



Marshall Four

November 01, 2022

4251 North Marshall Way
Scottsdale, Arizona 85251

Project Narrative

I. Context

The current property is an approximately 4,502 square foot (app. 0.10 acre) parcel of land (APN 173-50-035) commonly referred to as 4251 North Marshall Way, Scottsdale, Arizona. The property is currently used as a retail site improved by a one story buildings which is approximately 2,036 square feet in the aggregate. Focusing on this area of Marshall Way, 5th ave, 3rd ave, and Craftsman Court, there are examples of revitalization, and we are confident that our proposed design will positively contribute to the existing and new development in this area. The property is bordered on the west by Marshall Way, on the South by an open undeveloped parcel, and on the North and East by a public alley way.

II. Design and Character Elements of the General Plan

The Scottsdale General Plan designates the property as “Mixed-Use Neighborhoods” that are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office and retail uses or mixed-use structures above commercial or office space.” The project is served with a variety of transportation options that regularly service this area including bus, trolley, pedicab and bicycle as well as other non-motorized opportunities along the Arizona Canal and this portion of Old Town Scottsdale. The vertical integration of residential above retail/office as recommended by the General Plan is a major feature of the project.

Relevant General Plan Character and Design Goals incorporated into the design and development are the following:

“MFour Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Respond to regional and city-wide contexts with the new and revitalized development in terms of the following: Scottsdale as a southwestern community; Scottsdale as a part of a large

metropolitan area with unique reputation, image, character and identity within its regional setting; . . . consistently high community quality expectations; . . . physical scale relating to the human perception at different points of experience;”.

As shown on the development plans the project is consistent with what may be termed a contemporary urban design that is similar to yet distinct from other Downtown redeveloped properties which build upon Scottsdale’s design ethos for quality development and upscale urban living, office and retail opportunities.

“MFour Goal 2. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area. Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting and sidewalk design. . . .”.

The property is an infill parcel in this area of Old Town Scottsdale with three exposed sides. It will also be one of several precedented mixed use residential redevelopment opportunities in this area. The overall image and design continue the urban inclusive theme of creating inviting pedestrian areas and walkways and a visually inviting frontage.

As previously mentioned and described above, the project imbues the following companion guidelines of Scottsdale’s Sensitive Design Principles and the Downtown Character Area Plan.

III. Summary & Architectural Character

The request is for Development Review Board (“DRB”) approval of a new mixed-use development consisting of a first-floor retail and/or office, and the second through the fourth floor being residential units on an approximately 4,502 square foot parcel located within the block of Marshall Way. Parking will be provided in a single-level under podium structure on the ground level.

The new building design has a contemporary urban theme providing a stylish but conservative high-end environment befitting of its location in the key location in Old Town Scottsdale. Building massing includes step backs and elements moving horizontally and vertically. The design and massing of the building lends itself to invite patrons and residence to move about Old Town and become vital parts of the everyday activity it has to offer. Extensive balconies and outdoor spaces for each residential unit along with integrated shade structures on both the east and west faces of the building, covering the walkways provide necessary and complimentary shading for allowing people to partake in the active outdoor lifestyle of Scottsdale. These all add to the interesting elements along and visible from the streetscape. Landscaping materials conform to the Downtown design guidelines and incorporate on all levels to provide softening of the exterior spaces. We believe this will be an attractive and desirable addition to the Old Town Scottsdale community.

IV. Ingress, Egress, On-site Circulation, Parking, and Pedestrian

The sidewalk along Marshall Way will continue to provide pedestrian access to the building and intersecting sidewalks. Vehicular access will continue to be viable on those same streets. Residents and visitors will have access to both the private on-site parking as well as the ability to utilize the four-story City owned parking structure app. 400 ft. to the East. Existing angled street parking is retained along both bordering street.

V. Mechanical and Utility Equipment

All mechanical equipment, appurtenances and utilities have been screened from public view by placing them on the rooftop with a parapet wall that is insulated to minimize noise.

