



MACK INNOVATION
PARK

SOUTH PHASE

SEC of Loop 101 and Pima Road
Development Review Application
49-DR-2022

Development Team



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1. Introduction

In March of 2022, MREG 101 BELL LLC, a subsidiary of MACK Real Estate Group, was the successful bidder on roughly 124-acres of land auctioned off by the Arizona State Land Department. The Property, the majority of which is zoned Industrial Park, is situated adjacent to the Loop 101 Freeway between Pima Road and Bell Road as seen on the enclosed exhibits. The intent of this major acquisition was to capitalize on the freeway adjacency, desirable Scottsdale location and existing zoning entitlements to develop a new, Class-A industrial campus. The campus, termed *MACK Innovation Park*, will fill a sorely lacking market need and provide employment opportunities in the area.

The northern portion of the project (the NORTH PHASE) totaling roughly 55-acres has also been submitted to the City and is currently being reviewed under Case 49-DR-2022#2. This application, the SOUTH PHASE, pertains to property within the southern portion of the Park and encompasses roughly 35-acres.

MACK Real Estate Group

Mack Real Estate Group is an integrated developer, operator, investor and lender with offices across major markets of the United States. Locally, MACK has been developing high quality projects for decades. This includes office, industrial, residential, and mixed-use projects. MACK seeks to combine institutional-quality best practices with the cultural and reputational heritage of a family office. Mack and its investment partners have a long-term investment plan and will continue to own and manage its properties after development is completed.

The Property

The Property is currently vacant unimproved. The majority of the site (+/-95-acres) is zoned Industrial Park, Planned Community District (I-1, PCD), a small portion of which also has an Environmentally Sensitive Lands overlay (I-1, PCD, ESL). A smaller, roughly 29-acre portion near the southeast corner of the overall auctioned site is zoned Planned Regional Center (PRC, PCD), but is not subject to this Development Review application and there are no plans to develop that section of the Property at this time. The property is bounded by the Loop 101 freeway on the west side and a significant power line corridor on the east side, which buffers it from the adjacent residential neighborhood. The Property also includes a significant natural grade change of roughly 50 feet, sloping from Pima Road at the north, down to the south at Bell Road.

Overall Design Concept

The proposed *MACK Innovation Park* consisting of roughly 1.2 Million square feet of industrial and office space spread across a multi-building campus. Along with the high-quality building design and layout, the project will also include a substantial amount of infrastructure for the overall site including the completion of 91st Street, internal circulation drives, drainage channels and perimeter improvements. This SOUTH PHASE application includes four (4) buildings totaling roughly 400,000 square feet.

The overall design theme and concept recognizes a multiplicity of overarching principles and sensitivities at various levels of scale; all of which relate to the specific location of this site as related to the State of Arizona, the Greater Metro Phoenix Area, and most importantly the City of Scottsdale. It is believed that the design theme is so specific to this site, project and building type that it would not make sense anywhere else but at this proposed location.

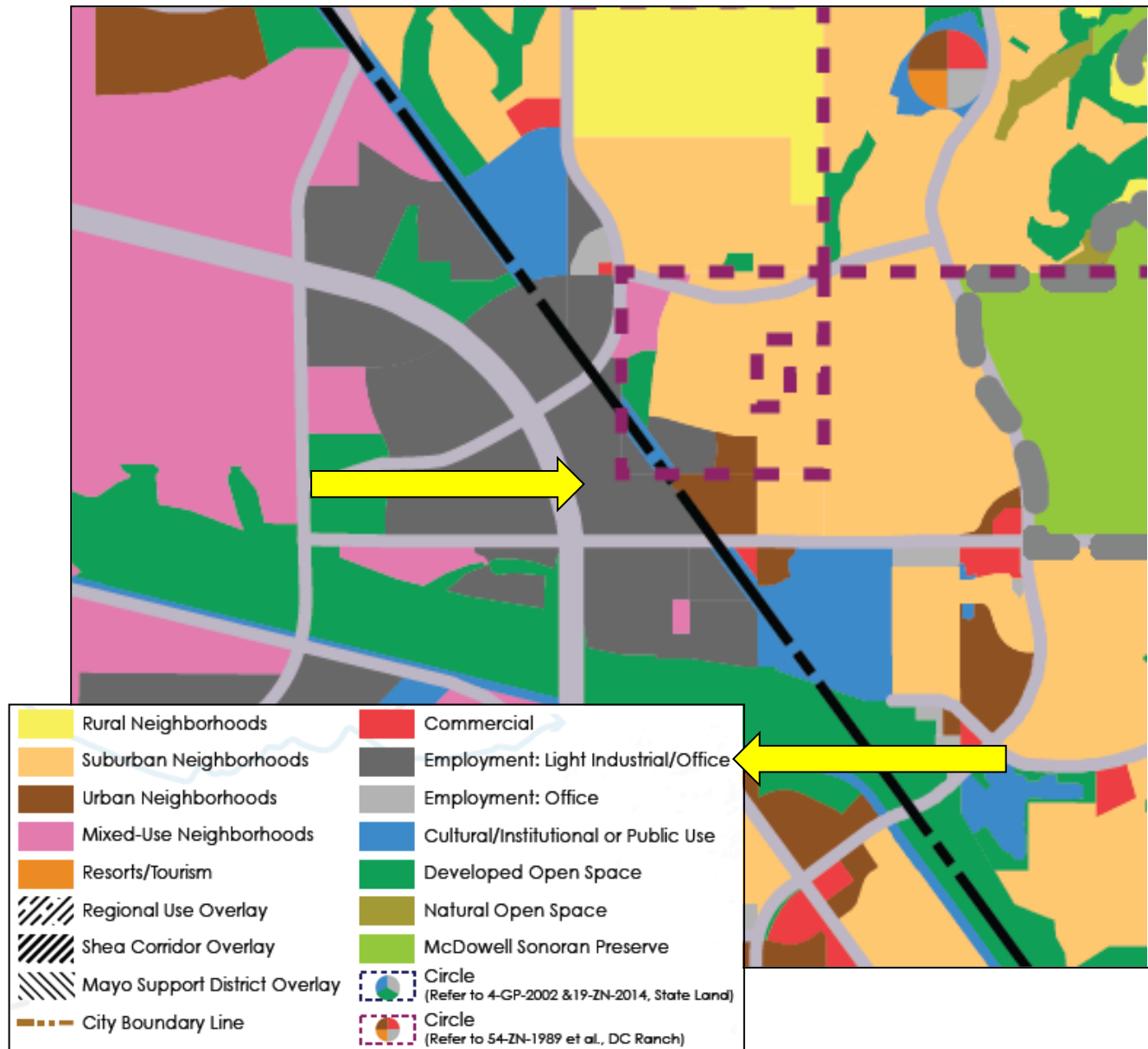
Enticed by the exotic Sonoran Desert Landscape the renowned Architect Frank Lloyd Wright came to Arizona in the early 1930's and purchased land in the McDowell Mountains where he built his winter home and school of architecture at Taliesin West. It was here where FLW began experimenting with desert architecture, forever leaving his mark on the valley and inspiring future generations of artists and architects alike. It is through this rich history of art and architecture that has become synonymous with the culture of the City of Scottsdale, that it felt appropriate to implement inspirations of FLW within the design concept. Two such FLW projects lead the impetus for the conceptual design for the Mack Innovation Park buildings; The Rose Pauson House and Taliesin West.

Out of the many FLW projects located in Phoenix, the Pauson House, of which only a few fieldstone site walls remain and although residential in nature embodied elements that could easily be translated into the design of an industrial building. The tall floor to ceiling windows could be seen to be the office entries at the corners. The girthy trapezoidal shaped fieldstone walls and towers could be imagined as interesting artistic focal pieces to help break the mass of the buildings into smaller elements. The long horizontal wood panels could be interpreted to be the main unifying element that runs throughout the length of each building tying the architectural composition together.

Likewise, Taliesin West, being in such close proximity to the property and a prominent landmark and destination in Scottsdale to art enthusiasts, architects, and tourists, also possesses unique and interesting Wrightian components that could be expressed as part of the overall design concept for this project. Particularly, the flying redwood angle capped beams which extend out to form the shading canopy became the entry canopies for this project, which then carry downward at a soft angle, terminating into a heavy, trapezoidal fieldstone base. The chunkiness of the columns reflecting many of FLW's works which embody and synthesize heavier elements with lighter/more delicate structures. Finally, some of the integrally colored concrete used as hardscaping at Taliesin West have been utilized in the same effect in this project as the sidewalk leading into each building entry will be integrally colored the same color as the entry canopies to give a greater sense of arrival and relate the ground, to the pedestrian, to the building.

2. General Plan Conformance

According to the City's adopted General Plan Land Use Map, the Property has a General Plan land use designation of "Employment Light Industrial / Office." And is also located within a "Regional Use Overlay." The proposal is in keeping with these designations and conforms to numerous policies related to the *Character and Design* element of the newly approved General Plan.



