

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 3, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**The Kimsey
23-DR-2021**

Request for approval of:

1. A site plan, building elevations, and landscape plan for a mixed-use development including dwelling units, hotel, and restaurant totaling to approximately 457,000 square feet.
2. The location for two proposed Public Art pieces within the Kimsey mixed-use development.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Conformance with development plan and zoning case approval (10-ZN-2020)
- Integrated patios and balconies into the building architecture
- Enhanced pedestrian connections along E. Indian School, E. 3rd Ave, and the eastern site boundary
- Shaded canopies along sidewalks
- No community input received as of the date of this report

BACKGROUND

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

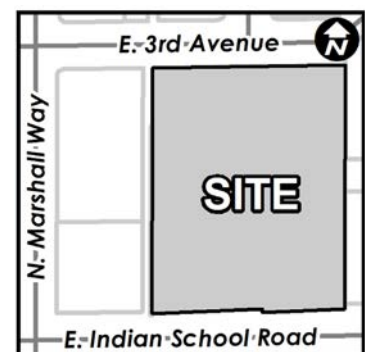
Zoning: Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) & Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay, Historic Property (D/DMU-2 PBD DO HP)

Adjacent Uses and Zoning:

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

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

East: Three-story office building constructed in the 1980's, with D/OR-2 PBD DO zoning.



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

Property Owner

Scottsdale Inn, LLC

Applicant

Gensler/Douglas Sydnor Architects & Assoc.
602-523-4900

Architect/Designer

Gensler/Douglas Sydnor Architects & Assoc.

Engineer

Sustainability Engineering Group (SEG)

DEVELOPMENT PROPOSAL

The applicant's request is to redevelop the property with a mixed-use development including a 6-story residential building with 176 units and 6-story hotel with 168 guest rooms and associated restaurant. The site plan includes the preservation of the 1961 2-story Kimsey (Triangle) building designed by Ralph Haver that is located within the southeast corner of the site.

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 two levels below grade and one level at grade runs across most 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 parking structure will utilize 84 mechanical "stacking" parking spaces on the ground floor to help maximize the number of stalls provided. The remaining spaces will be standard parking spaces.

The residential building provides a building setback greater than 30 feet from E. Indian School Road as well as a generous inclined stepback in the building massing. The residential building proposes to respect the context of the existing Kimsey building by providing a setback buffer around the west and north sides of the Kimsey building and internal building stepbacks. A minimum 20-foot-wide building setback is provided on E. 3rd Avenue, and the applicant is utilizing adjustments to the building stepback requirements along the north, east and west property boundaries, as established with the Site Development Standards approved with zoning case 10-ZN-2020.

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.

Additionally, the applicant is requesting Development Review Board approval of two proposed public art locations. As a part of the approved PBD zoning, the applicant shall provide artwork equaling 1% of the building valuation. The proposed public art is located along the E. 3rd Avenue streetscape and E. Indian School Road, between the Kimsey building and new residential building. The proposed pieces are accessible from the street, help promote pedestrian activity, and are inspired by the desert landscape and colors. The full public art package, which has received preliminary design approval by the Scottsdale Public Arts Advisory Board on December 8, 2021, can be found via Attachment #15.

Development Review Board Criteria

Staff confirms that the development proposals generally meet the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

1. Staff recommends that the Development Review Board approve The Kimsey development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and the Old Town Scottsdale Character Area Plan and Development Review Board Criteria have been met.
2. Staff recommends that the Development Review Board approve The Kimsey Public Art locations per the attached stipulations, finding that the Development Review Board Criteria have been met.

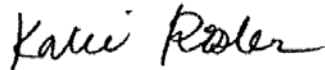
RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

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APPROVED BY



Katie Posler, Senior Planner, Report Author

1/20/2022

Date



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1/25/2022

Date



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1/26/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's DRB and Landscape Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Landscape Plan
9. Residential Building Elevations
10. Hotel Building Elevations
11. Perspectives
12. Materials and Colors Board
13. Exterior Photometrics Plan
14. Exterior Lighting Cutsheets
15. Public Art Package
16. Zoning Map
17. Neighborhood Notification Map



Context Aerial

23-DR-2021



Close-up Aerial

23-DR-2021

The Kimsey

Development Review Board

Project Narrative

23-DR-2021



PREPARED BY

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Gensler
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+
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DEVELOPMENT TEAM

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SITE INFORMATION

Location:

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

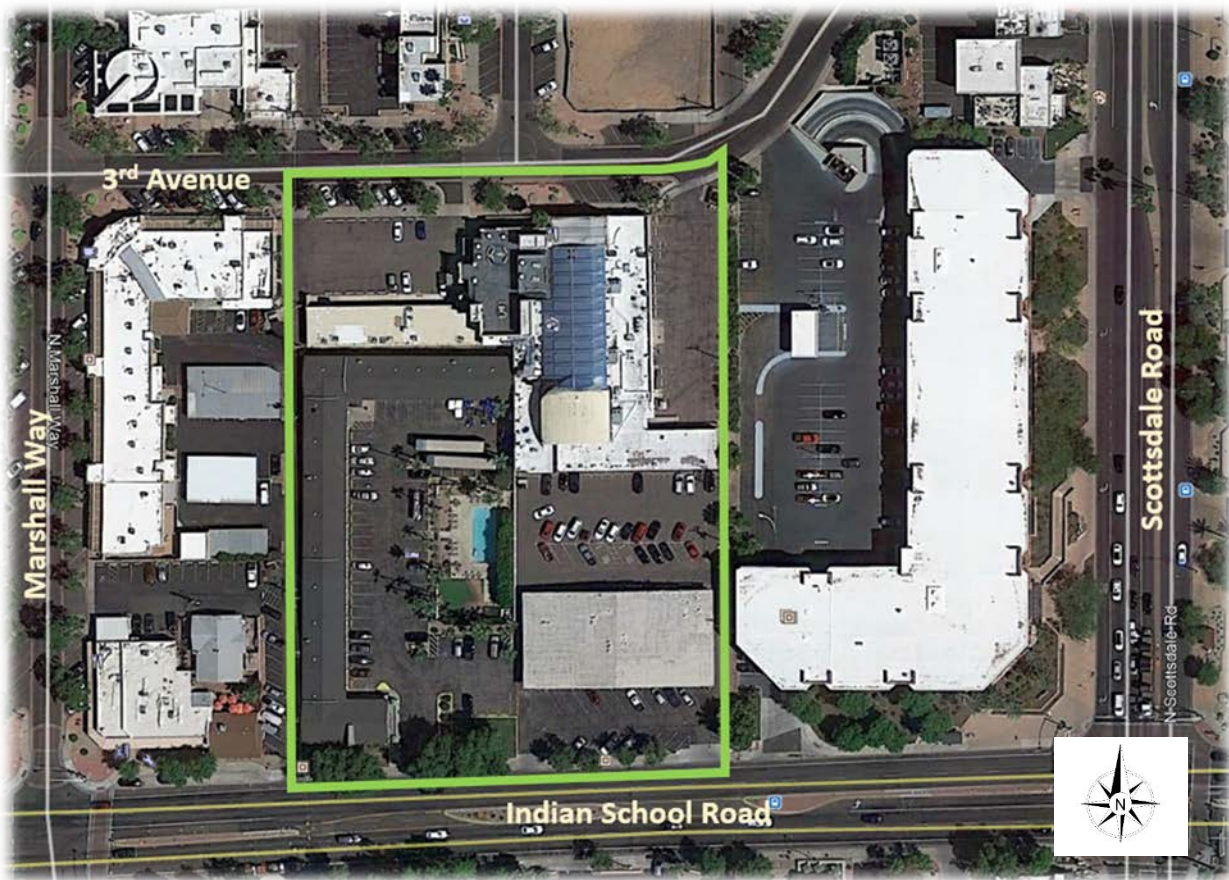
Property Size:

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

Approved Zoning: 10-ZN-2020:

- 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)

Context Aerial



Existing Streetscape – Indian School (North Side)



Existing Streetscape- Third Avenue (South Side)



PROJECT OVERVIEW

The request is for Development Review Board (“DRB”) approval for The Kimsey development located at 7110 E. Indian School Road (the “Property”) in Old Town Scottsdale. The redevelopment site consists of three parcels currently occupied by Howard Johnson/Old Town, The Venue, and the Kimsey Building (aka the Ralph Haver designed Triangle Building). 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 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.

In conformance with the zoning approval (10-ZN-2020), the request includes 190 residential units and 168 boutique hotel guest rooms along with the preservation of the historic Kimsey Building and associated uses. The residential units include a combination of studios, 1, 2, and 3-bedroom units with underground parking (serving both residential and hotel). 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.

DEVELOPMENT REVIEW BOARD CRITERIA

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

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

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

Key Development/Design Consideration:

1. Preservation of the Kimsey Building through Historic Property zoning and celebration of its historic significance
2. Architectural inspiration from the 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

2. *The architectural character, landscaping and site design of the proposed development shall:*

a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response: The development request will allow for 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 further strengthen Scottsdale's identity as a major hub of tourism and cultural activities.

The Kimsey Building will be preserved and celebrated as part of the redevelopment plan for the Property as memorialized through the approved Historic Property zoning overlay. 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 OTSUDAG principles 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 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.

b. Avoid excessive variety and monotonous repetition;

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.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

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

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

Response: Not applicable.

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

Response: As noted above, building design was inspired by the historical significance and unique character of the Kimsey Building and cherished Ralph Haver architecture throughout Southern Scottsdale. The preservation of the historical Kimsey Building allows for 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. As noted above with the key development considerations, the proposed architectural character, site layout, and landscaping design will respect the unique climate within 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.



Kimsey Building



Coronado High School

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The 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 as 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 OTSUDAG.

Parking for The Kimsey will be provided completely on-site in structured underground parking as well as some surface parking spaces. The development will utilize mechanical parking technology in the underground structure. See #15 under OTSUDAG section below.

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

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

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

- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
- b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response: The Kimsey development conforms to the OTSUDAG as outlined below. The development provides a rich pedestrian-oriented development to engage Old Town patrons and provide a dynamic streetscape. Architectural elements take inspiration from the historic Kimsey Building and historic interpretations of the Sonoran Desert traditions using shade, overhangs,

building hierarchy and material/color selection. See OTSUDAG guidelines below for more details on design, character, and compatibility.

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

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

Response: The Kimsey public art improvements are envisioned to activate, energize, educate, and aesthetically elevate the street level outdoor spaces that thread throughout this urban infill development. Proposed public art will be viewable and/or accessible from the public right-of-way; and composed of two components.

Public art improvements will be durable, long lasting, and require minimal maintenance. Specified materials and finishes will be appropriate, vandal-resistant, and protect the public safety. As required by the approved PBD zoning, the 1% conceptual public art budget at this time is estimated at approximately \$1,112,000.

As identified on the site plan, one of the two public art installations is fronting on Indian School Road and within an outdoor space between the Kimsey Building west side and the New Residential Townhomes. Titled ‘Luminal’ by Brian Brush of Bozeman, Montana it will serve as an entry portal piece into the outdoor spaces found further north. The second piece titled ‘Kimsey Grove’ by FUTUREFORMS of San Francisco, California will be fronting on Third Avenue and is immediately south of the Craftsman Court & Third Avenue intersection within an urban plaza. Both are viewed from the public right-of-ways and are publicly accessible. On December 8, 2021, the Scottsdale Public Arts Advisory Board approved the ‘Stage 1: Public Artists and Preliminary Design.’ ‘The Stage 2: Final Design’ is scheduled for review and approval on February 9, 2022.

