

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 21, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

The Kimsey (Triangle) 10-ZN-2020

Request a recommendation from the Development Review Board to the Planning Commission and City Council regarding a request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO) district to Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) district on +/- 3.4 acres, and Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay, Historic Property (D/DMU-2 PBD DO HP) district on +/- 0.40 acres, of an overall +/- 3.87 acre site, with a Development Plan for a mixed-use development with a 168 room hotel, 230 dwelling units, restaurant, and support commercial uses, and a historic preservation plan.

SUMMARY

Staff Recommendation

Forward a recommendation of approval to the Planning Commission and City Council.

Key Issues

- None

Items for Consideration

- Conformance with Planned Block Development Overlay Criteria – staff confirms
- Old Town Scottsdale Urban Design and Architectural Guidelines – staff confirms
- Amended Development Standards
- No community input received as of the date of this report

BACKGROUND

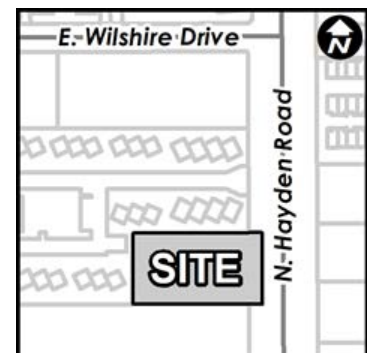
Location: 7110 and 7120 E. Indian School Road and 7117 E. 3rd Avenue.

Zoning: Central Business, Downtown Overlay (C-2 DO) district

Adjacent Uses:

North: One and two-story retail, service, gallery shops constructed in the late 1980's, with C-2 DO zoning.

East: Three-story office building constructed in the 1980's, with Downtown Office/Residential Type-2, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO) district zoning.



South: One and two-story office & restaurant uses constructed between the late 1960's to 2000', with C-2 DO zoning.

West: One-story retail, service, gallery shops constructed in the late 1970's, with C-2 DO zoning.

Property Owner

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

Applicant

John Berry, Berry Riddell
480-385-2727

Architect/Designer

Gensler
Jay Silverberg

Engineer

Sustainability Engineering Group
Ali Fakih

DEVELOPMENT PROPOSAL

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

The hotel building extends along the northern portion of the site, fronting on E. 3rd Avenue, with the residential building fronting on E. Indian School Road and wrapping around the Kimsey building to the north and east. A single parking structure with one level below grade and one level at grade runs across the majority of the site area, underneath portions of the new buildings. The shared parking structure has access points from E. 3rd Avenue and the alleyway that runs along the western boundary of the site. The above ground portions of the parking structure are screened by the new buildings and will not be visible from off-site. The residential building provides a setback greater than 30 feet from E. Indian School Road as well as a generous stepback in the building massing. The residential building respects the context of the existing Kimsey building by providing a setback buffer around the west and north sides of the building and internal building stepbacks. A minimum 20-foot-wide building setback is provided on E. 3rd Avenue, and the applicant is proposing adjustments to the building setback requirements along the north and west edges of the site from a 1:1 (rise/run) ratio to approximately a 4:1 ratio. Additional detail and analysis of the building massing is provided in the Planned Block Development Overlay Criteria Analysis (Attachment #5).

New shaded sidewalks with a minimum width of 8-feet will be constructed along the E. Indian School Road and E. 3rd Avenue site frontages. Additionally, a new public pedestrian connection and sidewalk will be provided along the eastern boundary of the site, extending from the sidewalk on E. Indian School Road to the sidewalk on E. 3rd Avenue. This new mid-block connection will provide more convenient pedestrian access from Indian School Road to Craftsman Court north of the site. Open space and landscaping are provided along the project frontages, along the eastern boundary of the site, and between the Triangle building and the residential building.

Planned Block Development Overlay Criteria Analysis

In accordance with Section 6.1304.A. of the Zoning Ordinance, before the first Planning Commission hearing on a Planned Block Development Overlay (PBD) district Zoning District Map Amendment application, the Development Review Board shall make a recommendation to the Planning Commission, regarding the proposed Development Plan (Attachment #4), based on specific criteria for development in the Type 2 Area of the Downtown Area. Staff confirms that the development proposal meets the applicable requirements and demonstrates the additional criteria. For a detailed analysis of the requirements and criteria, please see Attachment #5.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board recommend approval of the The Kimsey (Triangle) development proposal to the Planning Commission and City Council, finding that the Planned Block Development Overlay District criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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APPROVED BY



Bryan Cluff, Report Author

1/12/2021

Date



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Development Review Board Liaison
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1/12/2021

Date

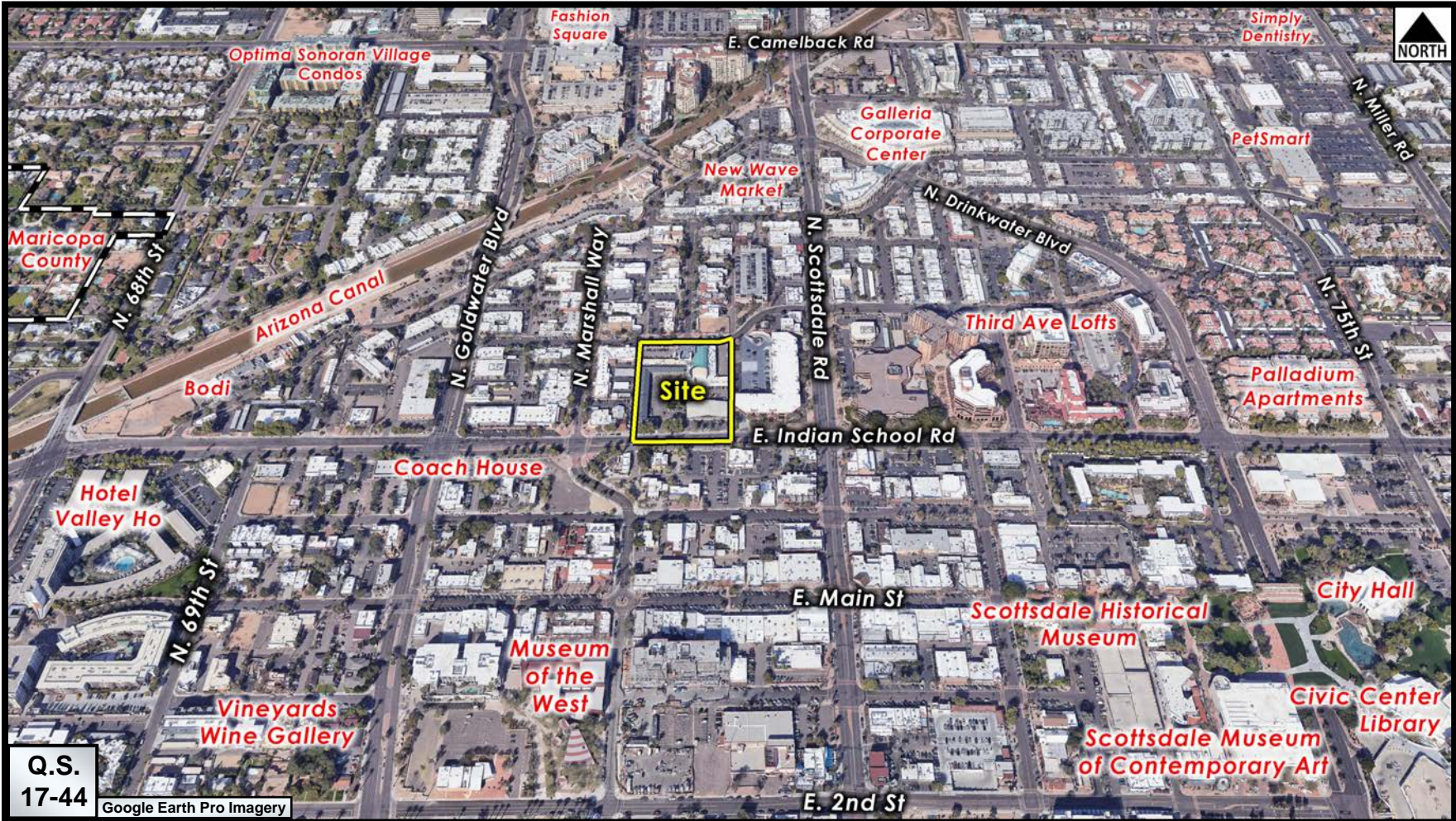


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1/13/21
Date

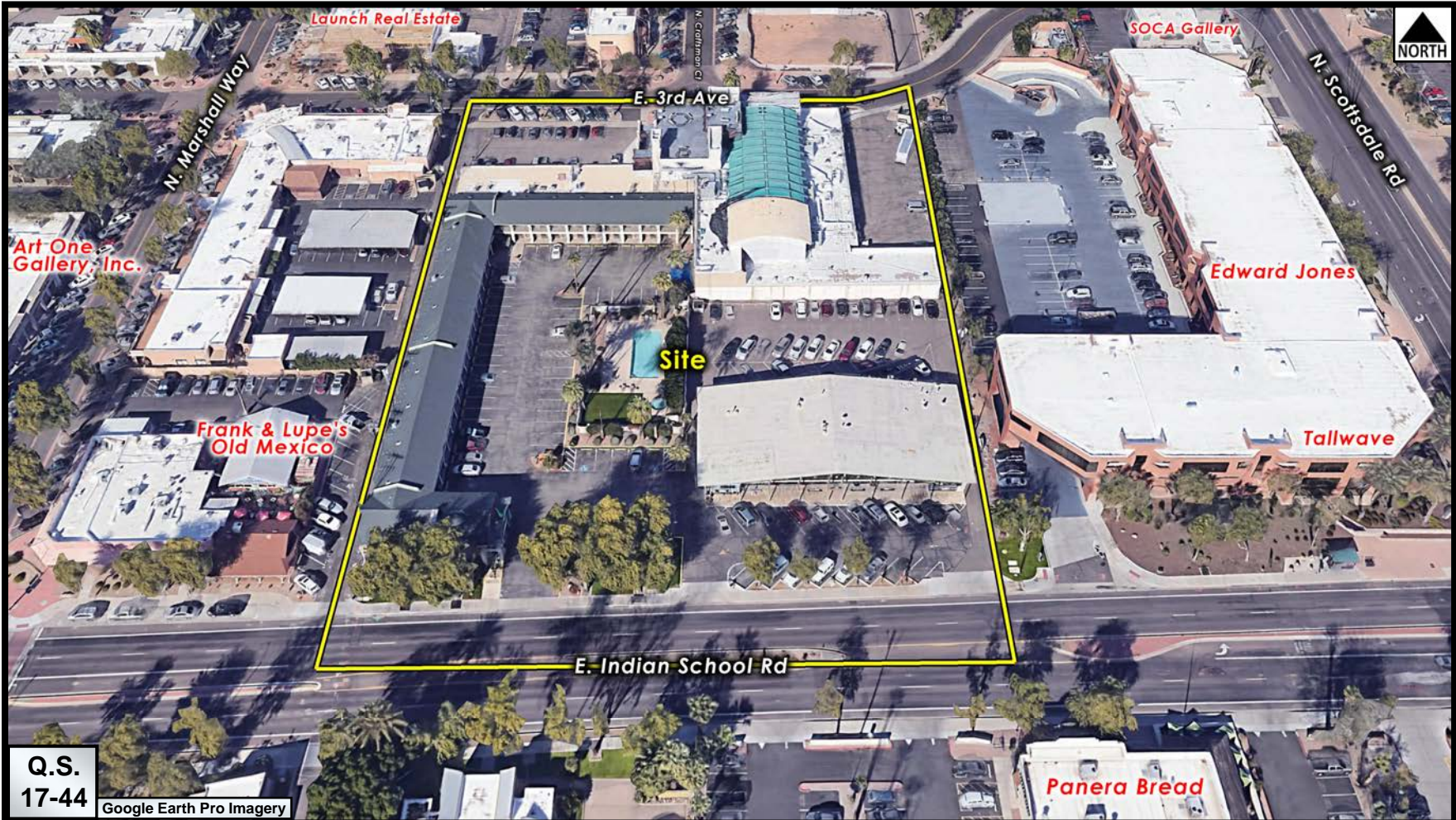
ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Old Town Plan Development Types
4. Development Plan
5. Planned Block Development Overlay Criteria Analysis
6. Development Information
7. Zoning Map (existing)
8. Zoning Map (proposed)
9. Community Involvement



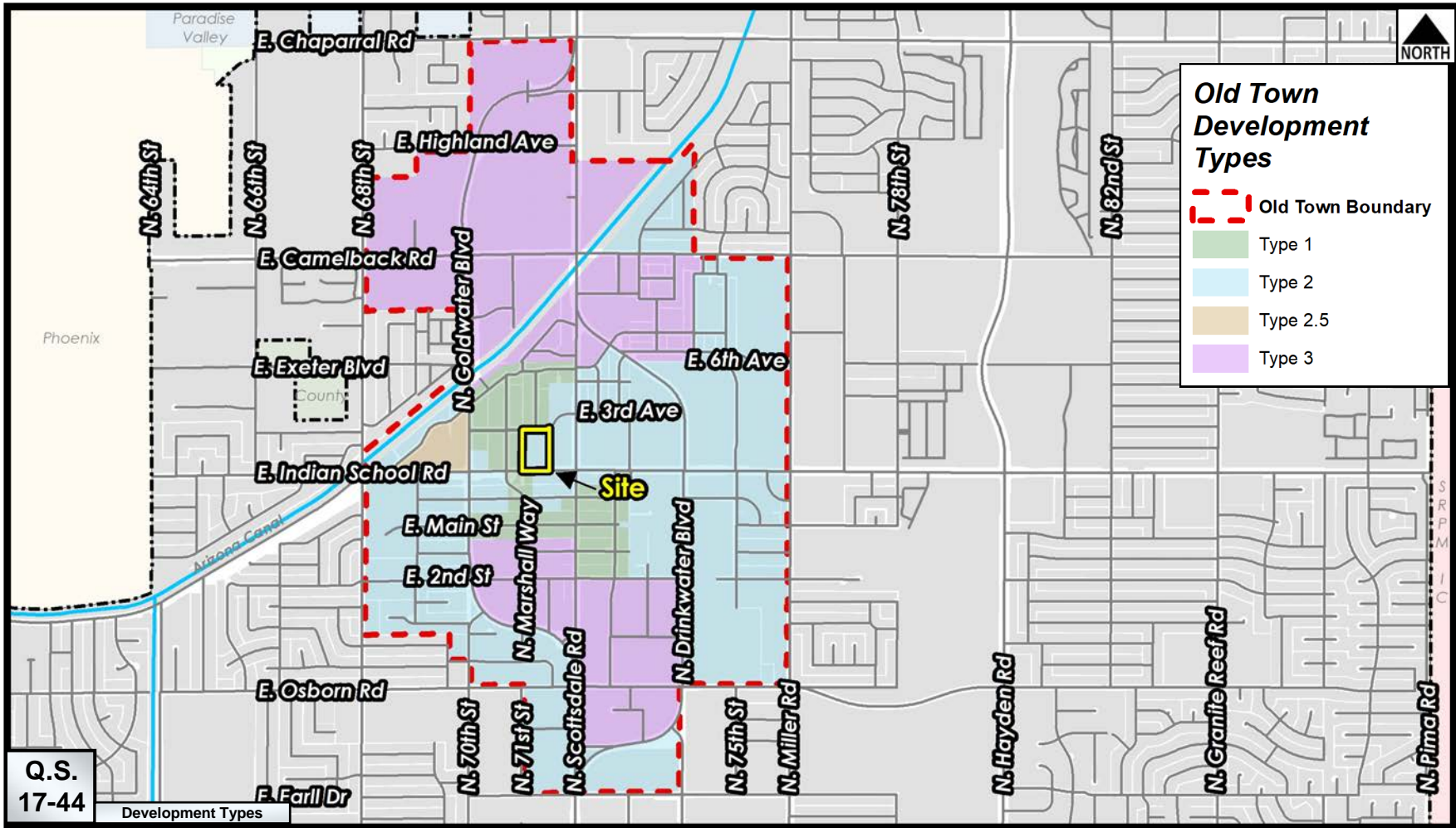
Context Aerial

10-ZN-2020



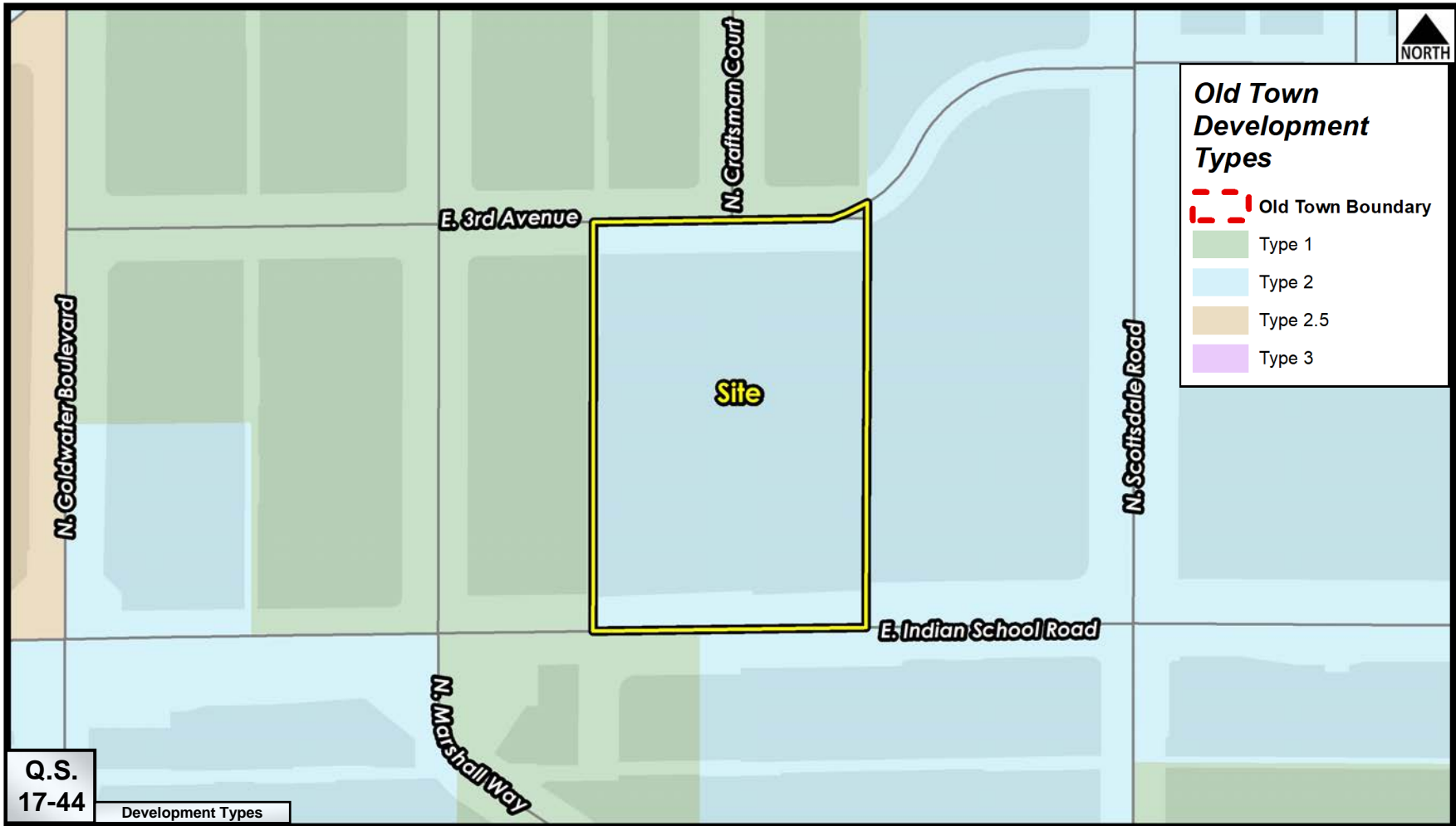
Close-up Aerial

10-ZN-2020



Old Town Development Types

10-ZN-2020



Old Town Development Types (Zoomed)

10-ZN-2020

The Kimsey

DEVELOPMENT PLAN

10-ZN-2020



PREPARED BY

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John Berry, Esq.
Michele Hammond, Principal Planner
+
Gensler
Jay Silverberg, AIA
+
Douglas Sydnor Architect & Associates
Douglas Sydnor, FAIA

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DEVELOPMENT TEAM

Developer

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SITE INFORMATION

Location:

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

Property Size:

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

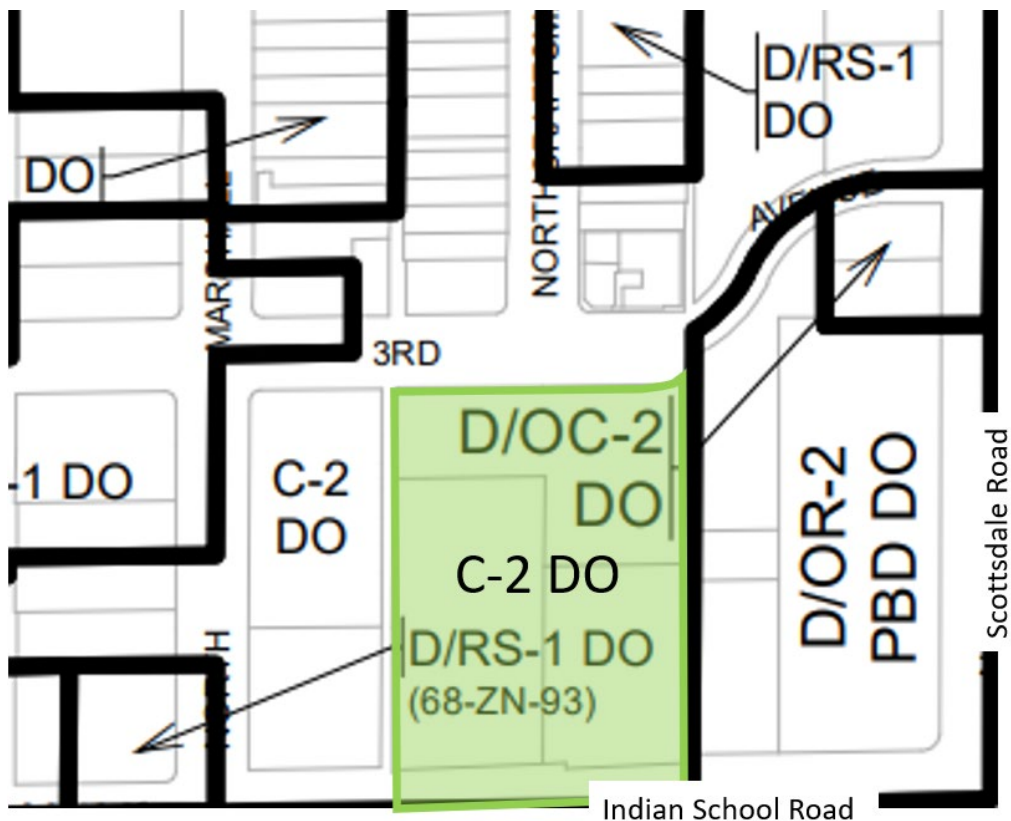
Current Zoning

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

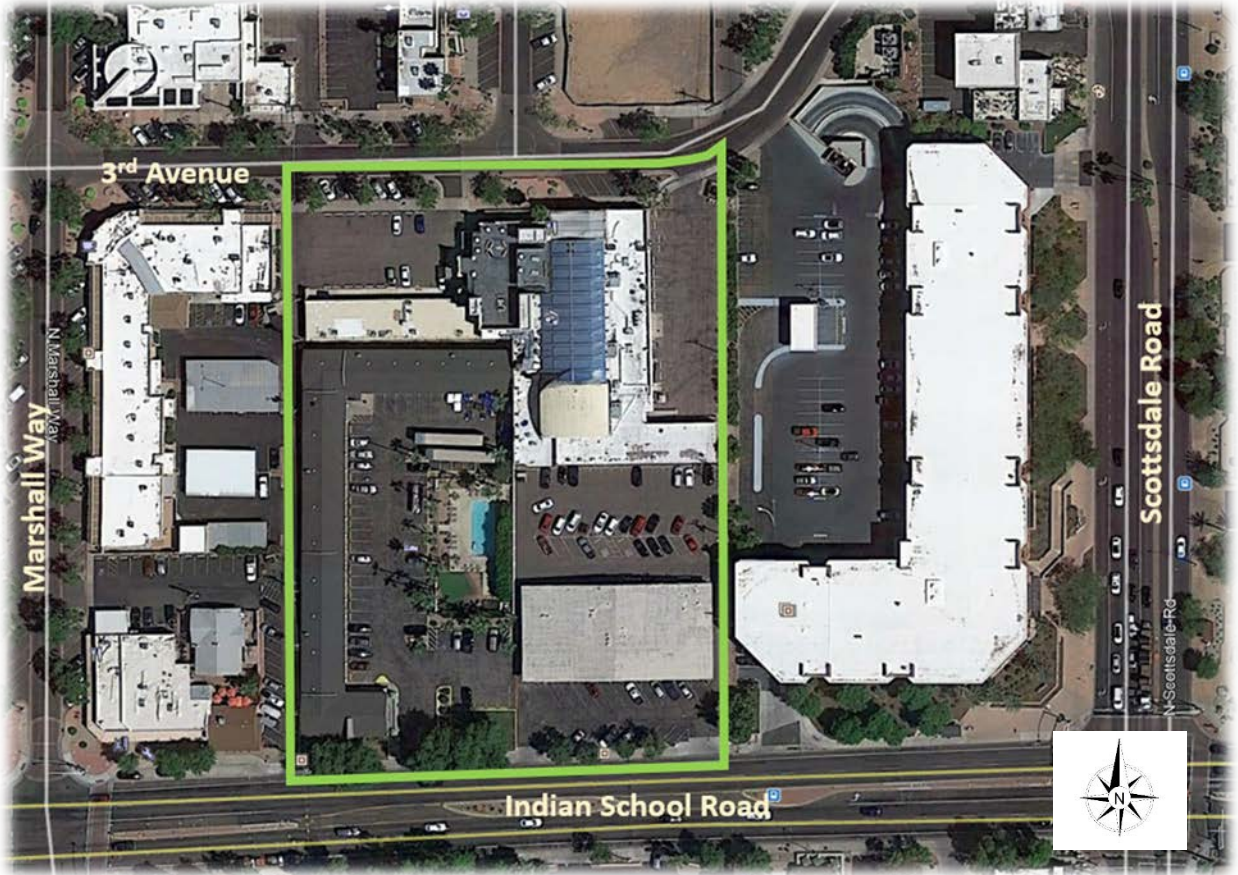
Proposed Zoning

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

Current Zoning Map



Context Aerial



Existing Streetscape – Indian School (North Side)



Existing Streetscape- Third Avenue (South Side)



PROJECT OVERVIEW

Development Request

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

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

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

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

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

The Kimsey Family History

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

William Edward Kimsey was born in DeKalb County, Indiana in 1851 and married Elizabeth Dole in 1872. All three of their children, Lois, Wallace, and Morton, were born in Indiana.