Portion of the Scottsdale General Plan Land Use Map. "Employment" designation.

Character & Design (CD) Element

CD1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

- *New and revitalized development should respond to regional, citywide, and neighborhood contexts in terms of:*
 - *Scottsdale's southwestern, Sonoran Desert characteristics, such as climate, native plants, topography, and history/culture.*
 - *Scottsdale as a part of a larger metropolitan area with a unique image, character, and identity within the regional setting.*
 - *Relationships and sensitivity to surrounding land forms, land uses, and transportation corridors.*
 - *Compatibility with and sensitive integration into established neighborhood character, including historical preservation policies.*
 - *Contributions to citywide linkages of open space, Growth Areas, and Activity Areas.*
 - *Creation of new or reinvention of the existing character of an area, when necessary.*
 - *Physical scale relating to human experience.*
 - *Visual impacts on and accessibility to public settings, significant natural features, and neighboring properties.*
 - *Impacts on and sensitivity to the natural environment.*

Response:

The Project location immediately adjacent to the Loop 101 and freeway interchanges make the site ideal for industrial development. The access to this primary roadway will provide extremely efficient access and egress for vehicles with limited impact on the surrounding neighborhood. The primary character of freeway adjacent land in this Employment zone of the General Plan is higher density commercial and light industrial use, where businesses can benefit from visibility and access to the regional transportation network.

This project is utilizing native desert planting throughout the project along with a design that is inspired by the historical and cultural context of Frank Lloyd Wright, who is recognized as an innovator regionally, citywide and locally. The project also follows the unique character and vibe of the City of Scottsdale as promoters of an artistic culture and lifestyle while simultaneously regarding sensitivity and appreciation for nature and the outdoor environment. While most industrial buildings are large, flat, and overwhelming, this project seeks to minimize the standard by creating overlapping walls, use of fieldstone and other materials, textures, dramatic and dynamic architectural features that are pleasing to the surrounding neighborhood while eye-catching from the freeway.

CD3: Foster quality design that enhances Scottsdale as a unique southwestern desert and tourism community through development review processes.

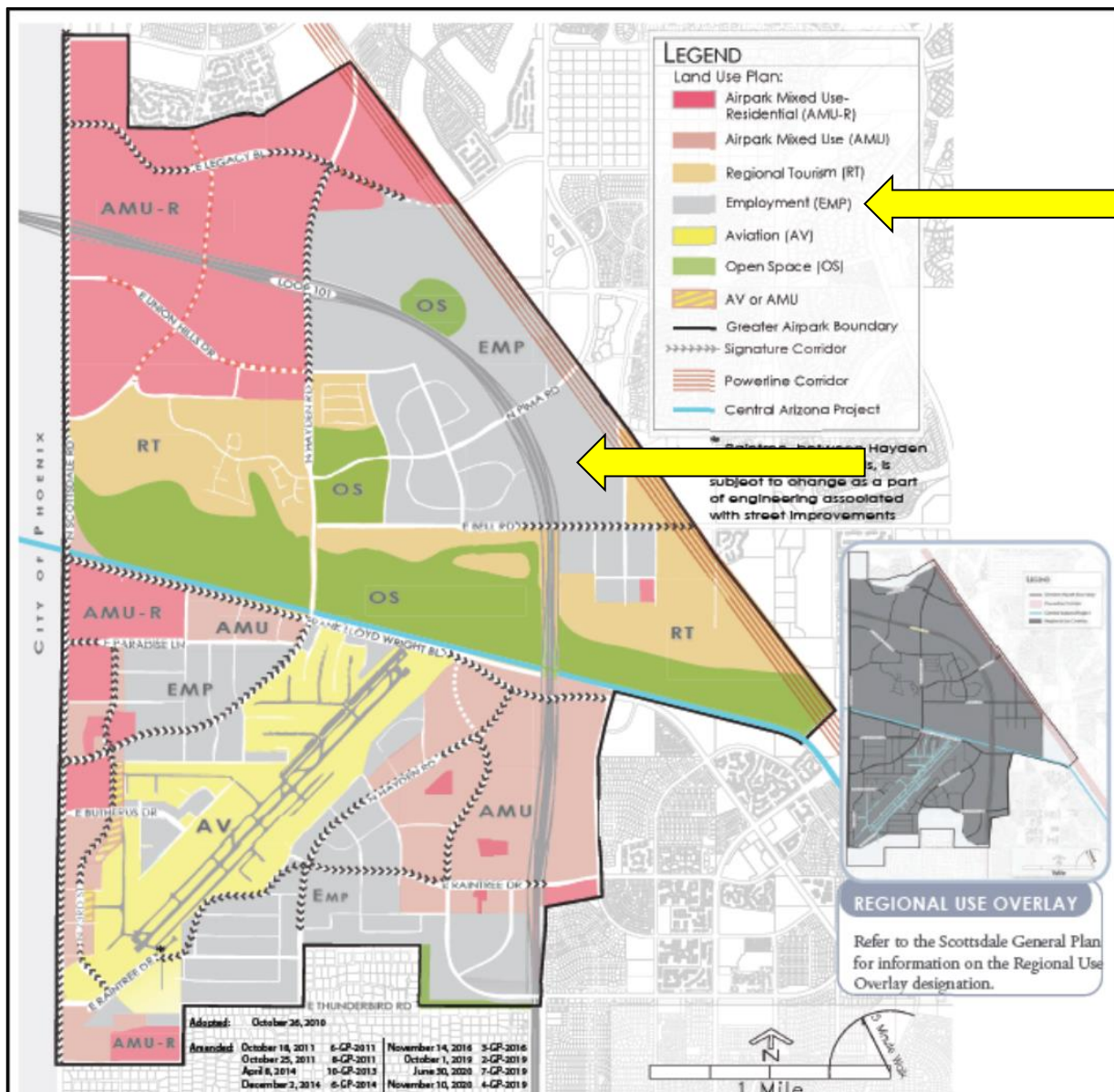
- Strengthen Scottsdale’s economic and environmental attributes, distinctive character, and attractiveness through collaborative site planning and design.

Response:

Due to location adjacent to freeway interchanges, the Property is effectively a commercial “gateway” into the adjacent neighborhoods. The proposed design embraces this reality by incorporating building and landscape design features that are consistent with neighborhood standards. By implementing a Frank Lloyd Wright inspired design, the industrial building is elevated from a building solely of function to a building of form and elevated, quality design. The project also recaptures the native flora currently existing on site, and recaptures the natural washes into a channel which is landscaped and integrates a multi-use path for the use of outdoor activities.

3. Greater Airpark Character Area Plan Conformance

The Property is located within the Greater Airpark Character Area Plan, one (1) of seven (7) Character Area Plans adopted by the City and used to guide growth and development decisions in specific areas of the City. The Land Use Plan within the Greater Airpark Area Plan designates the Property as “Employment” (EMP) and provides for a Development Type of “Type-C Higher Scale.” The proposal conformed to several of the Character and Design element goals and policies of this Character Area Plan.



Greater Airpark Character Area Plan, Land Use Plan designation of “Employment.”

Character and Design Element

Goal CD 1: Enhance and strengthen the design character of Greater Airpark Future Land Use Areas.

- **Policy CD 1.1.** *Promote innovative, high-quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:*

Employment Land Use Areas: *These areas consist of multi-functional buildings with form following function, contemporary architecture, technological and corporate/executive character, campuses, and unique expressions of corporate identity. Multi-modal connections between developments are encouraged. Building materials that are utilized in the area should reflect emerging technologies and sustainable practices. Landscape materials should provide vibrant colors that are contextually sensitive to adjacent developments.*

- **Policy CD 1.2.** *Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area character.*

Response: All lighting will be placed with sensitivity to the residential neighborhoods and comply with City of Scottsdale lighting standards.

- **Policy CD 1.4.** *Buffer residential neighborhoods from lighting, noise, and activities associated with employment and commercial land uses by utilizing vegetation, walls or screens, and other appropriate technologies in site design. (see screening response in section 4)*

Response:

The adjacent APS/SRP power line corridor is over 240ft wide, under which no buildings can be constructed. This easement therefore provides significant setback and buffer of the Project from the adjacent residential neighborhood. Additional design strategies are discussed in more detail below.

4. Development Review Board Criteria

Per Ordinance Section 1.904, in consideration of an 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 project adheres to the established Character Area Plan and General Plan designations as outlined above. The proposed development complies with guidelines and development standards applicable to the parcel, the Design Standards & Policies Manual, Design Scenic Corridor Design Guidelines, Lighting & Shading Guidelines of the City of Scottsdale. The land area designated as ESL will be developed in a future phase and not included in this current (SOUTH PHASE) submittal.

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 proposed development conforms with the Scottsdale Sensitive Design principles. The site naturally slopes from North to South by approximately 50'. Due to this unique terrain feature, buildings have been placed in an east-west orientation with finish floors stepping down towards Bell Road. This allows for a minimal disturbance to the existing topography.