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



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

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.*

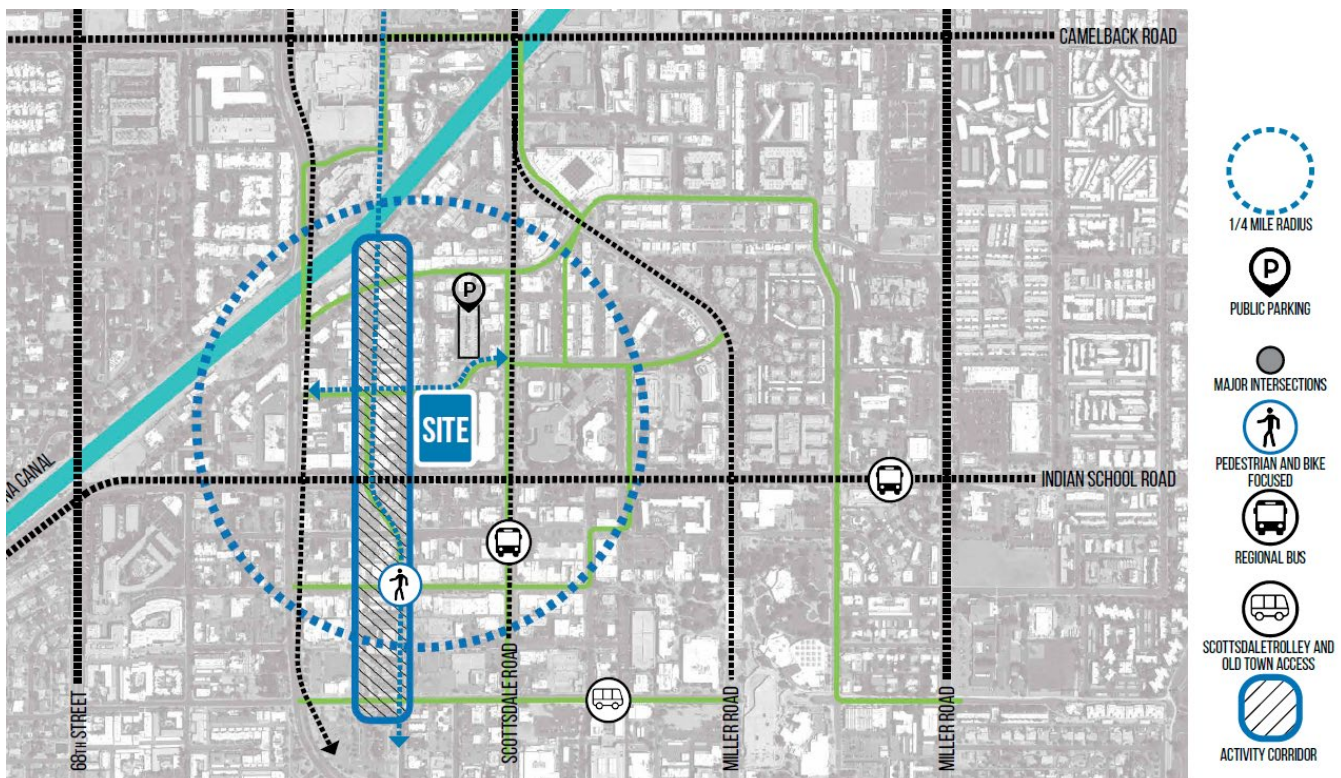
Response: The Kimsey takes into account the surrounding context and will become an integral component in revitalizing the area. As a mixed-use development it will support a walkable and sustainable downtown. This is being accomplished, in part, by making and reinforcing vital connections for preexisting pedestrian, vehicular, and 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 or ground mounted and screened from view. This minimizes the public's interaction with those services which helps to enhance the pedestrian experience. The ground plane has been designed to create a respite for residents, guests, and visitors.

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 stepbacks 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 as 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 stepbacks 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 stepbacks 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 stepback 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 mechanical car stacking technology for a portion of the parking (84+/- spaces). This system allows vehicles to be stored in an automated rack system. Vehicles are automatically retrieved by the hotel valet or resident. Conventional parking spaces (364+/- spaces) are provided at grade and in two subterranean levels, which will also serve larger SUV or truck vehicles that are too large for the mechanical parking system.

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, guest parking will be provided per city code.

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

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

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 incorporates design elements that respect human-scale, providing shade and shelter through building form, site and landscape design.

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

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, are emphasized with the development. The design and development will be done in accordance with IgCC and will include a well-insulated building envelope, recycled materials, energy efficient windows, energy efficient light fixtures, low-flow water fixtures, energy efficient 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 maintains a low water use plant palette. Context appropriate desert plant materials will be utilized throughout the 3.87+/- acre redevelopment, 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 is designed in a manner that is respectful of the surrounding context while maintaining safety and wayfinding for Old Town visitors and residents. Lighting plans and manufacture cut sheets are provided with the DRB application.

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

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

KIMSEY LANDSCAPE NARRATIVE:

The landscape character for the Kimsey Residences and Hotel are intended to enhance the pedestrian realm, mitigate climate with shade as well as co-exist with varying landscape themes used adjacent to the site and meet City of Scottsdale standards. Overall, the mix of public art, pedestrian amenities, hardscape materials, paving materials and plantings create a high-quality pedestrian zone. The plantings outside of the covered areas are low water use plants, with an emphasis on a feeling of lushness, using a variety of colorful shrubs, cacti accents and succulents. Although there is a variety of plantings, to avoid monotonous repetition, there is a common thread of plantings throughout the development.

At the northwest corner of the site along 3rd Avenue, a large outdoor dining patio flanks the restaurant space. The patio is enclosed with both a fence and raised planters with a variety of succulents appropriate for the shade provided by the canopy above and its northern orientation. The sidewalk is an 8'-0" wide unobstructed walkway of acid etched concrete. Approximately every three parking spaces are separated by a tree island planter. To the east of the dining patio is a raised concrete bench/bar for passing pedestrians. The center of the block, which aligns with the southern end of N. Craftsman Court, is a mini pedestrian plaza featuring an art installation by FUTUREFORMS. Raised tree planters surrounded by half circle concrete benches allow pedestrians to stop and observe the plaza with the art installation. Concrete seat buttons adjacent to the installation encourage closer interaction with the installation. Outside of the hotel bar is an outdoor patio also enclosed by a fence with raised planters containing a similar assortment of succulents to the dining patio. The entrance to the hotel porte-cochere area and residences is located at the eastern portion of the site. A combination of pavers and concrete make up the ground plane. A water feature is located in a center island between the two entrances. Breaks between the center island are created to encourage pedestrian circulation to the far eastern portion of the site, and the sidewalk connecting this portion of the site with Indian School Road. This sidewalk is 8'-0" wide.

In the driveway between the Hotel and Residences, raised planters are provided, with vines that will grow up the north side of the parking garage. An enhanced pedestrian crossing was created to facilitate movement between the two buildings, leading south into the central covered courtyard space. This activity area is for the residents only, although the space is visible from the eastern side. Within this space, there are water features, fire pits, activity and game zones and above-structure plantings. This courtyard space also abuts the existing Haver building, with a generous planting zone. As this area is extremely shady, the plant palette consists mainly of palms, succulents and other low water use shade plantings.

Along Indian School Road, the existing mature Evergreen Elm trees will remain along the western portion of the site. Adjacent to these, there is a large bioswale to contain the first flush volume. Large mild steel bridges span the bioswale and create entrances to the townhomes. A new crossing with refuge area is created from this location to the south across Indian School Road. Along the eastern portion of Indian School Road, the existing trees are to be removed to make way for a new 8' wide sidewalk separated by an 8' wide landscape buffer in front of the Haver Building. New 3'H block walls will screen the parking lot, and new 48" box Evergreen Elm trees will be installed. At the Haver building, new concrete paving will be provided to match the existing salt finish. New planters will be created at the front entrance patio to provide separation from the parking lot. Between the townhomes and the Haver Building is a pedestrian connection to the Residences. Bike parking, a public art installation and large Date Palm trees will be located in this shady pedestrian zone.

Irrigation shall be drip irrigation with emitters to all plants, with different zones for trees, shrubs, cacti within different climatic zones around the building.

Narrow planters are located tight to the building along the alley, with vines and cacti compatible with its western orientation.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

(Applicant's statements were shortened for clarification purposes, please see the entire applicant's narrative via Attachment #3 for full responses.)

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states the proposal is supportive of the desired values defined in the General Plan, which include goals and policies that benefit the community. As demonstrated in detail with the recently approved zoning case for The Kimsey, the development plan conforms to the General Plan, Old Town Scottsdale Character Area Plan, Old Town Scottsdale Urban Design & Architectural Guidelines ("OTSUDAG"), the Planned Block Development ("PBD") Criteria, and the Scottsdale Sensitive Design Principles.*
 - *Staff finds that the development proposal and associated public art locations conform to the General Plan, Design Standards, Old Town Scottsdale Character Area Plan, Sensitive Design Principles, and development plan approved with zoning case 10-ZN-2020.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states the development 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 further strengthen Scottsdale's identity as a major hub of tourism and cultural activities.*
 - *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 building design was inspired by the historical significance and unique character of the preserved and celebrated Kimsey Building and cherished Ralph Haver architecture throughout*

Southern Scottsdale. The preservation of the historical Kimsey Building allows for 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. The proposed architectural character, site layout, and landscaping design will respect the unique climate within 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.

- *The streetscape design will embrace the OTSUDAG principles 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.*
- *Staff finds that the residences and hotel building complement each other and surrounding existing buildings through the use concrete masonry units, wall panels, and various desert colors. The residential building is composed of mesastone and anthem concrete masonry units and vegetative green screens along the base. The façade consists of composite wall panels painted colors with neutral and green hues like "Sand Dune", "Rustic Taupe", "Thick Fog", "Chocolate Milk", and "Watercress" as an accent. Vertical and horizontal window shade elements and concealed balconies are incorporated into the architecture.*
- *The hotel utilizes the same anthem concrete masonry units and "Thick Fog" and "Chocolate Milk" painted composite wall panels to provide architectural ties. The hotel façade incorporates interstate ironstone concrete masonry vertically along the sides of the buildings. The light green color "Pine Mist" helps offset gray tones and bring earth tones back into the color scheme. Window framing and shadow boxes add architectural detail and sun protection.*
- *Warm white shade canopies with folded roofs to match the preserved Kimsey building architecture are provided along both street frontages in front of the hotel and residences. The two building elevations facing inward towards the internal drive aisle (the north residential elevation and south hotel elevation) substitute wall panels for EIFS in limited recessed sections.*
- *Lush and colorful landscaping is found along E. Indian School Road and E. 3rd Avenue, internally throughout the site, adjacent to the building base and pedestrian routes. Mature Evergreen elms are being protected in place along the west portion of E. Indian School Road and replacing existing Sissoo trees along the east portion to accommodate the new 8-foot-wide sidewalk. Other trees found throughout the development include Palo Verde, Date Palm, and Sabal Palmetto.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that 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. 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 OTSUDAG. Parking for The Kimsey will be provided completely on-site in structured underground parking as well as some surface parking spaces. The development will utilize mechanical parking technology in the parking structure.*
 - *Staff finds that per the approved zoning parking master plan, 407 parking spaces are required, and the applicant is providing 448 parking spaces. Vehicular access into the shared parking structure (two levels below, one level above) is provided along the western alley and off E. 3rd Avenue. Surface parking will be reconfigured in front of the existing Kimsey building. Street parking is provided off E. 3rd Avenue but doesn't count towards the total provided parking calculations.*
 - *The site plan provides new 8-foot-wide pedestrian sidewalks with landscape buffers along E. Indian School Road, E. 3rd Avenue, and along the eastern boundary of the site. The new eastern connection will help pedestrians access retail, restaurants, and other activities to the north and south in Old Town.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.*
 - *Staff finds that the roof mounted equipment is screened via parapets and the ground mounted units are screened via a decorative wall to keep the appurtenances out of sight.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *The applicant states that the Kimsey development conforms to the OTSUDAG. The development provides a rich pedestrian-oriented development to engage Old Town patrons and provide a dynamic streetscape. Architectural elements take inspiration from the historic*

Kimsey Building and historic interpretations of the Sonoran Desert traditions using shade, overhangs, building hierarchy and material/color selection.

- *Staff finds the proposal conforms to the Old Town Scottsdale Urban Design and Architecture Guidelines by incorporating red concrete masonry units and desert tones in the building architecture, which are key features in the Old Town area. Pedestrian links and quality streetscapes are encouraged in the Fifth Avenue Old Town District and that is accomplished with enhanced and inviting pedestrian connections and shade coverage along sidewalks.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- *The applicant states The Kimsey public art improvements are envisioned to activate, energize, educate, and aesthetically elevate the street level outdoor spaces that thread throughout this urban infill development. Proposed public art will be viewable and/or accessible from the public right-of-way; and composed of two components.*
 - *Public art improvements will be durable, long lasting, and require minimal maintenance. Specified materials and finishes will be appropriate, vandal-resistant, and protect the public safety. As required by the approved PBD zoning, the 1% conceptual public art budget at this time is estimated at approximately \$1,112,000. As identified on the site plan, one of the two public art installations is fronting on Indian School Road and within an outdoor space between the Kimsey Building west side and the New Residential Townhomes. Titled 'Luminal' by Brian Brush of Bozeman, Montana it will serve as an entry portal piece into the outdoor spaces found further north. The second piece titled 'Kimsey Grove' by FUTUREFORMS of San Francisco, California will be fronting on Third Avenue and is immediately south of the Craftsman Court & Third Avenue intersection within an urban plaza. Both are viewed from the public rights-of-way and are publicly accessible. On December 8, 2021, the Scottsdale Public Arts Advisory Board approved the 'Stage 1: Public Artists and Preliminary Design.' 'The Stage 2: Final Design' is scheduled for review and approval on February 9, 2022.*
 - *Staff finds that both public art locations are visible and accessible to the public and integrate well with the interactive site plan. The first public art piece, Luminal by Brian Brush, pulls interest into the site as it is located along the walkway between the new residential building and existing Kimsey building. The piece is an illuminated colorful interconnected web with three bases surrounded by benches. It is composed of aluminum and steel and is 23' tall.*
 - *The second art piece along E. 3rd Avenue, Kimsey Grove by FUTUREFORMS, consists of four illuminated geometrical shade canopies with inspiration from saguaro cactus form and desert bloom flower colors. The public art piece is composed of metal framing and stainless-steel panels with cut outs and red accents. The proposed height is 13'-6" from grade.*

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. In 2021, under case 10-ZN-2020, the subject site was rezoned from Central Business Downtown Overlay (C-2 DO) to Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) district and Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay Historic Property (D/DMU-2 PBD DO HP) district. This zoning case was to allow for the proposed mixed-use development and historic preservation of the existing Kimsey building in the southeast corner of the site.