Kimsey was an active citizen in his Indiana community. Besides being a farmer, he raised fruit on his acreage, he was a merchant, one-time postmaster, and eventually was elected Clerk of the Circuit Court of Steuben County. He served in this position from 1886-1894. Kimsey returned to farming when he left this office.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ralph Haver History

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

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

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

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

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

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

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

Scottsdale Ralph Haver Architecture (partial list):

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

About the Developer

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

Website: pegcompanies.com



Cultural Improvements Program

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

Bonus Provisions/Special Improvement Calculations (2021 CY)

CC= Contribution Cost

CY = Calendar Year (at time of building permit)

BH = Feet of bonus building height

BD = Bonus dwelling units

Property Size: 3.87+/- gross acres; 3.30+/- net acres

➤ **Bonus Height**

Base building height in PBD = 66'

Proposed increase in building height from 66' to 96' = bonus of 30'

(Note: upper 6' for mechanical only)

Formula

$$CC = (BH \text{ times } 10,000) \text{ times } [1.035^{(CY - 2013)}]$$
$$30 \times 10,000 \times [1.035^{(CY - 2013)}] = \underline{\$395,043} \text{ for } 2021$$

➤ **Bonus Density**

Base density & units in PBD: 50 du/ac or 194 units

Proposed increase in units: 59.5 du/ac or 230 units; bonus of 36 units

Formula

$$CC = (BD \text{ times } 10,000) \text{ times } [1.035^{(CY - 2013)}]$$
$$36 \times 10,000 \times [1.035^{(CY - 2013)}] = \underline{\$474,052} \text{ for } 2021$$

Total: \$869,095

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

Maximum Site Coverage for Bonus Building Height

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

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

Maximum site coverage for buildings above 90 feet = 88.7%

2001 GENERAL PLAN

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

General Plan - Six Guiding Principles:

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

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

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

2001 General Plan Goals & Policies

➤ ***Character & Design***

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

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

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

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

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

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

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

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

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

Key Development/Design Consideration:

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

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

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

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

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

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



Kimsey Building



Coronado High School



Scottsdale Single Family Residence

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

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

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

Goal 4: Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

- Bullet 2: Design Downtown/Urban areas to concentrate on those elements that will provide pedestrian comfort, such as arcade-covered walkways, shade, decorative paving, and landscaping, so that a comfortable setting can be created for this use-intensive area.***
- Bullet 7: Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.***
- Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the city.***
- Bullet 14: Make sure streetlights are consistent with the intensity of adjacent land uses and the image of Scottsdale. In some areas of the city, special streetlight design should be used to enhance the unique character of the streetscape.***
- Bullet 15: Place streetlights at intervals and locations to enhance safety.***

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



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

- Bullet 2: Express Scottsdale’s unique heritage, culture, and environment through private and public art.*
- Bullet 3: Use art as a catalyst to foster civic pride and identity in both public and private improvements.*
- Bullet 11: Encourage private participation in public art through the donation of artwork to the city and the placement of artwork on private property that can be publicly viewed.*
- Bullet 12: Celebrate the dominant lifestyle of character of an area of the city by using art.*

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

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

- Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.*
- Bullet 2: Maintain the landscaping materials and pattern within a character area.*
- Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*
- Bullet 4: Discourage plant materials that contribute substantial air-borne pollen.*
- Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*
- Bullet 6: Encourage the retention of mature landscape plant materials.*

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

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

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

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

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

➤ ***Land Use***

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

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

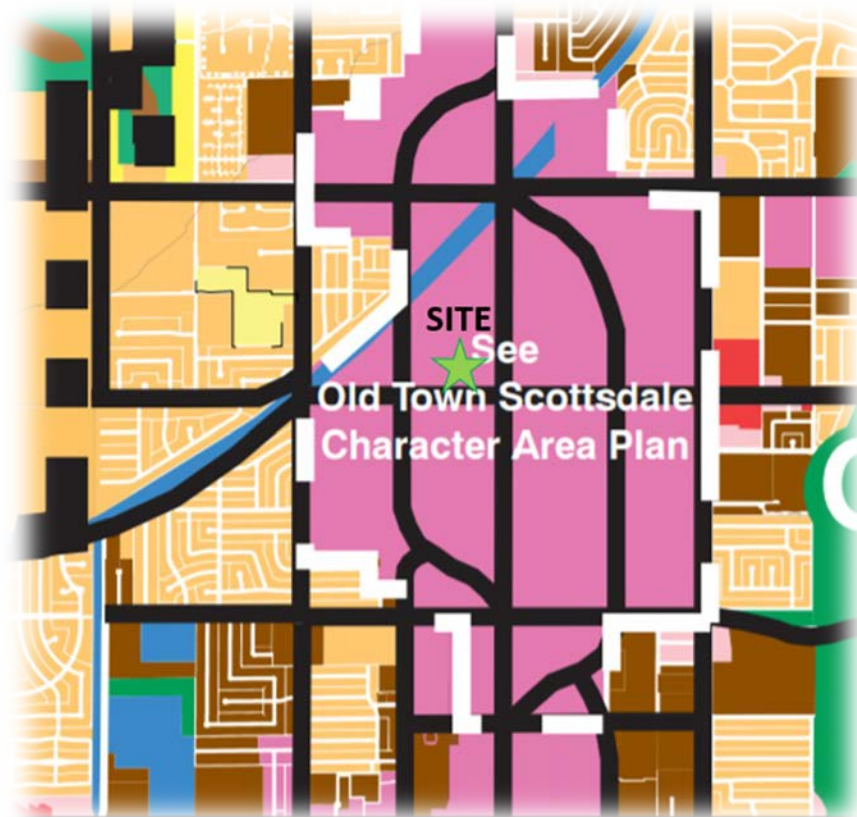
Response: The rezoning request will allow for the redevelopment of an underutilized site surrounded by a variety of supporting cultural, employment, commercial and residential land uses that will offer services to the residents, visitors, and hotel guests of The Kimsey. Equally, the addition of residential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

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

- Bullet 1: Allow for diversity of residential uses and supporting services that provide for the needs of the community.*
- Bullet 2: Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.*
- Bullet 5: Maintain a citywide balance of land uses that support changes in community vision/dynamics over time.*

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

2001 General Plan Land Use Map



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

- **Bullet 1:** Integrate the pattern of land use and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- **Bullet 2:** Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mix-use centers to reduce reliance on the automobile.

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

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



➤ ***Economic Vitality***

Goal 1: *Sustain and strengthen Scottsdale’s position as a premier international and national tourism destination and resort community.*

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

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

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

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

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

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

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

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

➤ **Neighborhoods**

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

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

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

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

-Bullet 1: Encourage new development efforts toward existing developed areas in Scottsdale.

-Bullet 2: Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.

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

➤ **Growth Areas**

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

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

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

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

Goal 2: Make automobile transit and other multimodal circulation more efficient.

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

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

➤ ***Community Mobility***

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

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

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

Goal 11: Provide opportunities for building "community" through neighborhood mobility.

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

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

OLD TOWN SCOTTSDALE CHARACTER AREA PLAN

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

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

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

➤ **LAND USE**

GOAL LU 1:

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

Policy LU 1.1

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

Policy LU 1.2

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

Policy LU 1.3.

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

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

GOAL LU 2:

ENCOURAGE THE DEVELOPMENT OF OLD TOWN AS A COLLECTION OF MIXED LAND USES AND DISTRICTS.

Policy LU 2.3

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

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

GOAL LU 3:

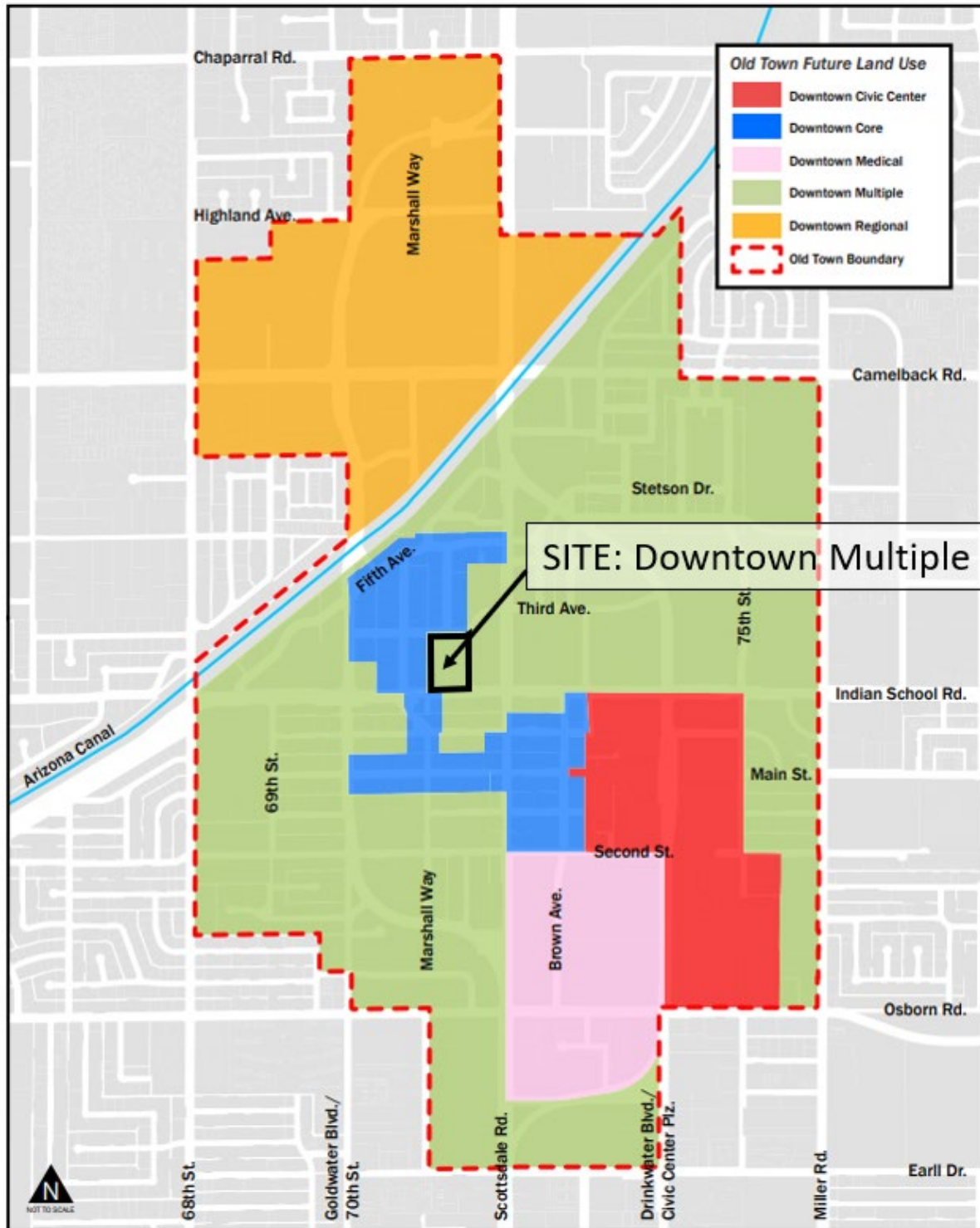
CONTINUE THE USE OF DEVELOPMENT TYPES TO GUIDE THE PHYSICAL AND BUILT FORM OF OLD TOWN SCOTTSDALE.

Policy LU 3.2

Support the highest scale Type 2 in the majority of the Multiple Use areas surrounding the Downtown Core.

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

Old Town Future Land Use Map



Source: Old Town Scottsdale Character Area Plan

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

Policy LU 5.1

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

Policy LU 5.2

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

Policy LU 5.3

Encourage residential development for a variety of income groups.

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

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

Policy LU 6.1

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

Policy LU 6.2

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

Policy LU 6.3

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

Policy LU 6.4

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

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

➤ CHARACTER & DESIGN

GOAL CD 1:

STRENGTHEN AND ENHANCE OLD TOWN DISTRICT CHARACTER WITH CONTEXTUALLY COMPATIBLE DEVELOPMENT.

Policy CD 1.1

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

Policy CD 1.2

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

Policy CD 1.4

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

Policy CD 1.5



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

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

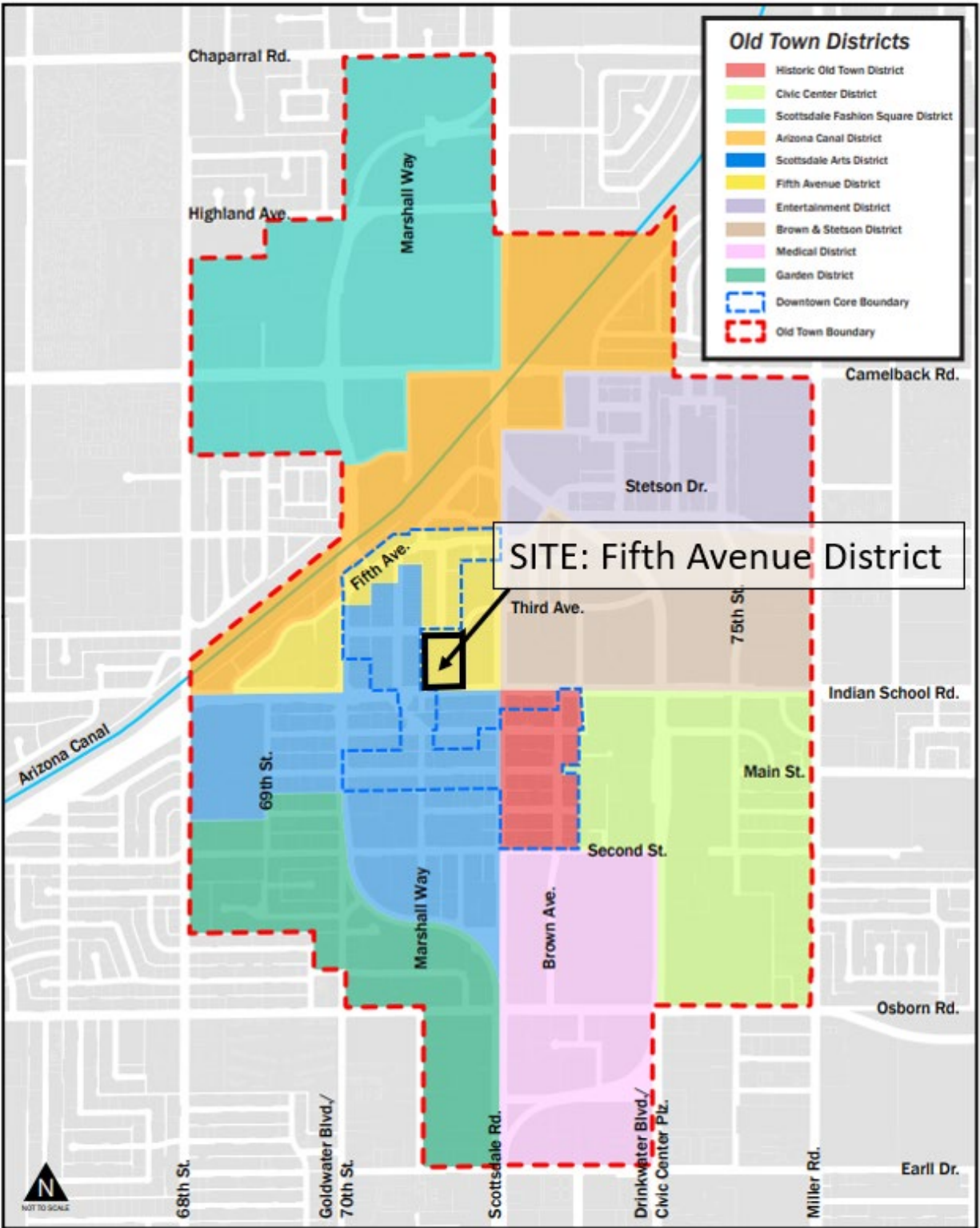
The Kimsey is located at the southern end of the Fifth Avenue District adjacent to the Scottsdale Arts District on Marshall Way to the west and across Indian School Road on West Main Street to the south. The streetscape design will embrace the Old Town Scottsdale Urban Design & Architectural Guidelines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

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

Old Town Districts

	Scottsdale Arts District – Numerous fine art galleries, restaurants, retail stores, the Scottsdale Museum of the West, the Scottsdale Artist’s School, and the Thursday Night ArtWalk are all located within this district.
	Fifth Avenue District – Unique retail stores, restaurants, and public art are located within this district. Open space and other pedestrian connections between the Fifth Avenue District and the Arizona Canal are important in linking activity along the Arizona Canal with the Downtown Core.

Old Town Districts Map



Source: Old Town Scottsdale Character Area Plan

GOAL CD 2:

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

Policy CD 2.1

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

Policy CD 2.2

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

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

GOAL CD 3:

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

Policy CD 3.1

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

Policy CD 3.2

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

Policy CD 3.3

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

Policy CD 3.4

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

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

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

GOAL CD 4:

CREATE A DYNAMIC AND CONNECTED WALKABLE DOWNTOWN THROUGH URBAN AND ARCHITECTURAL DESIGN.

Policy CD 4.1

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

Policy CD 4.2

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

Policy CD 4.3

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

Policy CD 4.4

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

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

GOAL CD 5

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

Policy CD 5.1

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

Policy CD 5.2.

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

Policy CD 5.3

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

Policy CD 5.4

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

Policy CD 5.5

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

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

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

GOAL CD 6

CREATE SAFE, COMFORTABLE, AND INTERESTING STREET SPACES.

Policy CD 6.1

Create a unified public realm experience through the design of downtown streets, building setback areas, and building frontages.

Policy CD 6.2

Connect downtown street spaces with other pedestrian spaces and linkages.

Policy CD 6.3

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

Policy CD 6.4

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

Policy CD 6.5

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

Policy CD 6.6

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

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

GOAL CD 7

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

Policy CD 7.1.

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

Policy CD 7.2

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

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

GOAL CD 8

INTEGRALLY DESIGN LIGHTING INTO THE BUILT ENVIRONMENT.

Policy CD 8.1

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

Policy CD 8.2

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

Policy CD 8.3

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

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

GOAL CD 9

IMPLEMENT HIGH QUALITY URBAN AND ARCHITECTURAL DESIGN IN OLD TOWN.

Policy CD 9.1

Design downtown civic buildings and public spaces to demonstrate the city’s commitment to, and leadership in, design excellence.

Policy CD 9.2

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

Policy CD 9.3

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

Policy CD 9.4

Integrate art into downtown urban design and architecture.

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

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

GOAL CD 10

INCORPORATE SUSTAINABLE BUILDING PRACTICES IN OLD TOWN DEVELOPMENT.

Policy CD 10.2

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

Policy CD 10.3

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

Policy 10.4

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

Policy 10.6

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

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

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

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

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

Policy 10.8

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

Policy 10.9

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

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

GOAL CD 11

INFRASTRUCTURE DESIGN SHOULD POSITIVELY CONTRIBUTE TO OLD TOWN IDENTITY.

Policy CD 11.1

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

Policy CD 11.2

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

Policy CD 11.3

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

Policy CD 11.4

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

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

➤ MOBILITY

GOAL M 1:

DEVELOP COMPLETED STREETS THROUGH PUBLIC AND PRIVATE INFRASTRUCTURE INVESTMENTS AND IMPROVEMENTS.

Policy M 1.1

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

Policy M 1.2

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

Policy M 1.3

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

Policy M 1.4

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

Policy M 1.5

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

Policy M 1.7

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

Policy M 1.8

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

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

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

GOAL M 2:

CREATE COMPLETE, COMFORTABLE, AND ATTRACTIVE PEDESTRIAN CIRCULATION SYSTEMS.

Policy M 2.1

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

Policy M 2.2

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

Policy M 2.3

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

Policy M 2.4

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

Policy M 2.5

Provide enhanced pedestrian access and connections between adjacent developments.

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



GOAL M 4
MAINTAIN A CONVENIENT AND ADEQUATE PARKING SUPPLY OLD TOWN.

Policy M 4.1

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

Policy M 4.2

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

Policy M 4.3

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

Policy M 4.4

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

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

GOAL M 5

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

Policy M 5.1

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

Policy M 5.2

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

Policy M 5.3

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



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

GOAL M 6

DEVELOP A CONTINUOUS, ACCESSIBLE, AND INTERCONNECTED BICYCLE NETWORK.

Policy M 6.1

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

Policy M 6.2

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

Policy M 6.3

Integrate on-street bicycle lanes and bicycle routes throughout downtown.

Policy M 6.4

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

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

GOAL M 7

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

Policy M 7.1

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

Policy M 7.2

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

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

➤ ARTS & CULTURE

GOAL AC 1

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

Policy AC 1.1

Support a diverse range of arts and culture experiences downtown.

Policy AC 1.2

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

Policy AC 1.3

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

Policy AC 1.4

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

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

GOAL AC 2

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

Policy AC 2.1

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

Policy AC 2.2

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

Policy AC 2.3

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

Policy AC 2.4

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

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

➤ **ECONOMIC VITALITY**

GOAL EV 1

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

Policy EV 1.1

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

Policy EV 1.2

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

Policy EV 1.3

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

Policy EV 1.4

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

Policy EV 1.5

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

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

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

GOAL EV 2

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

Policy EV 2.1

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

Policy EV 2.2

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

Policy EV 2.4

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

Policy EV 2.7

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

Policy EV 2.8

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

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

GOAL EV 3

EMBRACE AND EXPLORE INNOVATIVE SOLUTIONS TO INFRASTRUCTURE AND SERVICE DELIVERY.

Policy EV3.2

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

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

PLANNED BLOCK DEVELOPMENT (PBD)

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

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

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

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

Summary of Proposed Property Development Standards

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

Sec. 6.1304. PBD Overlay District criteria.

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

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

Response: Not applicable.

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

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

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

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

Response: Not applicable.

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

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

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

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

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

Response: Not applicable.

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

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

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

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

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

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

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

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

- 1. Standard criteria:*
 - a. The proposed development supports the land use elements of the General Plan and the Downtown Plan.*

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

- 2. Criteria to add land uses to Table 5.3004.D., Land Uses for Each Sub-district of the Downtown District:*
 - a. Each proposed land use helps maintain a balance of land uses in the Downtown Area in accordance with the Downtown Plan.*
 - b. Each proposed land use is compatible with the adjacent development, and strengthens the mix of land uses and activities in the Downtown Area.*
 - c. Each proposed land use substantially implements the pedestrian oriented, twenty-four (24) hour downtown community goals of the Downtown Plan.*

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

- 3. Criteria to achieve bonus(es):*
 - a. The proposed Development Plan reflects noteworthy investments to provide public benefits, improve the quality of life in the community, and assist in achieving the goals and policies of the General Plan, Downtown Plan and*

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

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

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

ENHANCE THE PEDESTRIAN ENVIRONMENT

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

Development should enhance the interconnectivity of Old Town.

