower-scale developments to the south. The proposed building height of 63 feet will create an appropriate transition for the more intense developments proposed to the north and northeast of the site which is expected to (13-ZN-2018) become a 150-foot tall hotel and mixed-use development.

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

11.1 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.
11.2 Incorporate setbacks and stepbacks into building design to reduce their visual impact.
11.3 Subdivide large building mass through the addition of architectural features and material articulation.
11.4 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.
11.5 Provide physical and visual access points every 100– to 300–feet, subdividing building mass at regular vertical intervals.

Response: The building's 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. As the building rises, terraces and overhangs bring movement and shadow-play to elevations.

The use of materials is consistent to create a sustainable, high-performing, building. The material choice is also intended to emphasize the base of the building – where masonry provides *gravitas* and durability – and create a lighter mass above the podium. The upper-most level steps back from the middle mass to lighten the building and transition before meeting the sky.

The middle portions of the building are articulated with deep shading overhangs and elements that frame and unite. The building breaks its length and provides activity spaces at intervals the defy monotony and allow view corridors. Horizontal elements and curves were used to bring visual interest and create relief, depth, and shade, which dramatically reduces the overall scale and mass of the buildings and provides hierarchy and aid in wayfinding.

HIGH- RISE BUILDING DESIGN

12. *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.

12.1 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.
12.2 Distinguish the middle/tower component from the base/podium with a pronounced stepback from the base/podium edge. Articulate the middle/tower mass by incorporating projections, recesses, and other architectural features that provide scale and create strong, pronounced patterns of light and shadow to visually define the middle/tower.
12.3 Design the top/penthouse as a signature building element distinguished for its refined detail, enhanced material variation, and increased window area. Articulation of the top/penthouse defines the building from a distance, and makes a contribution to the quality and character of the Old Town skyline.
12.4 Provide horizontal separation between high–rise towers to maximize views, minimize shadowing, and maintain access to light and air. Consider a minimum spacing between high–rise towers that is a distance of 1/2 the height of the tallest building within the development site and/or surrounding context area.
12.5 Consider the potential for roof–top project amenities, such as common area, green roof development, and recreation facilities. Give special consideration to the orientation of the building, shadowing, and sensitivity of adjoining land uses with respect to amenity location and roof–top design.

12.6 Utilize compact floorplates in high–rise tower design to minimize visual impacts, shadowing, and heat gain from western exposure. Avoid floorplate designs where the length is more than three times greater than the building width.

12.7 Utilize high–rise building design and placement to support and reinforce Old Town wayfinding.

Response: The Goldwater is a (5) story building and not considered a high-rise. Also, see the response above.

PARKING

13. 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.

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

13.2 When developed above–grade, design the parking structure to integrate into the neighborhood context:

- *Reduce the apparent mass of a parking structure by stepping back upper levels;*
- *Delineate sections in the building design;*
- *Articulate corners;*
- *Recess or offset the wall plane horizontally;*
- *Design stair and elevator towers as distinct, taller masses, that intersect and balance with the horizontal emphasis of the structure while also orienting users to a point of entry; and,*
- *Internalize ramps to minimize the angular geometry of the structure.*

13.3 When parking must be located adjacent to public areas, incorporate architectural features such as a rhythm of wall–mass to windowopenings or variations in colors, materials, and textures to minimize the visual identity of an above–grade parking structure and disguise its basic structural components.

13.4 Design podium parking and ground floor levels of above–grade parking structures to incorporate active commercial or residential space, human–scaled elements, and design features.

13.5 Locate at–grade and above–grade parking facilities at the rear or interior portions of a site to minimize their visual impacts. When possible, provide vehicular access to these facilities from alleys, side streets, or private drives.

13.6 When parking must be located along the street, minimize the frontage by orienting its short dimension along the street edge and treat frontage appropriately.

13.7 Design the portions of above–grade parking structures adjacent to residential areas to maintain the rhythm and pattern of the overall architectural design, while minimizing openings to avoid noise and light transmission directed toward residences.

Response: Parking will be provided in an on-grade parking structure utilizing recessed mechanical car stacking technology at the ground level. This system allows vehicles to be stored in two or three high racks, and for multiple side-by-side racks. Vehicles are automatically retrieved by the valet or resident.

Residents will park in one of (5) automated parking lifts, by City Lift, capable of parking (16) vehicles each - a total of (80) spaces. These have been designed for fast retrieval, about 30 seconds in wait time. The systems will also be able to host car chargers for electric vehicles. Standard parking spaces for residents, visitors, and commercial suites are also provided - approximately 25% of the total parking spaces provided are conventional parking spaces, which will also serve larger SUVs or truck vehicles that are too large for the mechanical parking system. Commercial uses will employ the standard spaces provided along the garage entrance aisle, northeast of the lobby. The east building, suite 120, will use the surface spaces adjacent to it.

The project has taken care to reduce the number of "curb-cuts" that are needed for vehicular circulation, there are (3) in total. The main goal was to preserve the on-street parking; therefore (2) curb-cuts are placed along the 4th street cul-de-sac. The garage exit towards the 4th street straight-way was reduced to one lane width. Street parking was supplemented with landscape and curbing to shade and formalize its presence.

The parking is fully screened and concealed behind building uses. Also, concrete masonry breeze blocks will be used to naturally ventilate the garage and provide variation in material that is in the mid-century palette that permeates the Garden District.

ARCHITECTURAL ELEMENTS & DETAIL

***14.** 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.

14.1 Design similar floor–to–floor building heights to define the visual continuity of an area.
14.2 Align architectural features such as window bands, cornice lines, belt courses, moldings, and other features, as appropriate.
14.3 Repeat architectural elements such as covered walkways, recessed bases or similar roof forms to link existing and new development.

14.4 Within the Downtown Core, provide either a continuous building edge with covered walkway or a shallow courtyard behind a covered walkway.

14.5 Outside of the Downtown Core, provide a continuous shaded walkway along pedestrian corridors.

14.6 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 Goldwater's massing and architecture are inspired and directly extrapolated from the site lines. Views and the surrounding context were critical design drivers for the project. Since the site is a vacant parcel that is not physically connected to other developments, it is an island site, the project was treated as a singular object. Visual continuity is achieved by reinforcing the lines along Goldwater Boulevard – the subtle curve that is punctuated with landscape elements like palm trees - those are echoed in the design through a layering of landscape, site walls, site lighting, and hardscape.

Drawing inspiration from iconic buildings, like the Valley Ho Hotel, the design's material palette uses exposed ground face concrete masonry units, elevated and overhanging balcony promenades, and deep overhangs. Color is used to enhance depth, reduce glare, and add contrast as part of the articulation of each façade. Metal accents and perforated railings provide a veiled sense of privacy and reduce heat (through shade and lightness). The use of perforated metal is

well documented in the *Desert School's* palette – a response to the need to provide durable and hardy materials that can withstand the harsh temperature differentials of our local climate.

***15.** Design buildings that are inviting.*

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

15.1 Activate the ground floor of buildings to provide interest and a safer pedestrian environment.
15.2 Provide a clearly defined public entrance to the building façade that reflects the existing scale of surrounding building entrances.
15.3 Orient the main entrance of a building toward the street.
15.4 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 patios, seating, a park, landscaping, and lighting. The main entrance lobby offers a transparent interface along 4th Street – the residential face of the project - and a clear access point. Ground-level suites are situated at intervals along the northern frontage to maximize shade, glass, activities, and views. Corners have dual access points – like the dog park and the northwest suite. The larger commercial space can be accessed from the south, via the cul-de-sac entrance, or the North – through the patio. That suite is one of two flanking the public pedestrian corridor that connects 4th street to Goldwater Boulevard. Along this corridor, glass will provide a clear view of the activities within and invite nighttime use.

MATERIALS

16. 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.

16.1 Use materials with colors and coarse textures that are associated with the desert southwest.
16.2 Use materials that complement the existing area in texture, finish, scale, color, and other design aspects.
16.3 Use colors and materials that emphasize shadow patterns.
16.4 Reflective materials that create glare and façades that are more than 80% glass are discouraged.
16.5 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.
16.6 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.
16.7 Natural materials are preferred over simulated materials, particularly at the ground level of buildings and other locations where direct contact by pedestrians occur.
16.8 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.

16.9 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: 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. The color selection and location aids in reflectance and glare management. Using natural materials, like ground face exposed concrete masonry, “rolled” CMU, and layered site walls will add texture and human scale throughout. Also, the rolled CMU is in the tradition of the mid-century palette, a type of breeze block that provides desired porosity and shadow patterns. Used on the ground level this highly durable surface will minimize maintenance and maintain a clean appearance for the life of the building. The architectural design incorporates metal paneling, a high-performance exterior insulating finish system (EIFS), glass, ground face concrete masonry, and building forms that provide a complementary interpretation of the Sonoran Desert architectural design that achieves the Scottsdale Sensitive Design Principles; and implements a high-quality design which is encouraged in the Downtown Area. Curves were carefully studied to provide appropriate transitions at key intersections and to work with the existing site lines. The design draws inspiration from boutique hotels in urban settings where a continually active ground level is the base for elevated design. The passive solar features of the building provide further evidence of design quality and the overall character of the project is consistent with the prevalent mid-century modern aesthetic that dominates the Garden District.

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 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.

- *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
- *Building design should be sensitive to the evolving context of an area over time.*

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 patios, decks, and plaza spaces. Common amenities for guests, residents and visitors will complement the improved network of sidewalks and pedestrian paths. The building anticipates the development to the north to be 150-foot-tall towers and creates an appropriate transition in scale to the 2-story development on the south – thus addressing current and future conditions.

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*
- *Archaeological and historical resources*

Response: The Goldwater is sited in a place where views of all three major landmarks are available – the McDowells, Papago Buttes, and Camelback Mountain. The orientation of the project is aimed at affording views for residents, visitors, and

neighbors. Vistas are preserved through breaks in mass and scale. Public zones on the ground level will enjoy views and enhanced streetscape and scenery.

As a small Infill site, the area is not anticipated to hold cultural resources.

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

- *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

Response: The Property is a Downtown Infill site. Landscaping will consist of low water use desert appropriate landscaping materials in conformance with established guidelines. The current topography of the site slopes about 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 includes 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.

- *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

Response: Pedestrian circulation along the streetscape is an important feature of this project, as numerous galleries, restaurants, residential, employment, cultural, and entertainment uses are within walking distance. The project will greatly enhance the existing sidewalk network by creating wide walkways and adding distinct materials, like exposed aggregate concrete, to create contrast and texture. Other hardscape zones will use stabilized decomposed granite and other pervious paving materials to allow percolation and preserve a desert floor. As described before the project will incorporate public art as part of the Cultural Improvement Plan. Additional spaces for art are also provided, like the plaza space between buildings, which are also incorporated into the design.