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. 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 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. Please refer to context graphics attached.

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: 337,660 square feet
- Hotel Building Area: 120,000 square feet
- Existing Kimsey Building Area: 15,640 square feet
- Total Building Area: 473,300 square feet
- Gross Floor Area Ratio Allowed: 1.4
- Floor Area Ratio Provided: 0.6
- Building Height Allowed: 76 feet (inclusive of rooftop appurtenances per 10-ZN-2020)
- Building Height Proposed: 75 feet (inclusive of rooftop appurtenances)
- Parking Required: 407 spaces (per approved parking master plan)
- Parking Provided: 448 spaces
- Open Space Required: None
- Open Space Provided: 23,489 square feet / 0.54 acres
- Number of Dwelling Units Allowed: 190 per 10-ZN-2020
- Number of Dwelling Units Proposed: 180 units (176 in Residential building, 4 in Kimsey building)

**Stipulations for the
Development Review Board Application:
The Kimsey
Case Number: 23-DR-2021**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Gensler and stamped by City Staff on 1/20/22.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Gensler and stamped by City Staff on 1/20/22.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Gensler and stamped by City Staff on 1/20/22.
 - d. The case drainage report submitted by SEG and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Gensler and approved as noted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case was 10-ZN-2020. All 10-ZN-2020 stipulations shall apply.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- C. Public art within the City's right-of-way will require a Private Improvements in the Right-of-Way agreement (PIR) recorded prior to permit issuance.
- D. DWELLING UNITS – MAXIMUM DENSITY. Maximum dwelling units shall not exceed 190 dwelling units (equivalent to 49.10 du/gross acre of the Development Plan). Any increase in the proposed density shall be subject to additional action and public hearings before the Planning Commission and City Council and modification of the associated Development Agreement.
- E. MAXIMUM BUILDING HEIGHT/BONUS BUILDING HEIGHT. No building on the site shall exceed 76 feet in height, inclusive of rooftop appurtenances. The 76 feet of height includes 10 feet of bonus building height, measured as provided in the applicable section of the Zoning Ordinance. Any increase in the bonus building height shall be subject to additional action and public hearings before the Planning Commission and City Council and modification of the associated Development Agreement.
- F. BONUS PAYMENT. DEVELOPMENT OF THE SITE SHALL BE SUBJECT TO BONUS PAYMENTS, PLUS ANY LATE FEES, OF ONE HUNDRED THIRTY ONE THOUSAND, SIX HUNDRED EIGHTY AND 91/100 DOLLARS (\$131,680.90) FOR THE HEIGHT BONUS. THE FULL BONUS PAYMENT SHALL BE PAID TO THE CITY INTO THE CITY'S DOWNTOWN SPECIAL IMPROVEMENT FUND, BEFORE THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY ABOVE GROUND STRUCTURE ON ANY PARCEL.
- G. LANDSCAPING. Street trees shall be provided along the E. Indian School Road street frontage consistent with the conceptual landscape plans included in the Development Plan. All trees adjacent to the street shall be mature, as defined in the applicable section of the Zoning Ordinance. Final placement and quantity shall be subject to Development Review Board approval. FURTHER, THE DEVELOPER SHALL ENGAGE A QUALIFIED ARBORIST TO ASSIST IN PRESERVING, TO THE EXTENT POSSIBLE THROUGH SUCH METHODS THE ARBORIST DEEMS APPROPRIATE, THE EXISTING MATURE TREES ALONG INDIAN SCHOOL ROAD.
- H. HOTEL EMPLOYEE PARKING. THE HOTEL SHALL PROVIDE A MINIMUM OF 25 DESIGNATED SPACES FOR EMPLOYEES.
- I. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. With final plans, the landscape site wall shall be removed out of the City's public right-of-way and relocated within the property boundaries.

LANDSCAPE DESIGN:

Ordinance

- J. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any mature tree.

DRB Stipulations

6. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way and median(s).
8. Should landscape pots and/or raised landscape planters be provided in any plaza area and pedestrian nodes that are shown on the site plan, those landscape pots and/or raised landscape planters shall be a minimum of 36 inches in diameter, have a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.
9. With final plans, the property owner shall submit a revised landscape plan that removes the proposed planters obstructing the sidewalk in front of the preserved Kimsey building.

EXTRIOR LIGHTING:

Ordinance

- K. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- L. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- M. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
11. With final plans, the property owner shall submit revised cutsheets that remove fixture S6 and replace it with a fixture that is directed downward and shielded.
12. Incorporate the following parking lot and site lighting into the project's design:
- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
13. All exterior lighting fixtures shall be black or dark bronze in color.
14. Up lighting is allowed only associated with the public art pieces.

STREET DEDICATIONS:

Ordinance

- N. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
- a. E INDIAN SCHOOL ROAD. Ten (10) to fifteen (15) foot dedication, for a total fifty-five (55) foot-wide north half right of way width.
 - b. ALLEY. Two (2) to four (4) foot dedication, for a total ten (10) foot-wide east half-alley right-of-way width.

STREET INFRASTRUCTURE:

Ordinance

- O. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- P. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements along project frontage:
- a. E. INDIAN SCHOOL ROAD.
 - i. Reconstruct existing site driveways in conformance with city standard CL-1 driveway, with sidewalk, accordingly and properly, reconstructed across driveways.
 - ii. Construct either an eight (8) foot wide sidewalk separated from the curb by a minimum of four (4) feet, or a ten (10) foot wide curb attached sidewalk.
 - iii. Construct a raised median along the western portion of the site frontage to eliminate the existing median opening.
 - iv. Construct a pedestrian refuge in the raised median and sidewalk ramps on the north and south side of Indian School Road as necessary to provide an uncontrolled pedestrian crossing aligning with the western side of the westernmost site driveway.
 - b. E. 3rd AVENUE.
 - i. Construct all project site driveways in conformance with city standard CL-1 driveway, with sidewalk, accordingly and properly, reconstructed across driveways.
 - c. ALLEY.
 - i. Reconstruct alley to include positive drainage, twenty-four feet of pavement width and city standard compliant driveways to project and to city street connections, with sidewalk crossings, accordingly and properly, reconstructed.
 - ii. Underground existing overhead utilities.
 - d. PEDESTRIAN SIDEWALK (EASTERN EDGE OF SITE).

- i. Construct a new minimum eight (8) feet wide concrete sidewalk along the eastern edge from E. Indian School Road to E. 3rd Avenue.
- Q. STREETLIGHTS. At time of construction, the owner shall replace the existing street light poles and luminaires along the Indian School Road and 3rd Avenue street frontages to current City standards, as well as install pedestrian light poles and luminaires, to the satisfaction of City staff.
- R. UTILITY LINES. All existing above ground cable, power and other utility lines within, and adjacent to, the development project, and any new or relocated utility lines, shall be placed underground. Sections of overhead lines extending across E. 3rd Avenue shall be relocated under the street and up to the next existing riser on the north side of E. 3rd Avenue.

DRB Stipulations

- 15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

WATER AND WASTEWATER:

Ordinance

- S. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development including the following:
 - a. A new 8-inch water main shall be placed along the entire west frontage.
 - b. A new 8-inch water main shall be installed to complete the 8-inch loop in the northeast corner of the site.
 - c. In addition to new water lines shown in the Preliminary Basis of Design (BOD) report, an additional 200-feet of 8-inch water main shall be placed along 3rd Ave to complete an 8-inch loop around the site and bring the minimum pressure during fire flow plus maximum day demands closer to the required 30 psi. If proven to be unnecessary in the final BOD reports at time of Development Review Board approval, this requirement will be removed.
 - d. All newly proposed above and below ground structures shall provide a minimum 6-foot clearance from the public sewer. The east side Water and Sewer Facilities easement shall only be encroached with a building overhang located vertically 19-feet or more above the easement. To ensure this 6-foot clearance a 13-foot public utility easement shall be dedicated on the entire eastern frontage. The east side easement shall only be encroached with a building overhang located vertically 19-feet or more above the easement.
 - e. Where the underground garage abuts any easement or ROW soil nails shall not protrude into the easement or ROW.

DRB Stipulations

- 16. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

17. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- a. Add new water mains generally in conformance with Basis of Design (BOD) utility plan to complete an eight (8)-inch loop around the site and as follows:
 - i. Provide a new eight (8)-inch water main ~~be~~ along E. 3rd Ave from alley to N. Craftsman Court; provide connections to and from new water main to existing water mains either side of this water main replacement.
 - ii. Existing dead end main at east property line extended to connect to eight (8)-inch main within E 3rd Ave.
 - iii. New eight (8)-inch main along and within alley frontage.
 - b. All newly proposed above and below ground structures are to provide 6ft clearance from the public sewer. To ensure this 6ft clearance a 13ft public utility easement shall be dedicated on the entire eastern frontage. The east side easement shall only be encroached with a building overhang located vertically 19 feet or more above the easement.
 - c. Soil nails shall not protrude into city easement or ROW.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

18. With the civil construction document submittal, the property owner shall submit a final drainage report and final grading and drainage plans that demonstrates consistency with the DSPM and the case drainage report and grading and drainage plan accepted in concept by the Stormwater Manager or designee.
19. The project will be responsible for payment of a stormwater storage waiver fee in the amount of \$1,497.00 as a condition of project approval and prior to pulling the first permit for construction on the project.
20. The project shall be responsible for addressing the City's First Flush requirements based on the project area of disturbance.
21. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

Ordinance

- T. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project, including the full length and width of the new pedestrian sidewalk along the east property line, as illustrated in the Development Plan.

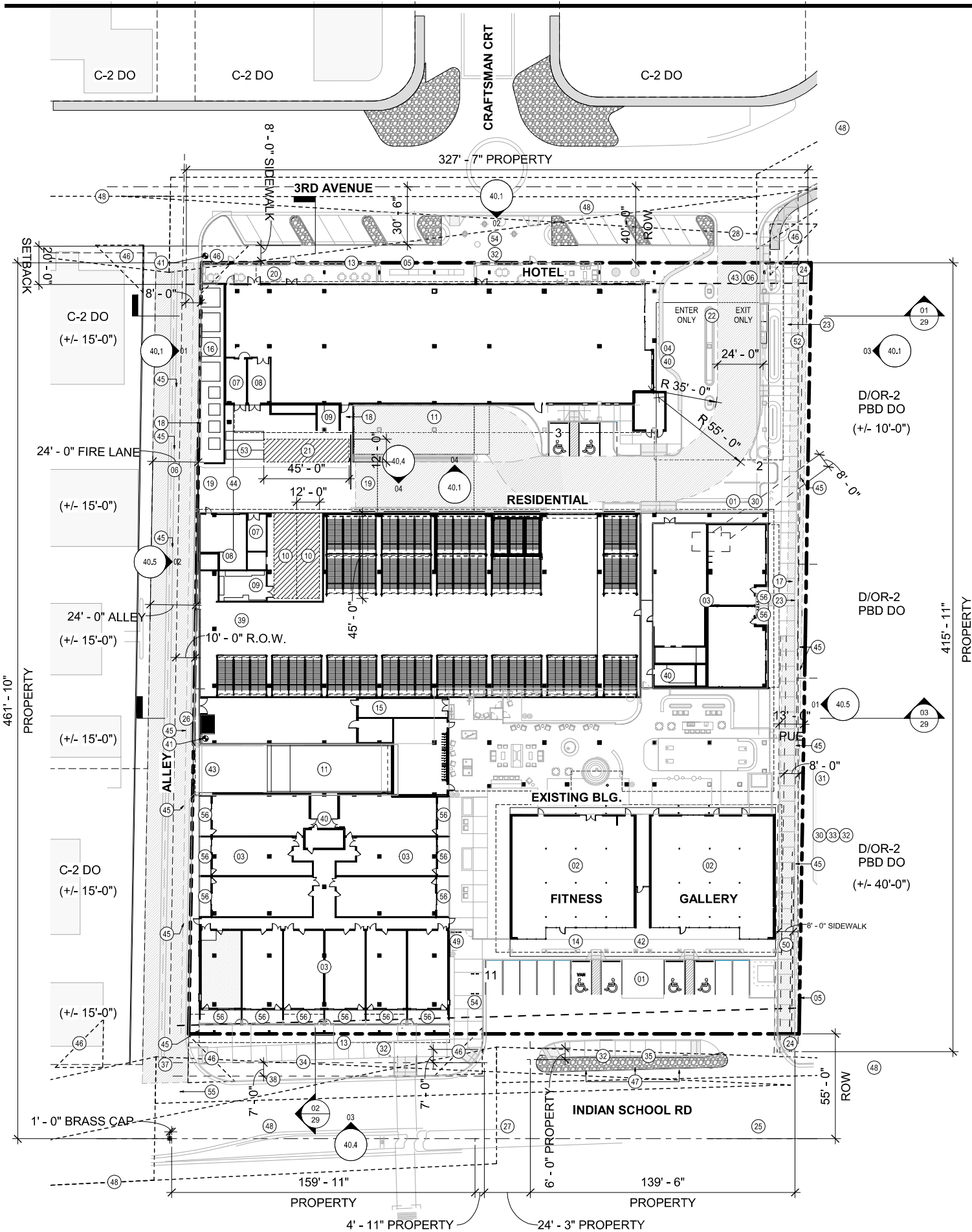
DRB Stipulations

22. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.