- b. ***Avoid excessive variety and monotonous repetition;***

Response: The project adheres to the principles stated above through slight variations of the design motif so as not to appear excessive in variety nor repetitive.

- 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: There are existing washes flowing through the site that will be redirected through a thoughtfully designed waterway channel. These channels are strategically placed along the boundaries of the site so as to provide a larger desert landscape buffer from the public roadways, surrounding neighborhoods and civic amenities. A well

landscaped pedestrian route is being proposed from Bell Road through the future NORTH PHASE that will connect to the multi-use trail along Pima Road. Recessed Low-E glass is being incorporated throughout each building. Building entries are highlighted with striking sculptural canopies that help shade and provide pedestrian wayfinding. Evocative materials in natural color tones and textures, such as fieldstone, seamlessly blend architecture and environment. A majority of the mature flora existing on the site will be salvaged and replanted throughout the project to help preserve the Sonoran Desert Environment.

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

Response: The ESL Ordinance is not applicable to this current SOUTH PHASE.

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

Response: While not located within a historic overlay, the project does incorporate unique architectural features through size, color, texture, and layered/overlapping wall elements.

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: The Project is required to construct 91st Street as a major collector road between the existing Bell Road signalized interchange north to the cul-de-sac at the south end of 91st Street adjacent to the APS substation. A private (40ft-wide) collector road will be constructed through the middle of the side connecting the new 91st Street to the Loop 101 collector road on the west, where a new right-turn-in / right-turn-out driveway will be installed. A new right-turn-in / right-turn-out driveway will also be installed at the north of the site at Pima Rd, and a new full-service driveway will be installed at Bell Road aligned with 90th Street to the south. Combined with the proposed interior driveways, this added infrastructure will provide very efficient traffic movement into, within and out of the site, and will also benefit existing traffic flow by adding new options to access the adjacent neighborhood. As shown in the circulation plan, a primary pedestrian route is being proposed through both phases and connects all buildings to public sidewalks and a future multi-use trail.

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

Response: All associated screening walls and mechanisms follow and reflect the theme of the overall building design through similarity of color, pattern, and motif. All mechanical equipment will be located on the roof for efficiency and so as not to encumber the site with unsightly devices. Building walls will also serve as parapets to screen roof-mounted equipment. Ground-mounted electrical transformers and utility pedestals are located where viewing from significant vehicular and pedestrian pathways will be limited, and all are screened with landscape. Required screening will comply with City of Scottsdale's Zoning Ordinance & Guidelines

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. Address building mass, height, materials, and intensity 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 project is not located within the Downtown Area.

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

- a. Accessibility to the public;**
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;**
- c. Location near the primary pedestrian or vehicular entrance of a development;**
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and**
- e. Location in conformance to standards for public safety. Reflect the design**

Response: The Cultural Improvement Program and Public Art Program are not applicable.

5. Scottsdale Sensitive Design Principles Conformance

The Character and Design Element of the General Plan states that *“Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.”* The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

Response: The project will greatly enhance the design character of the area. The property is located immediately adjacent to the Loop 101 Freeway, yet is currently vacant and unimproved. The property currently adds little to the character of the area. This project will greatly enhance the setting, with generous perimeter landscaping and the incorporation of a long-sought after multi-use trail across the north portion of the Property (NORTH PHASE), leading to the new public park east of the site. The design character of the project further enhances the area by utilizing and implementing an artistic interpretation of Frank Lloyd Wright style design within the buildings creating an interesting and pleasant view for travelers along the freeway and from the neighborhood.

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

Response:

Due to the significant grade differential and the site being located within a Federal 404 Flood Water Zone, the buildings are oriented perpendicular to the existing grade thereby allowing the site to step down gradually from North to South. This enables the Project to blend into the existing perimeter grades and minimize impact to native landscape surrounding the site

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

Response:

Currently channelized offsite flood water is deposited onto the site in several locations. In order to maintain the flow of this flood water while also controlling the outflow at specific locations at Bell Rd, the drainage plan routs the current flood water into drainage channels around the perimeter of the site where they can enhance the open space and landscape quality. The site sits within FEMA Flood Zone AO, requiring that all building

finished floor elevations be set a minimum of 2-ft above the highest adjacent existing grade elevation. All proposed buildings are set in such a way to meet this requirement.

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

Response:

Perimeter open space setbacks and drainage channels will utilize native species while also enhancing the existing landscape with new species consistent with City of Scottsdale's Landscape Guidelines and Ordinances. Existing native plants will be salvaged and re-planted where feasible.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

Response:

The unique design of this project and proximity to Loop 101 will enhance and define the character of the area as a gateway landmark to the community.

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:

Multi-use trails are being proposed in the NORTH PHASE and will connect to existing hiking/biking trails and adjacent public park. Ample bike parking will be provided throughout the site.

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

Response:

A landscaped primary pedestrian route is being proposed from Bell Road through the future NORTH PHASE that will connect all buildings to public sidewalks & a multi-use trail along Pima Road.

8. ***Buildings should be designed with logical hierarchy of mases.***

Response:

The buildings avoid long spans of uninterrupted blank walls by implementing layering and overlapping wall planes, transitions of varying wall elements and colors, and utilization of various wall textures.

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

Response:

The built environment responds with sensitivity through use colors and textures found in the desert environment.

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

Response:

This proposed development incorporates sustainable and healthy building practices by salvaging existing site flora and sourcing local stone. The longitudinal east-west orientation of the buildings, canopies at the entries, low-E glass and thoughtfully placed trees helps maximizes solar efficiency while minimizing energy usage.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscaping and preserving native plants.*

Response:

The Landscape Architectural Design will respond to the desert environment by using all existing Trees and Cacti that are salvageable and in disturbed areas due to construction. All existing native areas not in disturbance areas will be protected and enhanced with additional desert plant materials. The existing plant material to be salvaged and reused are mature in size and character. This will create a mature landscape in the areas that they will be transplanted. All New Plant material will be Native, Desert themed and have low water requirements.

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

Response:

The Landscape Architectural Design will include irrigation techniques for water efficiency. Low Flow Drip Irrigation will be used with trees, shrubs and cacti separated by valves and environmental locations (i.e. building orientation, retention and drainage ways and solar orientation). Smart controllers and soil sensors and rain gauges will assist in the efficient delivery of the irrigation to the plant materials. All Plant material will be low water and drought tolerant to reduce the amount of water in the short and long term.

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

Response:

Quality of lighting will follow City of Scottsdale lighting standards and will provide lighting that will promote safety while being sensitive to dark sky ordinances and adjacent neighborhoods.

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

Response:

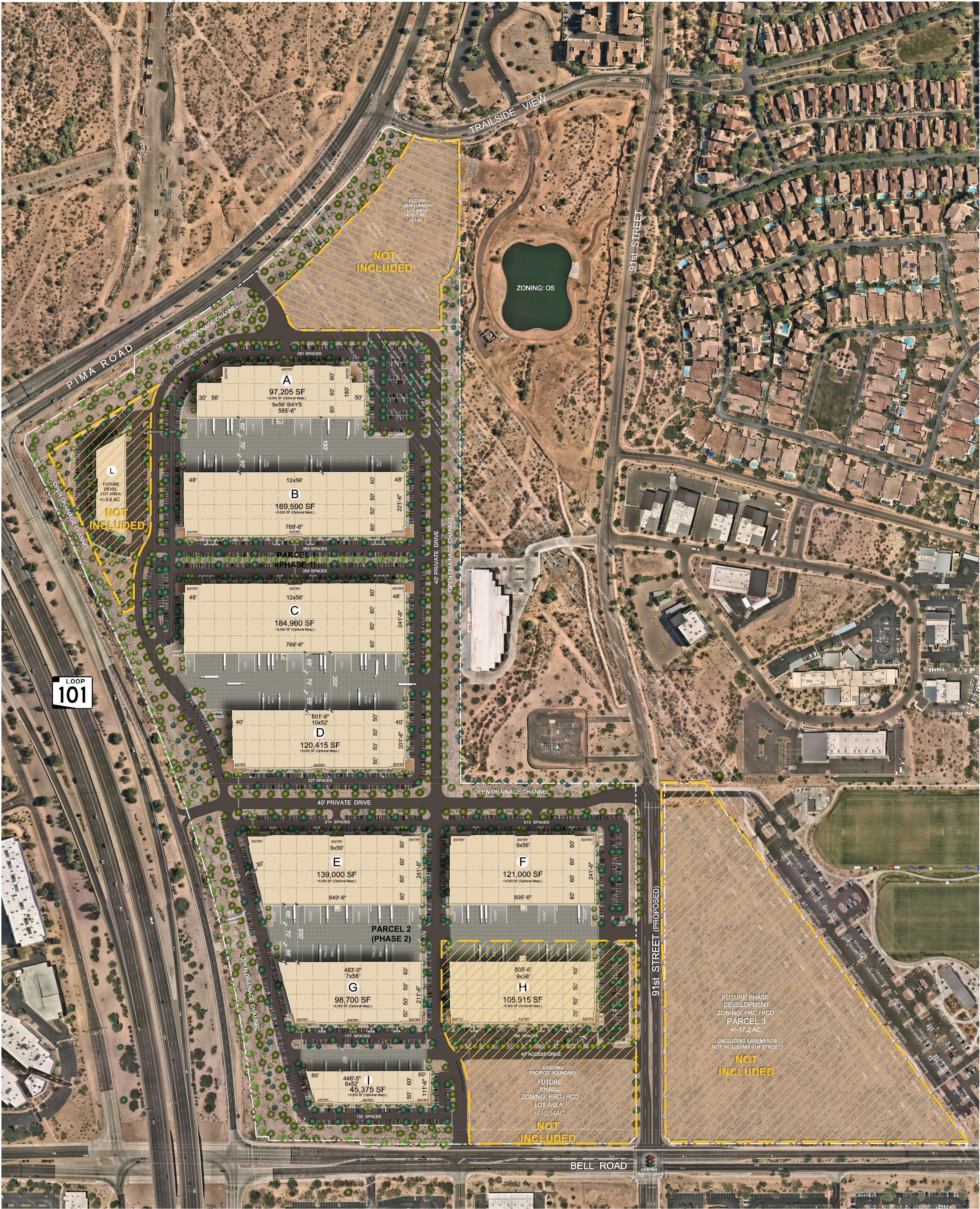
A comprehensive Sign Program will be developed and submitted at a later date which will incorporate design elements and materials consistent with the overall project design.