VI. Location of Artwork

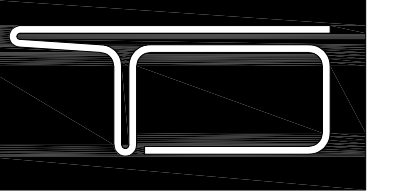
On the south façade we are proposing some type of pending painted mural or graphic that will decorate the wall with symbolism that relates to the history of Scottsdale.

In conclusion ownership and the design team believe that the project will be a welcomed addition to the immediate area and contribute to the vibrancy of uses and design excellence in this upcoming area of Old Town Scottsdale.

If you have any questions or require additional information, please feel free to contact us at 602.619.7751.

Sincerely,

Mark Tomcak, R.A.



**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

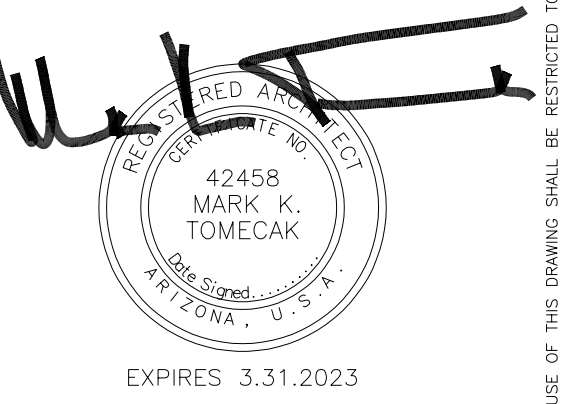
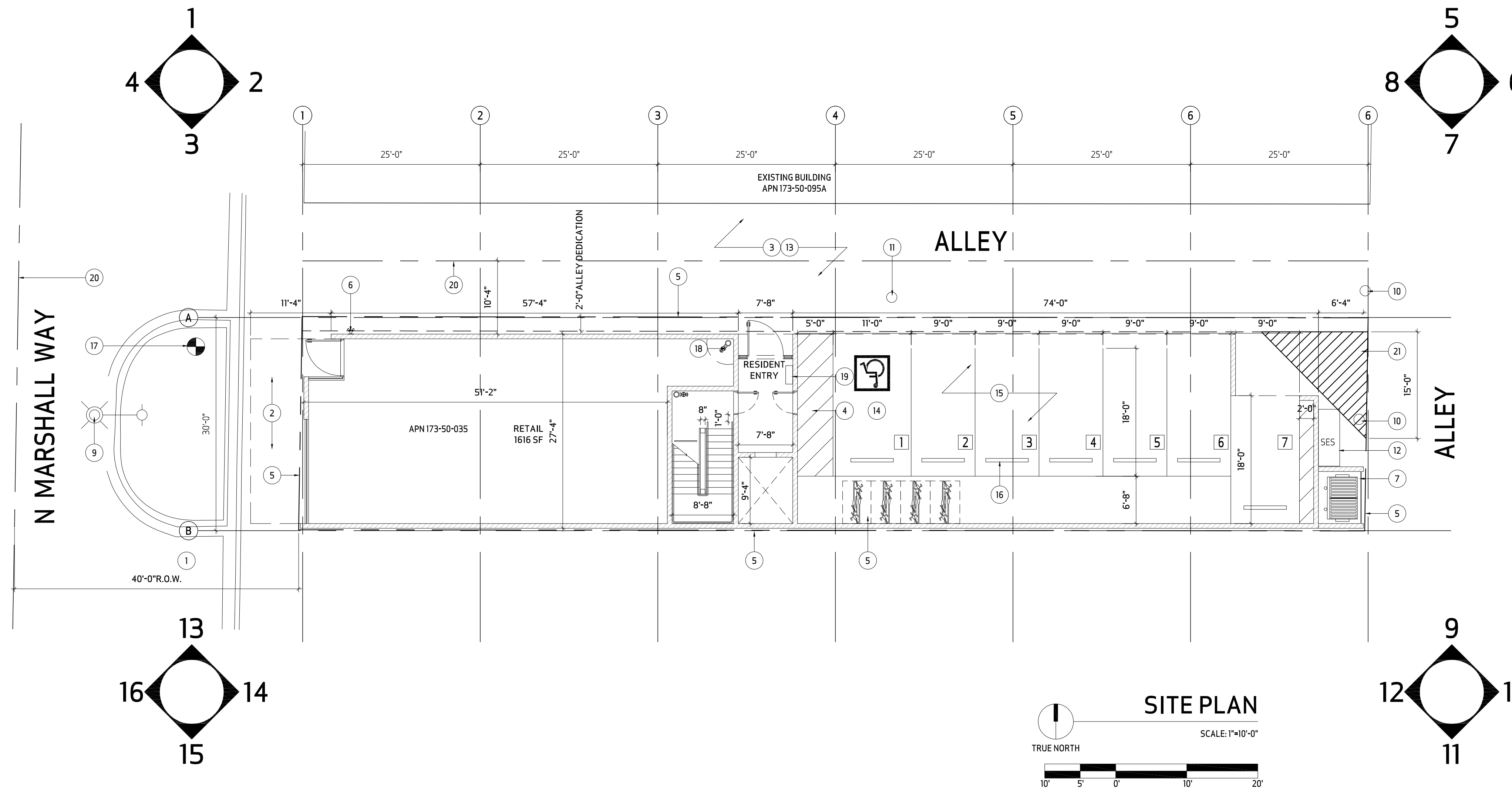
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E INFO@TOMECAKDESIGN.COM