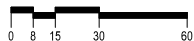
ADDITIONAL ITEMS:

DRB Stipulations

23. Any flagpole, if provided, shall be one piece, conical, tapered, black or dark bronze, and not exceed 30 feet in height.



01 SITE PLAN
SCALE: 1" = 30'-0"



ATTACHMENT #7

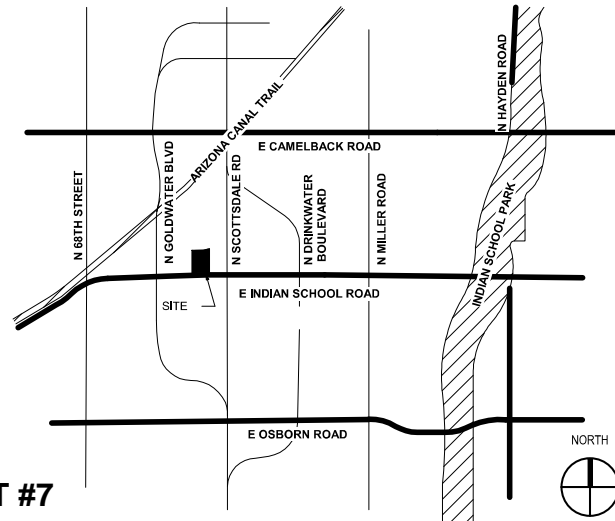
PROJECT DATA

	REQUIRED	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	D/DMU-2 PBD DO
GROSS FLOOR AREA	HOTEL 120,000 GSF RESI 337,660 GSF KIMSEY 15,640 GSF	HOTEL 120,000 GSF RESI 337,660 GSF KIMSEY 15,640 GSF
GFAR	1.4	0.60

	REQUIRED	PROPOSED
BIKE PARKING 1 PER 10 VEHICLE	45	45
OPEN SPACE	0 SF	23,489 SF
PARKING RESIDENTIAL HOTEL RESTAURANT GUEST TOTAL	PER PARKING MASTER PLAN 407	263 135 11 39 448
ACCESSIBLE PARKING ADA VAN ADA CAR TOTAL 4%	2 16 18	2 16 18
DWELLING UNITS (MAX 50 DU/AC) HOTEL RESIDENTIAL KIMSEY	168 190 -	168 176 4
MAXIMUM HEIGHT HOTEL RESIDENTIAL	75'-0" 75'-0"	75'-0" 75'-0"

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

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 SES
- 08 REFUSE
- 09 FIRE RISER AND PUMP ROOM
- 10 RESIDENTIAL LOADING AREA
- 11 RAMP DOWN TO PARKING STRUCTURE BELOW CANOPY ABOVE
- 13 LINE OF ROOF ABOVE
- 14 BIKE PARKING
- 15 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
- 32 PROPOSED SIDEWALK SEE CIVIL
- 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 25'x25' VISIBILITY TRIANGLE
- 47 EXISTING 4 TREES ARE REPLACED BY SAME QUANTITIES AND SPECIES
- 48 INTERSECTION SIGHT DISTANCE
- 49 (2) BIKE RACKS
- 50 PUBLIC NON-MOTORIZED ACCESS EASEMENT
- 52 PUBLIC NON-MOTORIZED ACCESS EASEMENT, 8' CONCRETE SIDEWALK.
- 53 SES CABINETS,
- 54 PUBLIC ART
- 55 NEW PROPERTY LINE
- 56 PATIO

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States

Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States

Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

NOT FOR CONSTRUCTION

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

Project Number
057.6850.000

Description
SITE PLAN & PROJECT DATA

Scale
As indicated

Ref North

24

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SCALE: 1" = 10'-0"

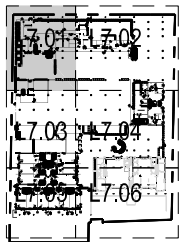
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SCALE IN FEET 1" = 10'-0"

LANDSCAPE PLAN 1ST FLOOR 01

PLANT LEGEND: FIRST FLOOR			
SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY (H X W X CAL.)
	EXISTING TREE	--	-- P.I.P.
	CERCIDIUM MICROPHYLLUM FOOT HILLS PALO VERDE	36" BOX	1 5-8' X 8-10' MIN. MULTI-TRUNK
	PHOENIX DACTYLIFERA DATE PALM	---	6 20' H. MIN. ALL H. MATCHING
	SABAL MINOR SABAL PALMETTO	36" BOX	5 6-8' H. 3' TRUNK MIN.
	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11 13-15' x 8-10' 2.5" MIN. SINGLE
SHRUBS			
	CALLIANDRA 'SIERRA STARR' PINK FAIRY DUSTER HYBRID	5 GAL.	8 CAN FULL
	DIETES BICOLOR EVERGREEN IRIS	5 GAL.	100 CAN FULL
	DODONEA VISCOSA HOPSEED BUSH	15 GAL.	51 CAN FULL
	DIETES BICOLOR AFRICAN IRIS	5 GAL.	111 CAN FULL
	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	5 CAN FULL
	MUHLBERGIA RIGENS DEER GRASS	5 GAL.	33 CAN FULL
	RUSSELLIA EQUESETIFORMIS CORAL FOUNTAIN	5 GAL.	83 CAN FULL
ACCENTS			
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	58 CAN FULL
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	15 GAL.	9 CAN FULL
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	40 CAN FULL
	ALOE BARBADENSIS 'YELLOW' YELLOW ALOE VERA	5 GAL.	189 CAN FULL
	ALOE FEROX CAPE ALOE	15 GAL.	12 3' HT. MIN.
	ALOE STRIATA CORAL ALOE	5 GAL.	10 CAN FULL
	BEAUCARNEA RECURVATA PONY TAIL PALM	25 GAL.	14 4' HT MIN.
	RUELLA BRITTONIANA RUELLA	5 GAL.	18 CAN FULL
	CEPHALOCEREUS SENILIS OLD MANS CACTUS	15 GAL.	4 4' HT MIN.
	DASYLIRON TEXANUM TEXAS SOTOL	15 GAL.	6 CAN FULL
	EUPHORBIA ANTISYPHILITICA CANDELLA	5 GAL.	187 CAN FULL
	ALOE HERCULES HERCULES ALOE	24" BOX	6 6' H MIN.
	LOPHOCEREUS SCHOTII MONSTROSUS-- TOTEM POLE CACTUS	6	5' H. MIN. 3 ARMS MIN.
	OPUNTIA SANTARITA SANTARITA PRICKLY PEAR	5 GAL.	3 5 PAD MIN.
	PACHYCEREUS MARGINATUS MEXICAN FENCEPOST	--	100 EQUAL MIX OR 4'-5'-6' HT. MIN
	PACHYCEREUS SHOTTII TOTEM POLE	24" BOX	4 6' H. MIN. 3 ARM MIN.
	PEDILANTUS MICROCARPA SLIPPER PLANT	5 GAL.	159 CAN FULL
	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL.	152 CAN FULL
	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL.	30 CAN FULL
	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	35 CAN FULL
GROUNDCOVERS / VINES			
	SETCRESEA PALLIDA PURPLE HEART	5 GAL.	44 CAN FULL
	WEDELIA TRILOBATA YELLOW DOT	5 GAL.	15 CAN FULL
	FICUS PUMILA CREEPING FIG	5 GAL.	4 CAN FULL STAKED
	MASCAGNIA LILACINA PURPLE ORCHID VINE	5 GAL.	7 CAN FULL STAKED
INERT MATERIALS			
	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE, TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.		
	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.		
	MEXICAN BEACH PEBBLES		
	DECORATIVE ROCK TOP DRESSING		
	ARTIFICIAL TURF		

NOTE:
ANCHOR ALL TREES AND PALMS WITH PLATYPUS SYSTEM

KEY PLAN



THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler

2575 E Camelback Road
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United States

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Fax 602.523.4949

SYDNOR

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

Date	Description
10/22/21	Design Development



Seal / Signature



Project Name

3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number

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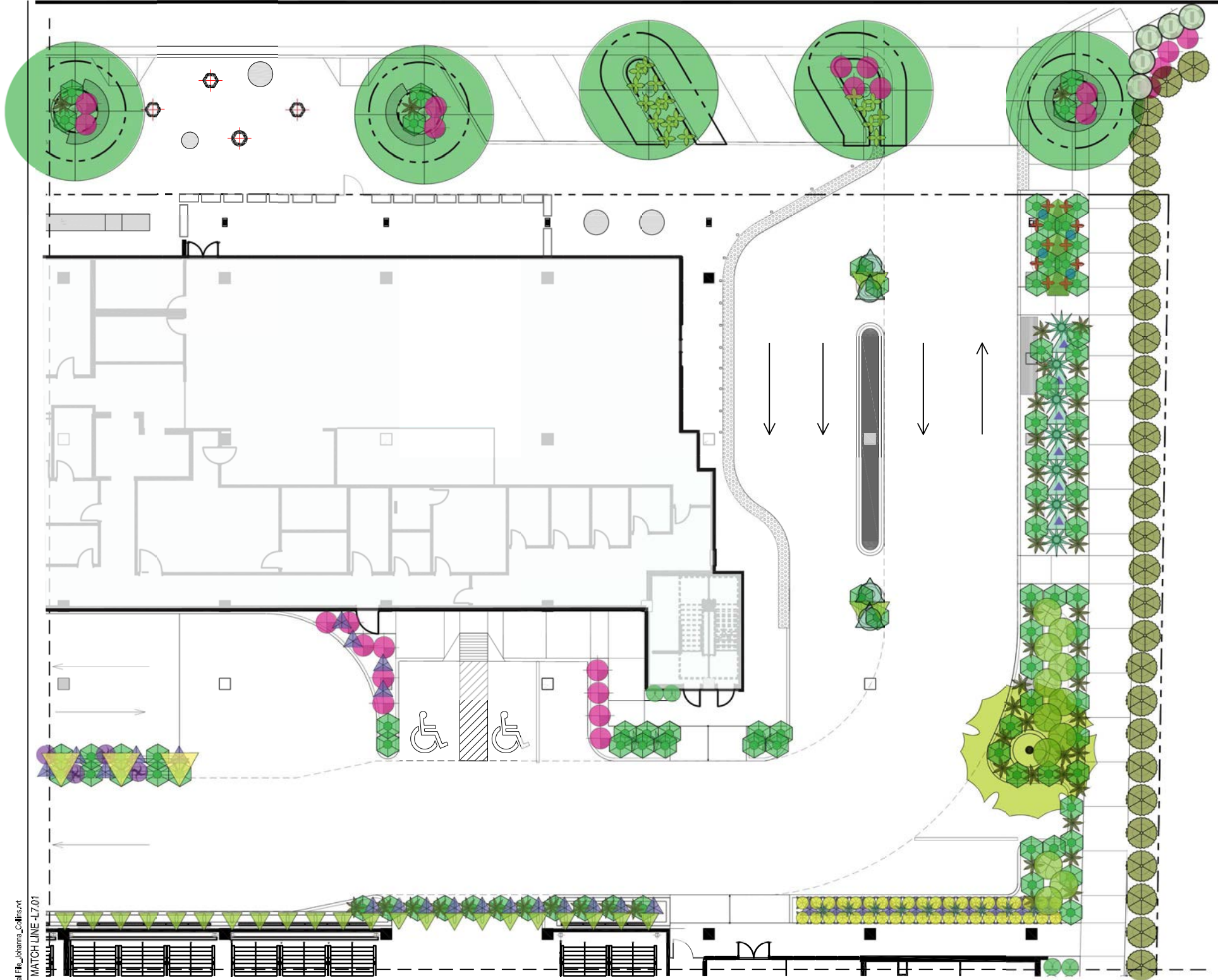
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AS NOTED