6. Conclusion

As outlined in this narrative and as seen in the application exhibits, the proposal meets and exceeds numerous stated goals of the General Plan, the Greater Airport Character Area Plan, and the Scottsdale Sensitive Design Principles. The Project also directly responds to the Development Review criteria detailed in Ordinance Section 1.904.

The Development proposal will reinvigorate a vacant and underutilized site with a new, high-quality project that provides for employment opportunities. The project is highly designed from a building and landscaping perspective and creates an inviting and contextually appropriate development. The project also delivers on the promise of industrial / office uses that has long been anticipated and sought after for the site.

Thank you.



COLOR MASTER SITE PLAN



MACK

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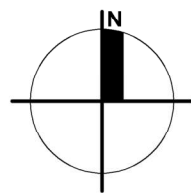
NEC Loop 101 & Bell Road

Scottsdale, AZ

DR24-2



Butler Design Group, Inc
architects & planners



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SCALE: 1" = 150'

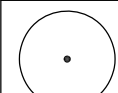

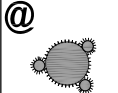

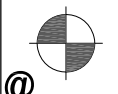


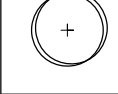



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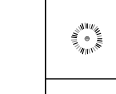

MACK REAL ESTATE GROUP

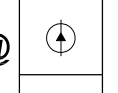
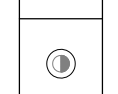

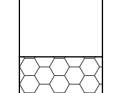
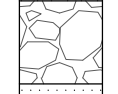
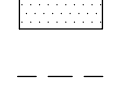

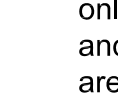
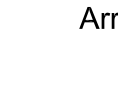
LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED) @ ELS PLANT MATERIAL

All tree caliper required at time of planting

TREES		SIZE / CALIPER	QTY.
	Prosopis Glandulosa Thornless Honey Mesquite	24" Box (1.25C) Standard	47
	Salvage Tree (see Approved Salvage Plans)	4" C or Larger	110
	Salvaged Carnegielea gigantea (see Approved Salvage Plans)	2'-15' Tall	02
	Fouquieria splendens Ocotillo	4' -8" tall 6-10 cane min. (Mix HT Throughout)	24
	Carnegielea gigantea Saguaro	4'-8" Spear (No holes or Scars) (Mix HT Throughout)	18
	Yucca elacta Soap Tree Yucca	5 Gallon	35
	Acacia stenophylla Shoestring Acacia	24" Box (1.25 C) Standard	34
	Chilopsis linearis Desert Willow 'Bubba'	36" Box (2.0 C) Multi Trunk	15
	Parkinsonia hybrid Desert Museum	48" Box (3.50 C) Standard	03
	Caesalpinia mexicana Mexican Bird of Paradise	36" Box (2.0 C) Multi Trunk	04
	Tree to Remain in Place (see Approved Salvage Plans)	24" Box and Larger Located in Future Phases	109

SHRUBS / ACCENTS		SIZE	QTY.
	Eremophila hygrophane Blue Bells EMU	5 Gallon	17
	Callistemon viminalis 'Little John' Bottlebrush	5 Gallon	93
	Ambrosia dumosa White Bursage	5 Gallon	278
	Simmondsia chinensis jojoba	5 Gallon	223
	Tecoma Stans Yellow Bells	5 Gallon	134
	Justicia californica Chuporosa	5 Gallon	06
	Ruellia peninsularis Desert Ruellia	5 Gallon	81
	Salvia officinalis Dwarf Sage	5 Gallon	11
	Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon	80
	Vigueria deltoidea Goldeneye	5 Gallon	12
	Larrea tridentata Creosote Bush	5 Gallon	39
	Encella farinosa Brittle Bush	5 Gallon	112
	Ericameria laricifolia Turpentine Bush	5 Gallon	14
	Asclepias subulata Desert Milkweed	5 Gallon	110
	Hesperaloe parviflora Yellow Yucca	5 Gallon	991
	Hesperaloe parviflora Red Yucca	5 Gallon	461
	Dasylyrion wheeleri Desert Spoon	5 Gallon	17
	Yucca baccata Banana Yucca	5 Gallon	108
	Agave palmeri Palmer's Agave	5 Gallon	360

GROUNDCOVERS		SIZE	QTY.
	Gutierrezia sarothrae Snakeweed	5 Gallon	119
	Lantana montevidensis Gold Mound	5 Gallon	179
	Eremophila glabra Mingenew Gold	5 Gallon	856
	Baileya multiradiata Desert Marigold	5 Gallon	05
INERT MATERIALS			
	1" Screened Painted Desert 2" min thickness in all landscape areas		
	Non Grouted 3" - 6" Painted Desert Rip-Rap 3" min thickness(bury 1/3 into base grad)		
	Per Civil Plans 3" - 6" Painted Desert Rip-Rap See Civil Plans for Installation Details		
	Mix In Stabilized 1/4" Minus Madison Gold 3" Thickness/ 90% Compacted Sub Grade		
	1/8 Metal Header along both edges of trail Secure every 4' with mtl stake		

NOAS REVEG AREA NOTE:

A native seed mixture will be complied using only ESL indigenous approved plant materials and applied to ALL areas to remain native, areas which are disturbed, adjacent to non disturbed areas. And to ALL Slopes of the Arroyo for native future stabilization efforts.

1. Please add a note to the Landscape Plan, as follows: 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. Please refer to DSPM Sec. 2-1.501.L.

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF SCOTTSDALE STANDARDS.
- ALL TREES WILL BE 24" BOX OR LARGER.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

PROJECT TEAM

Developer / Owner	Architect
MREG 101 BELL LLC	Butler Design Group
2415 E. Camelback Rd, Ste 920	5013 E. Washington St, Ste 100
Phoenix, AZ 85016	Phoenix, Arizona 85034
Contact: Scott Denham	Contact: Jay Irvin
Ph: (213) 542-4315	Ph: (602) 957-1800
sdenham@mackregroup.com	jirvin@butlerdesigngroup.com

Civil Engineer	Landscape Architect
Kimley-Horn	Laskin & Associates, Inc
7740 N. 16th Street, Ste 300	5013 E. Washington St, Ste 110
Mesa, Arizona 85020	Phoenix, Arizona 85034
Contact: Steve Haney	Contact: Daniel Dodson
Ph: (602) 906-1121	Ph: (602) 840-7771
steve.haney@kimley-horn.com	daniel@laskindesign.com