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 Goldwater is located within walking distance of public transit and trolley routes. A range of land uses including major employers, such as HonorHealth and the City of Scottsdale can be reached by foot. As such, the development has been designed with an emphasis on the ground-level pedestrian experience enhancing the land use goals for this area. Providing services and hospitality uses along with residential units along the southern edge of downtown 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 greater community. Also, electric car vehicle charging stations will be provided to support the ongoing transition to alternative fuels in personal transportation.

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

- *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

Response: The proposed development incorporates 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.

- *To control the visual impact of a building's height and size*
- *To highlight important building volumes and features, such as the building entry.*

Response: Variation in massing, proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate elevations and visual articulation along the street frontages.

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

- *Interior spaces should be extended into the outdoors both physically and visually when appropriate.*
- *Materials with colors and coarse textures associated with this region should be utilized.*
- *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
- *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

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. All the residential units will have ample views through the

balconies. The balconies celebrate fine Scottsdale living by creating portals that connect inside to outside - to the views, the city, and activities at ground level. Ground-level commercial spaces will have ample glass fronts to connect these uses to patios and views also.

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

- *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, are emphasized with the development. The design and development will be done is following IgCC and will include passive solar strategies, well-insulated building envelope, high-efficiency HVAC, recycled materials, energy-efficient windows, energy-efficient light fixtures, low-flow water fixtures, energy-efficient appliances, and use of photo voltaic panels.

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

- *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.*
- *The landscaping should complement the built environment while relating to the various uses.*

Response: Context appropriate, arid-region plant materials will be utilized with the development and 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.

- *Water, as a landscape element, should be used judiciously.*
- *Water features should be placed in locations with high pedestrian activity.*

Response: The proposed development maintains a low water use plant palette. Context-appropriate desert plant materials will be utilized throughout the 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.

- *A balance should occur between the ambient light levels and designated focal lighting needs.*
- *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

Response: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety and wayfinding for passersby, visitors, and residents. Lighting plans and manufacturer cut sheets are provided with the DRB application.

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

- *Signage should be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility.*

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

COMMERCIAL RETAIL GUIDELINES

The guidelines are intended for new construction and renovation proposals considered by the Development Review Board or through staff approvals. Development proposals will be reviewed with respect to these guidelines in addition to other development regulations as they may apply. Design guidelines cannot predict the unique potential and/or constraints for each project. Thus, the following guidelines are intended to establish a general direction and a base level of development quality and compatibility with surrounding areas. The guidelines are organized into five (5) sections including Site Design, Architecture, Landscape Design, Lighting, and Signage / Identification.

SITE COMPONENTS

The main components of commercial site design that should be considered throughout the design development process include:

- *Buildings, walls, and other architectural features*
- *Service, loading, refuse collection areas and storage areas*
- *Utility infrastructure and wireless communications infrastructure*
- *Required open spaces (NAOS and other), special user amenities (i.e. pedestrian plazas, enhanced pedestrian zones) and other special features (i.e. focal architectural elements, landscape features and public art).*
- *Parking lots, parking structures, parking canopies and vehicular circulation/access*
- *Pedestrian circulation systems, transit facilities, and bicycle facilities*
- *Drive through facilities including associated equipment, signage and circulation*
- *Ancillary uses (i.e. – ATM's, retail kiosks, vending equipment and news racks)*
- *Open air display and sales (i.e.– garden shops, propane, and seasonal items such as firewood)*
- *Shopping cart storage and collection areas*
- *Outdoor dining areas (when food service is a component of a single or multiple–tenant center)*
- *Linkages and coordination of elements with surrounding uses*

SITE CHARACTERISTICS AND CONTEXTUAL INFLUENCES

1. ***Site design should respond to the topography, vegetation/landscape features and drainage characteristics of the site.***

Response: Most items under this section have been discussed in previous sections. No drive-throughs are provided. *Service vehicles have been directed to the east driveway, outside of the more public walks and high activity zones. Refuse collection will be from a rubbish room where overhead doors will conceal all refuse until collection times.*

The small retail shops are intended to host local boutique shops and small–scale specialty retail that does not require shopping carts or open–air displays. Outdoor dining will be located along the north frontage patios where visibility and activity will be heightened.

2. ***Site designs should respond to local contextual influences and to the site designs of adjoining developments. Elements that could be coordinated between adjacent sites include:***
   - *Shared driveways for accessing perimeter streets*
   - *Linkages of internal vehicular circulation systems*
   - *Linkages of interior pedestrian systems with the systems of adjoining sites*
   - *Linkages/continuation of open space systems*
   - *Perimeter open space and landscape buffers zones*
   - *Areas and access for service and refuse collection*
   - *Drainage and retention facilities*
   - *Linkages of other networks systems and functional areas where a coordinated site design approach will*

benefit the cohesiveness of the larger area

Response: Items under this section have been discussed in previous sections.

DEVELOPMENT PATTERNS AND RELATIONSHIP TO THE PUBLIC REALM

3. *Proposals should follow local development patterns (i.e. geometry of street system, open space and view corridors, common setbacks, streetscapes). The continuation of such patterns should contribute to a unified visual appearance within an area.*

Response: Items under this section have been discussed in previous sections.

4. *Not all established development patterns present opportunities for a desirable interface. Applicants should be prepared to address such situations with respect to the current design proposal and how the departure from the existing pattern benefits the community.*

Response: *Applicants are prepared to address this section if needed.*

5. *Building entries should be easily identifiable and should acknowledge the importance of the need for visibility from the public realm.*

Response: *All building entrances are placed for intuitive wayfinding. The expected level of activity will also contribute and provide visual cues for visitors.*

6. *Unless constrained otherwise buildings should have a strong visual and pedestrian relationship to the street and should be clustered around and connected to public space.*

Response: Items under this section have been discussed in previous sections.

7. *Where buildings are required to be set back far from the street (i.e. sites with street- side NAOS buffer or scenic corridor setback requirements), a strong pedestrian connection should be provided to the street edge to promote connectivity to transit and existing or planned area wide pedestrian pathway network. stops).*

Response: *Not applicable.*

PARKING FACILITIES

8. *Commercial developments are encouraged not to exceed parking requirements imposed by the City and seek opportunities and incorporate features intended to reduce the dependence on the automobile (i.e. enhanced accessibility to transit and pedestrian connectivity).*

Response: *As discussed previously the project will employ a high–efficiency automated vehicle parking system. This system greatly reduces the impact of the required area needed to be dedicated to vehicles. Regular parking spaces are provided for commercial uses, visitors, and oversized cars. Due to neighborhood concerns regarding the property on the south having limited car parking, the project has a slightly higher than required parking count. This will ensure that the new development is not disruptive to the immediate community and is sensitive to neighbor's needs.*

9. *Surface parking areas and other expansive areas of paved surfaces should be broken up with landscape planting.*

Ideally, in larger commercial developments, surface parking should be planned in sub- areas accommodating 250 to 300 vehicles. Each parking sub- area should be separated by a 15 to 20- foot wide landscape planting area or a more significant landscape/building area.

Response: *The project has only minimal surface parking.*

10. *In areas where the natural desert is the predominant context, staggering parking landscape islands and introducing curvatures to parking aisles should be incorporated to further break the rigid geometry of parking areas.*

Response: *Not applicable.*

11. *Where parking structures have a strong relationship to the street or other pedestrian areas, the lower level of the structure should be activated with pedestrian related improvements, storefronts or alternate uses and enhanced landscape treatments to soften the structure. Other sides of parking structures should also be landscaped with increasing intensity the more visible the parking structure is from surrounding uses.*

Response: *As discussed before commercial spaces are strategically placed to screen the parking garage and create activity along the main frontages of the project. Also, see additional pedestrian enhancements discussed previously.*

12. *Top deck lighting of parking structure should strive to eliminate glare and visibility of pole mounted fixtures by employing full cut- off fixtures and maintaining minimizing pole heights.*

Response: *Not applicable.*

13. *Consider parking structures with full roofs, varied parapet heights or other suggestive roof form variations to eliminate top deck lighting concerns and to create a more finished appearance. This may not be appropriate in all contexts.*

Response: *Not applicable.*

14. *Where parking areas occur adjacent to outdoor activity areas, a landscape buffer should be provided to reduce the impact of the parking area.*

Response: *Not applicable.*

15. *Consider providing electric refueling stations in parking areas.*

Response: *Yes, the parking garage and residential spaces will provide electric vehicle charging stations.*

16. *Redundant circulation areas should be avoided.*

Response: *The Project does not have redundant circulation areas.*

PEDESTRIAN, TRANSIT AND BICYCLE FACILITIES

17. *Clearly visible and direct pedestrian paths should be established between neighboring buildings, between buildings and outlying parking areas and between buildings and transit facilities (see Landscape Section).*

Response: *See previous items for points of discussion.*

18. *Where pedestrian circulation paths cross vehicular routes, a change in paving materials, textures or colors should be provided to emphasize the conflict point, improve visibility, enhance safety, and provide added aesthetic appeal.*

Response: *Different materials and patterns will be used to alert pedestrians and people with disabilities to traffic zones and improve overall safety for the site.*

19. *Bicycle parking should be provided at locations that do not obstruct the flow of pedestrians, are easily identifiable and visible and convenient to customer entrances.*

Response: *Bicycle parking is provided for residents and visitors. A zone near the patios along the northern frontage is provided for commercial users. Bike lockers near the garage are provided for residents.*

ON- SITE AMENITIES AND SPECIAL FEATURES

20. *Commercial centers should feature a pedestrian space(s) scaled with respect to the size and demands of the particular use. The space(s) should incorporate landscaping, shaded areas and seating opportunities for customers and employees.*

Response: *See previous items for points of discussion.*

21. *When defining the best area(s) for pedestrian enhancements, internal locations, edge locations and corner locations should all be considered. The best area(s) for enhanced pedestrian space(s) should be the area(s) that provides the greatest benefit to the most users and improve functional relationships and linkages internally and/or to adjoining areas.*

Response: *See previous items for points of discussion.*

22. *Outdoor dining areas are encouraged and when part of the development program, should be used to activate plazas, the edges of open space, building frontages and street frontages. Outdoor dining areas should be oriented away from off- site uses that are sensitive to noise or night- time activity.*

Response: *Outdoor dining spaces are provided along the Goldwater Boulevard frontage and away from ground level*

residences on the south side of the site. These spaces are expected to provide activity along the enhanced pedestrian network that will result from this project.