Scale

LANDSCAPE PLAN
1ST FLOOR

L7.01



PLANT LEGEND: FIRST FLOOR						NOTES	
SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY	(H X W X CAL.)			
	EXISTING TREE	--	--			P.I.P.	
	CERCIDIUM MICROPHYLLUM FOOT HILLS PALO VERDE	36" BOX	1	5-8' X 8-10' MIN. MULTI-TRUNK			
	PHOENIX DACTYLIFERA DATE PALM	---	6	20' H. MIN. ALL H. MATCHING			
	SABAL MINOR SABAL PALMETTO	36" BOX	5	6-8' H. 3" TRUNK MIN.			
	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11	13-15' x 8-10' 2.5" MIN. SINGLE			
SHRUBS							
	CALLIANDRA 'SIERRA STARR'	5 GAL.	8	CAN FULL			
	PINK FAIRY DUSTER HYBRID	5 GAL.	100	CAN FULL			
	DIETES BICOLOR	5 GAL.	111	CAN FULL			
	EVERGREEN IRIS	15 GAL.	51	CAN FULL			
	DODONEA VISCOSA	5 GAL.	111	CAN FULL			
	HOPSEED BUSH	5 GAL.	5	CAN FULL			
	DIETES BICOLOR	5 GAL.	33	CAN FULL			
	AFRICAN IRIS	5 GAL.	83	CAN FULL			
	LANTANA MONTEVIDENSIS ALBA	5 GAL.	5	CAN FULL			
	WHITE TRAILING LANTANA	5 GAL.	33	CAN FULL			
	MUHLENBERGIA RIGENS	5 GAL.	83	CAN FULL			
	DEER GRASS	5 GAL.	83	CAN FULL			
	RUSSELLIA EQUISETIFORMIS	5 GAL.	83	CAN FULL			
	CORAL FOUNTAIN	5 GAL.	83	CAN FULL			
ACCENTS							
	AGAVE 'BLUE FLAME'	15 GAL.	58	CAN FULL			
	BLUE FLAME AGAVE	15 GAL.	9	CAN FULL			
	AGAVE GEMINIFLORA	5 GAL.	40	CAN FULL			
	TWIN-FLOWERED AGAVE	5 GAL.	189	CAN FULL			
	AGAVE PARRYI	5 GAL.	12	3' HT. MIN.			
	PARRY'S AGAVE	15 GAL.	10	CAN FULL			
	ALOE BARBADENSIS 'YELLOW'	5 GAL.	14	4' HT. MIN.			
	YELLOW ALOE VERA	5 GAL.	10	CAN FULL			
	ALOE FEROX	25 GAL.	14	4' HT. MIN.			
	CAPE ALOE	5 GAL.	3	5 PAD MIN.			
	ALOE STRIATA	24" BOX	4	6" H. MIN.			
	CORAL ALOE	6	5" H. MIN.				
	BEAUCARNEA RECURVATA	5 GAL.	3	5 PAD MIN.			
	PONY TAIL PALM	5 GAL.	159	CAN FULL			
	RUELLIA BRITTONIANA	5 GAL.	152	CAN FULL			
	RUELLIA	5 GAL.	30	CAN FULL			
	CEPHALOCEREUS SENILIS	5 GAL.	7	CAN FULL			
	OLD MANS CACTUS	5 GAL.	4	6" H. MIN.			
	DASYLIRION TEXANUM	5 GAL.	187	CAN FULL			
	TEXAS SOTOL	24" BOX	4	6" H. MIN.			
	EUPHORBIA ANTISYPHILITICA	5 GAL.	159	CAN FULL			
	CANDELILLA	5 GAL.	152	CAN FULL			
	ALOE HERCULES	5 GAL.	30	CAN FULL			
	HERCULES ALOE	5 GAL.	35	CAN FULL			
	LOPHOCEREUS SCHOTII MONSTROSUS	5 GAL.	44	CAN FULL			
	TOTEM POLE CACTUS	5 GAL.	15	CAN FULL			
	OPUNTIA SANTARITA	5 GAL.	4	CAN FULL			
	SANTARITA PRICKLY PEAR	5 GAL.	4	CAN FULL			
	PACHYCEREUS MARGINATUS	5 GAL.	7	CAN FULL			
	MEXICAN FENCEPOST	5 GAL.	4	CAN FULL			
	PACHYCEREUS SHOTTII	5 GAL.	7	CAN FULL			
	TOTEM POLE	5 GAL.	4	CAN FULL			
	PEDILANTUS MICROCARPA	5 GAL.	4	CAN FULL			
	SLIPPER PLANT	5 GAL.	4	CAN FULL			
	PORTULACARIA AFRA	5 GAL.	4	CAN FULL			
	ELEPHANT BUSH	5 GAL.	4	CAN FULL			
	SANSEVIERIA TRIFASCIATA	5 GAL.	4	CAN FULL			
	SNAKE PLANT	5 GAL.	4	CAN FULL			
	YUCCA PALLIDA	5 GAL.	4	CAN FULL			
	PALE LEAF YUCCA	5 GAL.	4	CAN FULL			
GROUNDCOVERS / VINES							
	SETCRESEA PALLIDA	5 GAL.	44	CAN FULL			
	PURPLE HEART	5 GAL.	15	CAN FULL			
	WEDELIA TRILOBATA	5 GAL.	4	CAN FULL			
	YELLOW DOT	5 GAL.	4	CAN FULL			
	FICUS PUMILA	5 GAL.	4	CAN FULL			
	CREEPING FIG	5 GAL.	7	CAN FULL			
	MASCAGNIA LILACINA	5 GAL.	7	CAN FULL			
	PURPLE ORCHID VINE	5 GAL.	7	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.						
	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.						
	MEXICAN BEACH PEBBLES						
	DECORATIVE ROCK TOP DRESSING						
	ARTIFICIAL TURF						

NOTE:



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COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North 12th Street, Suite 104
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P: 602.633.2199

Date	Description
10/22/21	Design Development



Seal / Signature



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3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

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057.6850.000

Description
PEG - Titleblock
AS NOTED

Scale
LANDSCAPE PLAN
1ST FLOOR
L7.02

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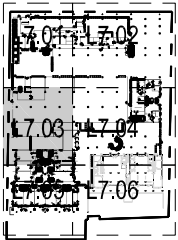
SCALE: 1" = 10'-0"



LANDSCAPE PLAN 1ST FLOOR 01

PLANT LEGEND:FIRST FLOOR				
SYM. TREES	BOTANICAL NAME COMMON NAME	SIZE	QTY	NOTES (H X W X CAL.)
	EXISTING TREE	--	--	P.I.P.
	CECIDIUM MICROPHYLLUM FOGT HILLS PALO VERDE	36" BOX	1	5-8" X 8-10" MIN. MULTI-TRUNK
	PHOENIX DACTYLIFERA DATE PALM	---	6	20' H. MIN. ALL H. MATCHING
	SABAL MINOR SABAL PALMETTO	36" BOX	5	6-8' H. 3" TRUNK MIN.
	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11	13-15' x 8-10' 2.5" MIN. SINGLE
SHRUBS				
	CALLIANDRA 'SIERRA STARR' PINK FAIRY DUSTER HYBRID	5 GAL.	8	CAN FULL
	DIETES BICOLOR EVERGREEN IRIS	5 GAL.	100	CAN FULL
	DOEONEA VISCOSA HOI SEED BUSH	15 GAL.	51	CAN FULL
	DIETES BICOLOR AFRICAN IRIS	5 GAL.	111	CAN FULL
	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	5	CAN FULL
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	33	CAN FULL
	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.	83	CAN FULL
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	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	58	CAN FULL
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	OPLINTIA SANTARITA SANTARITA PRICKLY PEAR	5 GAL.	3	5 PAD MIN.
	PACHYCEREUS MARGINATUS MEXICAN FENCEPOST	--	100	EQUAL MIX OR 4'-5'-6' HT. MIN
	PACHYCEREUS SHOTTII TOTEM POLE	24" BOX	4	6' H. MIN. 3 ARM MIN.
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	DECORATIVE ROCK TOP DRESSING			
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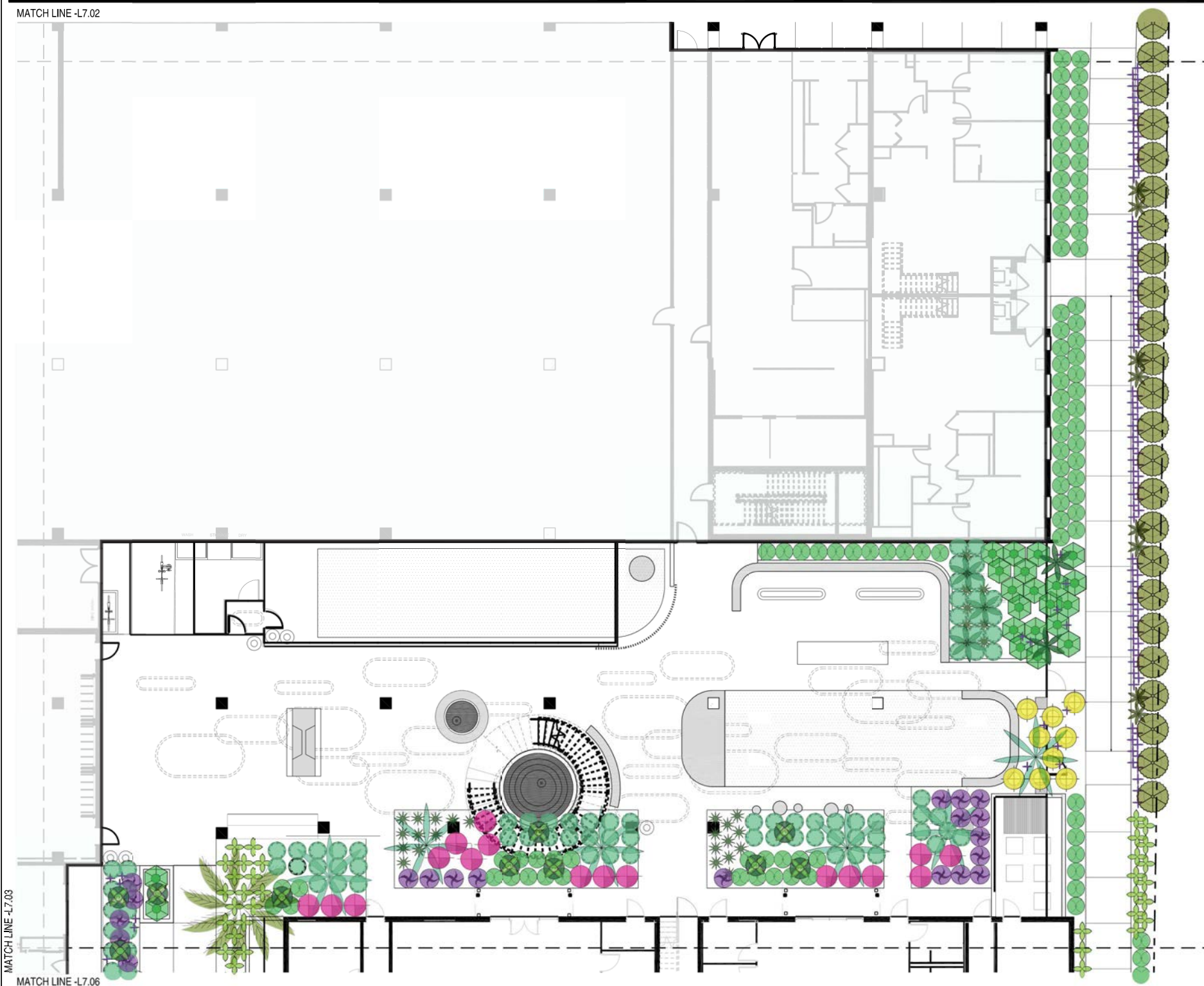
Seal / Signature




Project Name	3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ
Project Number	057.6850.000
Description	PEG - Titleblock AS NOTED
Scale	

LANDSCAPE PLAN
1ST FLOOR

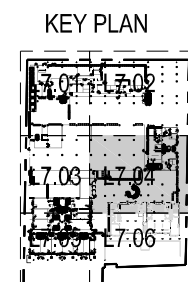
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PLANT LEGEND: FIRST FLOOR		NOTES		
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	OPUNTIA SANTARITA SANTARITA PRICKLY PEAR	5 GAL.	3	
	PACHYCREUS MARGINATUS MEXICAN FENCEPOST	--	100	EQUAL MIX OR 4'-5'-6' HT. MIN 6' H. MIN.
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INERT MATERIALS