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

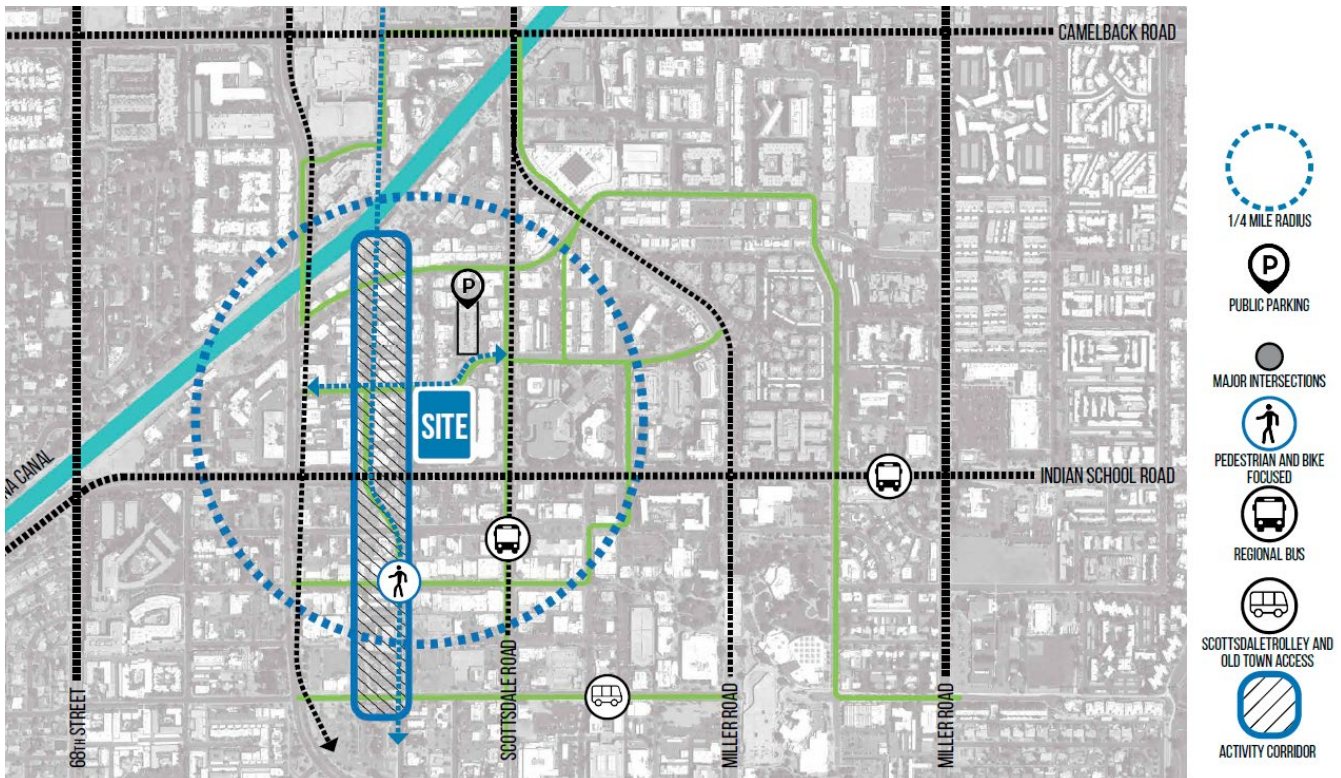
Response: The redevelopment plan takes into account the surrounding context and will become an integral component in revitalizing the area. As a mixed-use development it will support a walkable and sustainable downtown. This is being accomplished, in part, by making and reinforcing vital connections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

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.*

Mobility / Circulation Exhibit



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

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

OPEN SPACES

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

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

3.1 Provide open space for public and private outdoor activities, special events, and day-to-day activities. Incorporate temporary and permanent infrastructure into open space and streetscape designs to support activities and events year-round.

3.2 Utilize a cohesive palette of design elements such as fixtures, landscape plantings, hardscape, street furniture, and integrated infrastructure to support design continuity in downtown public spaces.

3.3 Design private development to complement and reinforce the design of adjacent public spaces.

3.4 Implement design techniques in and around open space areas to reduce the impacts of noise on sensitive uses.

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

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

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

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

4.1 Visually and physically connect open spaces to other spaces such as walkways, gathering and activity areas, and adjacent development sites.

4.5 Provide open space at intersections for pedestrian mobility and link these open spaces to other public areas.

4.6 When residential units occupy the ground floor, direct access to adjacent open space is encouraged.

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

INTEGRATION INTO THE NATURAL ENVIRONMENT

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

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

5.1 Design for filtered or reflected daylighting of new buildings.

5.2 Manage the seasonal solar exposure of site features through building orientation, vegetation, and architectural design.

5.3 Provide shade along pathways, in public and private outdoor spaces, and as part of building design.

5.4 Minimize, or shade, materials that absorb and retain heat. Consider utilizing materials that dissipate heat.

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

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

6. Design with context-appropriate vegetation.

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

6.1 Emphasize a variety of drought tolerant and Sonoran Desert plants that provide water conservation, shade, seasonal color, and a variety of textures and forms.

6.2 Take into account mature vegetation sizes, characteristics, and maintenance requirements with site layout and design.

6.3 Design landscape elements and palette to relate closely to the character and function of site architecture and coordinate with neighboring properties and adjacent public areas.

6.4 Utilize vegetation that is multipurpose, such as landscaping that reinforces the character of an area by providing shade, wayfinding, heat island relief, prominent site feature emphasis, and/or screens utility equipment and building service areas that are to be hidden from public view.

6.5 Incorporate low impact development practices into site design.

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

INCORPORATION INTO THE BUILT ENVIRONMENT

7. Ensure continuity of site development.

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

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

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

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

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

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

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

8.1 Design buildings to reflect and enhance the existing character of an area. Establish new urban design and architectural character where downtown development patterns are fragmented or evolving.

8.2 Create a balance between new design elements and existing architectural features and materials.

8.3 Design new development to be compatible with historic resources.

8.4 Building design that incorporates corporate or user branding is discouraged.

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

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

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

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

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

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

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

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

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

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

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

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

11.1 Incorporate signage that complements development design and the surrounding area.

11.2 Coordinate sign locations with building and landscape design to ensure visibility.

11.3 Provide permanent business signage at the primary street frontage.

11.4 Provide shingle signs under covered walkways in the Downtown Core. Locate shingle signs perpendicular to the face of the building, and at a height of no less than seven foot and six inches above the sidewalk.

11.5 Illuminate wall signs with indirect lighting from a shielded light source.

11.6 Illuminated cabinet signs are strongly discouraged in Old Town.

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

BUILDING MASS, FORM, & SCALE

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

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

12.1 Provide compatible transition in building scale, height, and mass.

12.2 Although new buildings may be different sizes, design the first few stories to visually relate to adjacent buildings and the surrounding context, by integrating architectural elements and design details of similar scale and proportion.

12.3 Locate more intense building mass, height, and activity of a development away from existing development at the Old Town boundary.

12.4 Utilize building form as the primary method to make compatible transitions between different Development Types, internal to the Old Town boundary. (Refer to Historic Old Town Design District section for specific guidelines relating to transitional design of new development adjacent to this Old Town district)

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

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

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

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

Reduce the visual mass and height of buildings.

13.1 Reducing apparent size and mass of buildings through architectural design that subdivides the building into horizontal components consisting of a base, middle, and top is preferred.

13.2 Incorporate setbacks and setbacks into building design to reduce their visual impact.

13.3 Subdivide large building mass through the addition of architectural features and material articulation.

13.4 Avoid long or continuous blank wall planes and monotonous wall treatments.

Incorporate projections, recesses, or other architectural variation into wall planes to provide strong shadows and visual interest and help the eye divide the building into smaller parts.

13.5 Provide physical and visual access points every 100- to 300-feet, subdividing building mass at regular vertical intervals.

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

HIGH-RISE BUILDING DESIGN

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

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

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

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

PARKING

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

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

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

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

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

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

ARCHITECTURAL ELEMENTS & DETAIL

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

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

16.1 Design similar floor-to-floor building heights to define the visual continuity of an area.

16.2 Align architectural features such as window bands, cornice lines, belt courses, moldings, and other features, as appropriate.

16.3 Repeat architectural elements such as covered walkways, recessed bases or similar roof forms to link existing and new development.

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

16.6 Utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich character, visual interest, shadow, contrast, and color.

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

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

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

17. Design buildings that are inviting.

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

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

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

MATERIALS

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

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

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

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

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

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

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

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

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

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

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

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

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

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

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

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

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

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

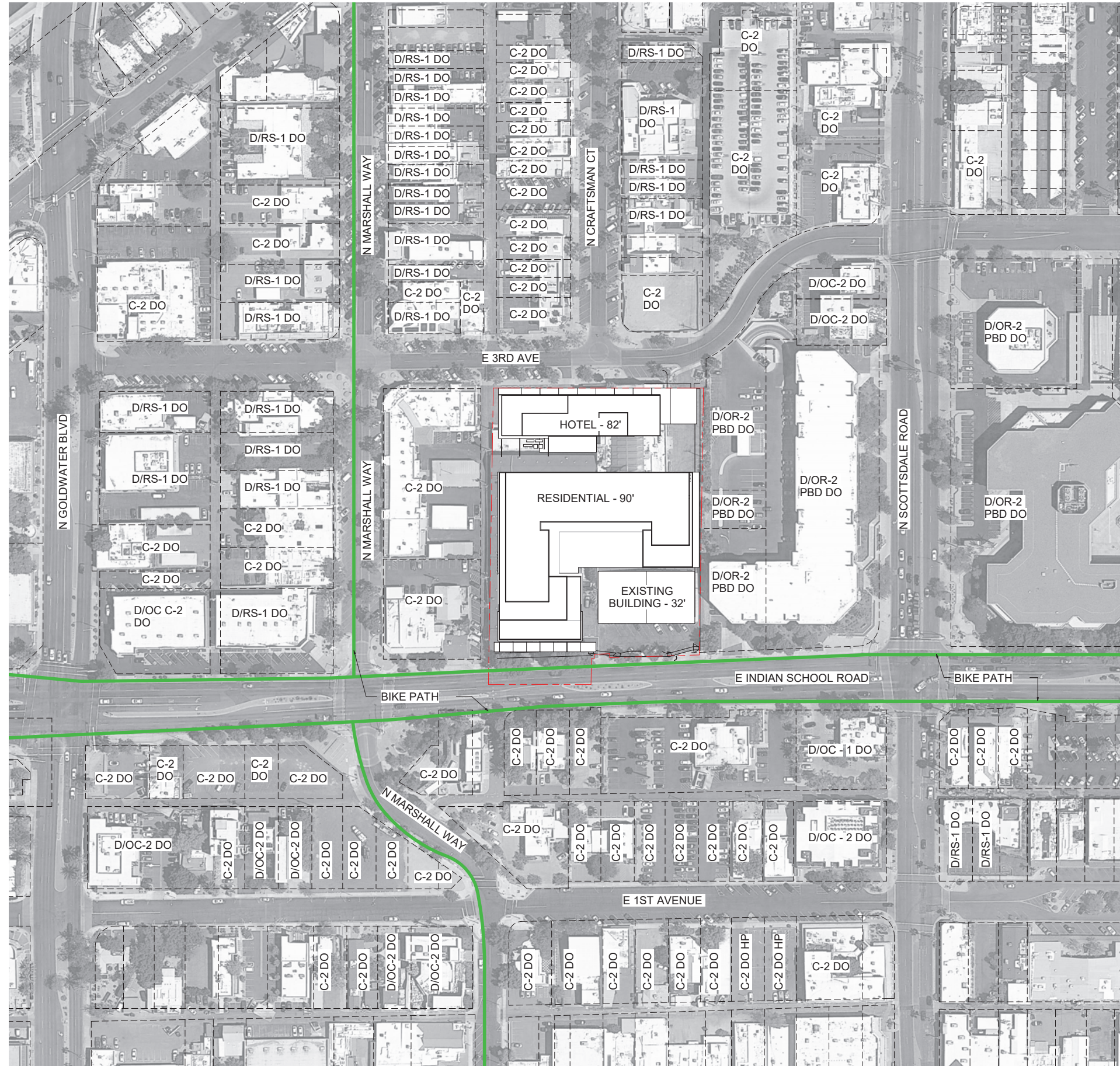
13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

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

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

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

10/19/2020 3:31:14 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/The Triangle P22 - Architecture.rvt



01 CONTEXT AERIAL

SCALE: 1" = 80'-0"



THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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

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SYDNOR

4806 N 78TH Place
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United States

Tel 480.206.4593

Date	Description
10/16/20	Resubmittal

Seal / Signature

**NOT FOR
CONSTRUCTION**

COS STAMP

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

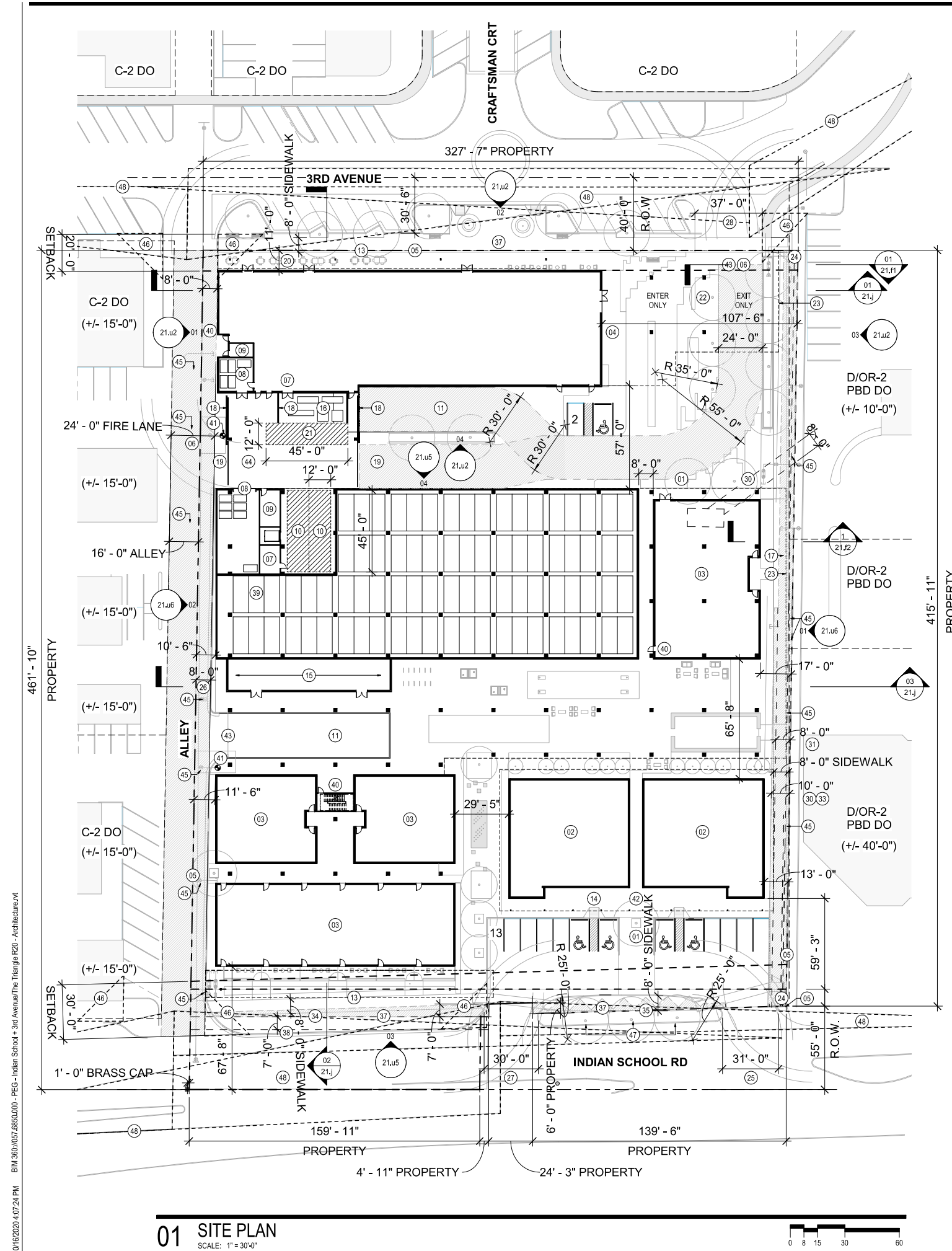
Project Number
057.6850.000

Description
CONTEXT AERIAL & PROJECT
INFORMATION

Scale
NOT TO SCALE



21.e



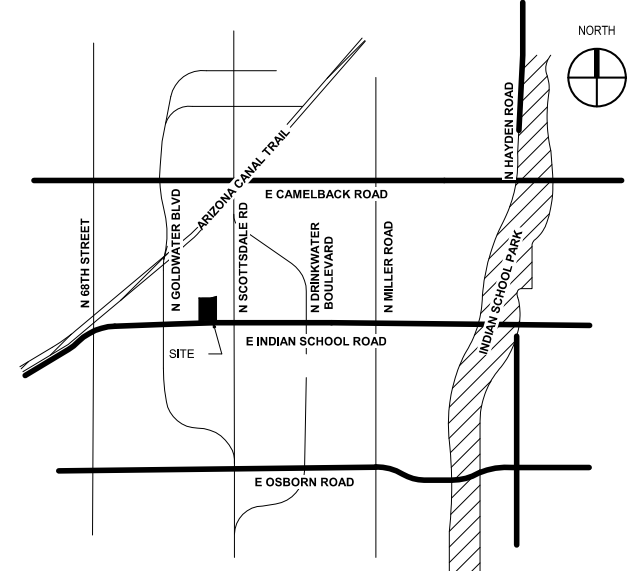
PROJECT DATA

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

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

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

VICINITY MAP



SHEET NOTES

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

THE TRIANGLE

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SYDNOR

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United States
Tel 480.206.4593

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10/16/20	Resubmittal

Seal / Signature

NOT FOR CONSTRUCTION

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

Project Number
057.6850.000

Description
SITE PLAN & PROJECT DATA

COS STAMP

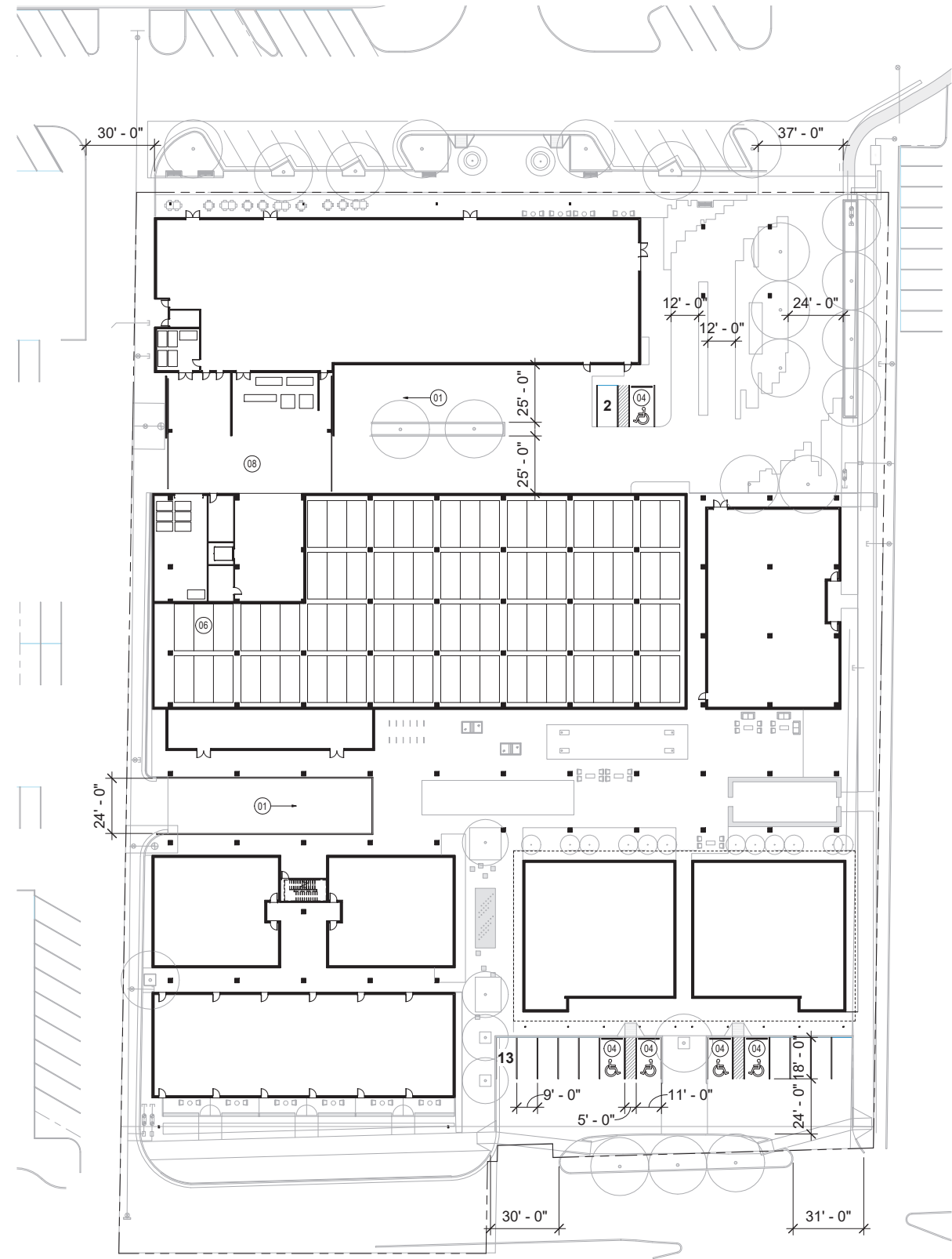
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As indicated

Ref North

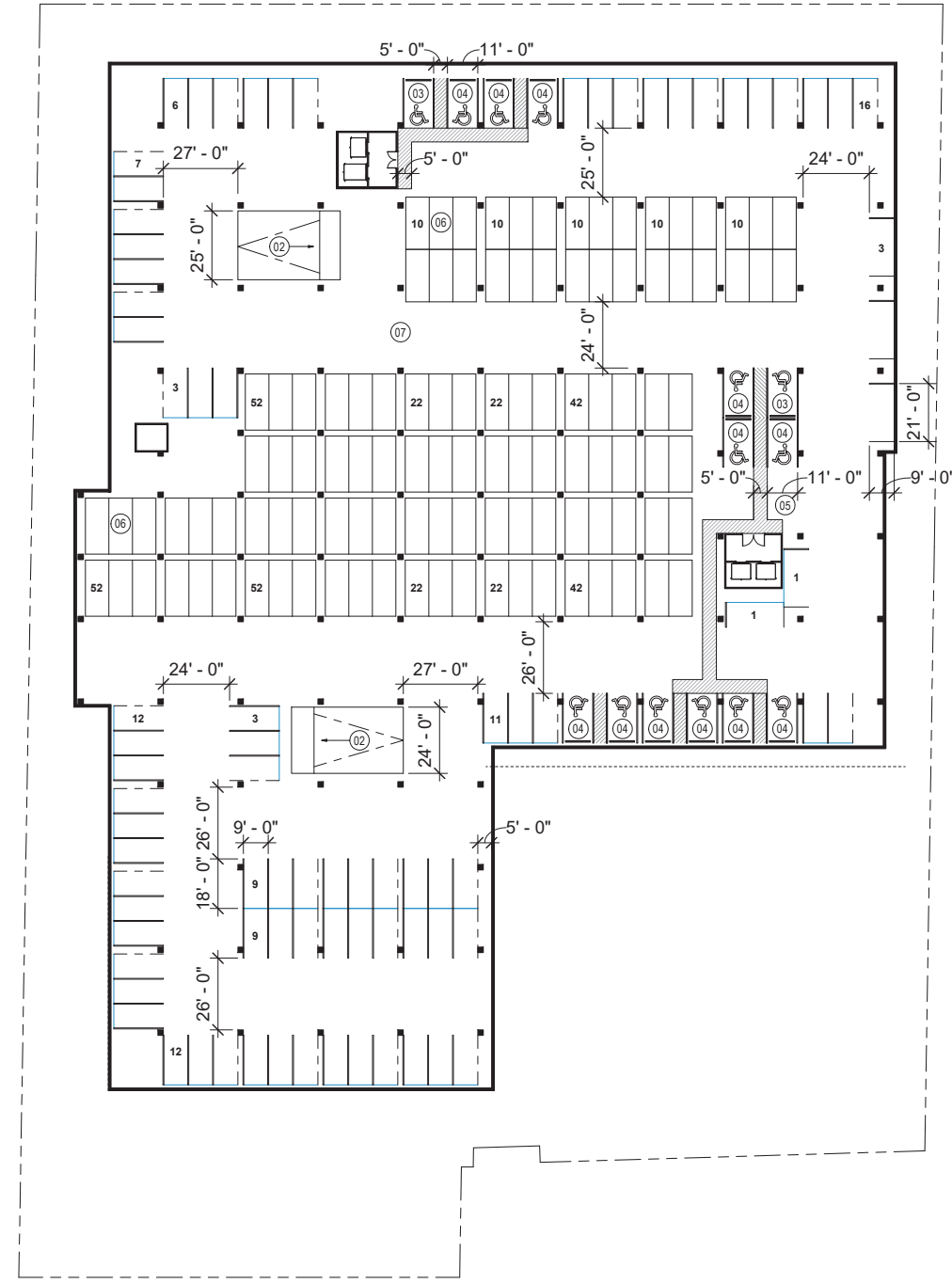
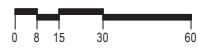
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10/16/2020 4:13:40 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/The Triangle P2D - Architecture.rvt