23. *The placement of patios, plazas, and similar spaces (including outdoor dining areas) should take into consideration the impact of solar orientation. Spaces having a southern or western orientation should incorporate landscape and architectural shading. If a site exists such that natural landscaping cannot possibly be incorporated, only then may shading occur singularly as architectural shading.*

Response: *The solar orientation of the outdoor dining patio is ideally suited to extend their usability during hotter months. The north side is naturally shaded by the building mass and the proposed landscape.*

24. *When programming enhanced pedestrian areas consider the following features and elements:*

- *Protection and relief from the vehicular environment*
- *Structured and/or informal seating or waiting opportunities*
- *Flexibility for special events, vendors and/or promotions*
- *Active edges and adjoining dining areas*

- *Lighting and power*
- *Street furnishings (trash, information kiosk)*
- *A focal element (water feature, sculpture, landscape, architectural feature or natural site feature))*
- *Landscaping and decorative hardscape areas*
- *Shaded and sunny areas*
- *Public art*
- *Featured views outward*

Response: *Pedestrian zones in the project are enhanced with consideration of these elements. See previous items for points of discussion.*

SERVICE, REFUSE COLLECTION AND UTILITIES

25. Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from public areas. In larger commercial developments, trash collection, service and loading areas should be separated from main circulation and parking areas.

Response: *A service zone has been provided away from the main traffic and active zones.*

26. In highly developed settings (i.e. downtown) or when a proposed refuse area adjoins a residential property, commercial uses that dispose of wet organic refuse should utilize odor controlling trash compactors.

Response: *Noted for consideration in the project.*

27. Service and refuse areas of nearby buildings should be clustered together when possible.

Response: *A single consolidated point for refuse has been provided for this site.*

28. Shopping carts should be stored within the building or in a screened with a wall that is integral to the architectural design of the adjoining building.

Response: *Not applicable.*

29. Identify the location of above ground utility facilities early in the design process. When possible, locate utility facilities where they do not conflict with featured views, outdoor dining areas and/or site circulation. Facilities should be accessible for maintenance and service requirements.

Response: *Utilities will be placed to minimize their appearance and disruption to traffic and pedestrian features.*

30. Utility cabinets and pedestals should not be located within parking lot landscape islands or public right of way where they cannot be screened, are exposed to damage from vehicles and/or present a visual hazard to drivers or pedestrians. Utility cabinets, pedestals and other above ground utility infrastructure should be clustered and screened to the extent allowable by operation requirements and should be painted or integrally colored a tone that is neutral to its setting (see ROW Ordinance.) Consideration should also be given to accessibility of such facilities for required service and maintenance.

Response: *Utility items will be designed with consideration for required access and as stated before to minimize their appearance.*

31. Consider any potential need for wireless communication facility sites early in the design process. Current proposed facilities and future facilities should be fully screened and integrally designed with the site (see Wireless Communication Facilities Ordinance and Guidelines).

Response: *Not applicable.*

DRIVE- THROUGH FACILITIES - Not applicable.

32. Drive- through windows, menu boards, equipment, and associated stacking lanes should be located to minimize impacts on adjacent residential areas and should be adequately screened from public view and the view of adjacent sites.

Response: *Not applicable.*

33. Circulation should allow for adequate length of stacking for drive through facilities that do not interfere with the movement of traffic (on or off- site) and/or pedestrian areas.

Response: *Not applicable.*

34. Consider drive- through windows that incorporate an architectural covering consistent with the design theme of the building. Coverings over drive- throughs can help to achieve more variation to building mass and added comfort for users breakdown of building mass and finished building appearance.

Response: *Not applicable.*

OPEN AIR DISPLAY AND SALES - Not applicable.

35. Outdoor display and sales (i.e. propane sales, firewood displays, news racks, vending machines and amusements) are prohibited in most zoning districts. When such uses occur, display areas should be well organized, within a designated zone and not prominent from off- site views.

Response: *Not applicable.*

36. Walk- up ATM's, vending machines and similar uses should be integrated into existing or planned buildings. Freestanding sales kiosks are discouraged.

Response: *Not applicable.*

ARCHITECTURE

The intent of the architectural guidelines is to ensure a base level of quality architecture that is responsive to its context and builds upon the aesthetic identity of the community rather than a design solution(s) that is based on a standardized formula or market prototype superimposed on the selected site. Over time, certain projects and landmark buildings begin to define the dominant character of an area. Not all buildings in the surrounding area contribute equally to the area character and each example should be weighed against the balance of all other projects. The intent of the architectural guidelines is to encourage proposals that will fit within and contribute to the established or planned architectural character and context of a specific area. Areas with little, no or poor immediate context should expand the area of influence to

identify the architectural context or establish a new design vocabulary consistent with the Scottsdale Sensitive Design Principles.

CHARACTER AND CONTEXT

1. ***Building design should take into consideration the unique qualities and the dominant character of the surrounding area.***

Response: *See previously discussed above.*

2. ***Buildings that derive their image primarily from applied treatments that express corporate identity are discouraged.***

Response: *Not applicable.*

3. ***Buildings that are stylized in an attempt to use the building, or portion of the building to identify a particular user is generally discouraged, particularly where the proposed architectural design is the result of a corporate or franchise prototype design.***

Response: *Not applicable.*

4. ***The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors, materials, and textures as well as repeating patterns, rhythms and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.***

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

SCALE AND PROPORTION OF DEVELOPMENT

- ***New development should respect the predominant scale of development in the surrounding area by designing with elements of a similar scale and providing a gradual transition to any larger scaled masses proposed.***

Response: *See previously discussed above.*

- ***Taller buildings or portions of a building should be located internally to a site with buildings stepping down in height as they reach the edges of site that are adjoined by smaller scaled development.***

Response: *See previously discussed above.*

MASSING

5. ***The design of a building should reduce its perceived height by dividing the building mass into smaller scale components. One way to achieve this breakdown is to provide a well- defined base, middle and top to the building.***

    - *A solid building base may be achieved by elements such as low planters and walls, base planting, a base architectural veneer banding (wainscot) and treatments defined by a different material, texture or color.*
    - *A solid building base (and a more articulated building mass) may be achieved by the addition of covered walkways, trellises or architectural awnings that provide deep shadow at ground level.*
    - *Using features such as distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments may achieve a well–defined building top.*

Response: *See previously discussed above.*

6. ***The design of a building should reduce its apparent bulk by dividing the building into smaller masses. Ideally, the distinction of each mass should relate to the Internal function of the building may indicate a logical hierarchy for breaking down the mass of the building.***
   The apparent mass of a building may be further reduced by the following techniques:
   - *Variations in roof form and parapet heights*
   - *Incorporating clearly pronounced recesses and projections*
   - *Introduction of wall plane off–sets (dimension established by building module)*
   - *Use of other reveals and projections and subtle changes in texture and color of wall surfaces*
   - *Use of deep–set windows with mullions*
   - *Use of ground level arcades and second floor galleries/balconies*
   - *Use of protected and recessed entries*
   - *Use of vertical accents or focal points*

Response: *See previously discussed.*

7. ***As a general rule, parapet heights should not exceed one- third the dimension of the adjacent grade to structural roof element measurement.***

Response: *Parapet heights are less than a third of the dimension from the adjacent grade to the roof.*

8. ***Buildings or portions of a building mass over 50 feet wide are encouraged to divide their elevations into smaller parts. A pronounced change in massing, pronounced changes in wall planes and introducing significant variations in the cornice/roofline are all possible methods to accomplish the desired divisions of elevations into smaller parts.***

Response: *See previously discussed.*

9. ***Excessive use of decorative detail applied to the surface of a building is discouraged.***

Response: *There is no excessive decorative detail on the project.*

DESIGN OF PEDESTRIAN FRONTAGES

10. ***Building frontages and sides of buildings oriented to the street or other public areas i.e. parks, open space, trails or vista corridors) should incorporate a combination of arcades, pedestrian level display windows, storefronts, and store entrances***

Response: *See previously discussed.*

11. ***To activate a building frontage, entrances should be located at intervals of 50 feet and a maximum interval of 75 feet. Consider all of the following approaches (and others as they may apply) to further enhance the pedestrians experience and the visual appearance of building frontages.***

    - *In large stores consider expressing internal functions (i.e. bank, deli, and florist) as a minor storefront.*
    - *Incorporate two (or more) entrances along the front of all major users (i.e. grocers, discount and other department stores, warehouse stores).*
    - *If two entrances are not possible, consider partially wrapping the front of a major user with smaller stores.*
    - *If none of the conditions above are met, long storefronts should incorporate design features, which address*

the impacts to the pedestrian resulting from extensive inactive pedestrian frontage. Remedies may include specially enhanced pedestrian areas, generous landscaped areas, site walls and raised planters, variations in planes, materials and colors and other features or elements intended to address the comfort of the pedestrian. Long continuous wall planes should be avoided.

Response: *See previously discussed above.*

12. Building's frontages should exhibit human scale detail, windows and other openings along ground floor pedestrian areas.

Response: *See previously discussed above.*

RENOVATIONS OF EXISTING CENTERS – NOT APPLICABLE

13. When a new use/addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.

Response: *Not applicable*

14. New additions should match the existing approved architecture of the existing center. The extension of arcade elements, lighting, pathways and fenestration patterns, structural rhythms and use of materials should exhibit a seamless transition between the existing and new construction

Response: *Not applicable.*

CLIMATIC RESPONSE

15. Building elements that speak to the desert environment and climate, such as, architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the context of the Arizona Sonoran Desert.

Response: *See previously discussed above.*

16. Covered walkways and arcades are an important part of Scottsdale's architectural heritage. They are a response to climate, provide a sense of protection and can help articulate the mass and minimize the apparent bulk of a building. Covered walkways and arcades should be provided on all building frontages where pedestrian traffic is likely.

Response: *See previously discussed above.*

17. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, fin walls and/or covered walkways and low reflective material treatments.

Response: *See previously discussed above.*

18. Where awnings are used they should be functional and provide maximum shade to the window area. Awnings should be of opaque architectural material and should not be internally lit. Metal awnings are preferred to fabric awnings for reasons of durability and strength of appearance. Awnings of a single color are preferred.

Response: *Not applicable.*

ARCHITECTURAL DETAILS, MATERIALS AND COLORS

19. Primary entrances to buildings should be distinguished with façade variations, porticos, roof variations, recesses or projections, or other integral building forms.

Response: *See previously discussed above.*

20. Building colors should emphasize muted earth tones. The use of highly reflective or glossy materials should be limited and are not appropriate in all contexts.

Response: *See previously discussed above.*

21. Rich materials and a variety of materials is desirable on both the wall planes, roofs and ground plane. If stone or decorative block veneers are incorporated, the material should be used to highlight significant building features and massed elements.

Response: *See previously discussed above.*

22. All sides of a building should express consistent architectural detail and character. All site walls and screen walls should be architecturally integrated with the building or as approved as part of an overall master plan area.