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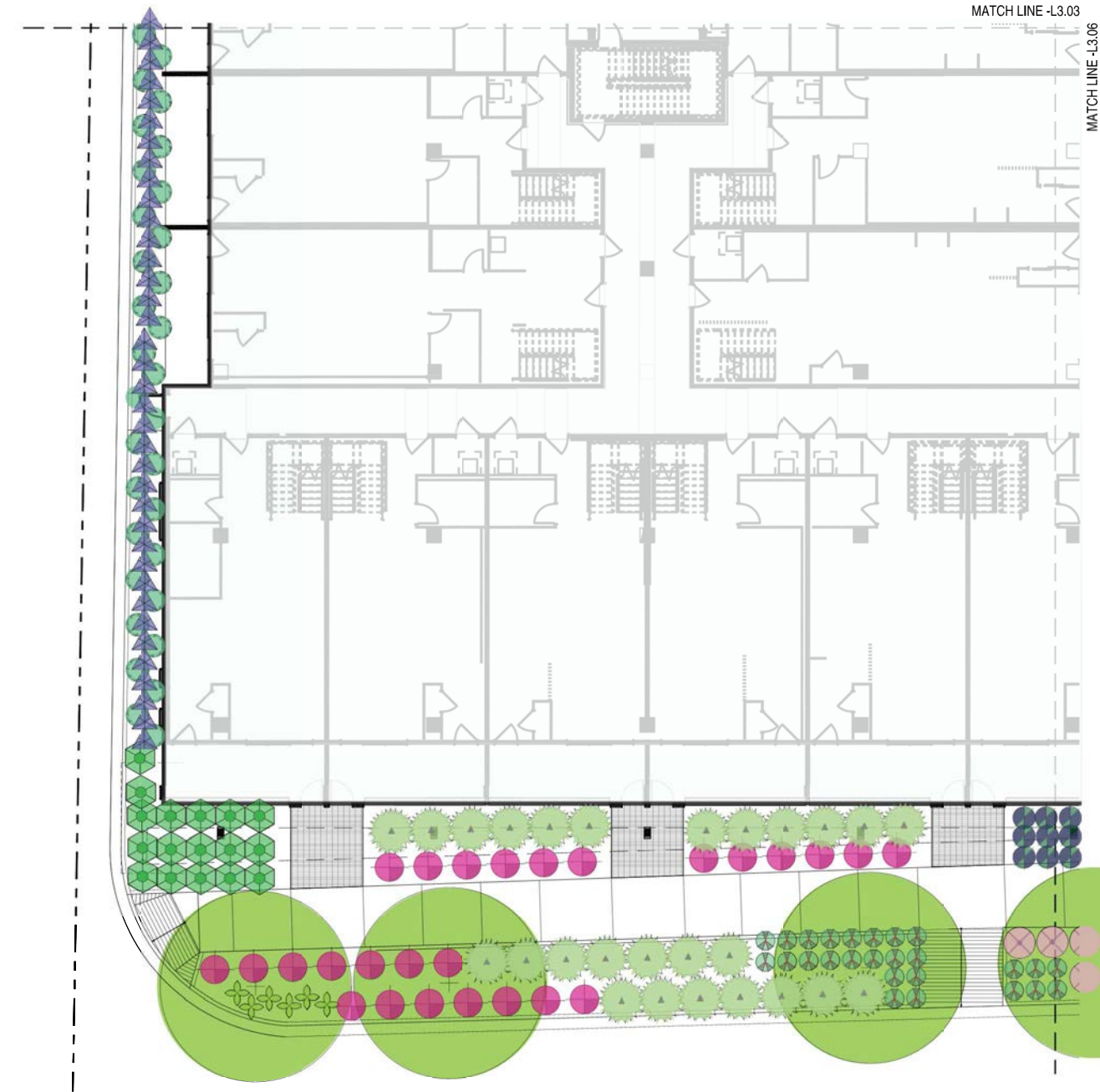
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LANDSCAPE PLAN
1ST FLOOR

L7.04

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	WHITE TRAILING LANTANA			
	MUHLENBERGIA RIGENS			
	DEER GRASS			
	RUSSELLIA EUISETIFORMIS			
	CORAL FOUNTAIN			

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	RUELLIA			
	CEPHALOCEREUS SENILIS			
	OLD MAN'S CACTUS			
	DASYLIRION TEXANUM			
	TEXAS SOTOL			
	EUPHORBIA ANTISYPHILITICA			
	CANDELLA			
	ALOE HERCULES			
	HERCULES ALOE			
	LOPHOCEREUS SCHOTTII MONSTROSUS--			
	TOTEM POLE CACTUS			
	OPUNTIA SANTARITA			
	SANTARITA PRICKLY PEAR			
	PACHYCREUS MARGINATUS			
	MEXICAN FENCEPOST			
	PACHYCREUS SHOTTII			
	TOTEM POLE			
	PEDILANTIS MICROCARPA			
	SUPPER PLANT			
	PORTULACARIA AFRA			
	ELEPHANT BUSH			
	SANSEVIERIA TRIFASCIATA			
	SNAKE PLANT			
	YUCCA PALLIDA			
	PALE LEAF YUCCA			

GROUNDCOVERS / VINES

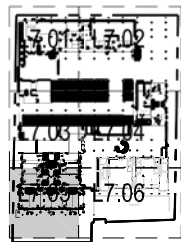
	SETCRESEA PALLIDA	5 GAL.	44	CAN FULL
	PURPLE HEART	5 GAL.	15	CAN FULL
	WEDELIA TRILOBATA	5 GAL.	4	CAN FULL
	YELLOW DOT	5 GAL.	7	CAN FULL
	FICUS PUMILA			STAKED
	CREEPING FIG			CAN FULL
	MASCAGNIA LILACINA			STAKED
	PURPLE ORCHID VINE			

INERT MATERIALS

	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD, VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.
	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.
	MEXICAN BEACH PEBBLES
	DECORATIVE ROCK TOP DRESSING
	ARTIFICIAL TURF

NOTE:
ANCHOR ALL TREES AND PALMS WITH PLATYPUS SYSTEM

KEY PLAN



THE TRIANGLE

7120 E INDIAN SCHOOL RD,
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COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North 12th Street, Suite 104
Phoenix, Arizona 85014
P: 602.633.2169

Date	Description
10/22/21	Design Development



Seal / Signature



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

Project Number
057.6850.000

Description
PEG - Titleblock
AS NOTED

Scale
LANDSCAPE PLAN
1ST FLOOR
L7.05
























SCALE: 1" = 10'-0"



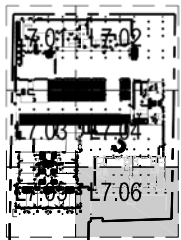
LANDSCAPE PLAN 1ST FLOOR 01

PLANT LEGEND: FIRST FLOOR

SYM. TREES	BOTANICAL NAME COMMON NAME	SIZE	QTY	NOTES (H X W X CAL.)
	EXISTING TREE	--	--	P.I.P.
	CERCIUM MICROPHYLLUM FOOT HILLS PALO VERDE	36" BOX	1	5-8' X 8-10' MIN. MULTI-TRUNK
	PHOENIX DACTYLIFERA DATE PALM	--	6	20' H. MIN. ALL H. MATCHING
	SABAL MINOR SABAL PALMETTO	36" BOX	5	6-8' H. 3" TRUNK MIN.
	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11	13-15' x 8-10' 2.5" MIN. SINGLE
SHRUBS				
	CALLIANDRA 'SIERRA STARF' PINK FAIRY DUSTER HYBRID	5 GAL.	8	CAN FULL
	DIETES BICOLOR EVERGREEN IRIS	5 GAL.	100	CAN FULL
	DODONEA VISCOSA HOPSEED BUSH	15 GAL.	51	CAN FULL
	DIETES BICOLOR AFRICAN IRIS	5 GAL.	111	CAN FULL
	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	5	CAN FULL
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	33	CAN FULL
	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.	83	CAN FULL
ACCENTS				
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	58	CAN FULL
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	15 GAL.	9	CAN FULL
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	40	CAN FULL
	ALOE BARBADENSIS 'YELLOW' YELLOW ALOE VERA	5 GAL.	189	CAN FULL
	ALOE FEROX CAPE ALOE	15 GAL.	12	3' HT. MIN.
	ALOE STRIATA CORAL ALOE	5 GAL.	10	CAN FULL
	BEAUCARNEA RECURVATA PONY TAIL PALM	25 GAL.	14	4' HT. MIN.
	RUELLIA BRITTONIANA RUELLIA	5 GAL.	18	CAN FULL
	CEPHALOCEREUS SENILIS OLD MAN'S CACTUS	15 GAL.	4	4' HT. MIN.
	DASYLIRION TEXANUM TEXAS SOTOL	15 GAL.	6	CAN FULL
	EUPHORBIA ANTISYPHILITICA CANDELLILLA	5 GAL.	187	CAN FULL
	ALOE HERCULES HERCULES ALOE	24" BOX	6	6' H. MIN.
	LOPHOCEREUS SCHOTTII MONSTROSUS-- TOTEM POLE CACTUS	6	5' H. MIN. 3 ARMS MIN. 5 PAD MIN.	
	OPUNTIA SANTARITA SANTARITA PRICKLY PEAR	5 GAL.	3	
	PACHYCREUS MARGINATUS MEXICAN FENCEPOST	--	100	EQUAL MIX OR 4'-5'-6' HT. MIN
	PACHYCREUS SHOTTII TOTEM POLE	24" BOX	4	6' H. MIN. 3 ARM MIN.
	PEDILANTUS MICROCARPA SLIPPER PLANT	5 GAL.	159	CAN FULL
	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL.	152	CAN FULL
	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL.	30	CAN FULL
	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	35	CAN FULL
GROUNDCOVERS / VINES				
	SETCRESEA PALLIDA PURPLE HEART	5 GAL.	44	CAN FULL
	WEDELIA TRILOBATA YELLOW DOT	5 GAL.	15	CAN FULL
	FICUS PUMILA CREEPING FIG	5 GAL.	4	CAN FULL STAKED
	MASCAGNIA LILACINA PURPLE ORCHID VINE	5 GAL.	7	CAN FULL STAKED
INERT MATERIALS				
	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.			
	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.			
	MEXICAN BEACH PEBBLES			
	DECORATIVE ROCK TOP DRESSING			
	ARTIFICIAL TURF			

NOTE:
ANCHOR ALL TREES AND PALMS WITH PLATYPUS SYSTEM

KEY PLAN



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Date	Description
10/22/21	Design Development



Seal / Signature



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

Project Number
057.6850.000

Description
PEG - Titleblock
AS NOTED

Scale
LANDSCAPE PLAN
1ST FLOOR
L7.06

1/14/2022 3:37:53 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/57.6850.000_The Kimsey_DRB_R200.rvt



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



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

ATTACHMENT #9

SHEET NOTES

- 01 COMPOSITE WALL PANEL A - DUNN EDWARDS DE6128
- 02 COMPOSITE WALL PANEL B - DUNN EDWARDS DE6129
- 03 COMPOSITE WALL PANEL C - DUNN EDWARDS DE6058
- 04 COMPOSITE WALL PANEL D - DUNN EDWARDS DE6059
- 05 COMPOSITE WALL PANEL E - DUNN EDWARDS DE5528
- 06 METAL GUARDRAIL TYPE A - DUNN EDWARDS DET612
- 07 METAL GUARDRAIL TYPE B - DUNN EDWARDS DE6371
- 09 STANDING SEAM METAL ROOF A - DUNN EDWARDS DET612
- 10 FOLDED SHADE CANOPY A - DUNN EDWARDS DEW383
- 11 METAL TRELLIS A - DUNN EDWARDS DET612
- 12 HIGH PERFORMANCE CLEAR GLAZING
- 13 VEGETATIVE SCREEN WALL
- 14 BUILDING LIGHTING TYPICAL AT ALL BALCONIES
- 15 CMU STACKED BOND TYPE A - SUPERLITE MESASTONE BONE
- 16 CMU STACKED BOND TYPE B - INTERSTATE IRONSTONE
- 17 CMU STACKED BOND TYPE C - SUPERLITE ANTHEM
- 18 VERTICAL ALUMINUM SHADING FIN TO MATCH ADJACENT WALL PANEL
- 19 BUILDING ENTRANCE
- 20 COMPOSITE WALL PANEL G - DUNN EDWARDS DE6058
- 21 EXISTING GLAZING TO REMAIN
- 22 EXISTING BUILDING
- 23 ARTICULATED WALL PANEL TO MATCH ADJACENT CMU WALL
- 24 OVERHEAD DOORS TO MATCH ADJACENT WALL
- 25 EIFS WALL PANEL C - DUNN EDWARDS DE6058
- 26 EIFS WALL PANEL D - DUNN EDWARDS DE6059