02 PARKING PLAN - LEVEL 1
SCALE: 1" = 30'-0"



01 PARKING PLAN - LOWER LEVEL
SCALE: 1" = 30'-0"



SHEET NOTES

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

THE TRIANGLE

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PARKING REQUIREMENTS

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

PARKING REQUIRED

HOTEL	134
RESIDENTIAL	321
RESTAURANT	11
TOTAL	466

SHARED PARKING STUDY

	461
--	-----

PARKING PROVIDED

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

ADA REQUIREMENTS

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

Date	Description
10/16/20	Resubmittal

Seal / Signature

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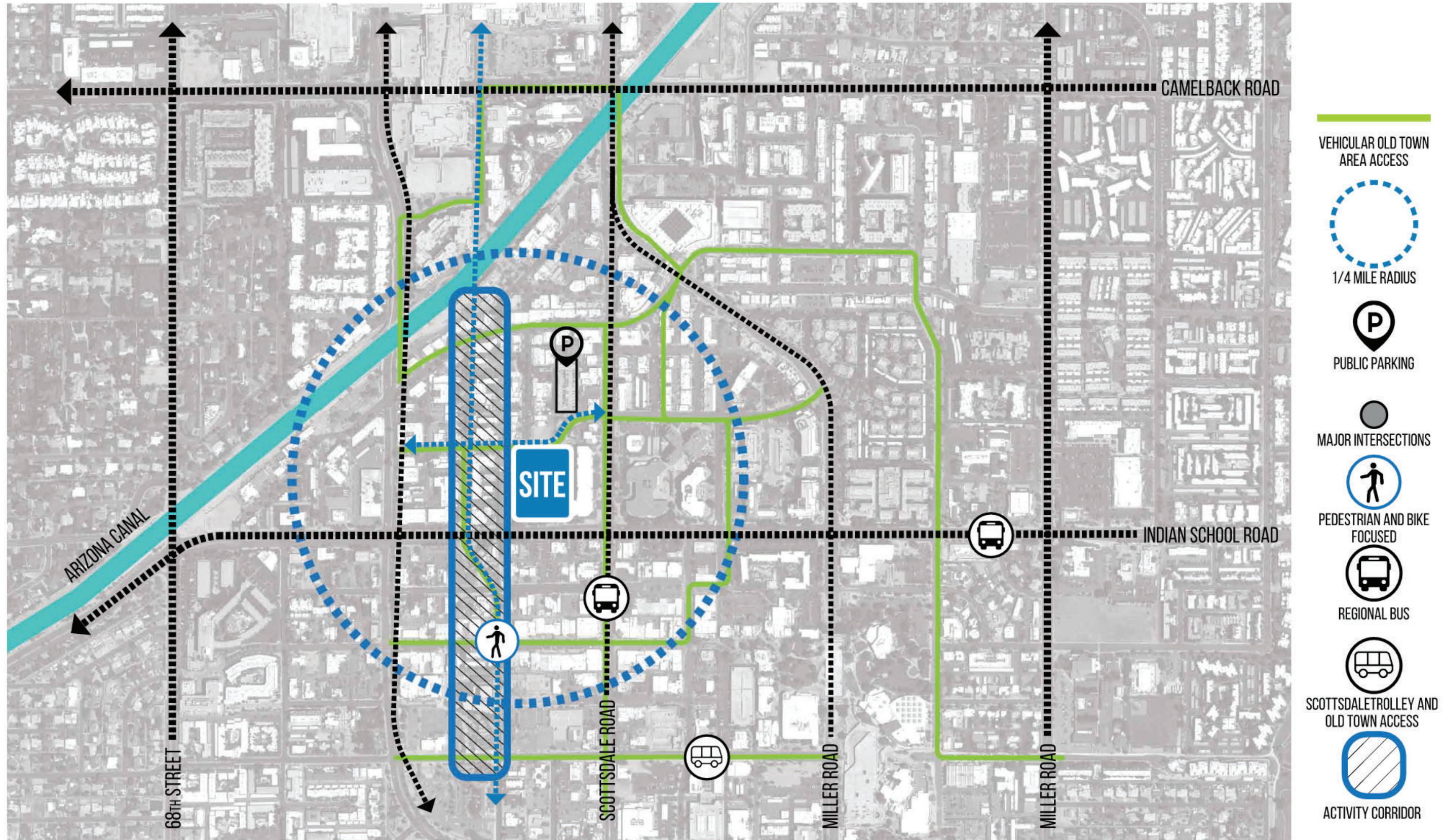
Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
PARKING PLAN

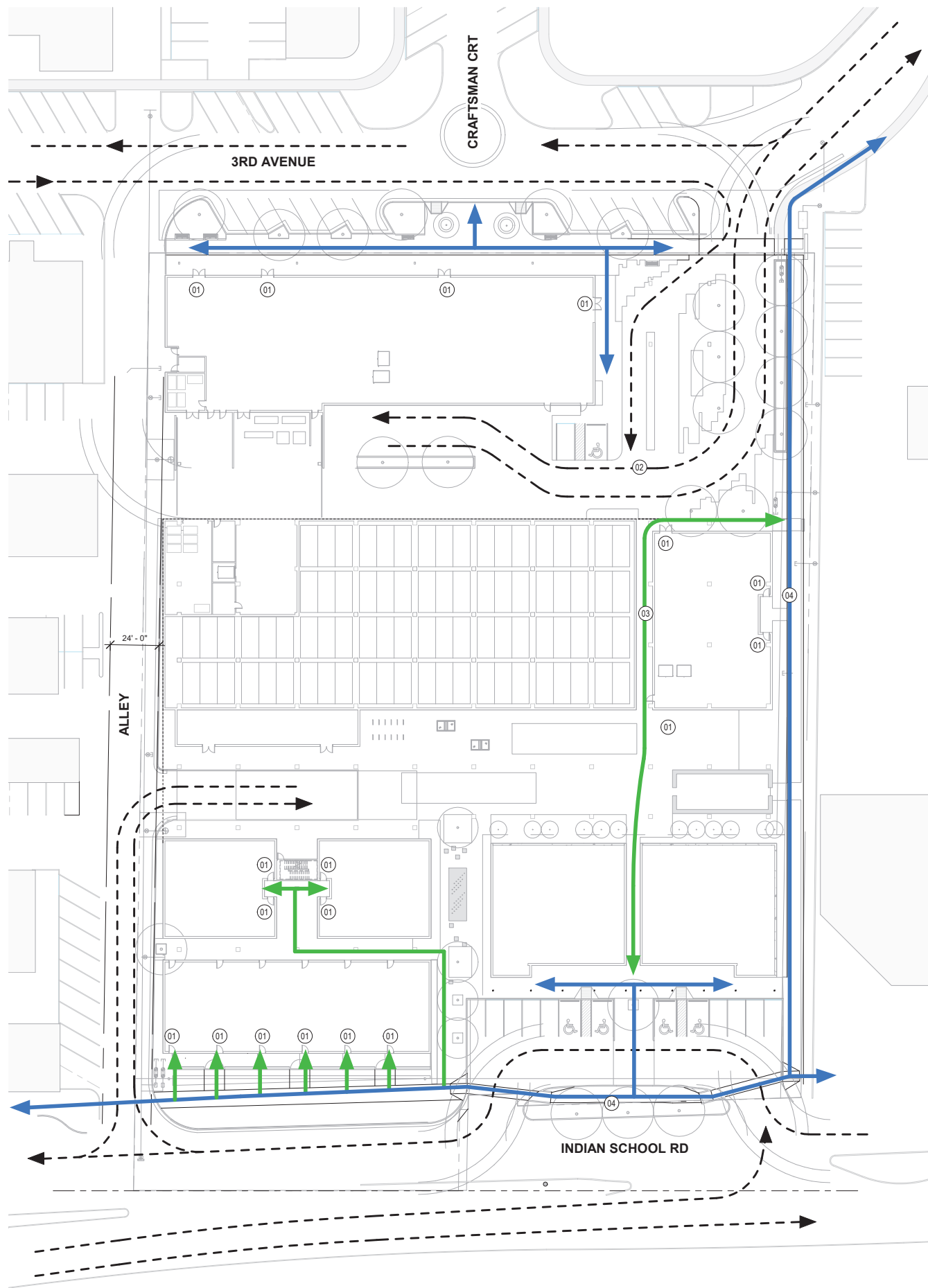
Scale
1" = 30'-0"

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

CASE PRE-APP NUMBER - 63-PA-2020



SHEET NOTES

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

THE TRIANGLE

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LEGEND

- VEHICULAR CIRCULATION
- PRIVATE PEDESTRIAN CIRCULATION
- PUBLIC PEDESTRIAN CIRCULATION

Seal / Signature

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

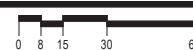
Project Number
057.6850.000

Description
PEDESTRIAN AND VEHICULAR
CIRCULATION

Scale
1" = 30'-0"



21.t



SHEET NOTES

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

THE TRIANGLE

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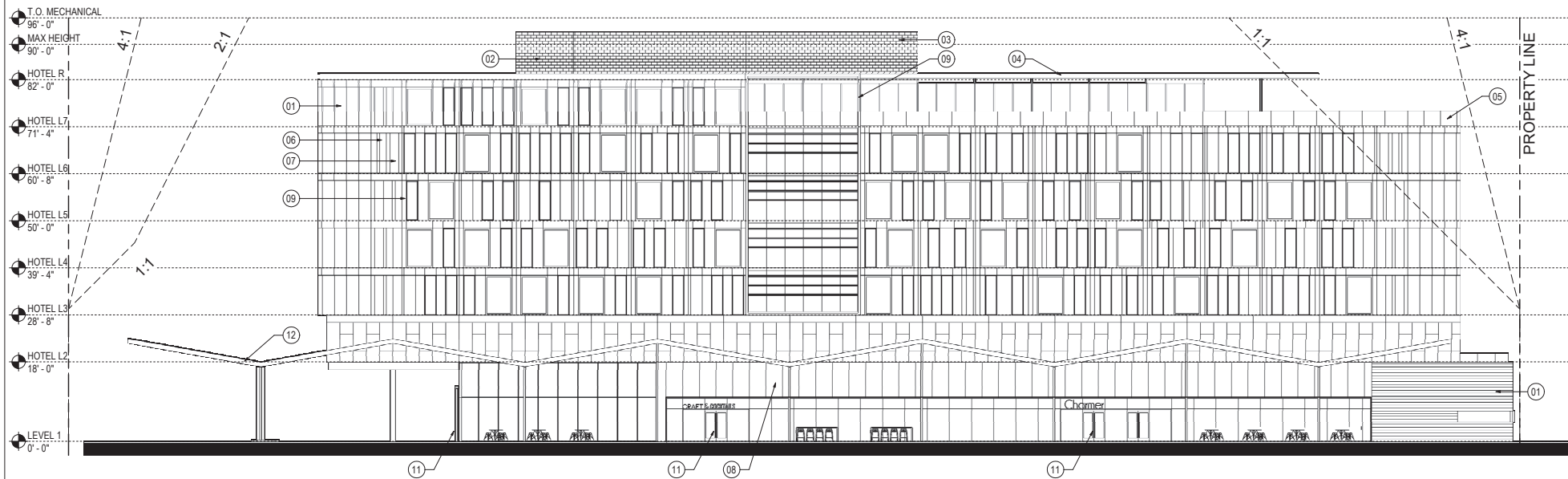
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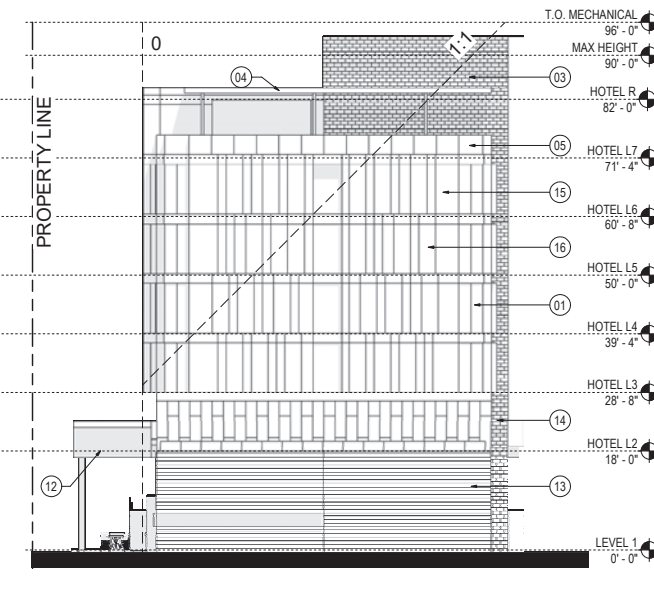
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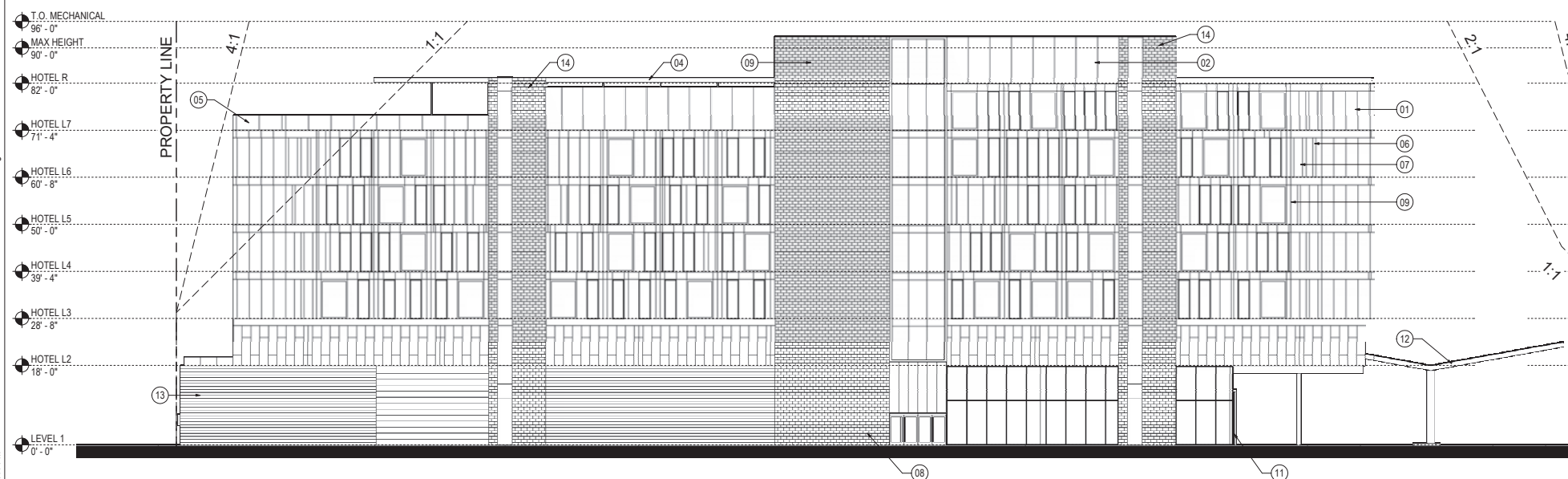
Date	Description
8/28/20	Resubmittal



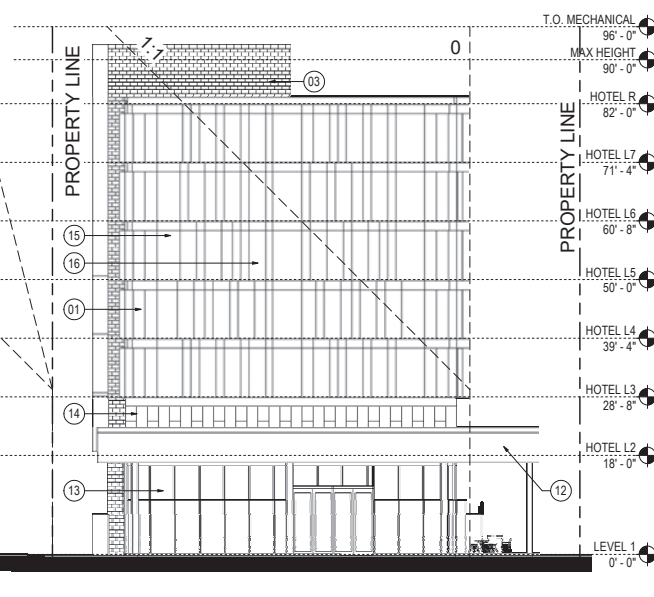
02 ELEVATION - HOTEL NORTH BW
SCALE: 1/16" = 1'-0"



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



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



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

Seal / Signature

NOT FOR CONSTRUCTION

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

Project Number
057.6850.000

Description
ELEVATIONS - HOTEL BW

Scale
1/16" = 1'-0"

21.u2

SHEET NOTES

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

THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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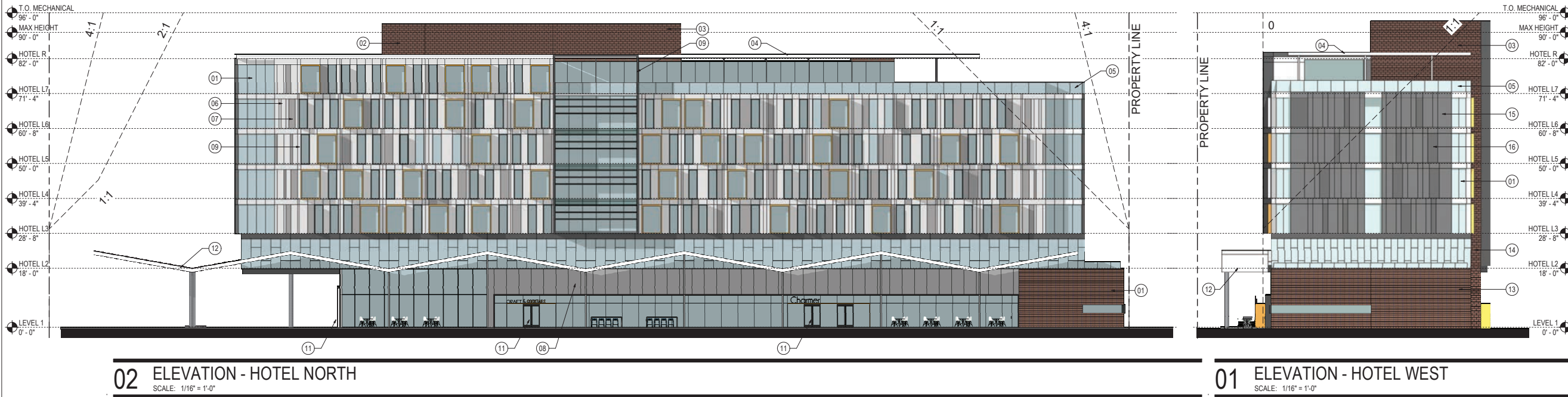
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Date	Description
8/28/20	Resubmittal



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

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



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

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

Seal / Signature

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

Project Number
057.6850.000

Description
ELEVATIONS - HOTEL

Scale
1/16" = 1'-0"

21.u1

SHEET NOTES

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

THE TRIANGLE

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Project Name

3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

ELEVATIONS - RESIDENTIAL B/W

Scale

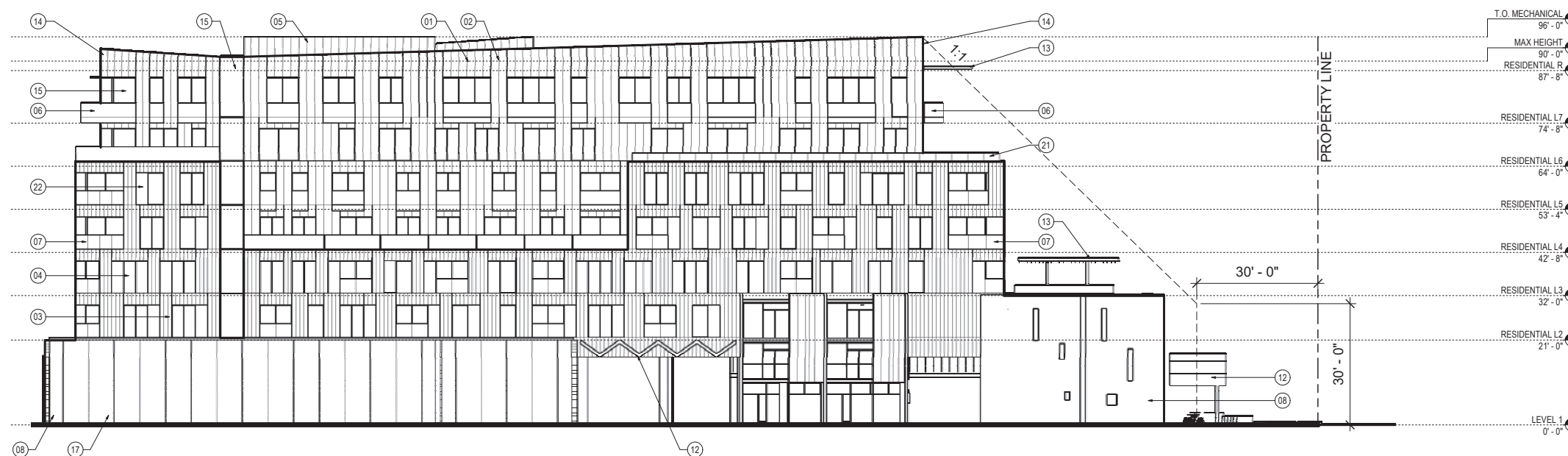
1/16" = 1'-0"

21.u6



01 ELEVATION - RESIDENTIAL EAST BW

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



02 ELEVATION - RESIDENTIAL WEST BW

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

SHEET NOTES

- 01 COMPOSITE CEMENTITIOUS PANEL A
- 02 COMPOSITE CEMENTITIOUS PANEL B
- 03 COMPOSITE CEMENTITIOUS PANEL C
- 04 COMPOSITE CEMENTITIOUS PANEL D
- 05 COMPOSITE METAL PANEL A
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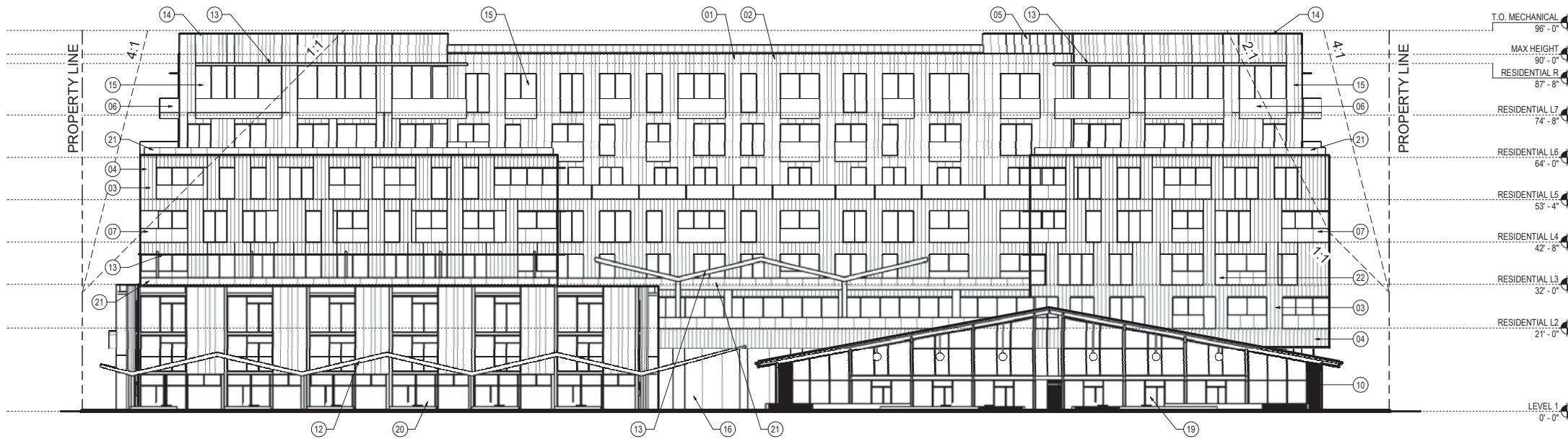
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03 ELEVATION - RESIDENTIAL SOUTH BW
SCALE: 1/16" = 1'-0"