Response: *See previously discussed above.*

23. Screening devices, site walls and enclosed service, loading and refuse areas should be designed to be an integral part of the building architecture.

Response: *See previously discussed above.*

MISCELLANEOUS

24. Drive through elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building.

Response: *Not applicable.*

25. The following architectural treatments are generally discouraged:

- *Gradation in paint color applied to one unbroken surface or the use of large graphics*
- *Extended bands of vibrant and/or highly contrasting corporate colors unrelated to the architecture.*
- *Long uninterrupted expanses of glass*
- *Extensive use of floor to ceiling glass storefronts (Floor to ceiling glass storefront treatments may be appropriate under arcaded areas and when used inc combination with other window treatments which allow for a solid building base).*

Response: *Not applicable.*

LANDSCAPE DESIGN

Landscaping should be integral to the overall design concept and should be carefully planned to serve more than one purpose. These guidelines intend to ensure that landscape design contributes to the overall appearance and function of the site as well as the streetscape.

1. ***Landscaping should blend with the dominant existing or planned streetscape and character of the area.***

Response: *See previously discussed above. The landscape design considers the character of the area and the designated plant list for this streetscape.*

2. ***Landscaping should be provided along and against all buildings to anchor it to the surrounding environment and to soften the structure. In- ground landscaping should comprise the majority of the landscaping requirement. Raised planters are acceptable when designed to accentuate the architecture and or enhance pedestrian areas.***

Response: *Landscape has been provided all around and will be an anchoring element and buffer for this project.*

3. ***Storefront areas should incorporate significant landscaping (including canopy trees). Frontage design and signage locations should be coordinated with the placement of plant material.***

Response: *Storefronts and signage will be coordinated with the trees in the landscape design.*

4. ***Trees should be used throughout paved areas and along pedestrian pathways to provide shade and too reduce heat build- up and glare. Landscape through and corridors adjoining parking areas should be a minimum of twenty feet in width when a parking module exceeds 250 cars.***

Response: *Trees are provided along sidewalks. There are no large parking zones in the project.*

5. ***A landscape buffer should be provided to screen commercial uses from residential areas.***

Response: *Not applicable.*

6. ***Dense landscaping and/or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets and other similar elements.***

Response: *Where possible/desirable the project uses landscape as a screening element.*

7. ***The site design for projects located at street corners should provide special landscape treatment at street intersections to anchor the corner.***

Response: *See previously discussed above.*

8. ***The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.***

Response: *The project will mix mature trees with younger specimens. The species selected are also rapid–growth species that will have short–term impact on the tree canopy for this zone.*

9. ***Proper maintenance and timely replacement of plant material is expected and required by ordinance.***

Response: *Noted.*

10. ***Curbing should be installed at the edges of all planter areas adjacent to automobile circulation and parking areas.***

Response: *Planters and curbs along street parking spaces have been provided.*

11. ***Relief should be provided from direct and reflected sun by incorporating canopy trees and intermittent planting strips within parking areas. Plant material should be resilient to difficult growing conditions inherent to parking areas.***

Response: *The project has only minimal surface parking. Most of the parking is under the podium garage.*

12. ***Primary pathways linking site features should be a minimum of six (6) feet wide and should incorporate landscape and/or architectural shading.***

Response: *The project has stipulated sidewalk widths that meet or exceed this guideline.*

LIGHTING

Site lighting, security lighting and architectural/landscape lighting should provide the user with illumination levels appropriate for the designed activity (i.e. parking, walking, outdoor dining). Illumination levels should also be reasonably uniform throughout the site and strive to minimize glare.

GENERAL LIGHTING STANDARDS

1. ***Avoid competing light levels and maintain balanced light levels on- site and between adjacent properties. The exterior lighting design must take into account the background lighting levels, lighting from other sources, and characteristics of the surrounding area.***

Response: *The site lighting has been designed to minimize its disruptive potential. Design emphasis was placed on providing levels that encourage walking and nighttime comfort/safety. See previously discussed.*

2. ***Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IESNA Lighting Handbook (current edition) should be considered along with the predominant lighting characteristics of the surrounding area when determining appropriate solutions to lighting design.***

Response: *Photometric studies are included with the DR application.*

3. ***Light glare or excess brightness should be minimized. Cut- off fixtures, mounting heights, and the elevation of potential viewers must all be considered for effectively controlling glare by directing light below the horizontal.***

Response: *All the selected fixtures follow this guideline. The DR application includes manufacturer cut–sheets for all site lighting.*

4. ***Light trespass beyond property lines should be controlled by shielding or aiming fixtures away from residential properties. Light trespass should not exceed ambient levels.***

Response: *Photometric studies are included with the DR application.*

5. ***Security lighting and lighting of service areas should meet the standards listed above.***

Response: *All site lighting is subject to these guidelines.*

ARCHITECTURAL AND LANDSCAPE LIGHTING

6. *Architectural lighting should be used to highlight special features only. Lighting of expansive wall planes or the use of architectural lighting that results in hot spots on walls or roof planes should be avoided.*

Response: *The project anticipates using lighting to highlight active zones, signage, and wayfinding. Excess lighting is avoided.*

7. *Landscape feature lighting and lighting at the pedestrian level is encouraged.*

Response: *Where appropriate, landscape lighting will be used to enhance the pedestrian–level experience.*

8. *Lighting on the top deck of parking structures should be shielded to the extent feasible and be mounted to keep a low profile to the garage.*

Response: *Garage photometric studies are provided with the DR application.*

SIGNAGE /CORPORATE IDENTIFICATION

The architecture of the building should be viable and appropriate for its location and use regardless of the business identity. Commercial signage plans should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of Scottsdale's streetscapes. Other forms of branding or business identity not falling under the sign ordinance will be viewed as architectural elements and features and evaluated as such.

1. *Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details, decorative roof details or materials should not be the dominant architectural feature. Accent colors should be used judiciously.*

Response: *Not applicable.*

2. *All signage should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they do not visually compete with the architecture of the building and design of the site. Signs should be integrated as such that they become a natural part of the building façade.*

Response: *Signage will be under a separate permit and integrated throughout.*

3. *When multiple tenants share one site, signs should be integrated as one unit to create shared identity for the property to the extent permitted by the ordinance or be located and/or designed as a package where signs do not visually compete with each other.*

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

4. *New construction design should anticipate signage. Designs should provide logical sign areas, allowing flexibility for new users as the building is re- used over time.*

Response: *Noted.*

5. *Repetitious signage information on the same building frontage should be avoided.*

Response: *Noted.*

6. Signs composed of individual letters are encouraged. Back lit or indirectly lit individual letters are generally desirable.

Response: *Noted.*

7. Visible raceways and transformers for individual letters are discouraged.

Response: *Noted.*

MAG SUPPLEMENTS

Response: *The project will be designed in accordance to applicable MAG standards and supplements.*

OFFICE DESIGN GUIDELINES

The objective statements are intended to communicate the intent of the Design Guidelines and delineate their limits. The primary objective (in bold type below) connects the Design Guidelines to the Design Principles and reinforces the importance of "local knowledge" in defining "place identity". The primary objective is followed by more focused objectives that establish a framework of content for the guidelines.

- *All projects should embody the spirit and intent of the Sensitive Design Principles (SDP), acknowledge regional design influences of the Sonoran Desert, build upon the established or planned development character defined by its surrounding context, and respond to the characteristics inherent to the site.*
- *Protect and enhance the character and quality of office development while maintaining and strengthening a recognizable identity and character unique to Scottsdale and develop character surrounding a building site.*
- *Enhance the human scale of office development (where people interact with the architecture and outdoor pedestrian areas).*
- *Design to respect the scale and development character of adjoining sites and work to mitigate the negative visual and functional impacts that arise from the scale, bulk, and mass inherent to larger office development.*
- *Strengthen the usability and connectivity of the pedestrian environment by enhancing access to transit, adjoining development, the public realm of the street, and/or open space features.*
- *Allow for flexibility to respond to the unique characteristics and constraints inherent to different users, specific sites, and associated contexts.*
- *Promote building designs, systems, and practices that are sustainable and adaptable to multiple uses in the interest of extending the building lifecycle.*
- *Work to minimize and mitigate where necessary, a developments negative impact(s) on adjoining areas.*
- *Work to balance the financial requirements of the development project with the aesthetic concerns of the community.*

All proposals will be evaluated against the Design Guidelines. A project's unique requirements and constraints will be considered in assessing it's design consistency with the general intent of the Sensitive Design Principles (SDP), the overall Design Guidelines objectives, and lastly, to the specific guidelines themselves. The goal is for projects to exhibit general conformance to the criteria listed. The guidelines are organized into five sections beginning with Site Design and Planning followed by Architecture, Landscape Design, Lighting, and Corporate Identification/Signage. Questions and clarifications as to the intent of the guidelines or the intended meaning of any content herein should be directed to the City's Zoning Administrator.

TABLE 1 - DEVELOPMENT PROGRAM ELEMENTS

Site planning and design should consider the location and orientation of the following components in relationship top adjoining sites and too the site's characteristics. These elements are subject to Development Review Board review and discussion and thus should be considered as early in the process as possible even if on a conceptual level.

Response: *Offices are expected to occupy the eastern wing of the project. The main entrance is from a small pocket plaza space along Goldwater, a portion of the invigorated network of paths the project will include. Shade, accessibility, and street presence were all key drivers for the design.*

Service and loading facilities are consolidated to one location and will be fully screened and enclosed. Access, site lighting,

pedestrian circulation and other items have been thoroughly discussed under previous sections.