GENERAL NOTES:

- A. KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS KEYS. LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- B. SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- C. PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.

SITE PLAN NOTES:

- 1. EXISTING PUBLIC STREET PARKING TO REMAIN.
- 2. EXISTING SIDEWALK TO REMAIN.
- 3. EXISTING ALLEY DRIVE TO REMAIN.
- 4. ADA PATH TO PUBLIC RIGHT OF WAY.
- 5. PROPERTY LINE.
- 6. LOCATION OF F.D.C.
- 7. TRASH ENCLOSURE WITH CONCRETE PAD.
- 8. BICYCLE RACK PER CITY OF SCOTTSDALE STANDARD DETAIL.
- 9. EXISTING STREET LIGHT TO REMAIN.
- 10. EXISTING POWER POLE.
- 11. EXISTING POWER POLE TO BE RELOCATED.
- 12. S.E.S. LOCATION.
- 13. EXISTING ASPHALT PAVING.
- 14. ADA PARKING AND ACCESSIBLE AISLE.
- 15. PAVED PARKING LOT AND DRIVES WITH CONCRETE.
- 16. PARKING STOP, TYPICAL.
- 17. EXISTING FIRE HYDRANT TO REMAIN.
- 18. FIRE RISER.
- 19. MAIL BOXES.
- 20. CENTERLINE OF STREET.
- 21. 15'X15' SAFETY TRIANGLE.



PROJECT:
MARSHALL FOUR
4251 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #: 22-17

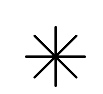
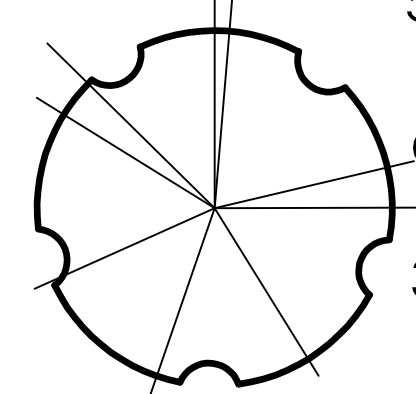

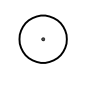
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CONTENTS: SITE PLAN