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

Seal / Signature

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COS STAMP

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

Project Number
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Description
ELEVATIONS - RESIDENTIAL B/W

Scale
1/16" = 1'-0"

21.u5

SHEET NOTES

- 01 COMPOSITE CEMENTITIOUS PANEL A
- 02 COMPOSITE CEMENTITIOUS PANEL B
- 03 COMPOSITE CEMENTITIOUS PANEL C
- 04 COMPOSITE CEMENTITIOUS PANEL D
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Project Number
057.6850.000

Description
ELEVATIONS - RESIDENTIAL

Scale
1/16" = 1'-0"

21.u4



01 ELEVATION - RESIDENTIAL EAST

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



02 ELEVATION - RESIDENTIAL WEST

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

SHEET NOTES

- 01 COMPOSITE CEMENTITIOUS PANEL A
- 02 COMPOSITE CEMENTITIOUS PANEL B
- 03 COMPOSITE CEMENTITIOUS PANEL C
- 04 COMPOSITE CEMENTITIOUS PANEL D
- 05 COMPOSITE METAL PANEL A
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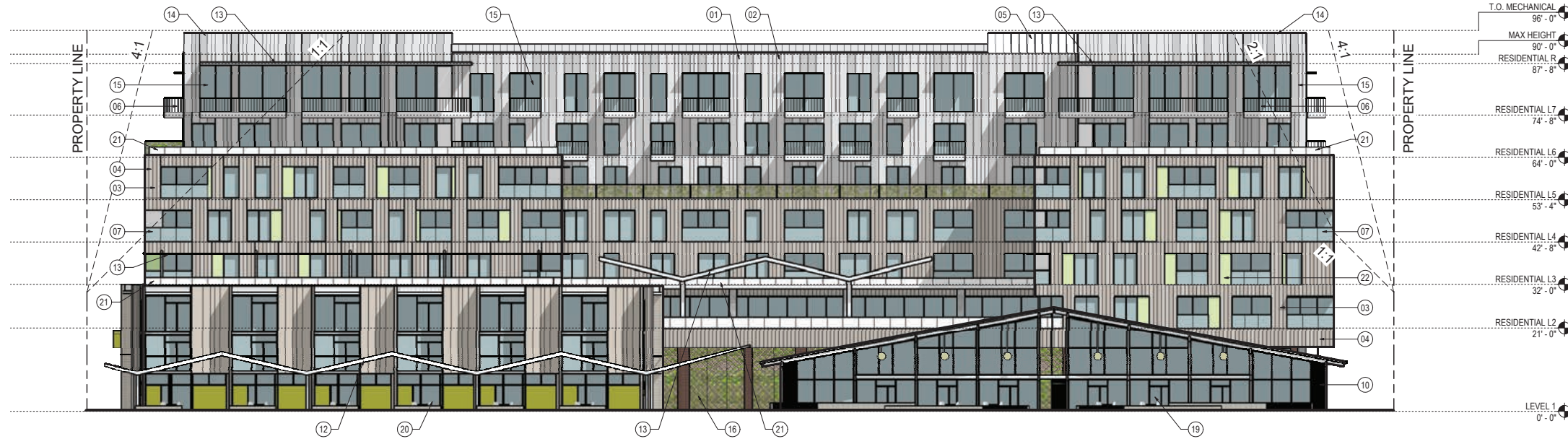
Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
ELEVATIONS - RESIDENTIAL

Scale
1/16" = 1'-0"

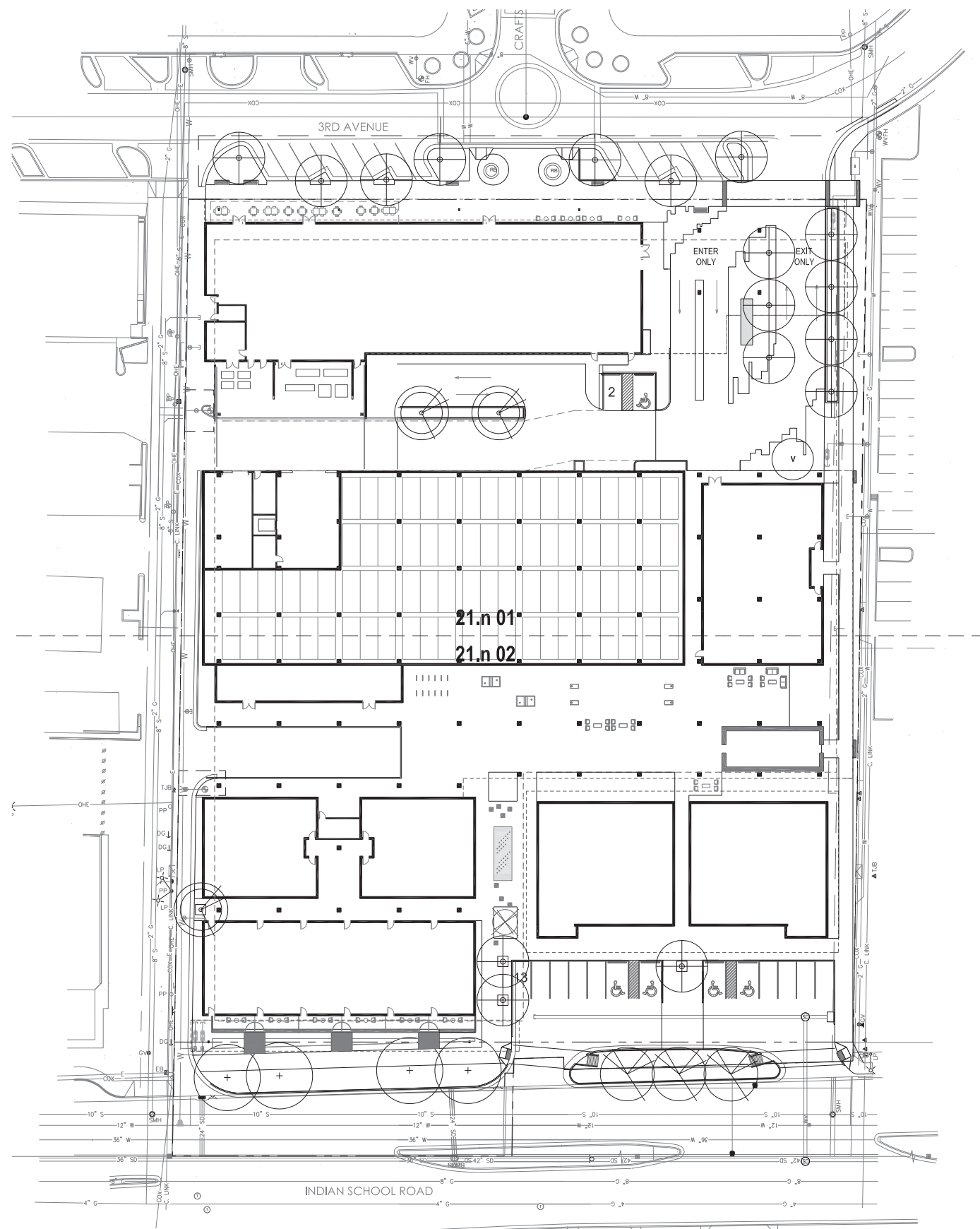
21.u3



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



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



SCALE: 1" = 30"

0 7 15 30 45
SCALE IN FEET 1" = 30'

OVERALL LANDSCAPE PLAN 01

THE TRIANGLE

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COLWELL SHELOR LANDSCAPE ARCHITECTURE
4450 north 12th street, suite 104
phoenix, arizona 85014
p 602.633.2199

Date	Description



Seal / Signature



Project Name

3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

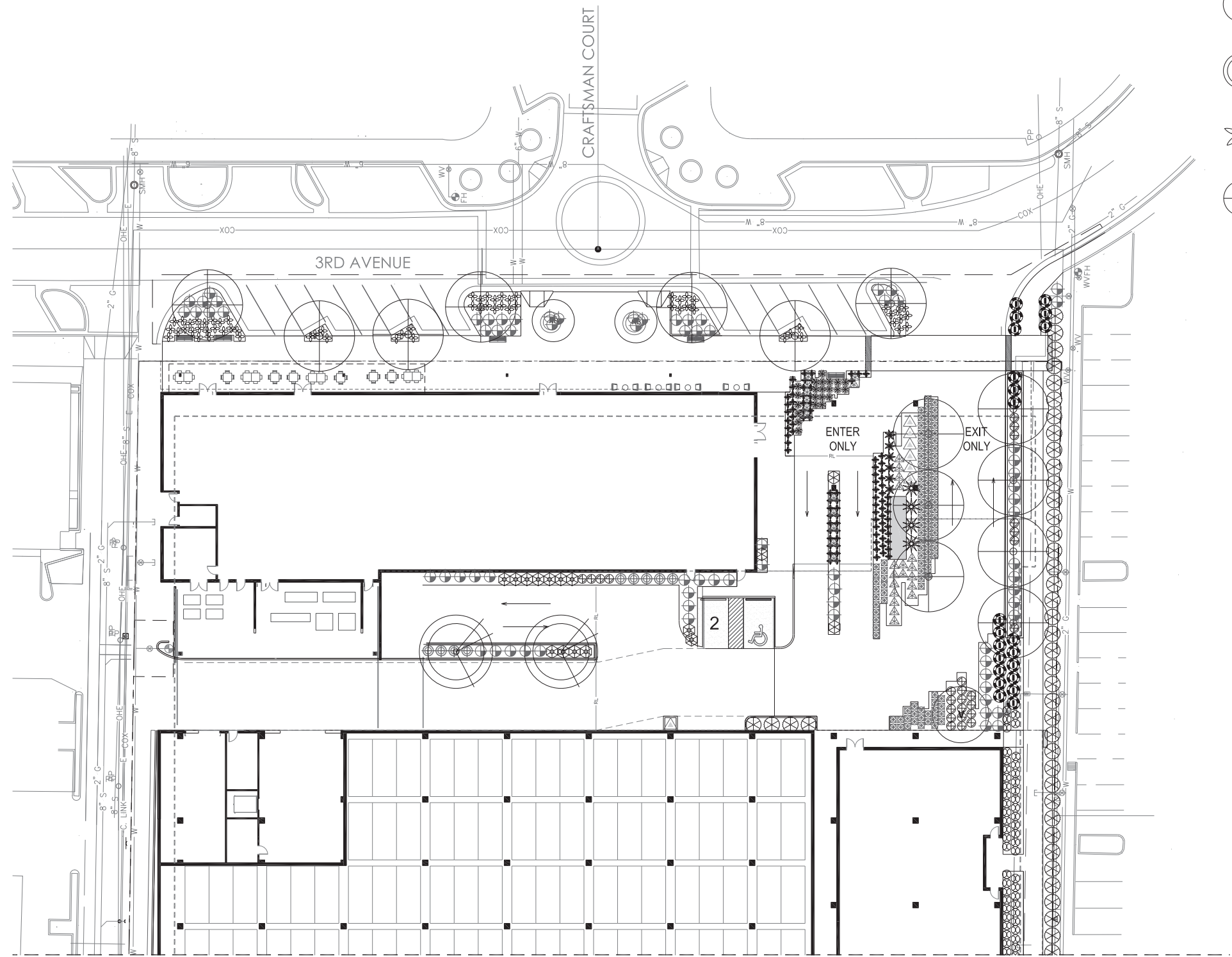
PEG - Titleblock

AS NOTED

Scale

LANDSCAPE
PLAN

21.n 00



SCALE: 1" = 20"



CONCEPTUAL LANDSCAPE PLAN 01

MATCH LINE - 21.n 02

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

THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler

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Fax 602.523.4949

SYDNOR

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United States
Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North 12th Street, Suite 104
Phoenix, Arizona 85014
p 602.633.2199

Date	Description



Seal / Signature

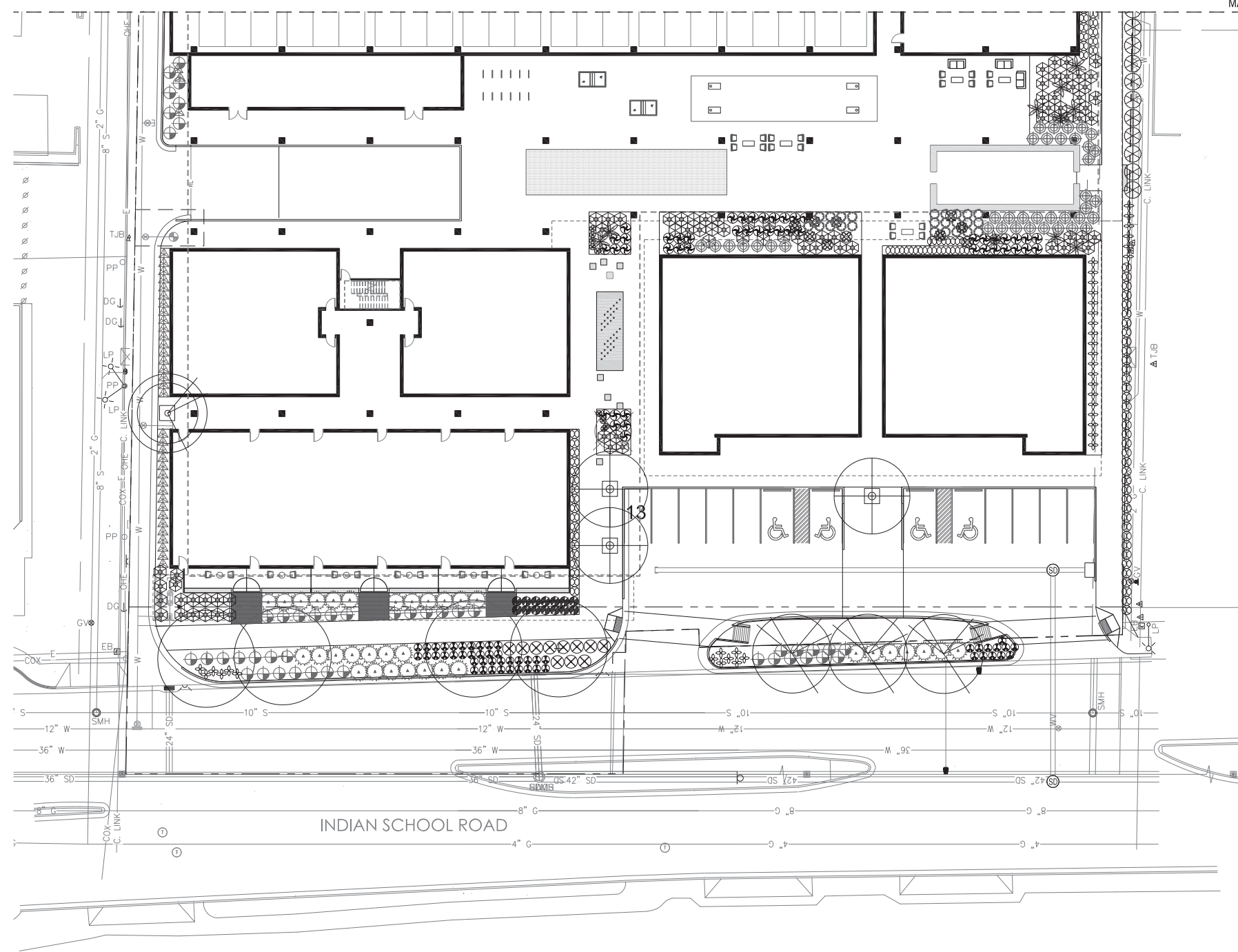


Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
PEG - Titleblock
AS NOTED

Scale
LANDSCAPE
PLAN
21.n 01



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SHRUBS				
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SCALE: 1" = 20"



CONCEPTUAL LANDSCAPE PLAN 01

THE TRIANGLE

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SCOTTSDALE, AZ 85251

Gensler

2575 E Camelback Road
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United States
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Fax 602.523.4949

SYDNOR

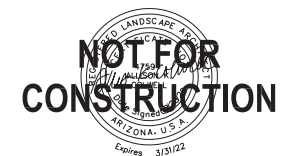
4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North 25th Street, Suite 104
Phoenix, Arizona 85014
p 602.633.2199

Date	Description
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Seal / Signature



Project Name

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ROAD - SCOTTSDALE, AZ

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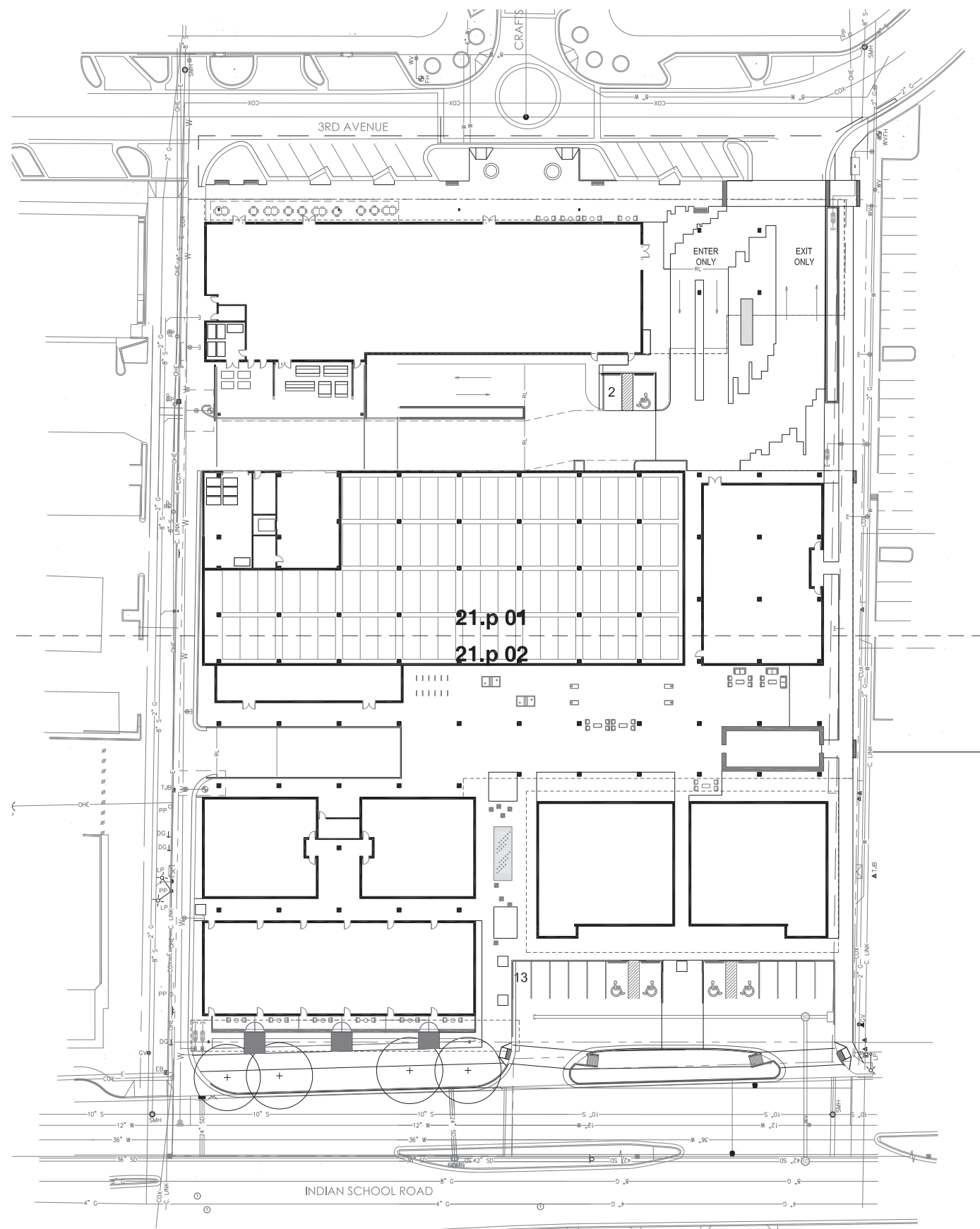
PEG - Titleblock

AS NOTED

Scale

LANDSCAPE
PLAN

21.n 02



SCALE: 1" = 30"



OVERALL HARDSCAPE PLAN 01

THE TRIANGLE

7120 E INDIAN SCHOOL RD,
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SYDNOR

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United States
Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
4450 north 12th street, suite 104
Phoenix, Arizona 85014
p 602.633.2195

Date	Description
------	-------------



Seal / Signature



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

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Description
PEG - Titleblock
AS NOTED

Scale
HARDSCAPE
PLAN
21.p 00

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COLWELL SHELOR LANDSCAPE ARCHITECTURE
4450 North 12th Street, Suite 104
Phoenix, Arizona 85014
p 602.633.2199

Date	Description
------	-------------

KEYNOTES:

EXISTING CONDITIONS:

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

SITework:

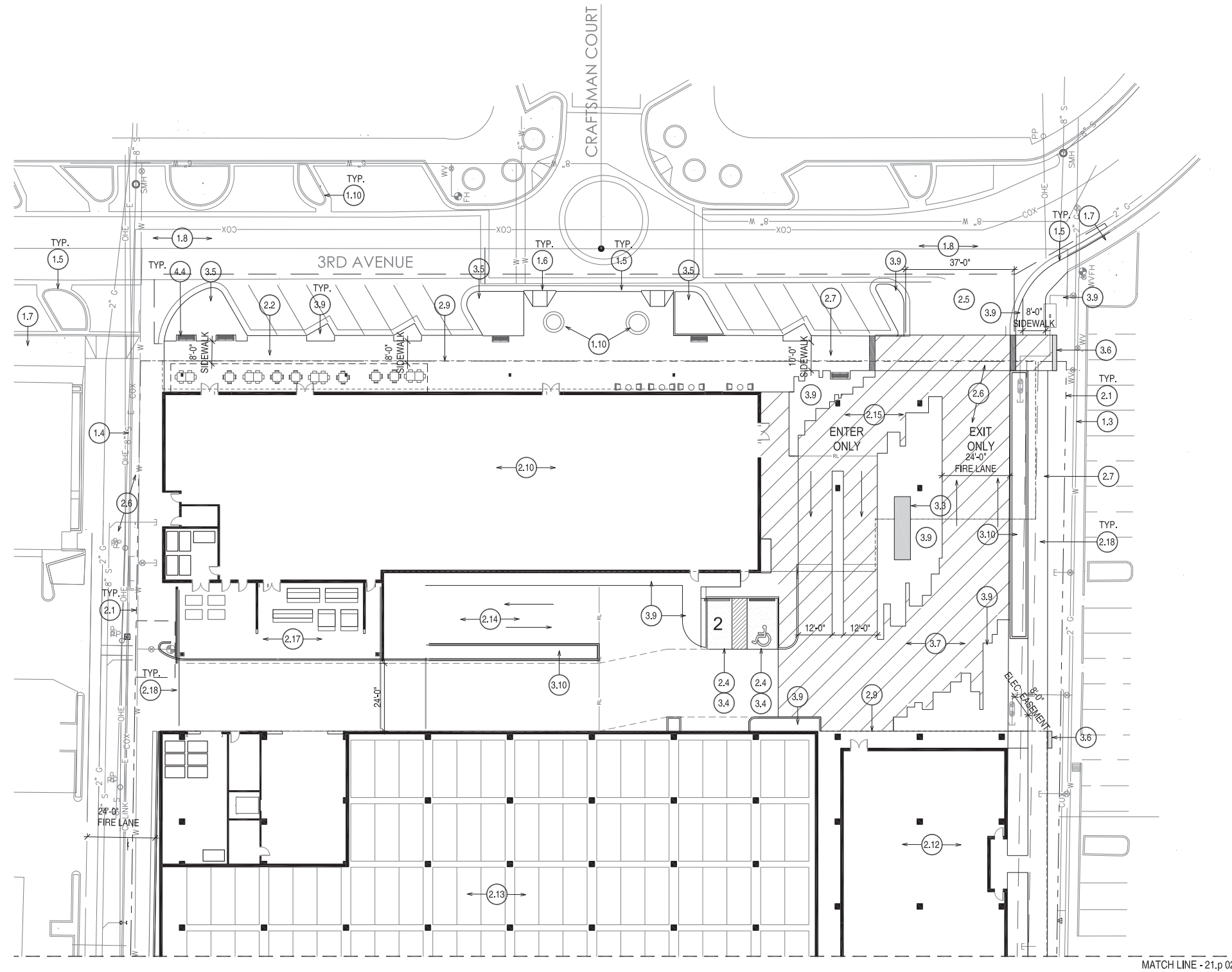
- 2.1 PROPERTY LINE
- 2.2 SVT
- 2.3 PUE
- 2.4 SURFACE PARKING
- 2.5 PARKING LOT ENTRANCE/EXIT
- 2.6 24' WIDTH FIRELANE
- 2.7 SIDEWALK
- 2.8 CURB AND GUTTER
- 2.9 BLDG OVERHANG
- 2.10 HOTEL
- 2.11 UNUSED
- 2.12 APARTMENTS
- 2.13 PARKING GARAGE
- 2.14 PARKING GARAGE RAMP
- 2.15 PORTE COCHERE
- 2.16 SHADE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