RESPONSE TO NATURAL AND BUILT SITE CHARACTERISTIC

1. ***Site planning should respond to the natural characteristics of a site such as topography/drainage patterns, existing vegetation, and visual resources. Proposed development (i.e. buildings, parking, and other features) should be designed and adapted to the specific site as opposed to altering the character and form of the site to accommodate development. Topography - Grading/Drainage***
    - *Site grading should focus on both function and aesthetics, emphasizing site topography or adding interest to flat sites.*
    - *On sites with varied topography, the appearance of the finished graded site should emulate the original underlying landform and maintain historic drainages to the extent possible. Cuts and fills should be balanced across the site.*
    - *Large building masses and buildings with large one level floor plates may not be appropriate in all areas, including ESL areas, and may require added measures to ensure a good fit with the site.*
    - *Final grading and re–vegetation plans should work to minimize and control soil erosion as soon as practical or as specifically prescribed. Best practice is to avoid slopes exceeding 15%.*
    - *Groundcover and vegetation should be used to stabilize and contain soil erosion on gentle slopes whenever possible. When necessary, grade changes may be accommodated by structural retaining wall systems that blend with the natural or built character of the site. Slopes contained by riprap are generally discouraged.*

Response: *The project is in the Downtown area and an infill site designated for higher density and intensity of uses. The applicable points above have been previously discussed with other sections.*

VEGETATION

- ***To the extent possible locate site improvements to avoid significant stands of vegetation and/or mature native and no- native specimen plants. If leaving vegetation in its original location is not feasible, qualified plant material should be salvaged and relocated on- site giving consideration to the plants preferred growing conditions (i.e. south facing slope, arroyo and soil type) with the purpose of enhancing its chance for survival (see the City's native plant ordinance - SRC Sec. 7.500).***
- ***Regardless of NAOS status, project areas with the highest and the most superior quality of plants should receive a high priority for NAOS dedication.***
- ***In areas with strong natural desert character maintain the visual continuity of the landscape by limiting the use of non- native planting to internalized areas not easily visible from the public right- of- way or from adjoining sites.***

Response: *The project will conduct a native plant survey and follow recommendations for salvage. Generally, the site is a vacant infill lot with no significant vegetation.*

2. ***The orientation of buildings and outdoor spaces should consider the effect of sun angles and other climatic conditions and the preservation of views.***
    - *Minimize unprotected east and west facing walls and window openings where solar control is difficult to achieve.*
    - *Provide solar protection for south facing walls through passive means such as earth sheltering and landscaping that modifies the immediate microclimate.*
    - *Consideration should be given to the preservation of important views from the public realm. Adjustments to the siting or massing of a building(s) may enable the preservation of an important view that would otherwise be blocked.*
    - *Define and utilize outdoor space(s) as extensions of the interior space(s). Establish indoor/outdoor space relationships that are mutually beneficial and take into account climatic factors.*

Response: *The project was designed to include passive solar principles. Please refer to previous discussion point under earlier sections for detail.*

RESPONSE TO CONTEXT

3. ***Build upon the established development pattern of the surrounding area. For example:***
   - ***In the downtown area, development should respond to the pattern of long rectilinear blocks, a close building/street interface, and the fine grained pedestrian pathway network.***
   - ***In areas with a dominant natural desert landscape, development should maintain a natural appearance using organic forms, indigenous planting design, highly textured surfaces and thoughtful orientations that acknowledge the positive and negative influences of the desert climate and take advantage of the natural topography and landscape character to help minimize the visual impact of development.***

Response: *The project is in the Downtown area and an infill site designated for higher density and intensity of uses. The site is also an "island" and is not connected to other development or buildings. As such the building has been developed to act as a transition in scale for development to the north and south. Pedestrian networks have been enhanced as part of the design and are discussed in detail under previous sections.*

4. ***Site plans should demonstrate an understanding of how the new development will be served by utility systems. The development team should work proactively with utility providers to coordinate and locate to the developments advantage any above ground equipment and related improvements considering that the best location(s) for such equipment is not always the one that is most convenient or least expensive. Below grade equipment vaults should be considered in some contexts if a grade level solution that is visually unobtrusive cannot be achieved.***

Response: *The DR application includes utility plans that address the location of utilities to the project. Where possible the project has incorporated utility items into the design to screen and minimize the disruptions to the ground–level pedestrian zones.*

5. ***Locate above ground utility equipment and related improvements away from visually featured areas of the landscape and where possible 30 to 50 feet back from important intersections. Where possible, group or co- locate equipment to more effectively provide accessibility and screening.***

Response: *See response above.*

6. ***The site plan design should demonstrate a coordinated approach with the site plans of adjacent development (existing or planned). Consider the following coordinated relationships in site plan design:***
   - *Where possible, seek shared driveway access and cross access easements between sites to limit the disruption of traffic on perimeter streets and to allow vehicles to move easily between adjacent sites.*
   - *Enhance the area–wide pedestrian networks and connectivity with adjoining developments and neighborhoods by providing pathways linking on–site facilities to other destinations such as perimeter walkways, transit facilities, and adjoining sites.*
   - *Consider grouping or co–locating service areas, refuse collection facilities, and other like functions of adjoining development for the purpose of efficiency and better management site impacts. Where adjoining functions are not compatible, provide adequate buffering to lessen the impacts to adjoining development.*
   - *In addition to internal pedestrian links between buildings, parking, and other on–site destinations, consider the benefits of connections to adjoining sites.*
   - *Require the continuation of perimeter open space and thematic landscape designs in the interest of area–wide continuity of the public streetscape.*
   - *Connect minor open space areas to create larger and more useful open space areas, and ensure access to open space whenever possible and feasible.*
   - *Master plan drainage and retention facilities in the interest of efficiency and creating larger areas of usable open space.*

- *Site buildings and design window openings, balconies and terraces with consideration for the privacy and sensitivity of adjoining residential development.*
- *Other visual and physical linkages between adjoining uses and sites where the coordinated approach benefits the function, efficiency and visual unity of the larger context of development.*

Response: *The site is an "island" and is not connected to other development or buildings except for a short section of the property line along the south. It is therefore not able to share access, drives, or services with adjacent development. Despite that, the network of sidewalks has been enhanced to create a robust connection between the neighbors to the south and future development on the north side of Goldwater Boulevard. The landscape will be used to visually connect development on the south to the project and create a cohesive neighborhood feel along the 4th street frontage.*

7. ***Not all development contexts are suitable for continuation in some development proposals nor do all areas or uses within in a community always present opportunities for interface. In situations where the continuation of an existing pattern of development is not desirable or is not feasible, the applicant should establish and document in the project narrative why the proposed design alternative is preferred and how the project will benefit the neighborhood and the community.***

Response: *The project is on a site designated for greater density and intensity of use as a part of the General Plan. It is situated at the transition from the Arts District to the north and the Garden District. The project benefits the community by creating appropriate transitions in scale, contributing to the Cultural Improvement Plan, providing and an Improved network of shaded walks, landscape, sensible site lighting, and activities for this zone.*

8. ***Unless constrained otherwise, buildings should have a strong relationship to the street including a functional public entrance that is also a visual focus for the building. In place of street oriented public entrance, a strong pedestrian connection that establishes a sense of a formal public entry may be substituted.***

Response: *The main entrance lobby for the residents is on 4th Street – the main frontage. Other entrances are located to be accessed from the enhanced sidewalk network and will further incentivize sidewalk use and walking around the project.*

9. ***Where appropriate buildings should be used to help enclosure and define exterior spaces that are human scaled and furnished to encourage human use.***

Response: *The buildings offer a variety of scales and spaces that foster human activity along shaded exterior nodes.*

10. ***The siting of buildings and parking areas should reinforce existing desirable spatial characteristics such as a common setback, rhythms or patterns established by building masses and their relationship to the street and to each other (illustration). Parking in front setbacks is generally discouraged especially in areas with high pedestrian activity or potential.***

Response: *The project's parking is fully screened by a mix of breeze–rolled block walls, amenity spaces, and tenant suites.*

CIRCULATION AND PARKING

Response: *See commercial guidelines and previous responses.*

PEDESTRIAN, TRANSIT AND BICYCLE FACILITIES

Response: *See commercial guidelines and previous responses.*

ENHANCED PEDESTRIAN AREAS

Response: *See commercial guidelines and previous responses.*

SERVICE, REFUSE COLLECTION, AND UTILITIES

Response: *See commercial guidelines and previous responses.*

DRIVE- THROUGH FACILITIES

Response: *See commercial guidelines and previous responses.*

ARCHITECTURE - ***Response:*** *See commercial guidelines and previous responses.*
For brevity, other portions of these guidelines have been omitted. Responses follow those already stated.

RESTAURANT GUIDELINES

A variety of character /contextual settings exist in Scottsdale ranging from historic and urban settings in the Downtown to suburban and rural neighborhood settings in outlying areas. Scottsdale places a high value on architectural approaches that recognize a project's contextual setting. Each setting warrants a different response in terms of site development and design. Restaurant architecture should contribute to the established or desired character and identity of the community and neighborhood. Site-specific review with the effective implementation of these guidelines are intended to support the following Guiding Principles of the City's General Plan: Enhance Neighborhoods; Support Economic Vitality; Seek Sustainability; Value Scottsdale's Unique Lifestyle and Character.

These guidelines are intended to address exterior elements of restaurant design to help promote cohesive design and enable comprehensive review of such cases. The guidelines are intended for all new buildings and major renovations. All proposals should be in accordance with the zoning ordinance and Downtown standards if applicable. The guidelines are organized into five (5) sections including Site Design, Architecture, Landscape Design, Lighting, and Signage/Corporate Identification.

SITE DESIGN

The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of a restaurant to be considered in site design include, but are not limited to: · Primary structure · Outdoor Dining · Entry and associated outdoor waiting area · Service, utility infrastructure, refuse and storage area · Pedestrian and vehicular circulation systems, parking and valet areas · Drive through windows and associated equipment and stacking lanes.

1. *All development proposals should show evidence of coordination with the site plan elements and other contextual influences of neighboring properties. Proposals should respond to local development patterns and the streetscape through the use of building setbacks, orientation, relationship of structures to the street and to each other. The layout of the site should respect and build upon the arrangement of buildings, open spaces and landscape elements of adjacent sites.*
    - Where a common setback from the street is evident, new buildings should respect the established setback.
    - Variation to an established setback is allowed if the resulting arrangement of buildings defines a useful public space such as a plaza or open space.
    - Building entries should be convenient to parking but should also acknowledge the importance of the public realm.
    - Seek and develop pedestrian linkages between adjacent properties.
    - Seek and develop shared vehicular access points with adjoining sites where feasible.

Response: Although at this time the project has not engaged in a full restaurant design – that will be done by a tenant in the future – the project has incorporated elements that will facilitate the inclusion of a restaurant tenant and compliance with these guidelines. Pedestrian linkages are provided, shaded patio zones are allocated, all highly visible from the Goldwater Boulevard frontage. Suite entrances can be accessed from multiple sides and are convenient to the parking and the sidewalks. Bicycle and stroller parking is provided in proximity to the patios to encourage walking and biking. The most likely café suite is adjacent to the main public path and visible from 3 sides to maximize attracting patrons and keep visual contact for passersby to the activities within.

2. *Service areas, storage areas and refuse enclosures should be screened from public view and screened from adjacent sites. In highly developed settings, such as downtown, or in close proximity to residential areas, consider the use of trash compactors with odorizes.*

Response: A single point for refuse is provided. It is fully enclosed, a rubbish room with overhead doors for access, and will facilitate screening and management of odors and undue use.

3. *The clustering of service and refuse areas is encouraged where adjacency of similar uses allows.*

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

4. *Drive- through windows or self- service drive- throughs are discouraged in the downtown.*
   a. *In locations where drive- through facilities are permitted, drive- through windows, menu boards and associated stacking lanes should be carefully located to minimize the impacts on adjacent residential areas and should be adequately screened from public view and the view of adjacent sites.*
   b. *Circulation shall allow for adequate length of stacking for drive through facilities that does not interfere with the movement of traffic or pedestrians on or off- site.*

Response: Does not apply.