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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

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United States

Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ
Project Number
057.6850.000
Description
ELEVATIONS - RESIDENTIAL

Scale
1/16" = 1'-0"

40.2

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1/14/2022 3:38:08 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/57.6850.000_The Kimsey_DRB_P200.rvt



01 ELEVATION - RESIDENTIAL EAST
SCALE: 1/16" = 1'-0"



02 ELEVATION - RESIDENTIAL WEST
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 COMPOSITE WALL PANEL A - DUNN EDWARDS DE6128
- 02 COMPOSITE WALL PANEL B - DUNN EDWARDS DE6129
- 03 COMPOSITE WALL PANEL C - DUNN EDWARDS DE6058
- 04 COMPOSITE WALL PANEL D - DUNN EDWARDS DE6059
- 05 COMPOSITE WALL PANEL E - DUNN EDWARDS DE5528
- 06 METAL GUARDRAIL TYPE A - DUNN EDWARDS DET612
- 07 METAL GUARDRAIL TYPE B - DUNN EDWARDS DE6371
- 09 STANDING SEAM METAL ROOF A - DUNN EDWARDS DET612
- 10 FOLDED SHADE CANOPY A - DUNN EDWARDS DEW383
- 11 METAL TRELLIS A - DUNN EDWARDS DET612
- 12 HIGH PERFORMANCE CLEAR GLAZING
- 13 VEGETATIVE SCREEN WALL
- 14 BUILDING LIGHTING TYPICAL AT ALL BALCONIES
- 15 CMU STACKED BOND TYPE A - SUPERLITE MESASTONE BONE
- 16 CMU STACKED BOND TYPE B - INTERSTATE IRONSTONE
- 17 CMU STACKED BOND TYPE C - SUPERLITE ANTHEM
- 18 VERTICAL ALUMINUM SHADING FIN TO MATCH ADJACENT WALL PANEL
- 19 BUILDING ENTRANCE
- 20 COMPOSITE WALL PANEL G - DUNN EDWARDS DE6058
- 21 EXISTING GLAZING TO REMAIN
- 22 EXISTING BUILDING
- 23 ARTICULATED WALL PANEL TO MATCH ADJACENT CMU WALL
- 24 OVERHEAD DOORS TO MATCH ADJACENT WALL
- 25 EIFS WALL PANEL C - DUNN EDWARDS DE6058
- 26 EIFS WALL PANEL D - DUNN EDWARDS DE6059

THE KIMSEY

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Date	Description
01/06/22	Development Review Board

Seal / Signature

NOT FOR
CONSTRUCTION

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

Project Number
057.6850.000

Description
ELEVATIONS - RESIDENTIAL

Scale
1/16" = 1'-0"

40.3

SHEET NOTES

- 01 COMPOSITE WALL PANEL G - DUNN EDWARDS DE6058
- 02 COMPOSITE WALL PANEL H - DUNN EDWARDS DE6059
- 03 COMPOSITE WALL PANEL F - DUNN EDWARDS DE5534
- 04 COMPOSITE WALL SHADOW BOX TO MATCH WALL PANEL G
- 05 WINDOW FRAMING TO MATCH WALL PANEL H
- 06 BUILDING ENTRANCE
- 07 FOLDED SHADE CANOPY A - DUNN EDWARDS DEW383
- 08 METAL TRELLIS A - DUNN EDWARDS DET612
- 09 CLEAR GLASS GUARDRAIL
- 10 HIGH PERFORMANCE CLEAR GLAZING
- 11 CMU STACKED BOND TYPE B - INTERSTATE IRONSTONE
- 12 CMU STACKED BOND TYPE C - SUPERLITE ANTHEM
- 13 BUILDING LIGHTING
- 14 EIFS WALL PANEL G - DUNN EDWARDS DE6058
- 15 EIFS WALL PANEL F - DUNN EDWARDS DE5534
- 16 EIFS WALL PANEL H - DUNN EDWARDS DE6059

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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

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United States

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Date	Description
01/06/22	Development Review Board

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name	3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ
Project Number	057.6850.000
Description	ELEVATIONS - HOTEL

Scale
1/16" = 1'-0"

40

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ATTACHMENT #10



LOOKING NORTH WEST FROM INDIAN SCHOOL

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

CASE PRE-APP NUMBER - 63-PA-2020



LOOKING SOUTHWEST FROM 3RD AVENUE

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w



LOOKING NORTH FROM INDIAN SCHOOL

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w



LOOKING SOUTHEAST FROM 3RD AVENUE

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w



LOOKING NORTHWEST FROM INDIAN SCHOOL

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

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w

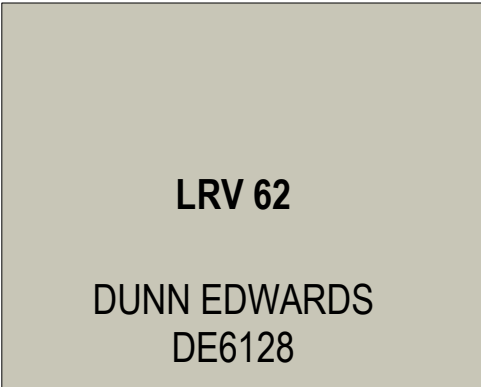


THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

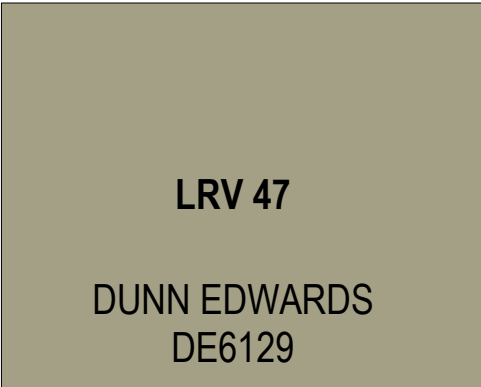
CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w