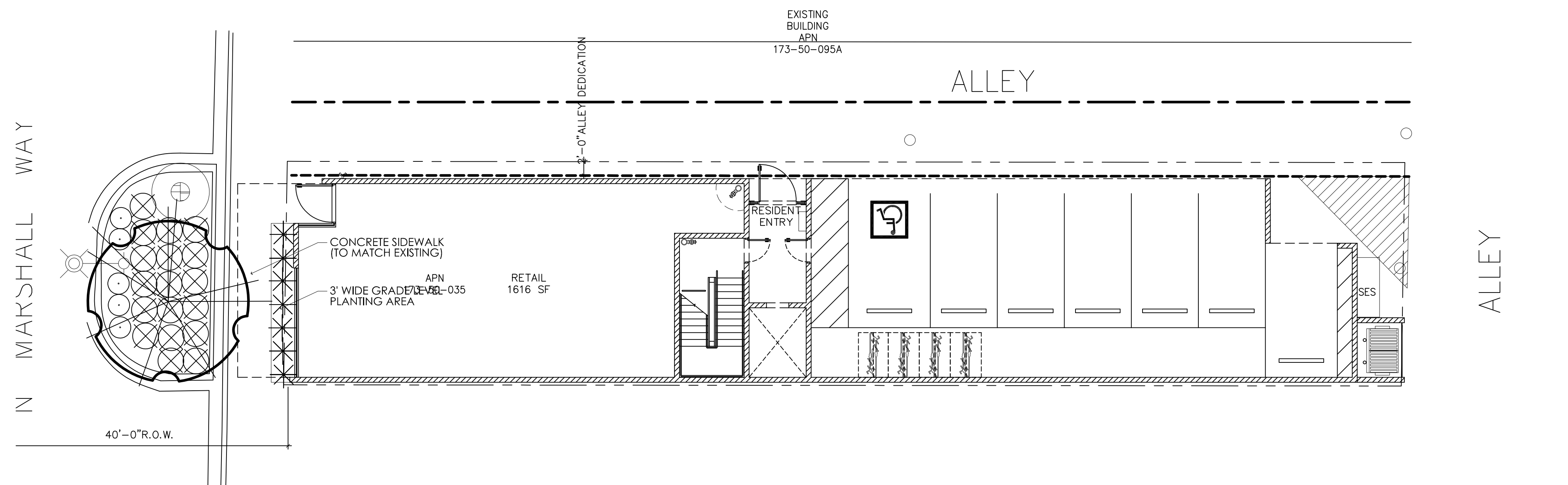
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LANDSCAPE LEGEND

-  PEDILANTHUS SP. LADY SLIPPER 5 GALLON
-  CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 36" BOX
-  HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON
-  LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



LANDSCAPE PLAN

APPROVED

CITY OF SCOTTSDALE

CASE NUMBER	APPROVED	DATE
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CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: XX - DR - 2022

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

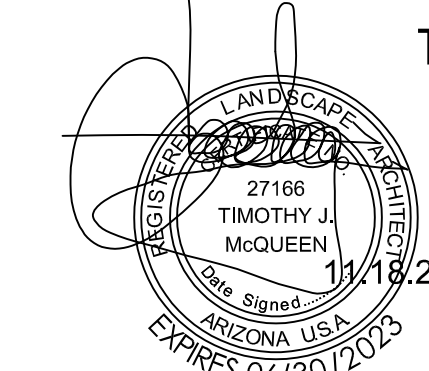
NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

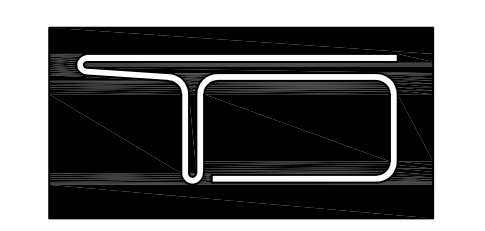
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

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T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
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project:
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revised:

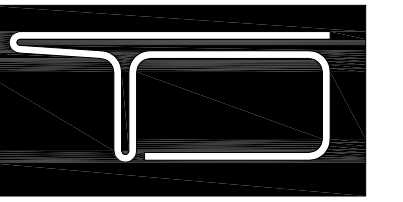
job #: 22-17

date: 11.01.2022

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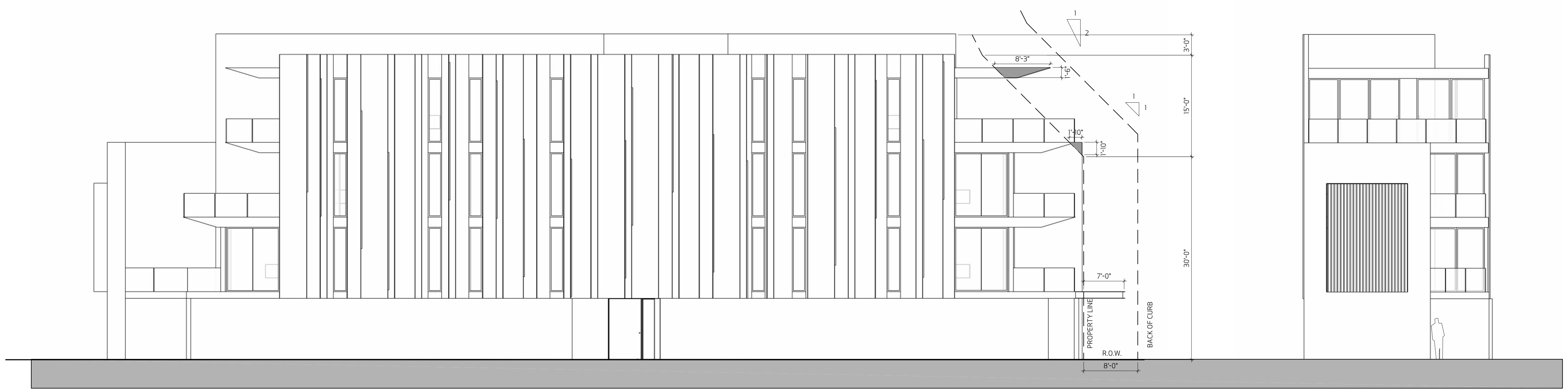
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NORTH ELEVATION

SCALE: 1/8"=1'-0"

EAST ELEVATION

SCALE: 1/8"=1'-0"

EAST ELEVATION

N/A ALLEY ELEVATION

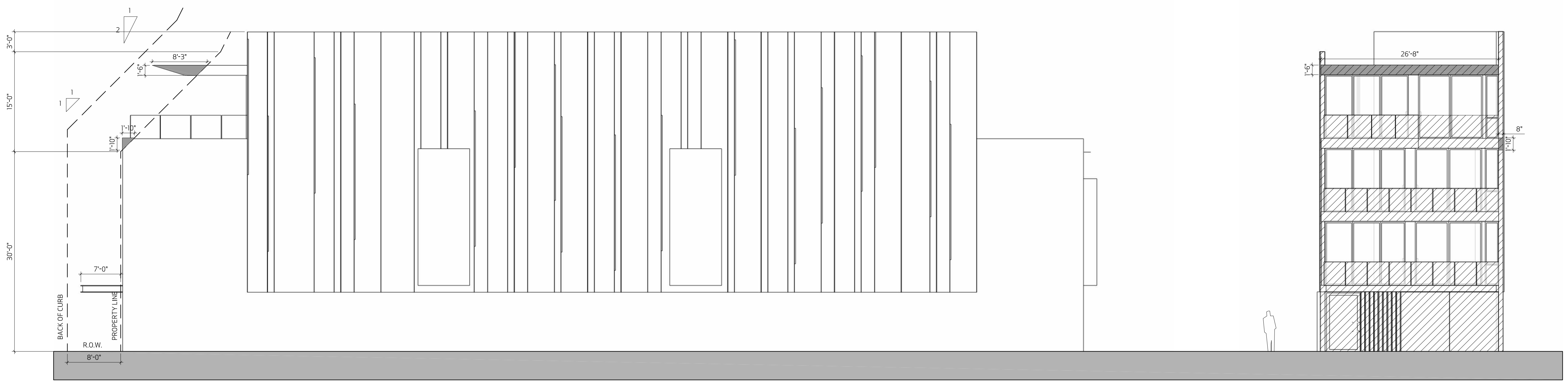
WEST ELEVATION

AREA ENCRUCHING INTO STEPBACK: 40 SF
OVERALL AREA OF FACADE: 709 SF
PERCENT OF AREA: 6.00%
6.00% + 33% MAX. AREA OF ENCRUCHMENT ALLOWED



LEGEND:

- Overall Area of Facade
- Area Projecting into Stepback
- Areas that encroach into inclined stepback, but are exempt from calculations