5. *Site design shall accommodate a logical and safe vehicular and pedestrian circulation pattern throughout the site that minimizes conflicts. Linkages for pedestrians should be direct avoiding circuitous routes that are not easily understood.*

Response: The site has a limited area. Vehicular circulation is clear and discussed in previous sections.

6. *Parking fields and expansive areas of paved surfaces should be broken up with landscape planting.*

Response: Does not apply.

7. *Outdoor dining areas are encouraged. The flow of indoor to outdoor spaces is desirable and can be facilitated by operable windows and doors. Outdoor dining areas should located away from adjacent residential areas and other sensitive uses.*

Response: All outdoor dining areas are located away from the residential zones on the south and towards the Goldwater Boulevard frontage.

8. *Identify the location of above ground utility infrastructure facilities early in the design process. When possible, locate utility cabinets, switching cabinets, transformers, cable boxes, communications infrastructure, backflow preventors, irrigation control boxes and other similar above ground utilities in locations that do not conflict with featured views, outdoor dining areas and circulation patterns. Utility cabinets should not be located within parking lot landscape islands or in highly visible locations within the right- of- way. Utilities should be screened to the extent allowable by operation requirements.*

Response: Utility locations and infrastructure are discussed under the previous sections.

Additional points like architecture and corporate identity, are discussed in previous sections.

LIGHTING DESIGN GUIDELINES

In response to increasing concerns about the quality and character of design in the community, the City Council, Planning Commission, and Development Review Board (DRB) directed staff to establish the Scottsdale Sensitive Design Principles and to prepare design guidelines for a range of development types.

The city places a high value on lighting designs and technologies that are energy efficient and sensitive to their surrounding context.

Response: *The project strives for a reduced carbon footprint and will use lighting that reduces power loads and heat throughout.*

Lighting should provide a sense of personal safety in active areas of the site; allow for an even distribution of illumination in commonly used vehicular and pedestrian areas; and highlight architectural features of significance and meaning during nighttime hours.

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

High–pressure–sodium (HPS) is the preferred light source for most large–scale projects. The preferred light source for smaller scale applications includes linear fluorescent (RE170 series, triple–tube 4–pin) compact fluorescent, induction, and LED lamps.

Response: *The DR application contains a site lighting design, photometric studies and cut–sheets that satisfy these guidelines. Please refer to those.*

Incandescent and halogen sources are discouraged in all but the most unique applications.

Response: *The use of these lamp types is not anticipated.*

The design of lighting systems should anticipate lighting levels that will vary depending on building use, hours of operation, occupancy, and seasonal changes, and operate for only the minimum number of hours required.

Response: *Times and occupancy sensors will be used as appropriate.*

Recommended light level guidelines and uniformity ratios established in the Illumination Engineering Society of North America (IESNA) Lighting Requirements should be used, along with predominant lighting characteristics of the surrounding area when determining appropriate lighting design solutions.

Response: *The DR application contains a site lighting design, photometric studies, and cut–sheets that satisfy these guidelines. Please refer to those.*

Light glare or excess brightness should be minimized. Light trespass should be controlled by shielding or aiming fixtures away from adjacent uses.

Response: *The DR application contains a site lighting design, photometric studies, and cut–sheets that satisfy these guidelines. Please refer to those.*

Architectural and landscape lighting should only be used to highlight special features and to embellish the lighting levels of ground–level pedestrian areas.

Response: *Landscape lighting is discussed in previous sections.*

Limited low voltage lighting of landscape features and plant material are acceptable when associated with pedestrian spaces and site entrance.

Response: *Noted.*

SHADING GUIDELINES

COMMERCIAL GREEN CHECKLIST COMMERCIAL GREEN CHECKLIST

Sustainable Sites
Minimize heat island effect.
Encourages development of microclimates around building entrances.
Encourages avoidance of development in areas identified for habitat loss or desert preserve.
Encourages limitation of building footprint and preserving in place natural desert features.
Encourages use of light pollution reduction methods in excess of city ordinance.

Response: *The DR application includes an lgCC checklist and studies to show how the project will comply.*

SHADING

Three–Tier Approach
Tier 1 – Heat avoidance (shading)
Tier 2 – Passive cooling
Tier 3 – Mechanical equipment
Shading is a key strategy for achieving thermal comfort in the summer.
50 sq. ft. of unshaded west window can require one ton of air conditioning.

Response: *The project has sought to minimize solar heat gain by creating deep balconies and protecting most windows. The largest frontage and glazing percentage was placed on the north face where it is naturally protected by orientation and the concave shape of the building.*

SOLAR LOAD

Direct radiation
direct sunlight & glare
effectively controlled by exterior shading devices

Response: *Direct sunlight and glare are managed through shading, material reflectance, colors, and vegetation.*

Diffuse radiation

diffuse–sky
sunny and humid regions (southeast US)
sunny areas with dust or pollution
large exposure angle
controlled by additional indoor shading devices or shading within the glazing

Response: *The project uses high–performing glazing throughout. The system is capable of diffusing solar radiation but preserves visible light. At the ground level, vegetation will assist in diffusing solar radiation.*

Reflected radiation
Problem in hot–dry regions (southwest)
Intense sunlight and high–reflectance surfaces
best controlled by reducing the reflectivity of surfaces
use of plants

Response: *Reflected radiation will be controlled through strategic color use, vegetation, and by avoiding highly reflective glass.*

SHADING DEVICES

Most common external shading devices
Horizontal overhang
Vertical fin
Eggcrate
Infinite number of variations

Response: *Horizontal overhangs and other common shading devices are used throughout. The ground–level glass is mostly on the north side of the building. The arrangement of the building forms is intended to maximize shade from building masses. Rolled CMU black is used on the ground level and will act as a shading device but allow air to pass.*

STRATEGIES BY ORIENTATION

Strategy 1: SOUTH
Overhead shade structures

Response: *South balconies are recessed, and overhangs are used to protect most south exposed glass.*

Strategy 2: WEST
Protection from adjacent buildings
Protection by trellises and deciduous trees
Small Windows

Response: *Along the west elevation the depth of the balconies was increased and the natural angle of the site, a triangular shape, has been used to skew the glass away from direct solar incidence. It should be noted that views of Camelback Mountain are due west and care was taken to balance solar heat gain protection and view preservation. The high–performing glass was selected to further manage the western exposure.*

Strategy 3: NORTH
Wing Walls

Response: *The shape of the site follows the sweeping curve of Goldwater Boulevard. This curve results in a concave northern frontage that naturally increases to the west. The building follows the available area and increases in height to the west. Therefore, the northern frontage is naturally shaded by the building mass. Vegetation is also provided on the sidewalk.*

Strategy 4: EAST
Protection from adjacent buildings
Protection by trellises and deciduous trees
Small Windows

Response: *Because the site is shaped like an isosceles triangle the eastern exposure is minimal. Smaller windows*

Skylights should usually be avoided unless shaded.

Clerestory windows should be used because they allow the sun to enter in a controlled manner.

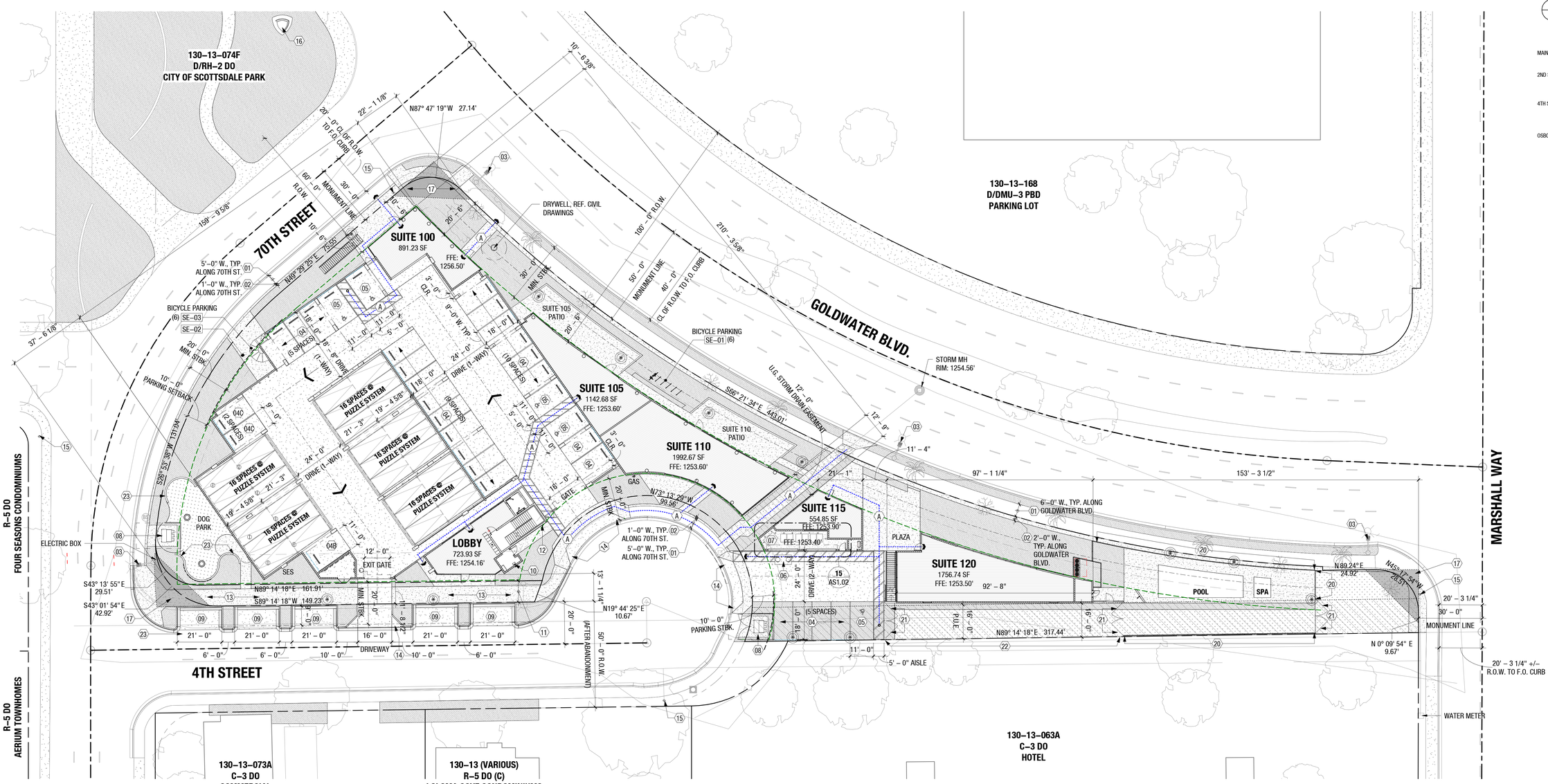
Response: *One skylight is provided to preserve daylight to the atrium. This is a high–performing system with dual walls and solar diffusing insulation. The goal is to improve occupant wellness through daylighting.*

HORIZONTAL OVERHANGS

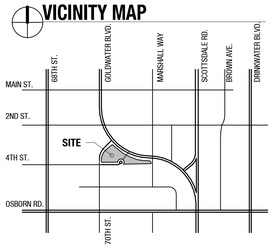
View is the highest priority for most windows
For this reason, the horizontal overhang is usually the best choice
Although it obstructs the high sky, the more important horizontal view is unimpeded

Response: *Horizontal overhands have been provided throughout and discussed in previous sections and items.*

_End of Narrative



VICINITY MAP



GENERAL SITE NOTES

1. REF. CIVIL DRAWINGS FOR T.O. CURB ELEVATIONS.
2. REF. AS1.03 AND DRB.75 FOR HARDSCAPE PLAN AND FINISHES.
3. REF. CIVIL DRAWINGS FOR T.O.C. ELEVATIONS.
4. NO ON–SITE FIRE APPARATUS ACCESS ROADS ARE PLANNED.