HARDSCAPE:

- 3.1 BIOSWALE BRIDGE
- 3.2 5'x5' STEEL TREE GRATE
- 3.3 WATER FEATURE
- 3.4 STABILIZED DG
- 3.5 BIOSWALE
- 3.6 CJP BENCH
- 3.7 DECORATIVE PAVING
- 3.8 3' HT. COURTYARD WALL
- 3.9 PLANTER AT GRADE W/2" DEPTH 1/2" SCREENED DG
- 3.10 RAISED C.I.P. PLANTER

MISC:

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



MATCH LINE - 21.p 02

SCALE: 1" = 20"



CONCEPTUAL HARDSCAPE PLAN 01



Seal / Signature



Project Name

3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

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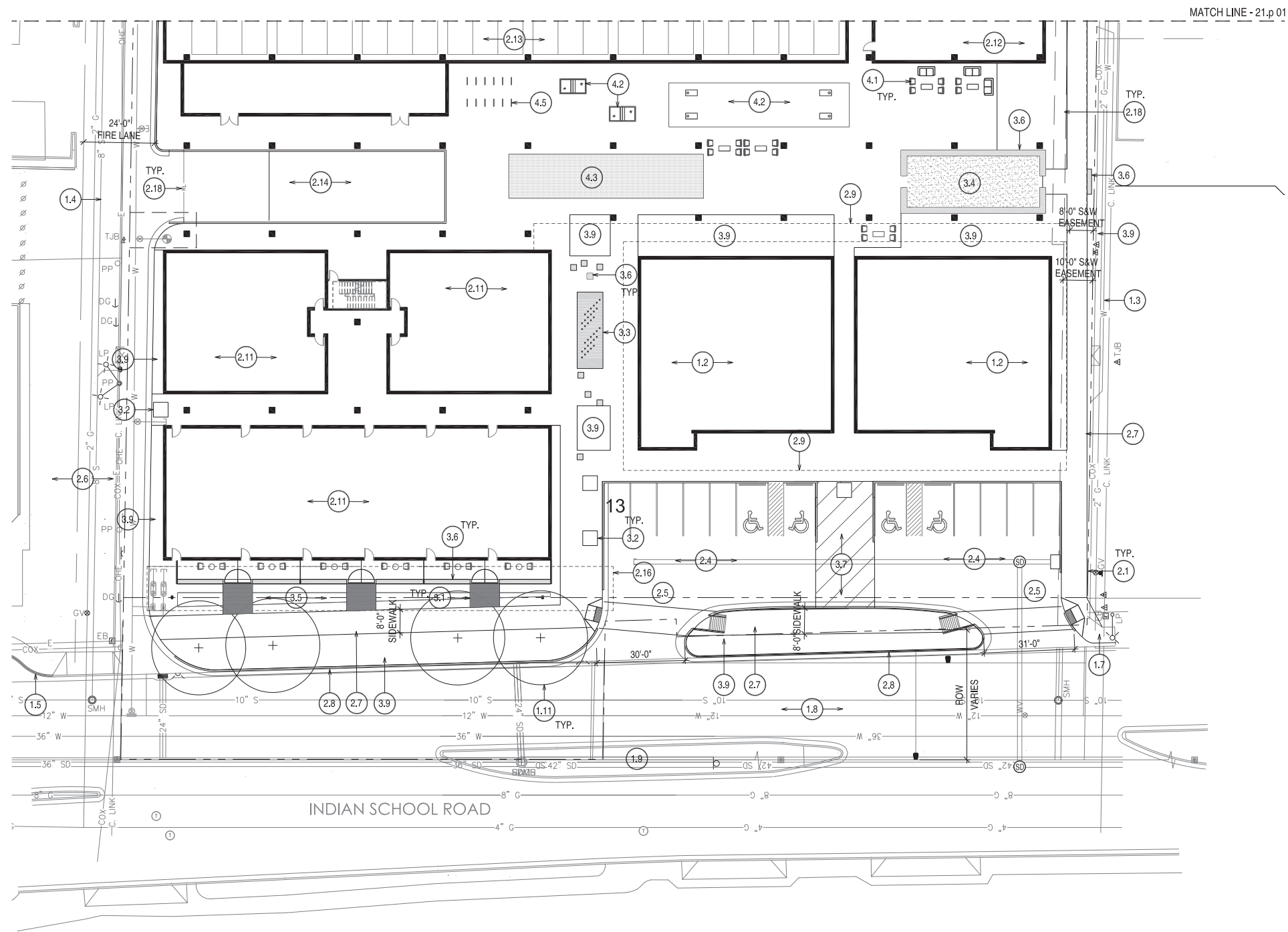
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AS NOTED

Scale

HARDSCAPE
PLAN

21.p 01



MATCH LINE - 21.p 01

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- 1.11 EXISTING TREE

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- 2.2 SVT
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HARDSCAPE:

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SCALE: 1" = 20"



CONCEPTUAL HARDSCAPE PLAN 01

THE TRIANGLE

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COLWELL SHELOR LANDSCAPE ARCHITECTURE
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Date	Description
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Seal / Signature



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PEG - Titleblock
AS NOTED

Scale
HARDSCAPE
PLAN

21.p 02

SHEET NOTES

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

THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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

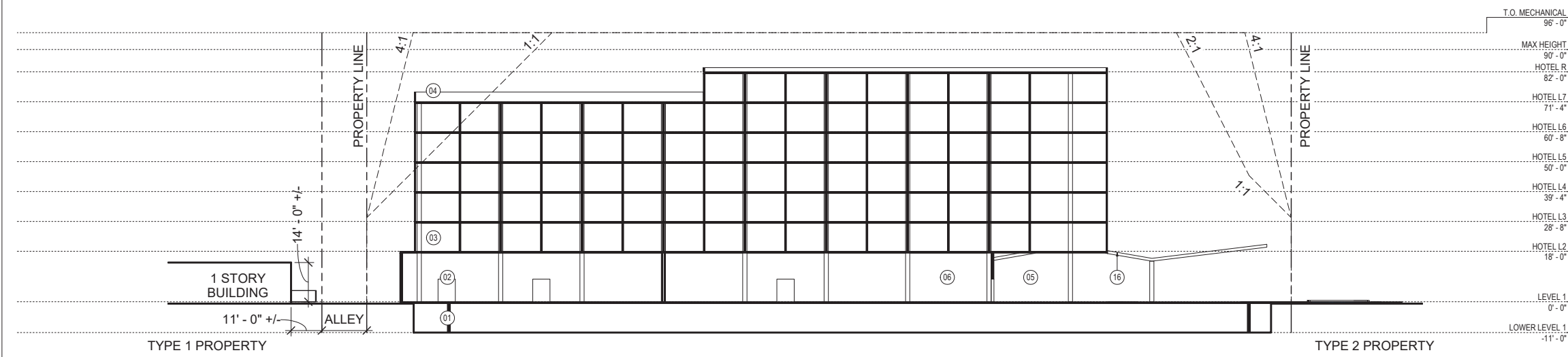
Gensler

2575 E Camelback Road
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Tel 602.523.4900
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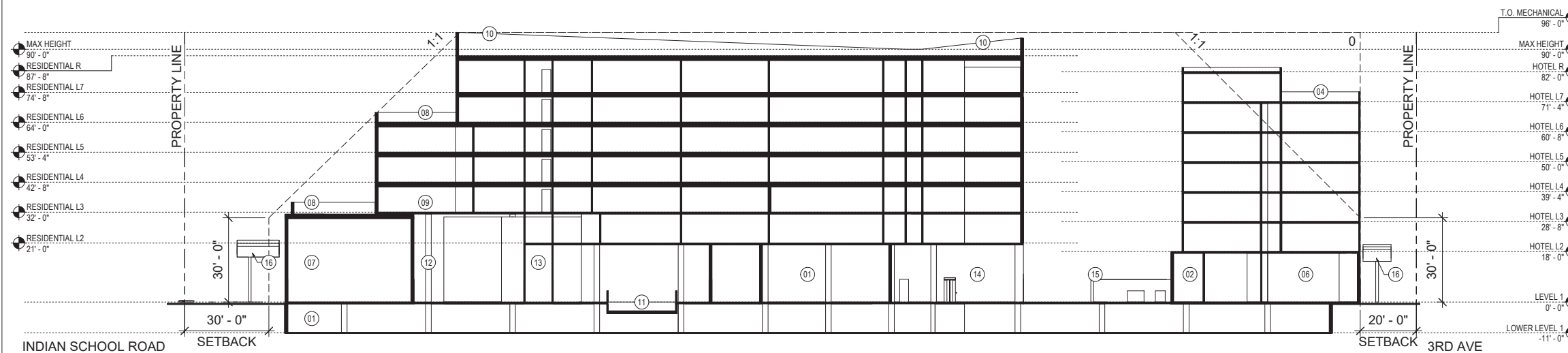
SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

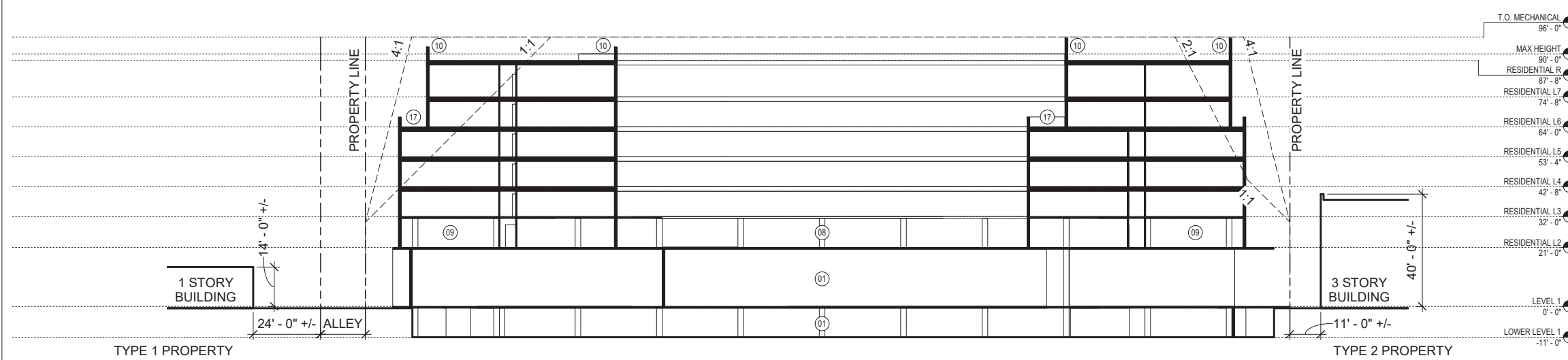
Date	Description
10/16/20	Resubmittal



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



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



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

Seal / Signature

NOT FOR CONSTRUCTION

COS STAMP

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

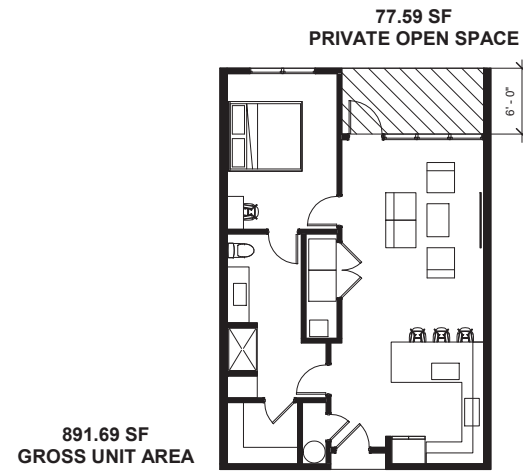
Project Number
057.6850.000

Description
SITE CROSS SECTIONS

Scale
3/64" = 1'-0"

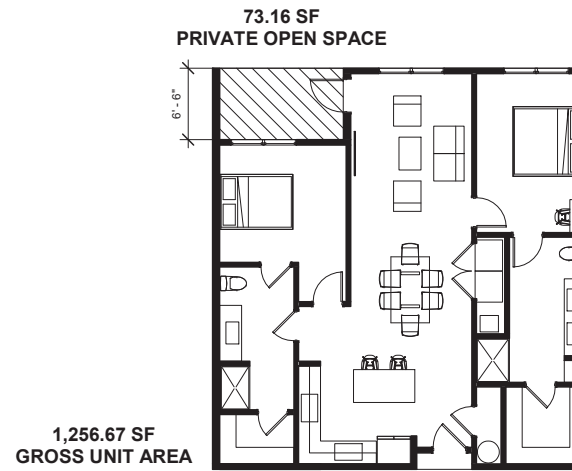
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8/28/2020 5:04:33 PM



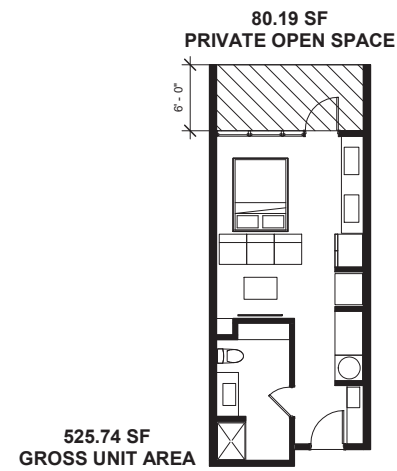
891.69 SF
GROSS UNIT AREA

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



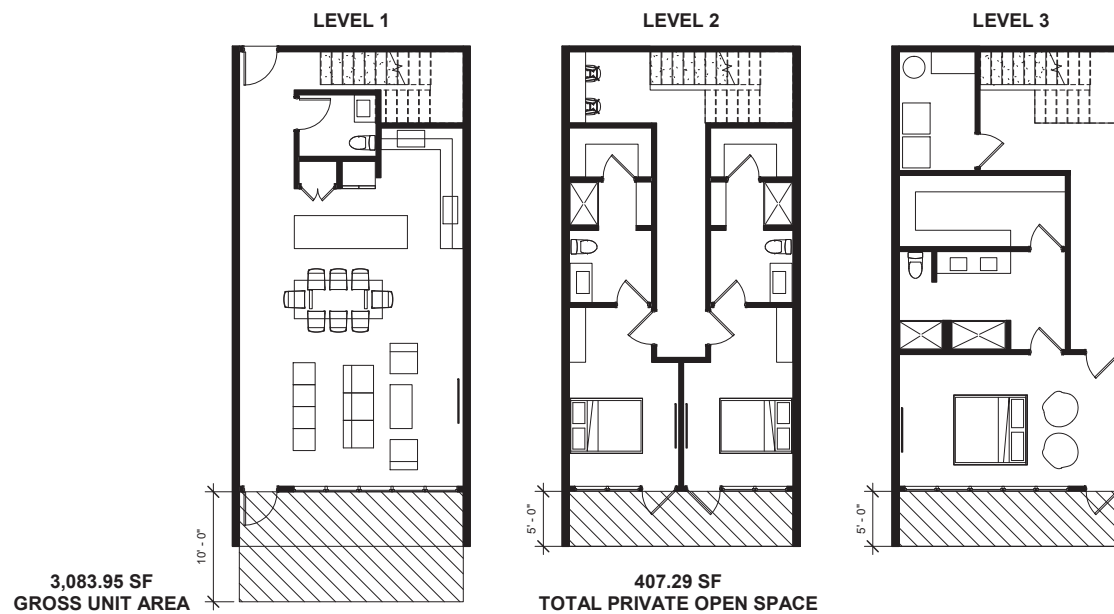
1,256.67 SF
GROSS UNIT AREA

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



525.74 SF
GROSS UNIT AREA

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



3,083.95 SF
GROSS UNIT AREA

407.29 SF
TOTAL PRIVATE OPEN SPACE

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

COS STAMP

THE TRIANGLE

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Date	Description
8/28/20	Resubmittal

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

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057.6850.000

Description
FLOOR PLAN - RESIDENTIAL
WORKSHEETS

Scale
1/8" = 1'-0"



21.x1

THE TRIANGLE

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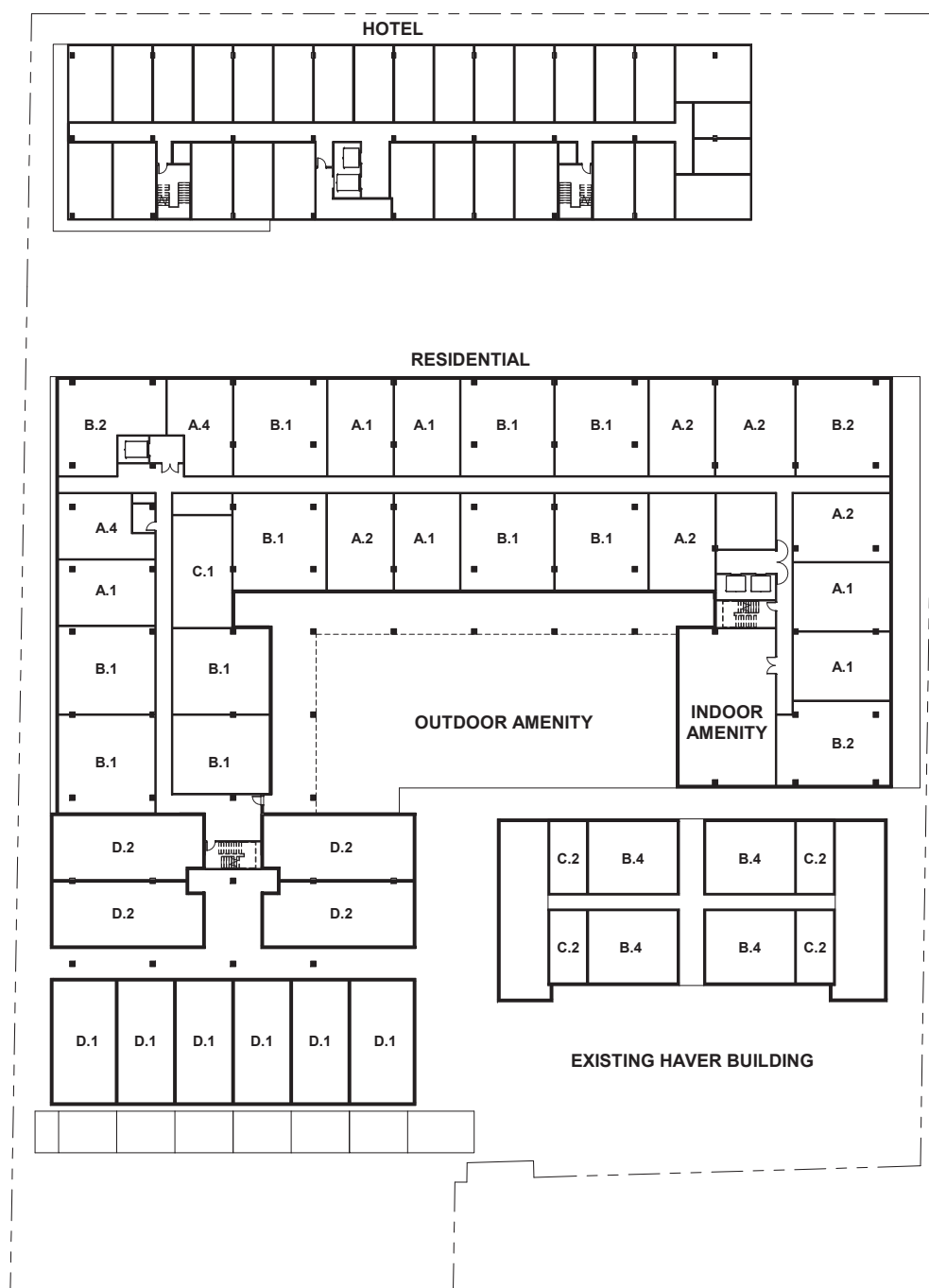
FLOOR PLANS - PODIUM & 3-5 TYP

Scale

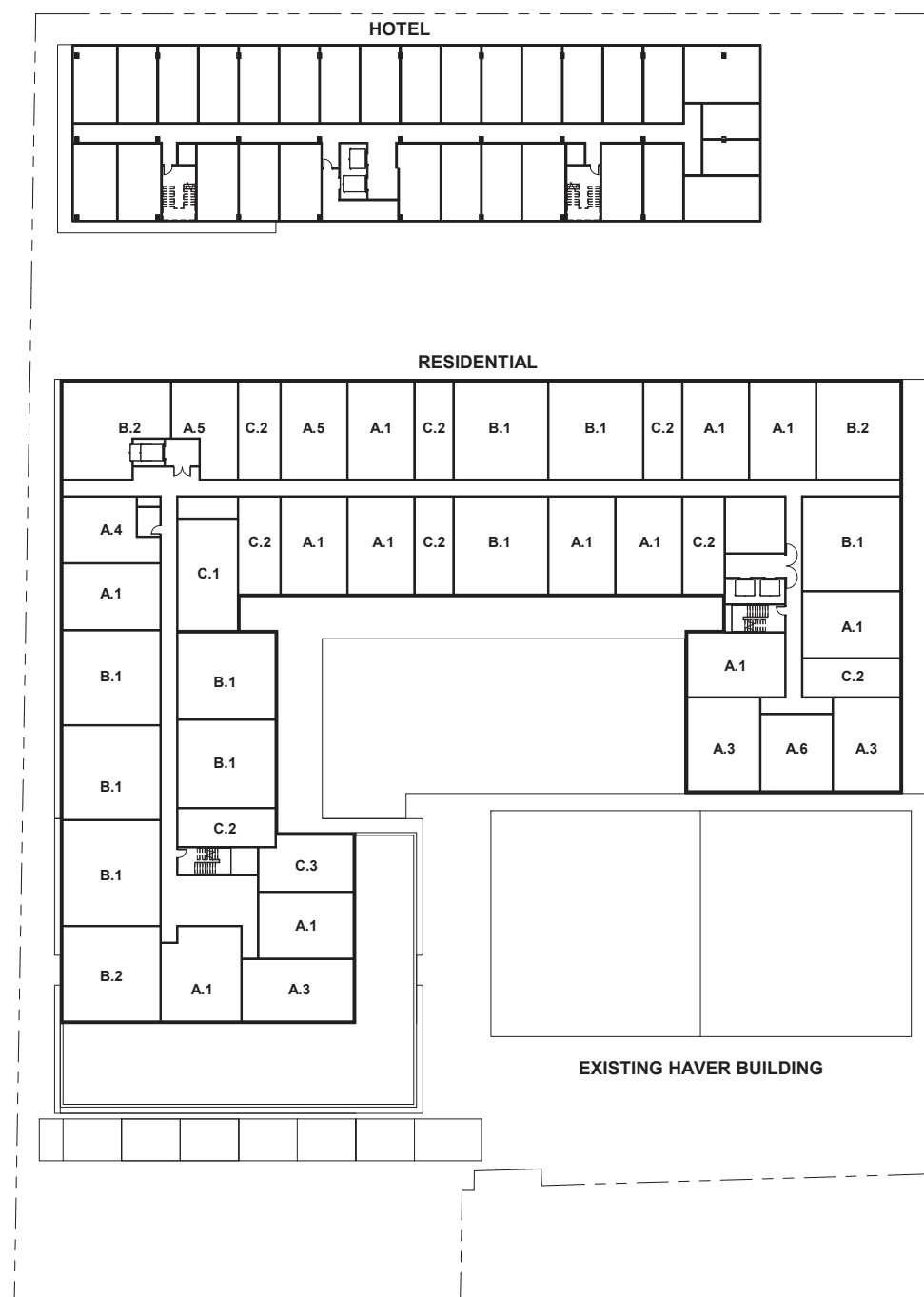
1" = 30'-0"