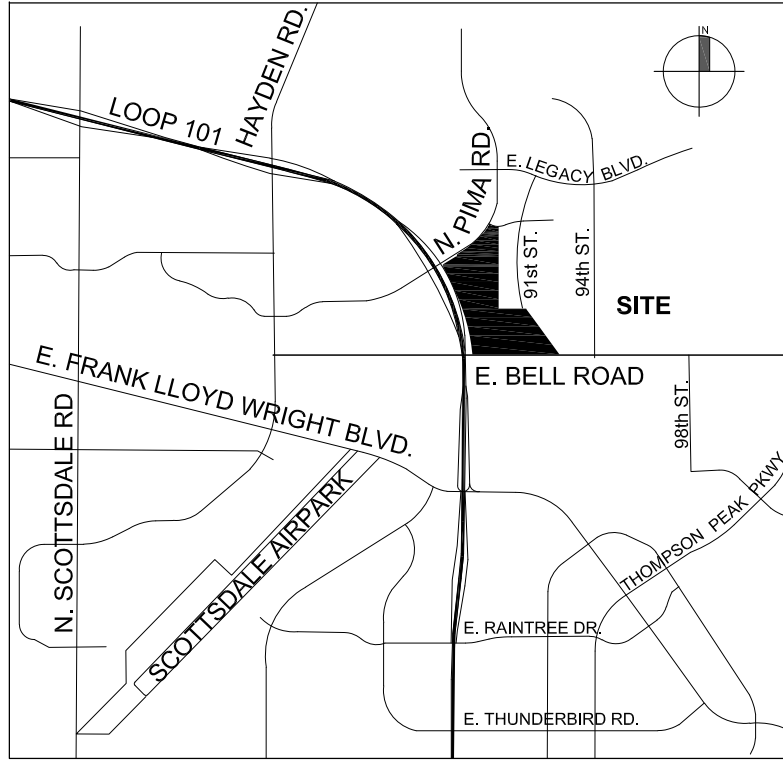
SITE AREAS

	Parcel 2	
	SF	AC
Gross Site Area (Acres)*	1,806,433	41.47
Dedicated City ROW		
Net Site Area	1,680,545	38.58
Future Phase Dev.	450,410	10.34
Net Site Area Excl. Future Development Phases	1,230,134	28.24

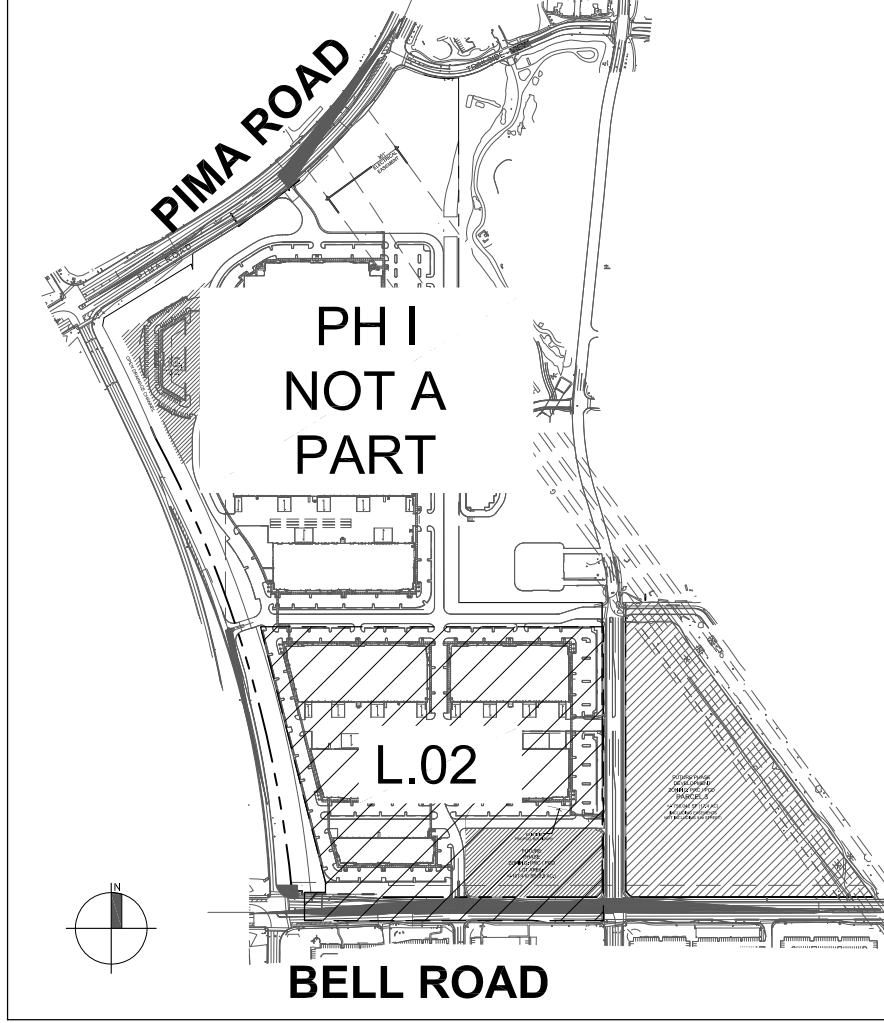
PARCEL 2 (SOUTH)

Parking LS Area*:	±15,120 S.F.
Bell Rd ROW Area*:	±28,560 S.F.
Excludes ADOT	
On Site Landscape Area*:	±153,141 S.F.
Total Landscape Coverage*:	±196,821 S.F. (16%)

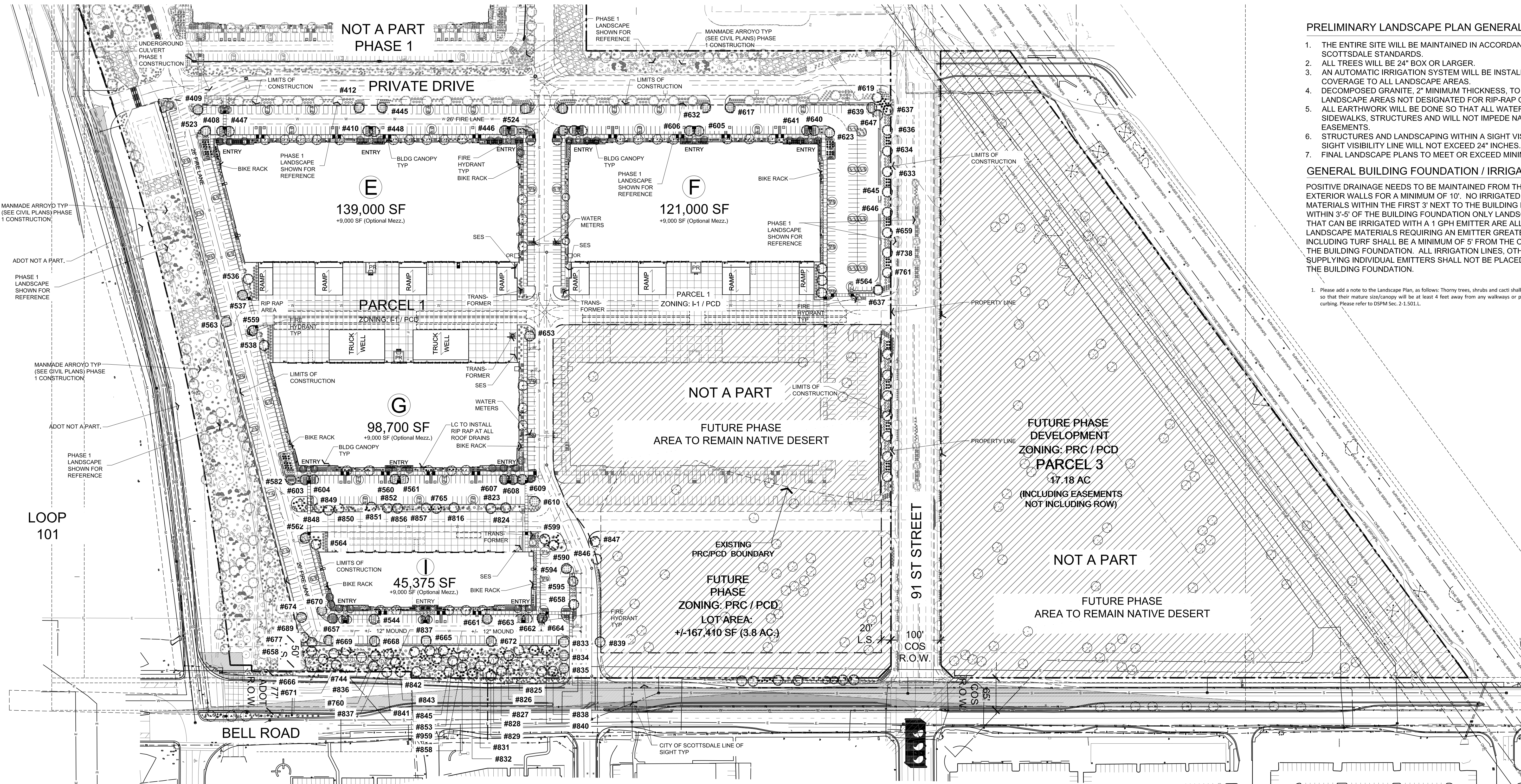
VICINITY MAP (N.T.S.)



SHEET INDEX PLAN (N.T.S.)