SITE PLAN LEGEND

- MIN. SETBACK LINE
- PROPERTY LINE
- (A) ACCESSIBLE PATH PER ADAAG.

PROJECT DESCRIPTION

THE GOLDWATER PROPOSES THE CONSTRUCTION OF A NEW 5–STORY MIXED–USE DEVELOPMENT ON A VACANT PARCEL. THE PRIMARY USE FOR THE PROJECT IS CONDOMINIUM RESIDENCES WITH A TOTAL OF (40) DWELLING UNITS OCCURRING ON LEVELS 02–04 (TYPE V–A CONSTRUCTION). THE RESIDENTIAL PORTION OF THE PROJECT IS SUPPORTED BY A CAST–IN–PLACE CONCRETE PODIUM (TYPE I–A CONSTRUCTION) TO ALLOW FULLY SCREENED PARKING, INCIDENTAL UTILITY SPACES, MIXED–USE TENANT SUITES AND RESIDENTIAL AMENITY SPACES (LOBBY, DOG PARK, AND POOL) ON THE GROUND LEVEL.

PARKING FOR THE PROJECT UTILIZES A HIGH–EFFICIENCY CAR PARK SYSTEM , WITH (5) CUSTOM MECHANIZED PARKING LIFTS PROPOSED. LIFT SYSTEMS ARE SUPPLEMENTED BY TRADITIONAL ON–GRADE GARAGE SPACES AND A SMALL SURFACE PARKING AREA SERVING THE EAST TENANT SUITES. GARAGE PARKING IS SCREENED BY A COMBINATION OF MIXED–USE TENANT SUITES ALONG GOLDWATER BOULEVARD, SCREEN WALLS, AND RESIDENTIAL LOBBY/AMENITY SPACES ALONG 4TH STREET.

THE PROJECT CREATES A TRANSITION IN SCALE FROM THE (2) STORY COMMERCIAL/AMENITY BUILDINGS (TYPE V–B CONSTRUCTION) ON THE EAST TO THE (5) STORY RESIDENTIAL BUILDING ON THE WEST. VEHICULAR ACCESS TO THE PROJECT IS FROM 4TH STREET. A PUBLICLY ACCESSIBLE PEDESTRIAN CORRIDOR CONNECTS 4TH STREET ON THE SOUTH TO THE GOLDWATER BLVD FRONTAGE. THE PROJECT INCLUDES A CONTRIBUTION TOWARDS THE CITY OF SCOTTSDALE'S FUTURE INSTALLATION OF A PEDESTRIAN CROSSING.

PROJECT DATA

OWNER:	GW LAND INVESTMENT
PROJECT ADDRESS:	7000 E. 4TH ST SCOTTSDALE, AZ 85257
A.P.N.	130–13–129
OWNER'S REP: CONTACT:	ADLANTO JUAN PABLO BERNAL juan.bernal@adlanto.com

DEVELOPMENT INFORMATION

EXISTING USE:	VACANT, UNDEVELOPED PARCEL
PROPOSED USE:	DWELLING UNITS, OFFICE AND RESTAURANT/RETAIL
PARCEL SIZE:	101,171.41 G.S.F. / 2.32 GROSS ACRES 52,156.36 N.S.F. / 1.19 NET ACRES (BEFORE ABANDONMENT) 53,852.36 N.S.F. / 1.24 NET ACRES (AFTER ABANDONMENT)
PARCEL ZONING:	D/DMU–2 PBD DO
DENSITY ALLOWED:	17.22 DWELLINGS PER GROSS ACRE = 2.32 GROSS ACRES * 17.22 D.U. / ACRE = 40 UNITS ALLOWABLE
DENSITY PROPOSED:	17.22 DWELLING UNITS PER GROSS ACRE 40 UNITS PROPOSED

	GROSS FLOOR AREA	LIVING SPACE	MIXED–USE
LEVEL 01	8,369.34 GSF	––	6,783.28 GSF
LEVEL 02	23,870.24 GSF	18,156.60 GSF	606.61 GSF
LEVEL 03	20,477.16 GSF	18,155.81 GSF	
LEVEL 04	20,477.16 GSF	18,155.81 GSF	
LEVEL 05	14,889.37 GSF	12,809.51 GSF	
TOTAL	88,083.27 GSF	67,277.73 GSF	7,389.89 GSF

MIXED–USE PATIO AREA: 1533.71 GSF

BUILDING HEIGHT ALLOWED:	70'–0" (INCLUSIVE OF ROOFTOP APPURTENANCES) REQUIRES BONUS PROVISION
BUILDING HEIGHT PROPOSED:	63'–0" A.F.F. TO T.O. LEVEL 05 ROOF 68'–8" TO T.O. MECH SCREEN AND SKYLIGHT

PARKING CALCULATIONS

VEHICLE PARKING REQUIRED
(1.7) SPACES / 2–BD UNIT
(1.9) SPACES / 3–BD UNIT
(1) GUEST SPACE / (6) DWELLING UNITS
(1) SPACE / 350 G.S.F. OF MIXED–USE FLOOR AREA
(1) SPACE / 350 G.S.F. MIXED–USE PATIO AREA (AFTER FIRST 500 G.S.F.)
4% OF TOTAL PARKING TO BE ACCESSIBLE SPACES

RESIDENTIAL	
(31) 2–BD D.U. * (1.7) SPACES/D.U.	= 53 SPACES REQ.
(09) 1–BD D.U. * (1.9) SPACES/D.U.	= 17 SPACES REQ.
(40) D.U. * (1 SPACE/ 6 D.U.)	= 7 SPACES REQ.
MIXED–USE TENANT SUITES	
7,389.89 G.S.F. * (1 SPACE / 350 G.S.F.) = 21.1	= 22 SPACES
1,533.71 G.S.F. PATIO – 500 G.S.F.) = 1033.71 GSF * (1 SPACE / 350 G.S.F.) = 2.95	= 3 SPACES
TOTAL	= 102 SPACES REQUIRED (5 ACCESSIBLE REQUIRED)

VEHICLE PARKING PROVIDED

GARAGE	27 SPACES
CITY LIFT SYSTEM	80 SPACES
SURFACE PARKING LOT	5 SPACES
TOTAL ON–SITE PARKING	112 SPACES
ON–STREET PARKING	+ 5 SPACES

BICYCLE PARKING:
1 SPACE / 10 VEHICLE PARKING SPACES
112 VEHICLES* (1 SPACE/10 VEHICLES) = 12 SPACES REQ / 12 PROV.

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:	NONE (PER SECTION 6.1205. H)
OPEN SPACE PROVIDED: FRONTAGE OPEN SPACE LANDSCAPE OPEN SPACE TOTAL OPEN SPACE	 22,461.18 SF
PARKING LOT LANDSCAPE REQUIRED (PER SECTION 10.501. H.2)	15% OF PARKING LOT AREA 2,514 SF * .15 377.1 SF
PARKING LOT LANDSCAPE PROVIDED	402.42 SF > 377.1 SF, THEREFORE OKAY

SITE PLAN

1" = 20'–0"

SCALE: 1" = 20'–0"
0' 10' 20' 40' 80'

KEYED SITE NOTES

Mark	Description
01	EX. C.I.P. CONCRETE SIDEWALK
02	NEW C.I.P. EXPOSED AGGREGATE (CT–2) CONCRETE RIBBON.
03	EX. STREET LIGHT
04	9'–0" W. X 18" L. STANDARD PARKING SPACE
04B	11'–0" W. X 18" L. PARKING SPACE, TYP. ADJACENT TO WALL.
04C	9'–0" W. X 18" L. PARKING SPACE MARKED 'COMPACT' SUBJECT TO DRB APPROVAL
05	11'–0" W. X 18" L. ACCESSIBLE PARKING SPACE WITH 5'–0" W. AISLE.
06	FUTURE GREASE INTERCEPTOR
07	RUBBISH ROOM
08	ELECTRICAL TRANSFORMER, FULLY SCREENED WITH 6'–0" H. AL–2 FENCE AND GATE.
09	21'–0" L. X 9'–0" W. ON STREET PARALLEL PARKING SPACE
10	FIRE RISER ROOM
11	10' R.O.W. ACQUISITION
12	KNOX BOX AND STROBE SYSTEM
13	NEW 8'–0" W. EXPLOSED AGGREGATE (CT–2) C.I.P. CONCRETE SIDEWALK.
14	NEW CURB CUT TO COMPLY WITH M.A.G. AND C.O.S. STANDARD DETAILS. REF. CIVIL DRAWINGS.
15	EX. FIRE HYDRANT
16	PUBLIC ART INSTALLATION TO COMPLY WITH CULTURAL IMPROVEMENT PROGRAM.
17	25' X 25' TRAFFIC SAFETY TRIANGLE PER DSPM FIGURE 5–3.27. FIXED OBJECTS AND VEGETATION SHALL NOT EXCEED 2.5' H. MEASURED FOR ADJACENT ROADWAY SURFACE.
20	8'–0" H. AL–1 POOL BARRIER FENCE
21	16'–0" CLR. WIDTH EASEMENT ACCESS GATE TO COMPLY WITH POOL BARRIER FENCE REQUIREMENTS.
22	EX. 4'–0" H. IRON FENCE
23	4'–0" H. CM–1 SITE WALL
A	ACCESSIBLE PATH TO COMPLY WITH ADAAG REQUIREMENTS FOR SLOPES AND CROSS SLOPES.