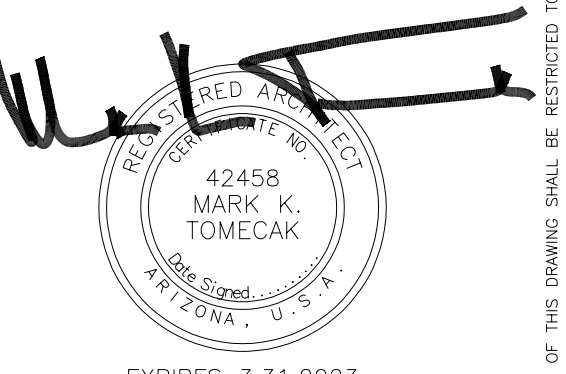
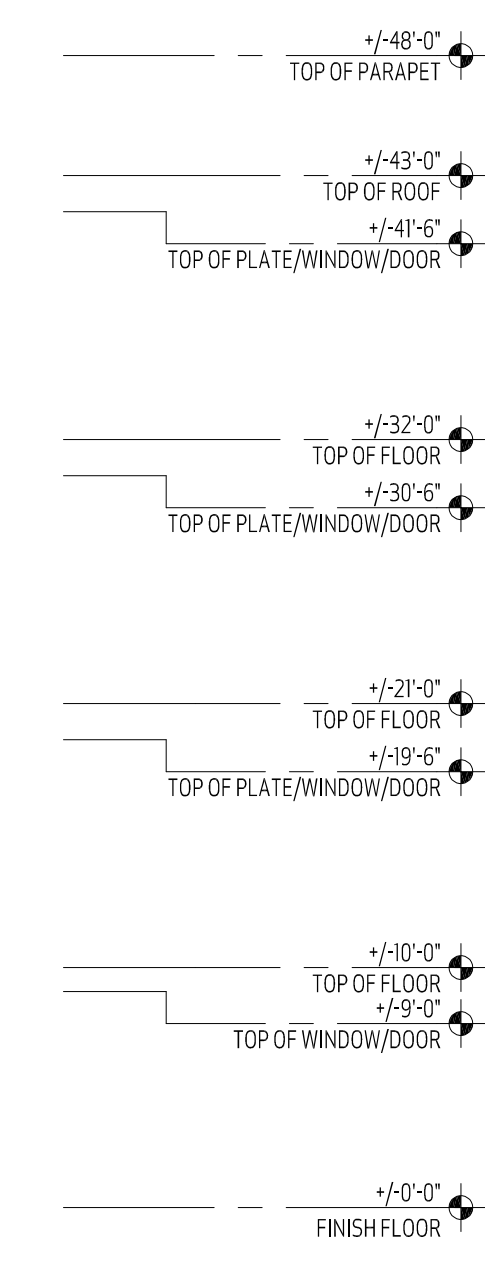


SOUTH ELEVATION

SCALE: 1/8"=1'-0"

WEST ELEVATION

SCALE: 1/8"=1'-0"



EXPIRES: 3.31.2023

PROJECT:
MARSHALL FOUR
4251N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #: 22-17

DATE: 11.01.2022

CONTENTS: ELEVATION WORKSHEET

SHEET No: **A 2.00**

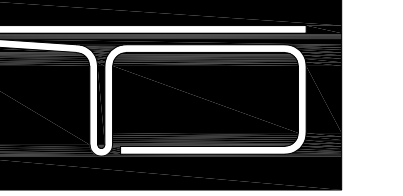
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N/W CORNER - MARSHALL WAY



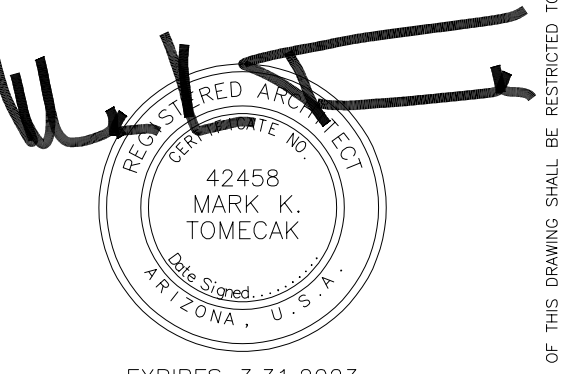
N/E CORNER - ALLEY



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EXPIRES 3.31.2023

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REVISED:

JOB #: 22-17

DATE: 11.01.2022

CONTENTS: PERSPECTIVES

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