11.14.22
22024-ST12



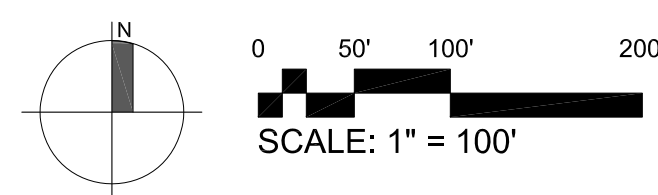
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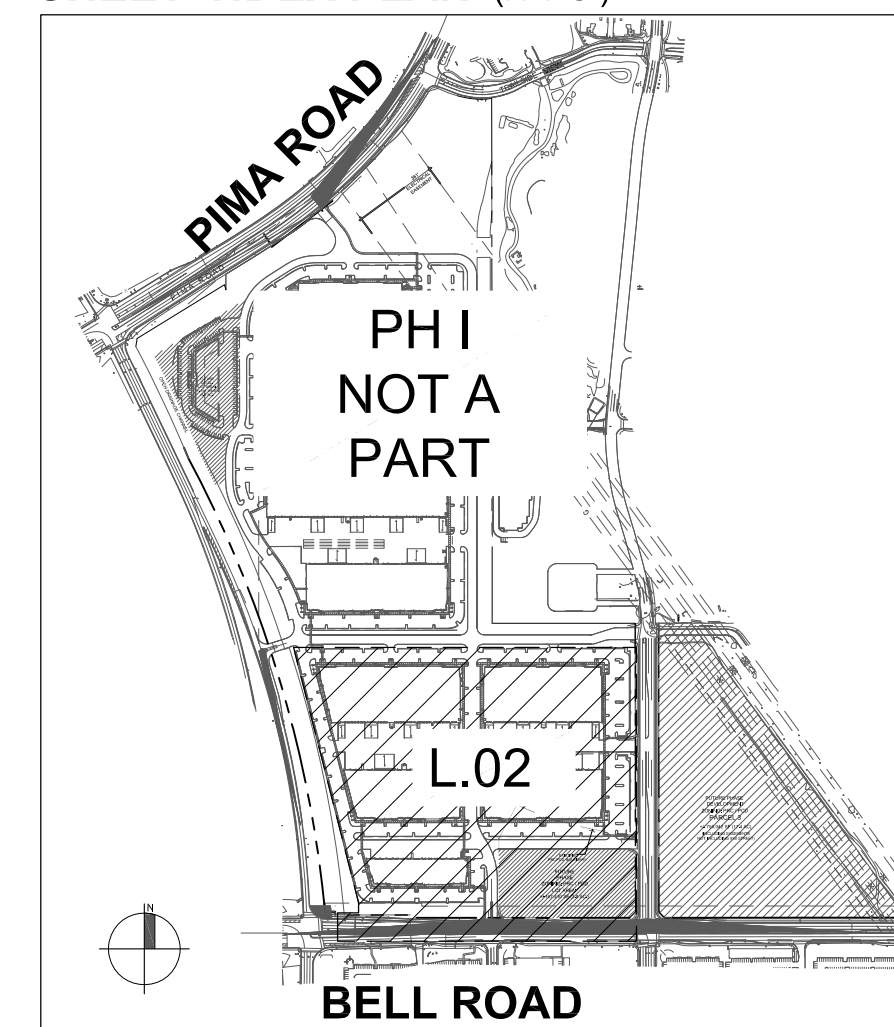
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**PRELIMINARY LANDSCAPE PLAN
PHASE 2**



SHEET INDEX PLAN (N.T.S.)



**NEC Loop 101 & Bell Road
SCOTTSDALE, AZ**

L.02 / 02



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
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email: info@laskindesign.com
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Butler Design Group, Inc
architects & planners

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MACK REAL ESTATE GROUP

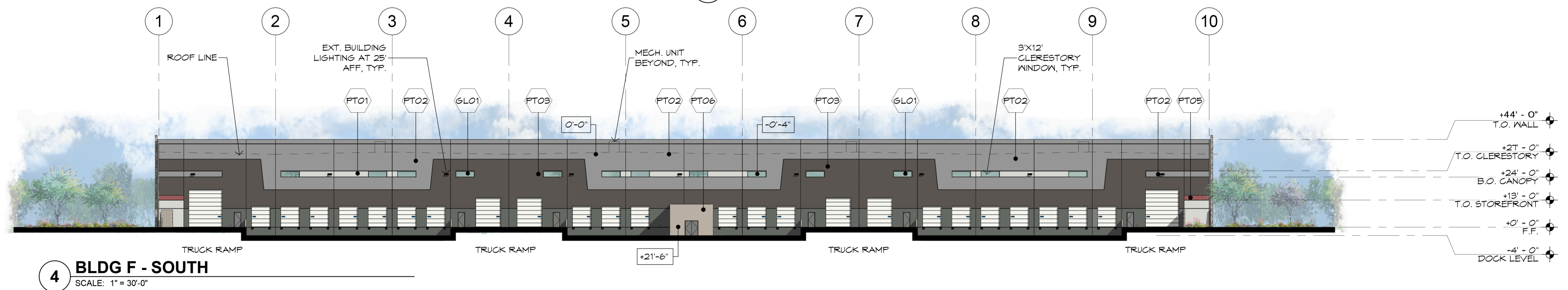
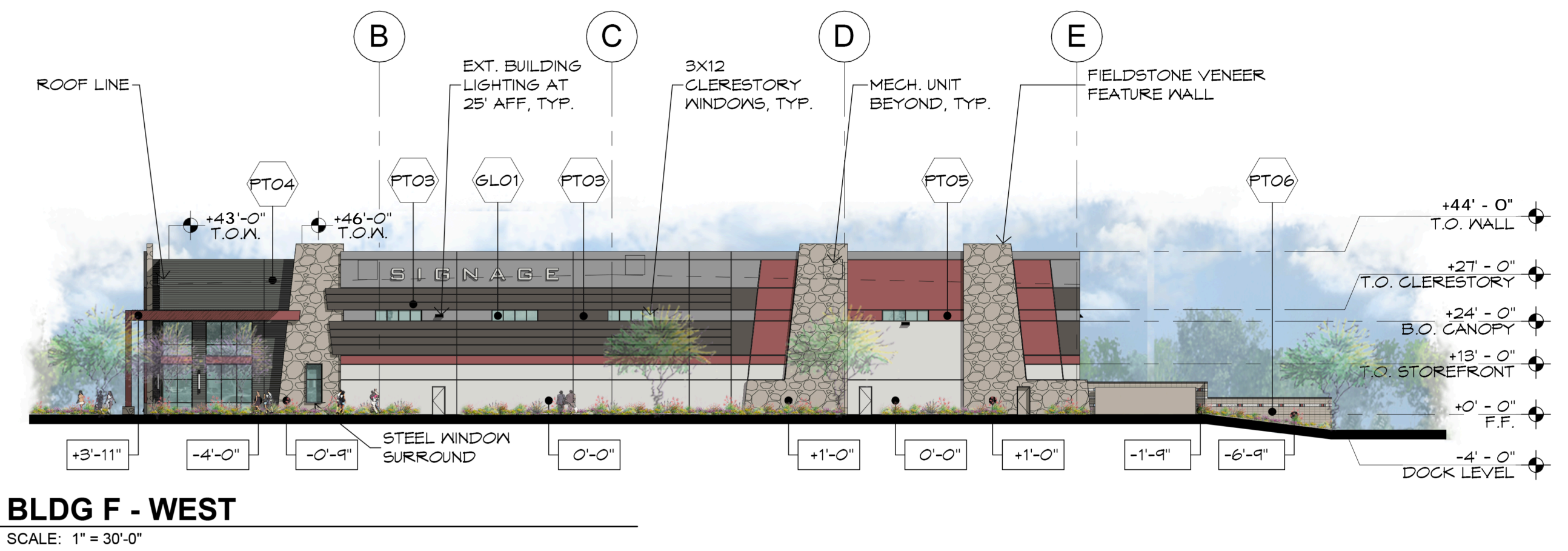
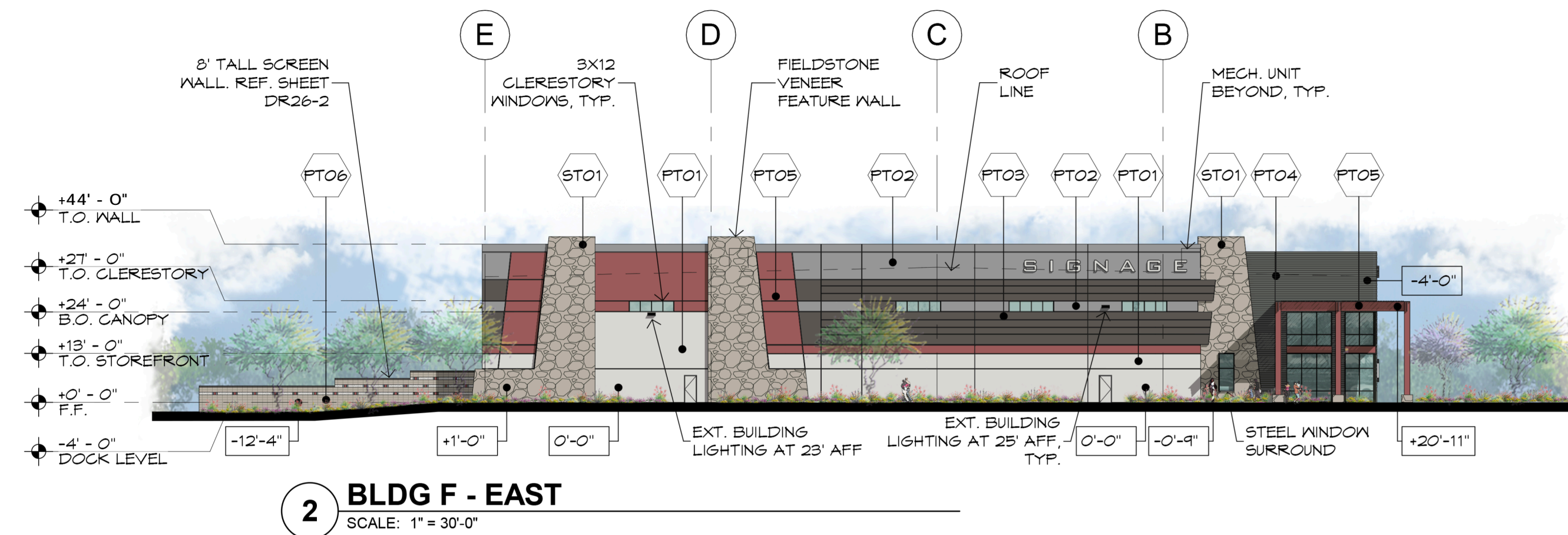
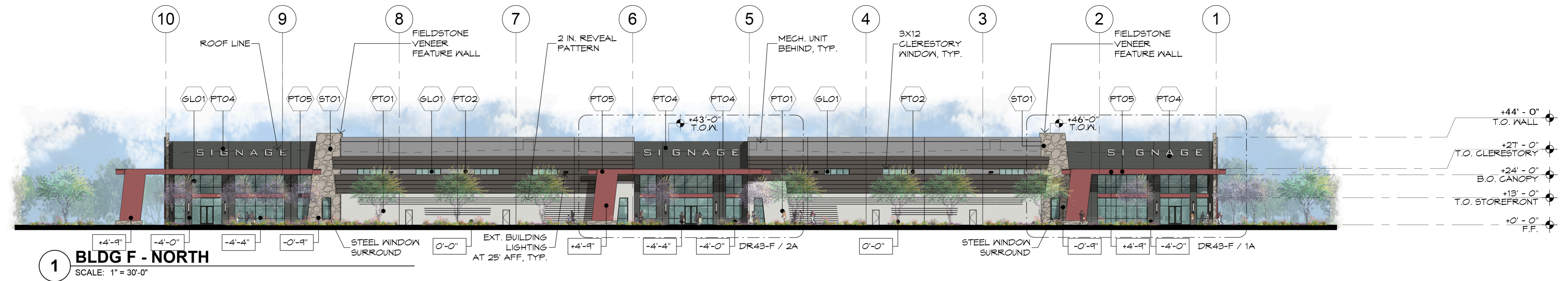