SITE EQUIPMENT SCHEDULE

Type Mark	Description	Count	Comments
SE–01	IN–GROUND BIKE RACK	6	
SE–02	BIKE REPAIR STATION	1	
SE–03	VERTICAL BICYCLE LOCKER	6	

REF. DRB.75 FOR SITE EQUIPMENT SPECIFICATIONS

NO.	DESCRIPTION	DATE
––	ISSUED FOR DRB	06/18/21

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4602 E Thomas Rd Ste 100
Phoenix AZ 85018

LIGHTVOX

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
THE GOLDWATER

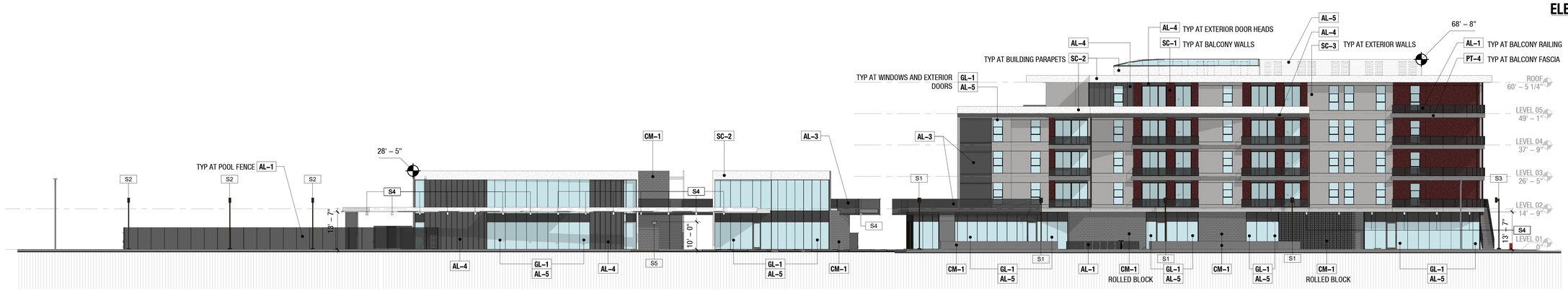
LS# 2021.20.01

7000 E. 4TH ST
SCOTTSDALE, AZ 85257

SITE PLAN

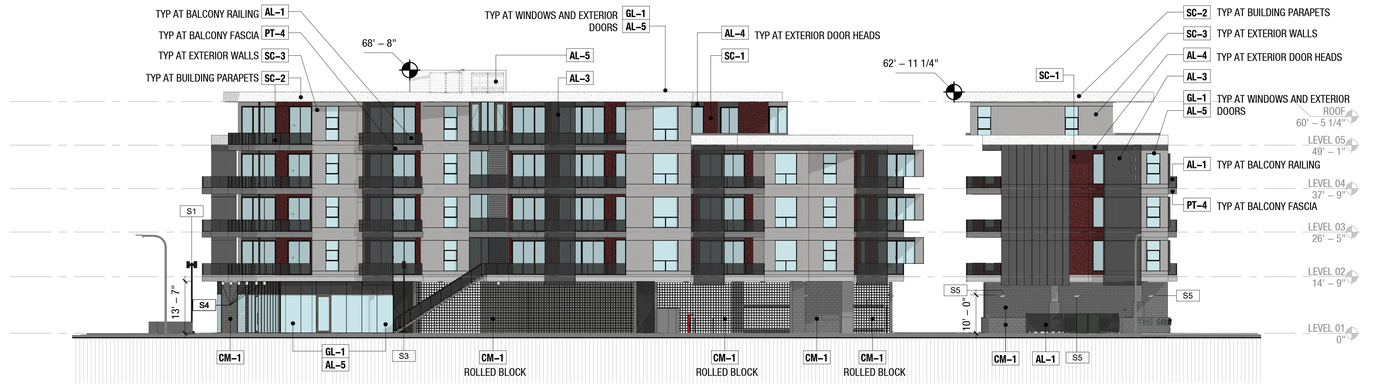
DRB.24 AS1.01

25_DR_2021_V1
6/29/2021



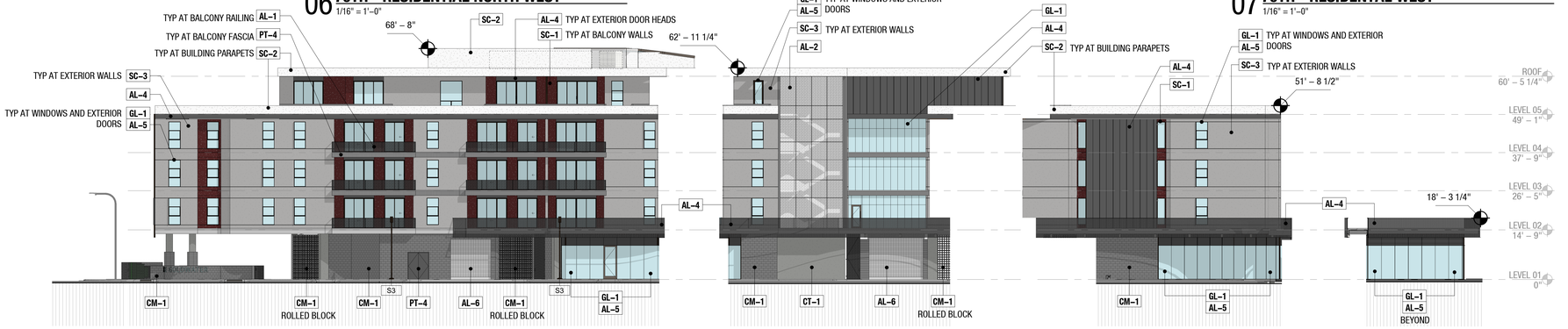
01 GOLDWATER– AUXILARY NORTH
1/16" = 1'–0"

02 GOLDWATER– RESIDENTIAL NORTH EAST
1/16" = 1'–0"



06 70TH– RESIDENTIAL NORTH WEST
1/16" = 1'–0"

07 70TH– RESIDENTAL WEST
1/16" = 1'–0"

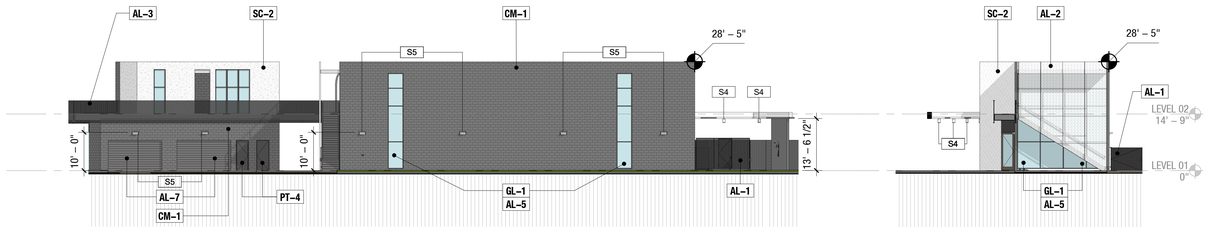


08 4TH– RESIDENTIAL SOUTH
1/16" = 1'–0"

09 4TH CUL–DE–SAC – RESIDENTIAL SOUTHEAST
1/16" = 1'–0"

10 4TH CUL–DE–SAC– RESIDENTIAL SOUTH
1/16" = 1'–0"

11 BREEZEWAY– MIXED USE SOUTH EAST
1/16" = 1'–0"



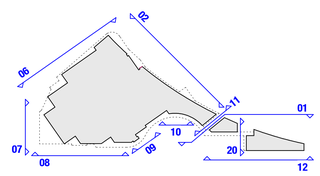
12 P.U.E. – AUXILARY SOUTH
1/16" = 1'–0"

20 AUXILARY COURTYARD WEST
1/16" = 1'–0"

0' 8' 16' 32' 64'

ELEVATION FINISH LEGEND

- **SC–1** STUCCO LIMESTONE FINISH BY STO CORP — COLOR: (PT–1) DEC705 'BURNT CRIMSON' DUNN EDWARDS
- **SC–2** STUCCO LIMESTONE FINISH BY STO CORP — COLOR: (PT–2) DEW382 'FADED GRAY' DUNN EDWARDS
- **SC–3** STUCCO LIMESTONE FINISH BY STO CORP — COLOR: (PT–3) DET618 'INDUSTRIAL AGE' DUNN EDWARDS
- **PT–4** PAINT — COLOR: DE6369 'LEGENDARY GRAY' DUNN EDWARDS
- **GL–1** SOLAR CONTROL LOW–E GLASS — MODEL: SOLARBAN72 MFCR: VITRO ARCHITECTURAL GLASS
- **AL–1** ALUMINUM PERFORATED PANEL — MFCR: MORIN / KINGSPAN FINISH: ANODIZED BRONZE
- **AL–2** ALUMINUM PERFORATED PANEL — MFCR: MORIN / KINGSPAN FINISH: POWDERCOAT TO MATCH PT–2
- **AL–3** PERFORATED CORRUGATED ALUMINUM PANEL — MFCR: MORIN/KINGSPAN FINISH: ANODIZED BRONZE
- **AL–4** ALUMINUM METAL PANEL — FINISH: QUARTZ–ZINC BY VMZINC
- **AL–5** PERFORATED CORRUGATED ALUMINUM PANEL — MFCR: MORIN/KINGSPAN FINISH: POWDER COATED TO MATCH PT–2
- **CM–1** CONCRETE MASONRY UNIT — FINISH: RUTHERFORD WEST MFCR: ECHELON MASONRY
- **CT–1** SEALED CONCRETE — FINISH: STANDARD GREY WITH CLEAR SEALER
- **AL–5** METAL WINDOW FRAME — FINISH: BRONZE ANODIZED ALUMINUM MFCR: ARCADIA
- **AL–6** ALUMINUM OVERHEAD COILING GRILLE — FINISH: CLEAR ANODIZED MFCR: CLOPAY
- **AL–7** ALUMINUM OVERHEAD COILING SERVICE DOOR — FINISH: POWDER COATED, MATCH PT–4 MFCR: CLOPAY



BUILDING KEYPLAN

NO.	DESCRIPTION	DATE
--	ISSUED FOR DRB	06/18/21

LIGHTVOX STUDIO PLLC
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4602 E Thomas Rd Ste 100
Phoenix AZ 85018

LIGHTVOX

REGISTERED ARCHITECT — PRELIMINARY — NOT FOR CONSTRUCTION

PROJECT:
THE GOLDWATER

LS# 2021.20.01

7000 E. 4TH ST
SCOTTSDALE, AZ 85257

BUILDING SECTION ELEVATIONS

DRB.40 **A4.06**

25_DR_2021_V1
6/29/2021