Ref North 

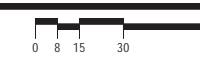
21.x2



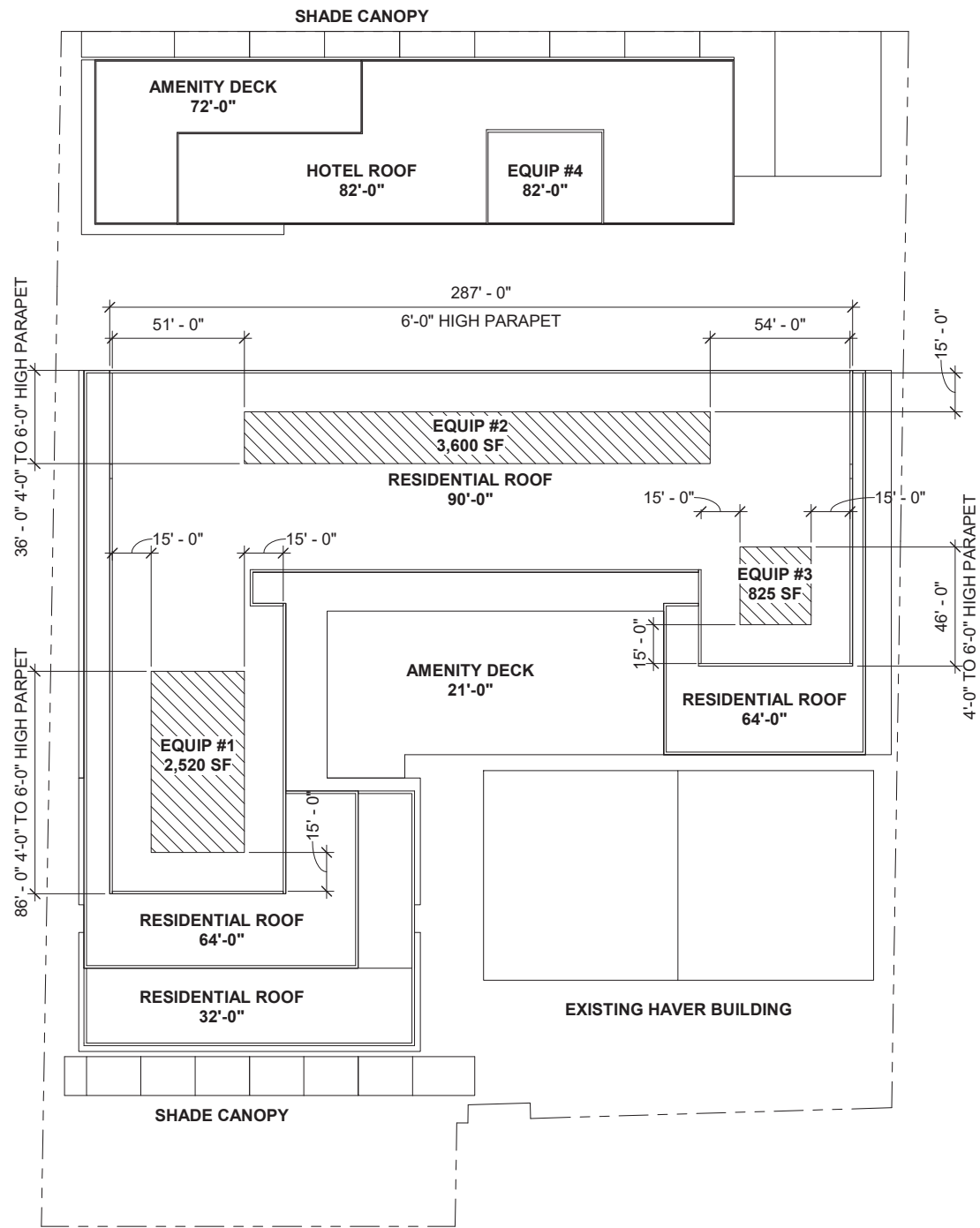
02 FLOOR PLAN - LEVEL 2 AND PODIUM
SCALE: 1" = 30'-0"



01 FLOOR PLAN - LEVEL 3-5 TYP
SCALE: 1" = 30'-0"



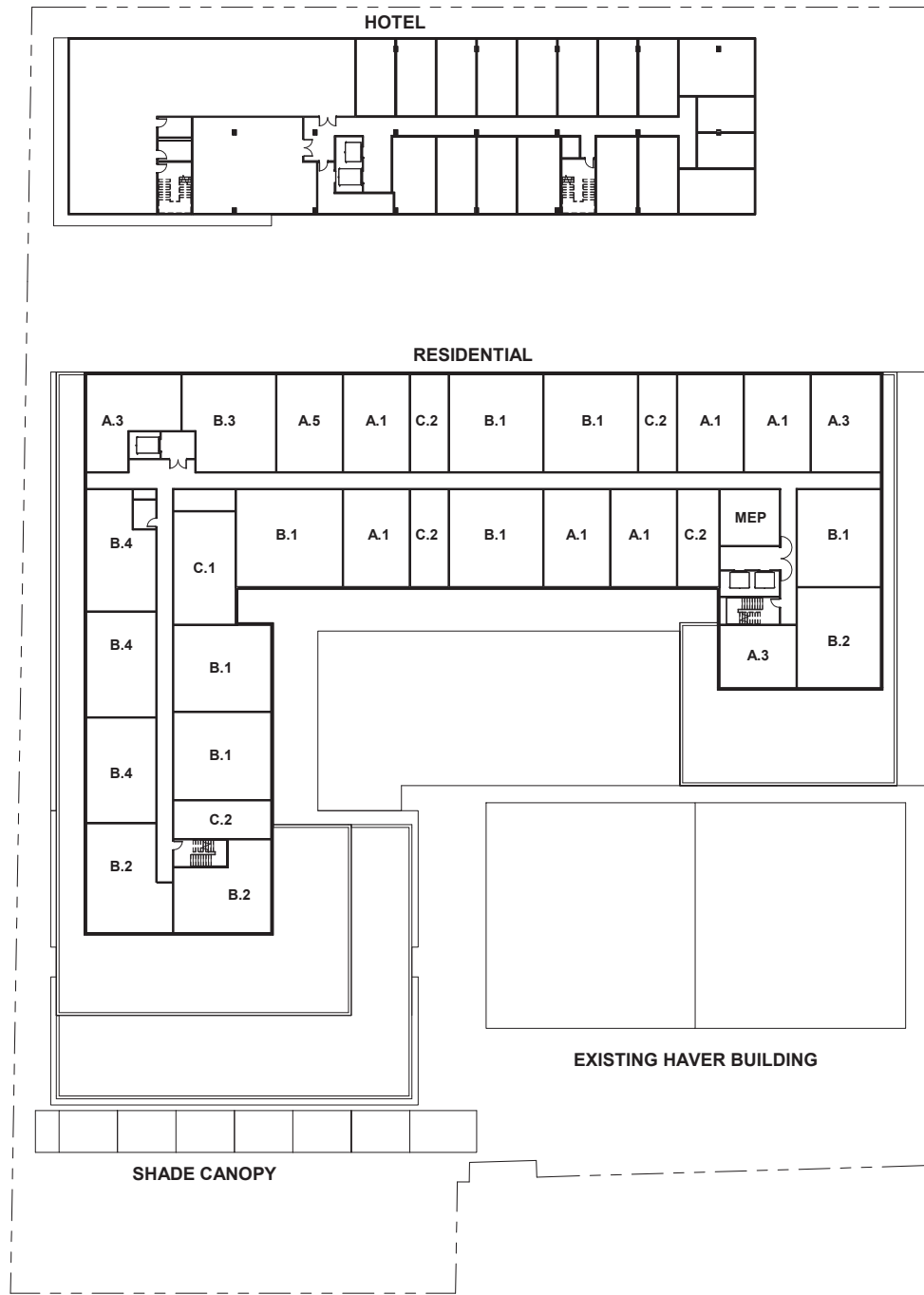
1/10/2020 8:36:20 AM BIM 360://05718550.000 - PEG - Indian School - 3rd Avenue/The Triangle P22 - Architecture.rvt



ROOF DATA

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

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



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



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SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States

Tel 480.206.4593

Date	Description
10/16/20	Resubmittal

Seal / Signature

**NOT FOR
CONSTRUCTION**

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

Project Number
057.6850.000

Description
FLOOR PLAN LEVEL 6-7 TYP & ROOF
PLAN

Scale
1" = 30'-0"



21.x3 & 21.z

COS STAMP

OPEN SPACE CALCULATIONS

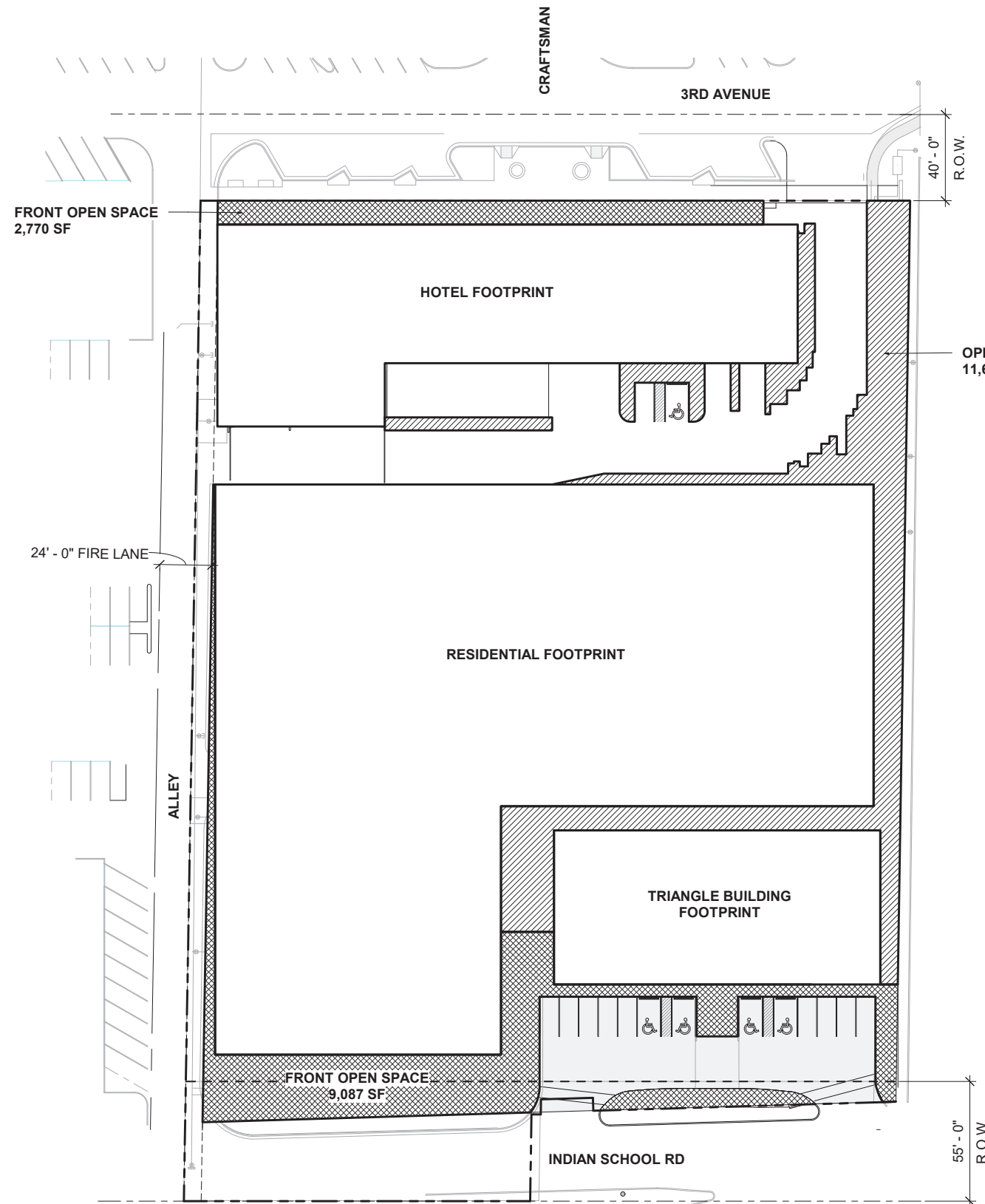
MAXIMUM BUILDING HEIGHT = 90'-0" PROPOSED (90'-0" ALLOWED)
 FIRST 12'-0" OF HEIGHT = 10% * NLA
 NEXT 88'-0" OF HEIGHT = 0.10 * 144,173 = 14,417.30 SF
 = 78' * .004 * 144,173 = 44,981.98 SF

REQUIRED OPEN SPACE (NOT INCLUDING PARKING LOT LANDSCAPING)
 14,417.30 + 44,981.98 = 59,399.28 SF (41%)

OPEN SPACE PROVIDED = 23,489 SF
 PROPERTIES IN DOWNTOWN SCOTTSDALE DO NOT REQUIRE MINIMUM OPEN SPACE

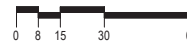
PARKING LOT LANDSCAPING REQUIRED
 PARKING LOT AREA * 15%
 7,300 SF * 0.15 = 1,110 SF

PARKING LOT CONTAINS LESS THAN 20 PARKING SPACES



10/16/2020 4:11:55 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/The Triangle RD - Architecture.rvt

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



THE TRIANGLE

7120 E INDIAN SCHOOL RD,
 SCOTTSDALE, AZ 85251

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

Gensler

2575 E Camelback Road
 Suite 175
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Project Name
 3RD AVENUE + INDIAN SCHOOL
 ROAD - SCOTTSDALE, AZ

Project Number
 057.6850.000

Description
 OPEN SPACE PLAN

Scale
 1" = 30'-0" Ref North

21.i



LOOKING NORTH WEST FROM INDIAN SCHOOL

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w
10-ZN-2020
10/22/20



LOOKING NORTH FROM INDIAN SCHOOL

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w
10-ZN-2020
10/22/20



LOOKING SOUTHWEST FROM 3RD AVENUE

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w
10-ZN-2020
10/22/20



LOOKING SOUTHEAST FROM 3RD AVENUE

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w
10-ZN-2020
10/22/20

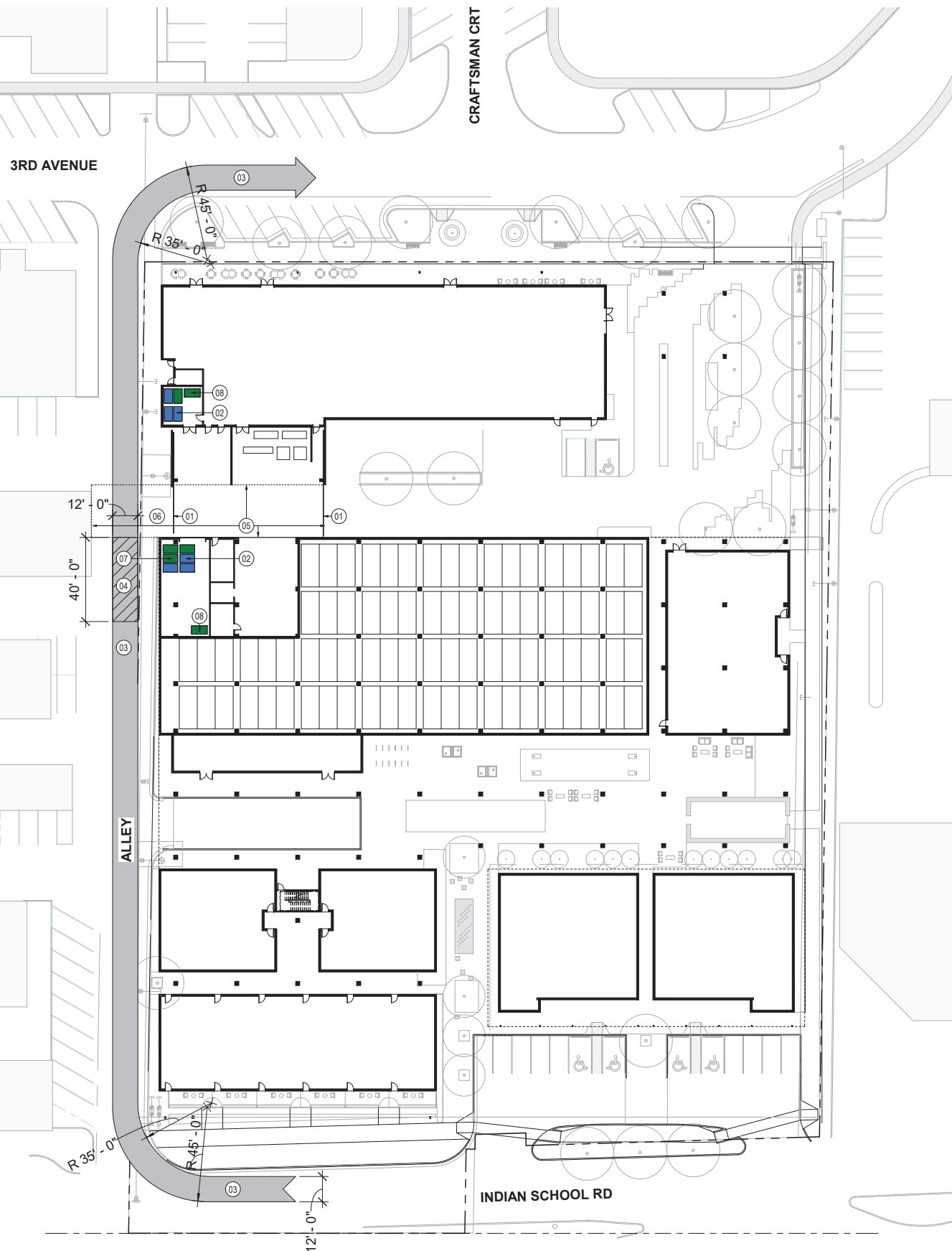


LOOKING NORTHWEST FROM INDIAN SCHOOL

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w
10-ZN-2020
10/22/20



REFUSE CALCULATIONS

PRIVATE WASTE MANAGEMENT PLAN

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

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

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

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

TABLE 2-1.311. B

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

HOTEL (NON-RESIDENTIAL):

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

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

RESIDENTIAL (APARTMENT & CONDOMINIUMS):

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

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

TOTAL CONTAINERS PROVIDED:

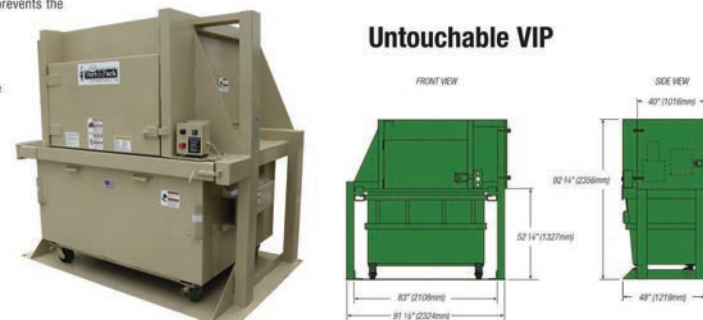
REFUSE = 6 CONTAINERS (SHOWN GREEN IN PLAN)
 RECYCLING = 6 CONTAINERS (SHOWN BLUE IN PLAN)

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

UNTOUCHABLE VIP COMPACTOR USES 3 CUBIC YARD CONTAINERS

Vert-I-Pack Triple Lock

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



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

SHEET NOTES

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

THE TRIANGLE

7120 E INDIAN SCHOOL RD,
 SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
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Date	Description
10/16/20	Resubmittal

Seal / Signature

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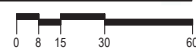
Project Name
 3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

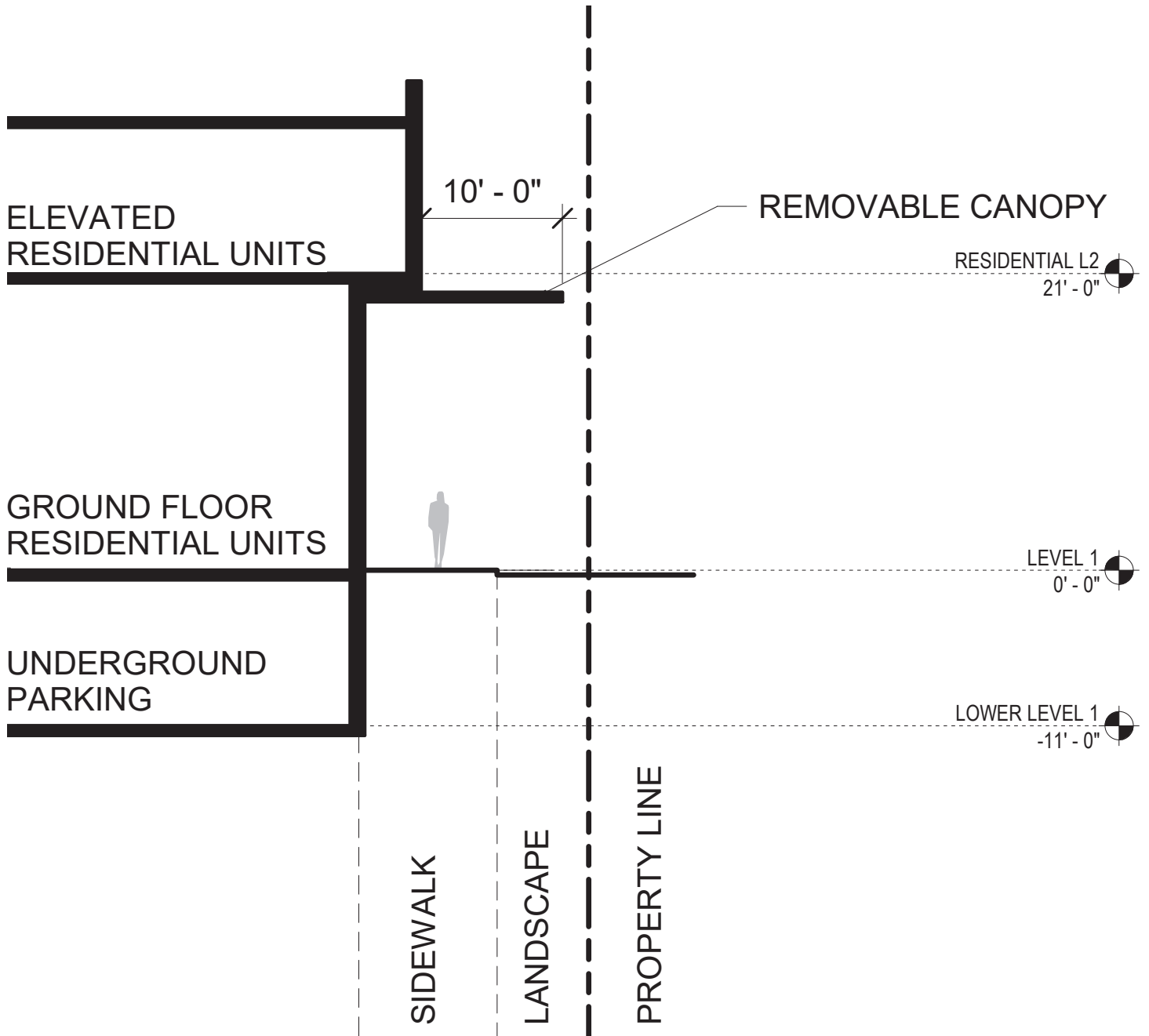
Project Number
 057.6850.000

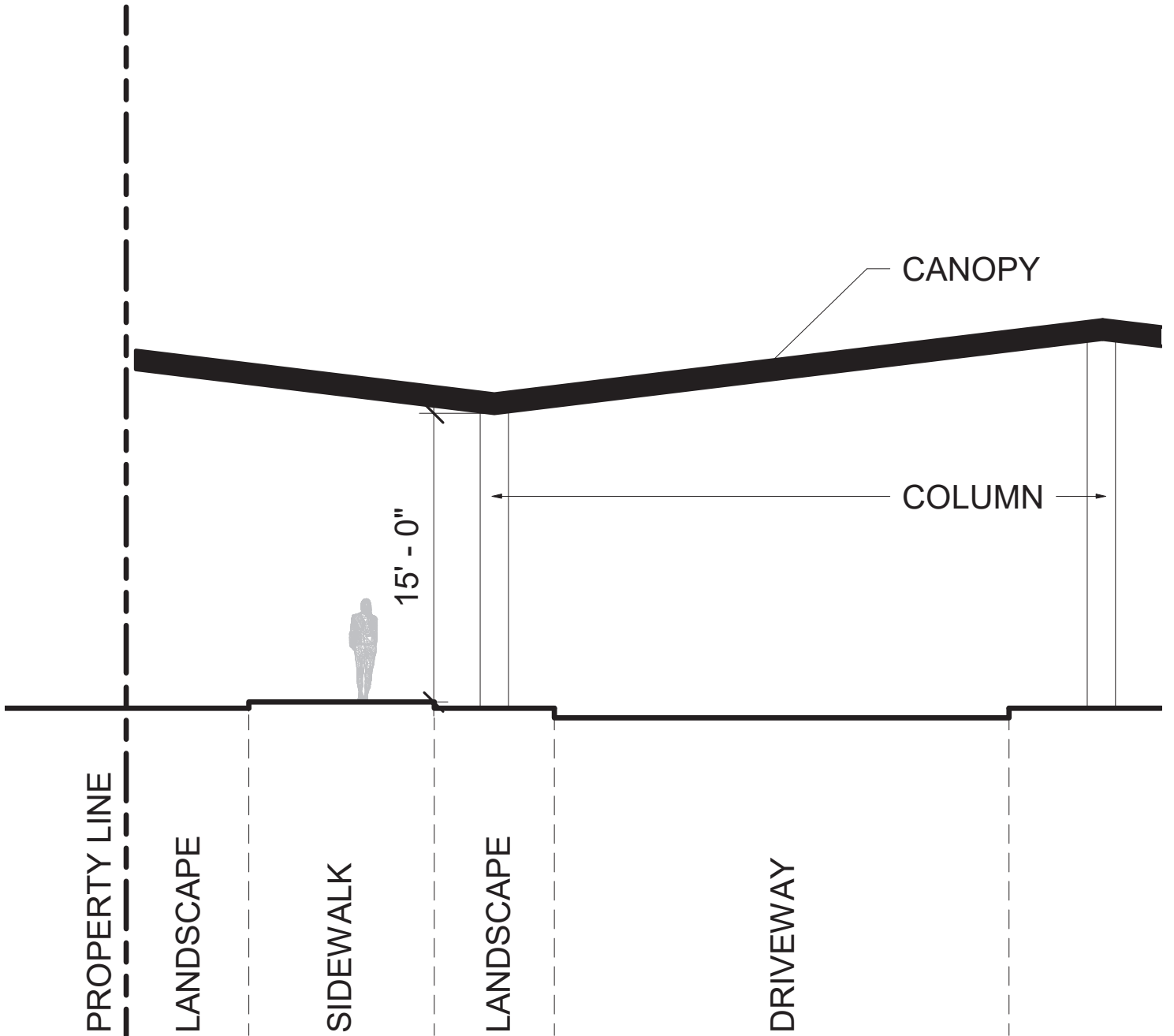
Description
 REFUSE PLAN

Scale
 1" = 30'-0" Ref North

21.h







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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21f
 16-LN-2020
 10/22/20

PLANNED BLOCK DEVELOPMENT OVERLAY CRITERIA ANALYSIS

In accordance with Section 6.1304.A. of the Zoning Ordinance, before the first Planning Commission hearing on a Planned Block Development Overlay (PBD) district Zoning District Map Amendment application, the Development Review Board shall make a recommendation to the Planning Commission, regarding the proposed Development Plan (Attachments 3), based on the following criteria for development in the Type 2 Area of the Downtown Area:

1. The Development Plan shall reflect the goals and policies of the Character & Design chapter of the Downtown Plan.

GOAL CD 1: Strengthen and enhance Old Town district character with contextually compatible development.