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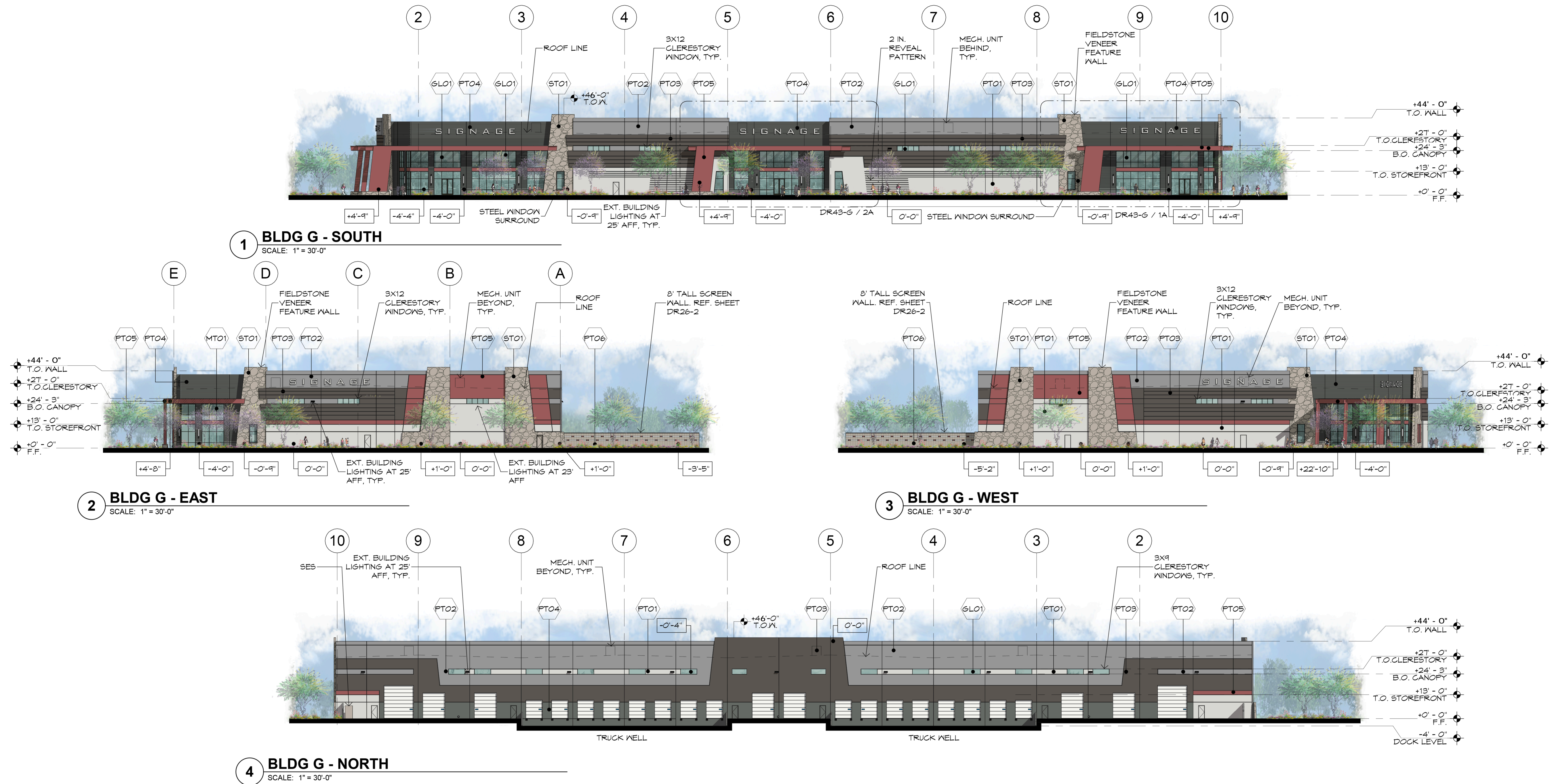


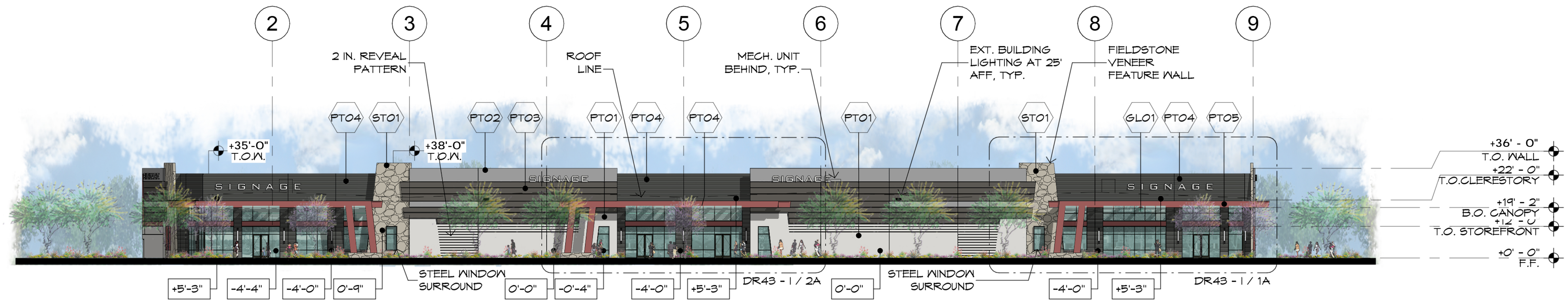
Butler Design Group, Inc
architects & planners

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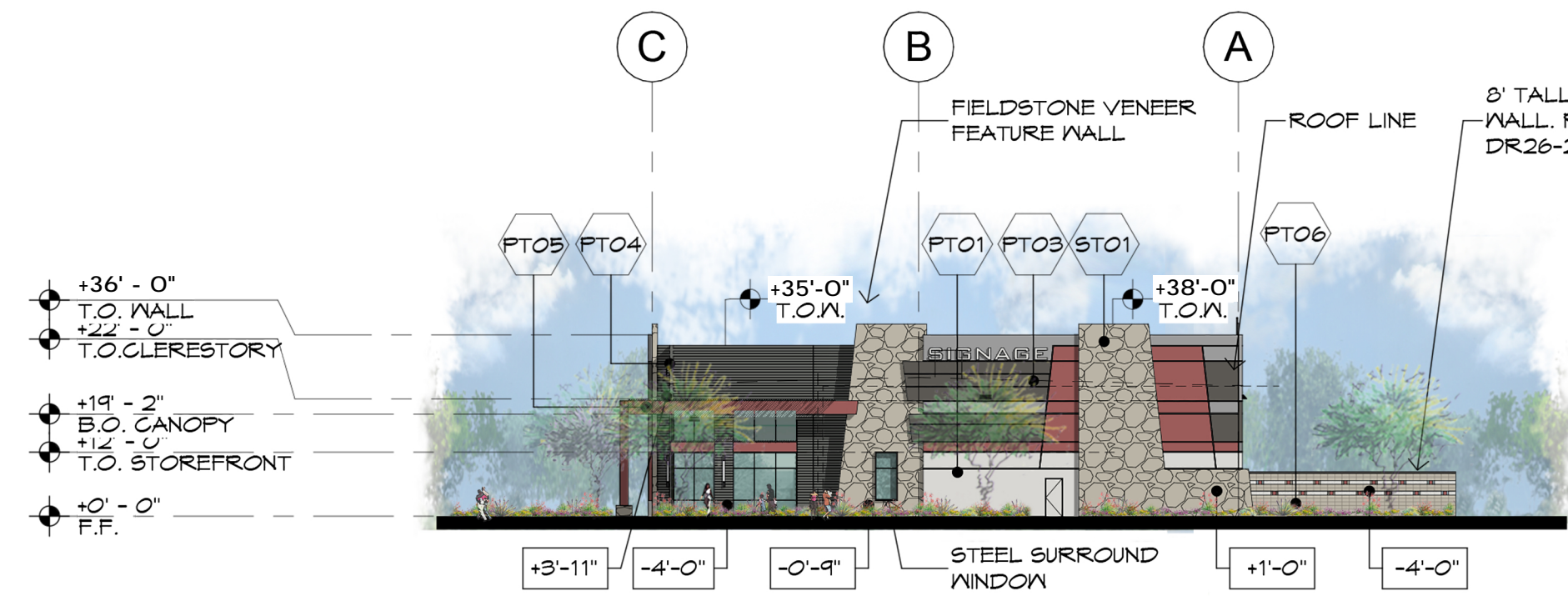


MATERIAL / COLOR SCHEDULE					#
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GL01	LOW-E GLAZING	ATLANTICA + CLEAR	SOLARBAN 67	VITRO ARCHITECTURAL GLASS	TINTED GREY GREEN
MT01	ALUMINUM STOREFRONT	DARK BRONZE	AB-7	WILSON PARTITIONS	
PT01	CONC. TILT-UP PANEL, PAINTED	CLOUD	DEC191	DUNN EDWARDS	
PT02	CONC. TILT-UP PANEL, PAINTED	INDUSTRIAL AGE	DET618	DUNN EDWARDS	
PT03	CONC. TILT-UP PANEL, PAINTED	METAL FRINGE	DET626	DUNN EDWARDS	
PT04	CONC. TILT-UP PANEL FORMLINER, PAINTED	FADE TO BLACK	DET629	DUNN EDWARDS	
PT05	STEEL ELEMENTS	RED MAPLE LEAF	DET443	DUNN EDWARDS	
PT06	CMU BLOCK, PAINTED	PENTER PATTERN	DET627	DUNN EDWARDS	
ST01	STONE VENEER	TELLURIDE	DC COBBLESTONE		

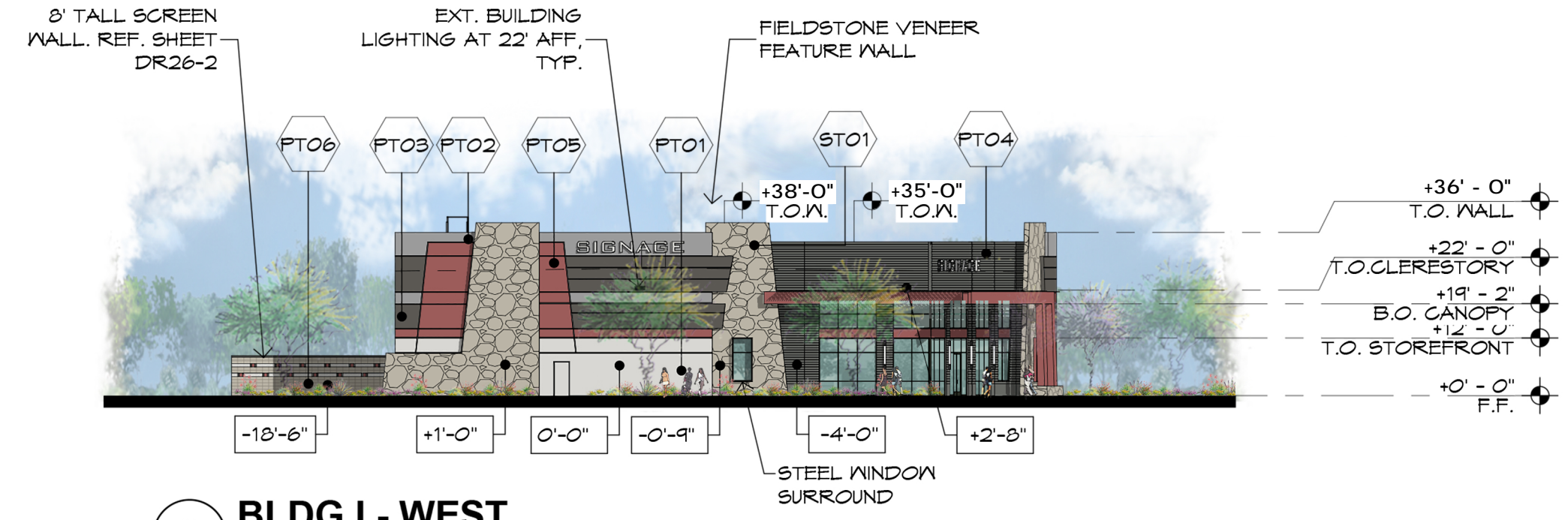




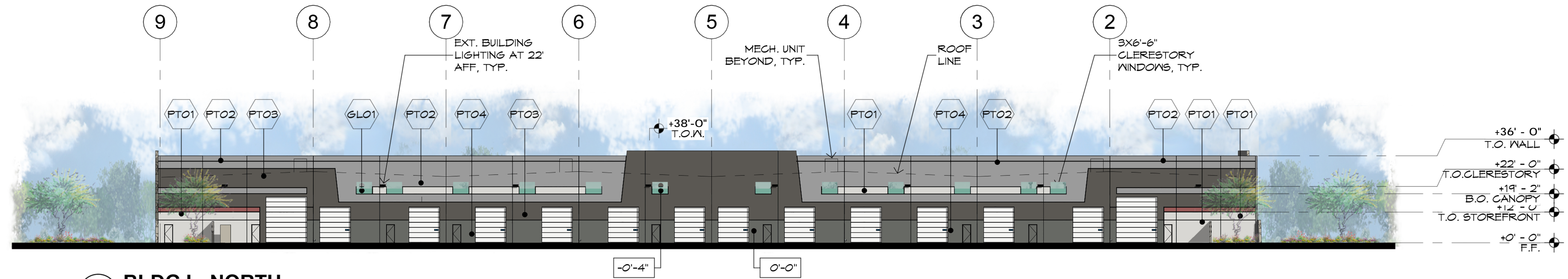
1 BLDG I - SOUTH
SCALE: 1" = 30'-0"



2 BLDG I - EAST
SCALE: 1" = 30'-0"



3 BLDG I - WEST
SCALE: 1" = 30'-0"



4 BLDG I - NORTH
SCALE: 1" = 30'-0"

MATERIAL / COLOR SCHEDULE					#
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GL01	LOWE GLAZING	ATLANTICA + CLEAR	SOLARBAN 67	VITRO ARCHITECTURAL GLASS	TINTED GREY GREEN
MT01	ALUMINUM STOREFRONT	DARK BRONZE	AB-7	WILSON PARTITIONS	
PT01	CONC. TILT-UP PANEL, PAINTED	CLOUD	DET191	DUNN EDWARDS	
PT02	CONC. TILT-UP PANEL, PAINTED	INDUSTRIAL AGE	DET181	DUNN EDWARDS	
PT03	CONC. TILT-UP PANEL, PAINTED	METAL FRINGE	DET226	DUNN EDWARDS	
PT04	CONC. TILT-UP PANEL FORMLINER, PAINTED	FADE TO BLACK	DET224	DUNN EDWARDS	
PT05	STEEL ELEMENTS	RED MAPLE LEAF	DET443	DUNN EDWARDS	
PT06	CMU BLOCK, PAINTED	FEATHER PATTERN	DET627	DUNN EDWARDS	
ST01	STONE VENEER	TELLURIDE	DC COBBLESTONE		