Staff Analysis:

- The design character of the contextual area is comprised of a mix of small-scale developments that were developed over the past 55 years and has been evolving to a more contemporary design with recent developments and adaptive reuse use of existing buildings. The proposed building form is comprised of a variety of vertical and horizontal building mass forms that would further introduce a new contemporary urban character in the area.

The Old Town Scottsdale Character Area Plan places importance on the character created by new building design, and how it may address adjacent development and still be architecturally interesting (Character & Design Chapter, Goals CD1 and CD 9). The proposed development responds to the downtown urban environment and contextual design area by placing the building near E. Indian School and E. 3rd Avenue, and incorporating building forms that are distinctive, complementary and assist in establishing urban character that respects and contributes to the existing and evolving contextual area, and the Sonoran Desert (OTP CD 1.1, 1.2, and 1.4). Furthermore, the building scale, architectural features, window location, defined building entry, patios, and balconies assist in incorporating a human scale and a pedestrian-oriented character that accomplishes contextual compatibility and allows smooth design relationships within the established urban form, and the adjacent developments (OTP CD 1.5, and 1.8). Preservation of the Kimsey building and incorporation of certain building elements from this building into the new buildings recognizes the context of the and historical importance if the existing building.

GOAL CD 2: Development should sensitively transition in scale, height, and intensity at the Old Town boundary and between different development types.

Staff Analysis:

- The propose development is in a Type-2 area and is adjacent to a Type-1 development type along the west, north, and a portion of the south boundaries. Type-2 development allows up to 120 feet of building height and a GFAR of 3.0. The proposed development plan limits the height to 90 feet and GFAR to 1.4, allowing this development to transition from the Type-1 into the Type-2 areas to the south and east. As discussed, the subject site is adjacent to the Type 1 Development boundary along the western portion of the site. In lieu of any major setbacks along this frontage of the proposal, the applicant is providing “multiple stepped building transitions” in the form of a stepback that has a ratio of 4:1 beginning at 30 feet

above the property line, as proposed via amended development standards. This will result in a more vertical transition between the two Development Types than would typically occur with base development standards – typically, a Type 2 Development inclines at a ratio of 1:1 beginning 30 feet above a property line, when adjacent to a Type 1 Development. However, the building massing is stepped horizontally and vertically to help reduce the overall volume and create transitions and architectural interest. The building design incorporates layers, textures and variety in materials, responding to the Sonoran Desert climate while respecting solar orientation and view corridors from adjacent properties.

GOAL CD 3: Old Town development should respect and respond to the unique climate and context of the southwestern Sonoran Desert.

Staff Analysis:

- The proposed development incorporates patios and balconies in the residential building that provide outdoor pedestrian comfort areas. In addition, most of the dwelling patios are recessed and projecting that allows for shading to enhance the outdoor pedestrian comfort. The inset and offset windows and building projections are proposed to be incorporated in order to provide a variety of shade elements. The macro design elements of the buildings assist in addressing the policies of Goal CD 3, the finite design elements, such as landscaping, additional shade variety, and site design elements will be addressed with the Development Review Board application for the proposed development.

GOAL CD 4: Create a dynamic and connected walkable downtown through urban and architectural design.

Staff Analysis:

- The proposed development plan maintains the existing street pedestrian circulation adjacent to E. Indian School Road and E. 3rd Avenue and proposes to enhance these connections with new wider (8 feet) sidewalks with landscaping and shading. Additionally, a new north-south public pedestrian connection will be provided along the eastern edge of the site. These pedestrian connections around and through the site will provide seamless interaction with the existing range of Old Town galleries, museums, and restaurants. The building design focuses on enhancements at the human scale with the folded-plate covered arcade and a landscape and hardscape setting that will provide a comfortable, walkable pedestrian realm.

GOAL CD 5: Establish an inviting and interconnected downtown public realm and open space network that is useful, safe, interesting, walkable, and comfortable to all.

Staff Analysis:

- The proposed development incorporates new sidewalk improvements as well as trees and shrubs, that will create shade and a comfortable microclimate for the pedestrian. This can function as a sensory relief from the built environment. These improvements will enrich the pedestrian experience on the streets and encourage the use of the sidewalks to get from one destination to the next. The new north-south public pedestrian along the eastern edge of the site creates a mid-block connection for pedestrians, which enhances the public realm and will connect Indian School Road to Craftsman Court north of the site. Furthermore, open spaces within the Development Plan align with, and provide continuity to, pedestrian paths and sidewalks – along the eastern edge of the subject site as well as along both 3rd Avenue

and Indian School Road frontages. These spaces will include shade elements and arcades, seating, lighting, and landscaping.

GOAL CD 6: Create safe, comfortable, and interesting street spaces.

Staff Analysis:

- The proposed development incorporates new sidewalk improvements as well as trees and shrubs, that will create shade and a comfortable microclimate for the pedestrian. Sidewalks will be separated from the curb where possible to provide a buffer between the pedestrian and the street. These improvements will enrich the pedestrian experience on the streets and encourage the use of the sidewalks to get from one destination to the next. The proposed plant materials palette complements the evolving character of the urban built environment surrounding the site. The public art components that will be integrated with the site and the Kimsey building will provide interest and draw the public into the site, catering to the pedestrian and celebrating the unique history of the Kimsey building.

GOAL CD 7: Incorporate a regional landscape palette that complements the downtown urban character.

Staff Analysis:

- The landscape palette will complement the existing urban context by integrating desert-lush vegetation that provides an abundance of shade, color, texture and form while providing a setting for the proposed buildings. Mature desert landscaping and materials will enhance the pedestrian experience and soften the vertical and horizontal surfaces by incorporating natural shading elements. These elements help to delineate pathways providing a unique blend of texture and filtered light to soften the outdoor space. The landscape character will incorporate trees and shrubs that will flourish in their unique urban environment while complementing the architecture and responding to specific microclimatic conditions. In review of the Development Plan, the applicant provides a specific, cohesive plant palette for use in streetscaping, pedestrian spaces, and other open space areas. Furthermore, the applicant intends to incorporate the rhythmic planting of Sissoo Trees along the subject site's Indian School Road frontage, which is indicative of what is currently present along this roadway. As part of the subsequent Development Review Board, the final design will demonstrate compliance with the Old Town Scottsdale Urban Design and Architectural Guidelines (DUDAG), which will assist in promoting a regional supportive landscape theme.

GOAL CD 8: Integrally design lighting into the built environment.

Staff Analysis:

- The proposed illumination levels are anticipated to comply with the Design Standards & Policies Manual for the Downtown Area, which should achieve illuminating public and private spaces, and building accents (OTP CD 7.1). A comprehensive exterior lighting plan will be provided with a future Development Review Board application.

GOAL CD 9: Implement high quality architecture and urban design in Old Town.

Staff Analysis:

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

that were approved with more recent developments, the development will provide a pedestrian-oriented urban environment with a modern, contemporary vibe. Complementary textures, colors and plant varieties will create strong aesthetic connections between existing and newly constructed developments while still maintaining a unique and identifiable character.

GOAL CD 10: Incorporate sustainable building practices in Old Town development.

Staff Analysis:

- Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design and plans to develop in accordance with green building standards where feasible. At a minimum, the project will comply with the Green Construction Code as required by the PBD district. Providing an infill redevelopment project with a mixed-use program speaks directly to sustainability. Building orientation considerations and passive solar response (shaded and recessed glazing) have been incorporated with site and building design given the Sonoran Desert climate.
- The Old Town Scottsdale Character Area Plan discusses the importance of sustainable building practices, while extending the life cycle of existing downtown building stock, through adaptive reuse (Goal CD 10 and Policy CD 10.5). As such, and as proposed, the applicant is pursuing the preservation of the triangular, Kimsey Building that is located onsite via a Historic Property overlay. Furthermore, and as per the applicant, design elements throughout the development proposal intend to celebrate the significance of this building.

GOAL CD 11: Infrastructure design should positively contribute to Old Town identity.

Staff Analysis:

- Infrastructure improvements will be unified within the Old Town and Arts District context, improving the current condition and pedestrian experience in the area. Above ground mechanical equipment will be located within below-grade vaults, where feasible, and properly screened through the use of decorative walls and/or landscaping when needed. Refuse/ recycling services and loading areas will be screened from public street view as to minimize their negative aesthetic, odor and circulation impacts. Recycling and waste reduction techniques will be emphasized within the residential and hotel buildings, as well as for the supporting uses (restaurant).
2. The site development standards and building form shall be in conformance with the Downtown Plan Urban Design & Architectural Guidelines.

Staff Analysis:

- The development plan is proposing development standards that align with the requirements of the Downtown (D) district standards, with the exception of some proposed modifications to the setback requirements along E. 3rd Avenue and the western property boundaries, internal to the city block. Additionally, some modifications to the building location requirements are being proposed to accommodate preservation of the Kimsey building in its current location. Building setbacks and all other requirements are consistent with the D district standards. Through the preservation of the Kimsey Building, developable space that would otherwise have been applied to the floor plates of the residential building is now devoted to the Kimsey Building structure. In order to provide sufficient developable

area for both the hotel and the residential building, while maintaining sufficient space between the residential building and the Kimsey Building and between the hotel and the residential building, the design of both structures, it necessitated some encroachment into the setback and stepback plane as per the development standards.

The building design provides variation, movement, various textures and hierarchy of massing to create visual interest and varied proportions. The building frontage along E. Indian School Road has a strong base to firmly anchor the building to the ground plane with substantial building stepbacks, beyond the requirements of the Downtown district. For the east and west boundaries, a series of building stepbacks are primarily provided at levels three and six to mitigate the overall height. Additionally, there are recessed balconies that modulate the building form and reduce the scale of the exterior walls. A similar strategy is found where Type I is across from 3rd Avenue to the north; and partially across Indian School Road to the south.

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

Staff Analysis:

- The development is not within 350 feet of the Downtown Boundary.

4. The Development Plan shall incorporate standards for development in the Downtown Regional Use - Type 2 or Downtown Medical - Type 2 Areas, and within 100 feet of the Downtown Multiple Use - Type 2 or Downtown Civic Center - Type 2 Areas, that address appropriate transitions in building heights between the proposed development and the Downtown Multiple Use - Type 2 or Downtown Civic Center - Type 2 Areas.

Staff Analysis:

- The development is not within the Downtown Regional Use - Type 2 or Downtown Medical - Type 2 Areas.

5. The Development Plan for development within 100 feet of a Type 1 Area shall incorporate standards that address appropriate landscape materials and transitions in building heights between the proposed development and the Type 1 Area.

Staff Analysis:

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

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

Staff Analysis:

- The proposed design of the building incorporates a variety of building forms and architectural features. The variety of building heights, overhangs, windows, patios, balconies, materials, and the building massing assist in providing definition to the building that contributes to providing human scale and a pedestrian oriented active street frontage. Active street frontages are provided along Indian School Road and 3rd Avenue with direct hotel lobby access on 3rd and direct townhome unit access on Indian School Road, efficient vehicle movement (reduction of pavement and driveway cuts), integration of covered arcades and shade trees, and quality hardscape design including detached sidewalks and furniture for pedestrians.
7. The pedestrian circulation shall be accessible and easy to navigate, and incorporate open space and pedestrian linkages to the public pedestrian circulation network.

Staff Analysis:

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

DEVELOPMENT INFORMATION

Zoning History

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

Community Involvement

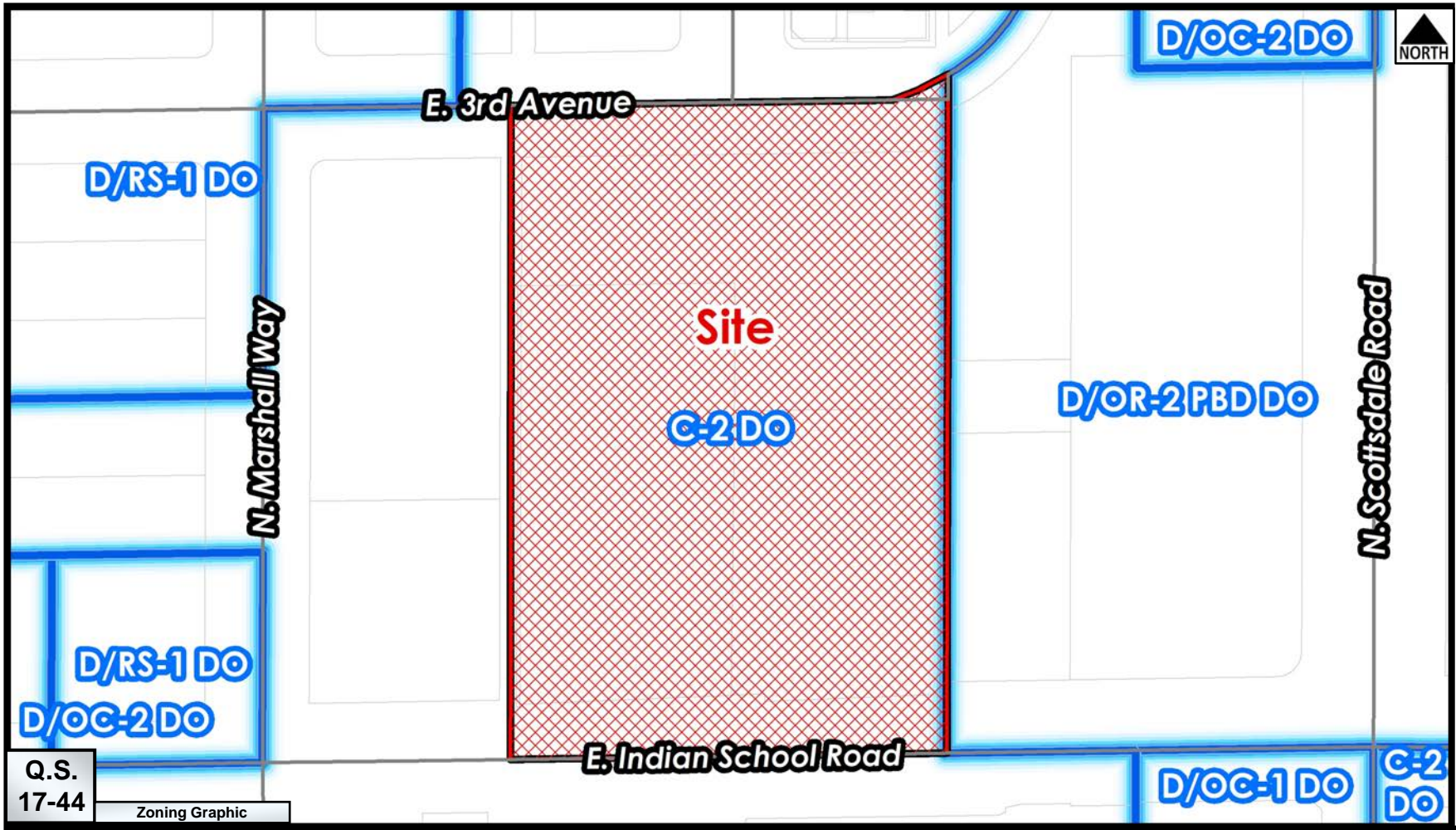
With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site and sent notifications to all property owners within 750 feet of the site. The applicant held open house meetings on March 2, 2020 and January 18, 2021. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located on the north side of E. Indian School Road and south side of E. 3rd Avenue, approximately 200 feet east of N. Marshall Way in Old Town Scottsdale, the site is situated in the Fifth Avenue Old Town District. The site is currently occupied by the Kimsey building, the Howard Johnson Hotel, and The Venue. The surrounding area consists mainly of one and two-story retail, service, and gallery shops constructed in the throughout the 1960's, 70's and 80's. A three-story office building borders the site to the east.

Project Data

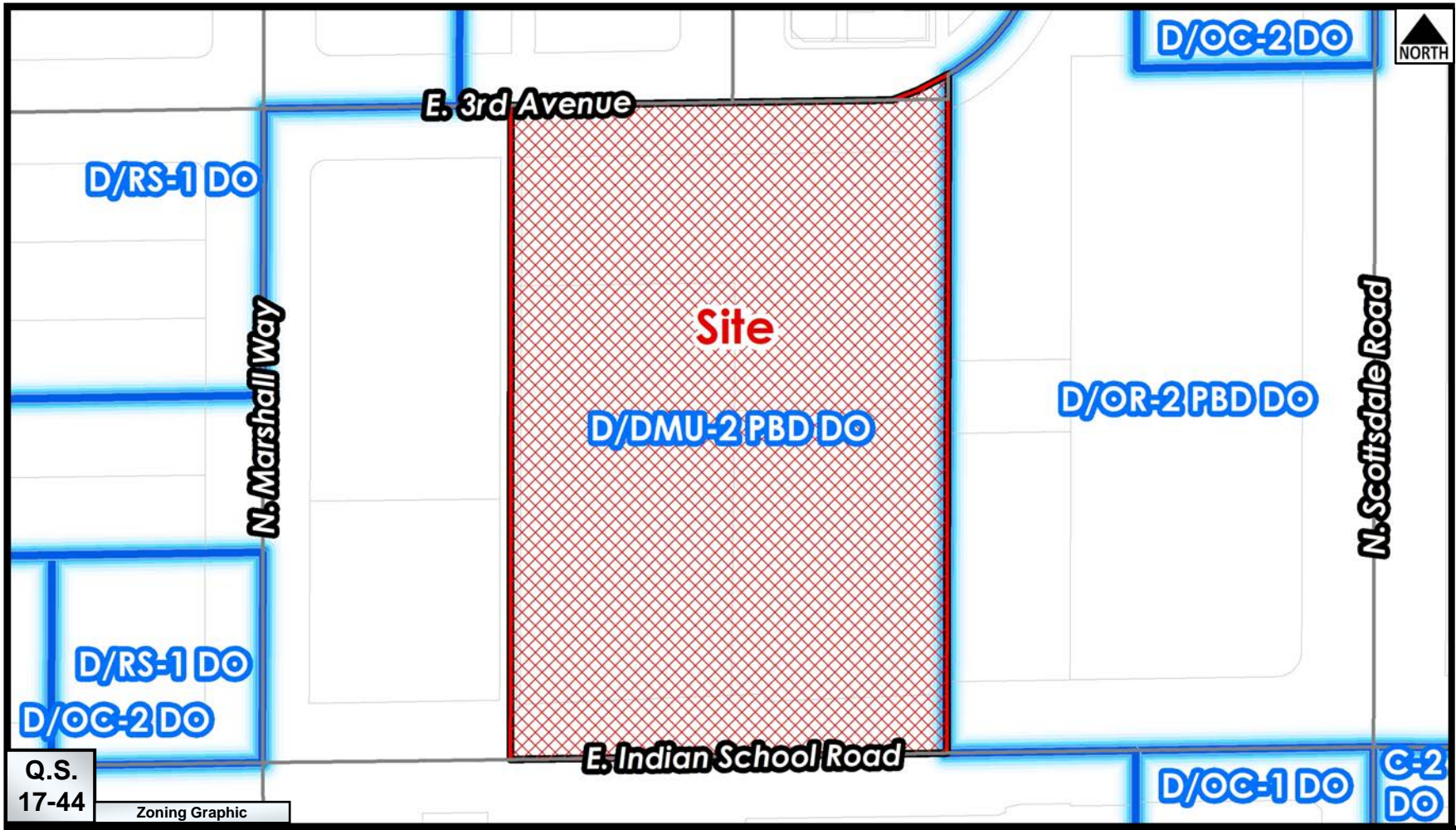
- Existing Use: Retail/Service/Entertainment/Hotel
- Proposed Use: Mixed-use
- Parcel Size: 168,391 square feet / 3.87 acre (gross)
144,173 square feet / 3.30 acre (net)
- Residential Building Area: 275,000 square feet
- Commercial Building Area: 120,000 square feet
- Total Building Area: 395,000 square feet
- Gross Floor Area Ratio Allowed: 1.4
- Floor Area Ratio Provided: 0.71
- Building Height Allowed: 66 feet w/out bonus (exclusive of rooftop appurtenances)
120 feet w/ bonus (exclusive of rooftop appurtenances)
- Building Height Proposed: 96 feet (inclusive of rooftop appurtenances)
- Parking Required: 461 spaces (per parking master plan)
- Parking Provided: 490 spaces
- Open Space Required: None
- Open Space Provided: 23,489 square feet / 0.54 acres
- Number of Dwelling Units Allowed: 193 units w/out bonus
- Number of Dwelling Units Proposed: 230 units w/ bonus
- Density Allowed: 50 dwelling units per acre w/out bonus
- Density Proposed: 59.5 dwelling units per acre w/ bonus



Q.S.
17-44
Zoning Graphic

Existing Zoning

10-ZN-2020



Q.S.
17-44

Zoning Graphic

Proposed Zoning

10-ZN-2020



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

The Kimsey

December 18, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 DO to D/DMU-Type 2 PBD DO and D/DMU-Type 2 PBD DO HP on an approximately 3.87+/- acre site located at 7110 E. Indian School Road. The proposed project ("The Kimsey") would result in a new mixed-use development consisting of luxury residential units, a boutique hotel, and restaurant. This proposal is in conformance with the City's General Plan land use designation of Downtown Mixed-Use. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

A neighborhood open house was held by the initial development team for the initial version of this request on Monday, March 2, 2020 at the Hotel Valley Ho. Notification letters inviting neighbors to attend this meeting were sent by first class mail to all property owners within a 750 foot radius of the site as specified by the Citizen Review checklist, plus the interested parties list. Seven people attended the meeting expressing serious concerns about the demolition of the Kimsey Building currently on the site and had questions about parking.

As a result of these concerns, the applicant retained a different development team whose goal was to retain the Kimsey Building as part

ATTACHMENT #9

of the proposed project. The new development team has spent considerable time reaching out to the Historic Preservation Commission leadership and to the Historic Preservation Commission staff to update them on the newly configured proposal which would now include preserving the Kimsey Building (aka Ralph Haver design Triangle Building). The outreach team has had numerous productive meetings with several of the Open House attendees and neighboring property owners to show them the new proposal and solicit their input. Those meetings have resulted in changes to the design elements of the proposed hotel building.

Given the new version of the site plan and the building designs, the development team has continued to communicate with neighboring property owners and community members by telephone, door-to-door outreach, and appropriate one-on-one meetings. In addition, the development team will hold a second neighborhood meeting virtually, to update the public about the revised proposal. These revisions include the preservation of the Kimsey Building and the applicant's desire to request historic preservation status for the Haver designed building by the City of Scottsdale.

The development team will continue to be accessible by phone and email subsequent to the Virtual Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter

Notification List

Open House Sign in Sheet

Affidavit of Posting

Draft of Second Open House Notification Letter