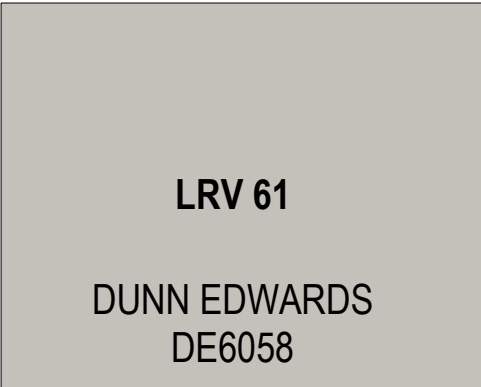
MATERIAL BOARD



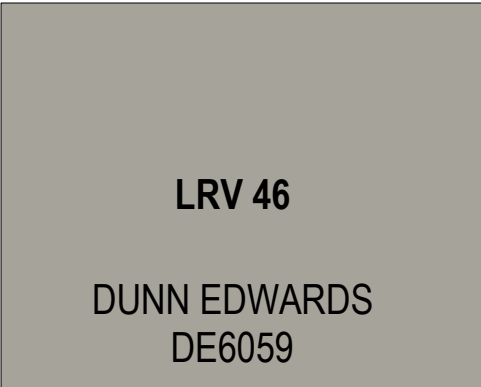
COMPOSITE WALL PANEL A
INTEGRALLY COLORED



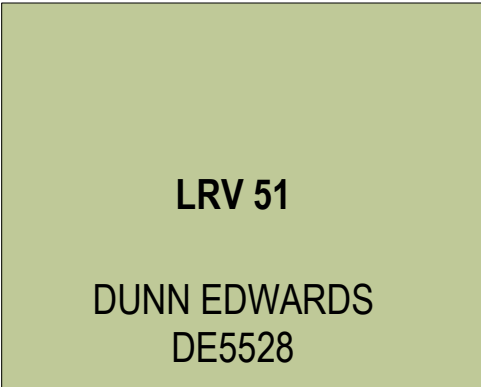
COMPOSITE WALL PANEL B
INTEGRALLY COLORED



COMP WALL PANEL C&G
INTEGRALLY COLORED



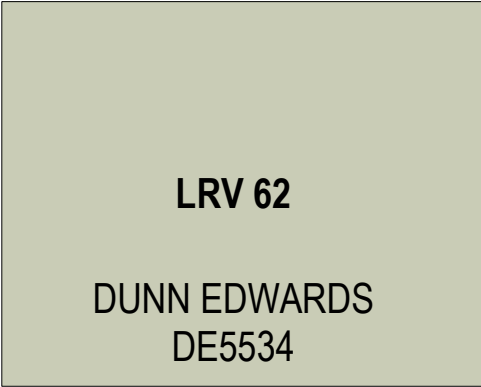
COMP WALL PANEL D&H
INTEGRALLY COLORED



COMPOSITE WALL PANEL E
INTEGRALLY COLORED



METAL A & ROOF
COATED GRAY



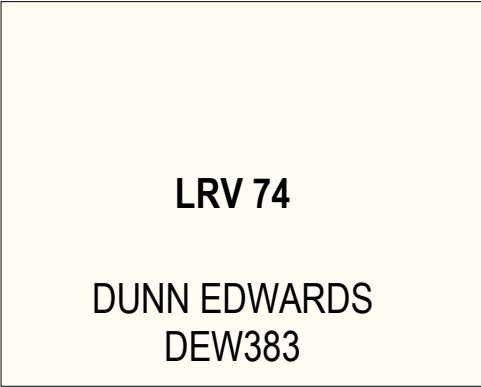
COMPOSITE WALL PANEL F
INTEGRALLY COLORED



WINDOW FRAMING A
CLEAR ANODIZED



WINDOW FRAMING B
CHAMPAGNE



CANOPY A
COATED WARM WHITE



VEGETATIVE SCREEN
WALL



METAL B
COATED BRONZE



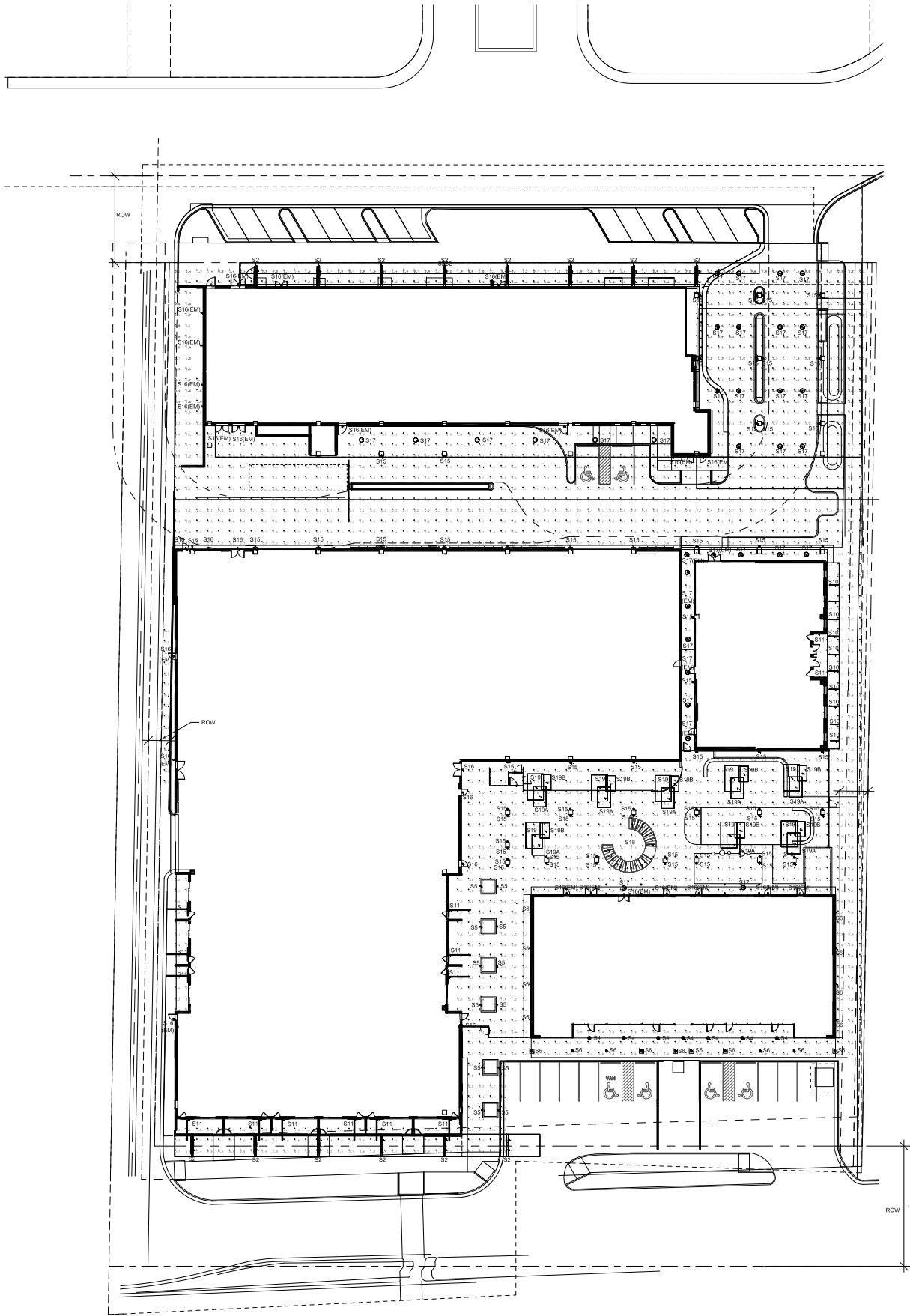
CMU A - 8 X 4 X 16
INTEGRALLY COLORED
STACK BOND



CMU B - 2 X 4 X 16
INTEGRALLY COLORED
STACK BOND



CMU C - 8 X 8 X 16
INTEGRALLY COLORED
STACK BOND



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUND_Top	Illuminance	Fc	1.29	11.0	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Label	Tag	Cutoff Class	BUG Rating
	5	AURA-OVAL-DI-7-L30MO-S(X)-XX-	S19B	N.A.	B1-U5-G1
	5	AURA-OVAL-DI-10-L30MO-S(X)-XX-	S19A	N.A.	B2-U5-G1
	5	AURA-OVAL-DI-12-L30MO-S(X)-XX-	S19	N.A.	B2-U5-G2
	12	OW2450-L35K-MED	S11	N.A.	B1-U0-G0
	19	K45MW-48-30K-L172VHO-13_1	S18	Cutoff	B1-U2-G0
	56	K45MW-48-30K-L172VHO-13	S2	Cutoff	B1-U2-G0
	10	K45MW-48-30K-L172VHO-13_1	S10	Cutoff	B1-U2-G0
	60	24009_BEGA_IJS	S15	N.A.	B2-U5-G0
	23	24502_BEGA_IJS	S16	N.A.	B1-U1-G0
	33	66983K3_BEGA_IJS	S17	N.A.	N.A.
	12	24207K3_BEGA_IJS	S5	N.A.	B0-U2-G1
	9	Linea_S_3000K	S3	N.A.	B0-U0-G1
	18	Palm_P1_80CRL30K_12_40DEG_FL	S6	N.A.	B1-U0-G0
	7	CP7120-12-L35K	S4	Non-Cutoff	B1-U4-G2

NOTE:
ALL NON-CUTOFF LUMINAIRES ARE LOCATED UNDER CANOPY OR OVERHANG

THE KIMSEY

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△ Date	Description
01/24/22	Development Review Board

Seal / Signature

NOT FOR
CONSTRUCTION

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

Project Number
057.6850.000

Description
EXTERIOR LIGHTING PHOTOMETRIC
ANALYSIS

Scale
1" = 30'-0"

51

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ATTACHMENT #13

01 PHOTOMETRIC CALCULATIONS

SCALE: 1" = 30'-0"

Bosca Wet

Linear Illumination System

S2,S10

Features

- 24VDC Class 2 for wet locations fixtures made to order up to 144". Fixtures can be linked up to 35' depending on output.
- Suitable for undercabinet, millwork recessed and surface mount applications.
- Approved for close/storage space installation per NEC 410.16(A)(3) and 410.16(C)(5).
- Dot free even illumination achievable in HO and VHO with frosted lens.
- Vibrant colors with R9 values up to 98.
- Proprietary strong bond solder method handles up to 50lbs of torque on wire leads and connectors.
- Single micro binned LEDs +/- 30 CCT.
- Dims with minimal color shift.
- Class 2 listed for wet locations.
- 3 Year warranty.

Finish options

Profile dimensions

Fixture/lens profile

Fixture side

Fixture/mounting profile

Technical information

OUTPUT OPTIONS

CT INFO/LUMEN MULTIPLIER

TM-30-15

Bosca Wet

Linear Illumination System

Power consumption per fixture length

Photometry

LED Dotting per output/lens

Power consumption per fixture length

Photometry

LED Dotting per output/lens

LINEA S 760

Specification

S3

The slender profile of LINEA complements contemporary architecture with well proportioned styling and a modern form. The fabricated aluminum bollard is available as a single or twin mount luminaire in three different heights to meet varying scale requirements. The fully shielded luminaire emits zero uplight and is Dark Sky compliant. Concealed mounting minimizes the footprint. All hardware is stainless steel.

OUTPUT OPTIONS				CT INFO/LUMEN MULTIPLIER				TM-30-15			
Output	Lumens at 3000K (with frosted lens)	Average power consumption at 4"	Maximum system length (with frosted lens using)	Color temperature	Multiplier	CRI	R _f	R _g	R _a		
SO (S3)	82 lm/ft	3.2 W/ft	26 lm/W	2700K	0.81	97	95	101			
SOHD (S72)(C)	76 lm/ft	4.0 W/ft	19 lm/W	3000K	1.00	98	98	98			
HO (S54)	116 lm/ft	5.2 W/ft	22 lm/W	3500K	1.05	94	95	102			
VHO (S72)	130 lm/ft	6.5 W/ft	23 lm/W	4100K	1.28	94	96	96			

SO				SOHD				HO				VHO			
Nominal Length	Actual Length	W/ft	Total wattage	Nominal Length	Actual Length	W/ft	Total wattage	Nominal Length	Actual Length	W/ft	Total wattage	Nominal Length	Actual Length	W/ft	Total wattage
12"	12.12/ft	3.25	10.38	12.12/ft	12.12/ft	4.39	4.20	12.12/ft	12.12/ft	5.81	5.90	12.12/ft	12.12/ft	6.75	6.75
16"	16.16/ft	3.25	4.00	16.16/ft	16.16/ft	4.39	3.66	16.16/ft	16.16/ft	5.81	7.06	16.16/ft	16.16/ft	6.75	6.00
20"	20.16/ft	3.25	5.25	20.16/ft	20.16/ft	4.39	7.31	20.16/ft	20.16/ft	5.81	8.80	20.16/ft	20.16/ft	6.75	11.25
24"	24.16/ft	3.25	6.50	24.16/ft	24.16/ft	4.39	8.60	24.16/ft	24.16/ft	5.81	10.60	24.16/ft	24.16/ft	6.75	13.50
28"	28.16/ft	3.25	7.75	28.16/ft	28.16/ft	4.39	9.77	28.16/ft	28.16/ft	5.81	12.33	28.16/ft	28.16/ft	6.75	16.75
32"	32.16/ft	3.25	9.00	32.16/ft	32.16/ft	4.39	10.94	32.16/ft	32.16/ft	5.81	14.06	32.16/ft	32.16/ft	6.75	20.00
36"	36.16/ft	3.25	10.25	36.16/ft	36.16/ft	4.39	12.10	36.16/ft	36.16/ft	5.81	15.80	36.16/ft	36.16/ft	6.75	23.25
40"	40.16/ft	3.25	11.50	40.16/ft	40.16/ft	4.39	13.43	40.16/ft	40.16/ft	5.81	17.40	40.16/ft	40.16/ft	6.75	26.50
44"	44.16/ft	3.25	12.75	44.16/ft	44.16/ft	4.39	14.76	44.16/ft	44.16/ft	5.81	19.00	44.16/ft	44.16/ft	6.75	29.75
48"	48.16/ft	3.25	14.00	48.16/ft	48.16/ft	4.39	16.10	48.16/ft	48.16/ft	5.81	20.60	48.16/ft	48.16/ft	6.75	33.00
52"	52.16/ft	3.25	15.25	52.16/ft	52.16/ft	4.39	17.27	52.16/ft	52.16/ft	5.81	22.40	52.16/ft	52.16/ft	6.75	36.25
56"	56.16/ft	3.25	16.50	56.16/ft	56.16/ft	4.39	18.44	56.16/ft	56.16/ft	5.81	24.20	56.16/ft	56.16/ft	6.75	39.50
60"	60.16/ft	3.25	17.75	60.16/ft	60.16/ft	4.39	19.60	60.16/ft	60.16/ft	5.81	26.00	60.16/ft	60.16/ft	6.75	42.75
64"	64.16/ft	3.25	19.00	64.16/ft	64.16/ft	4.39	20.73	64.16/ft	64.16/ft	5.81	27.60	64.16/ft	64.16/ft	6.75	46.00
68"	68.16/ft	3.25	20.25	68.16/ft	68.16/ft	4.39	21.86	68.16/ft	68.16/ft	5.81	29.20	68.16/ft	68.16/ft	6.75	49.25
72"	72.16/ft	3.25	21.50	72.16/ft	72.16/ft	4.39	23.00	72.16/ft	72.16/ft	5.81	30.80	72.16/ft	72.16/ft	6.75	52.50
76"	76.16/ft	3.25	22.75	76.16/ft	76.16/ft	4.39	24.06	76.16/ft	76.16/ft	5.81	32.40	76.16/ft	76.16/ft	6.75	55.75
80"	80.16/ft	3.25	24.00	80.16/ft	80.16/ft	4.39	25.12	80.16/ft	80.16/ft	5.81	34.00	80.16/ft	80.16/ft	6.75	59.00
84"	84.16/ft	3.25	25.25	84.16/ft	84.16/ft	4.39	26.20	84.16/ft	84.16/ft	5.81	35.70	84.16/ft	84.16/ft	6.75	62.25
88"	88.16/ft	3.25	26.50	88.16/ft	88.16/ft	4.39	27.33	88.16/ft	88.16/ft	5.81	37.40	88.16/ft	88.16/ft	6.75	65.50
92"	92.16/ft	3.25	27.75	92.16/ft	92.16/ft	4.39	28.46	92.16/ft	92.16/ft	5.81	39.00	92.16/ft	92.16/ft	6.75	68.75
96"	96.16/ft	3.25	29.00	96.16/ft	96.16/ft	4.39	29.60	96.16/ft	96.16/ft	5.81	40.60	96.16/ft	96.16/ft	6.75	72.00
100"	100.16/ft	3.25	30.25	100.16/ft	100.16/ft	4.39	30.73	100.16/ft	100.16/ft	5.81	42.20	100.16/ft	100.16/ft	6.75	75.25
104"	104.16/ft	3.25	31.50	104.16/ft	104.16/ft	4.39	31.86	104.16/ft	104.16/ft	5.81	43.80	104.16/ft	104.16/ft	6.75	78.50
108"	108.16/ft	3.25	32.75	108.16/ft	108.16/ft	4.39	33.00	108.16/ft	108.16/ft	5.81	45.40	108.16/ft	108.16/ft	6.75	81.75
112"	112.16/ft	3.25	34.00	112.16/ft	112.16/ft	4.39	34.13	112.16/ft	112.16/ft	5.81	47.00	112.16/ft	112.16/ft	6.75	85.00
116"	116.16/ft	3.25	35.25	116.16/ft	116.16/ft	4.39	35.26	116.16/ft	116.16/ft	5.81	48.60	116.16/ft	116.16/ft	6.75	88.25
120"	120.16/ft	3.25	36.50	120.16/ft	120.16/ft	4.39	36.40	120.16/ft	120.16/ft	5.81	50.20	120.16/ft	120.16/ft	6.75	91.50
124"	124.16/ft	3.25	37.75	124.16/ft	124.16/ft	4.39	37.53	124.16/ft	124.16/ft	5.81	51.80	124.16/ft	124.16/ft	6.75	94.75
128"	128.16/ft	3.25	39.00	128.16/ft	128.16/ft	4.39	38.66	128.16/ft	128.16/ft	5.81	53.40	128.16/ft	128.16/ft	6.75	98.00
132"	132.16/ft	3.25	40.25	132.16/ft	132.16/ft	4.39	39.80	132.16/ft	132.16/ft	5.81	55.00	132.16/ft	132.16/ft	6.75	101.25
136"	136.16/ft	3.25	41.50	136.16/ft	136.16/ft	4.39	40.93	136.16/ft	136.16/ft	5.81	56.60	136.16/ft	136.16/ft	6.75	104.50
140"	140.16/ft	3.25	42.75	140.16/ft	140.16/ft	4.39	42.06	140.16/ft	140.16/ft	5.81	58.20	140.16/ft	140.16/ft	6.75	107.75
144"	144.16/ft	3.25	44.00	144.16/ft	144.16/ft	4.39	43.20	144.16/ft	144.16/ft	5.81	59.80	144.16/ft	144.16/ft	6.75	111.00

Model	Lamp	Color Temperature	Volt	Mounting	Finish	Option
LN760S	LED	WW - 3000K NW - 4000K	UNV - 120-277V	A - Single Mount B - Twin Mount	SG - Silver Grey DG - Dark Grey GG - Graphite Grey BLK - Matte Black BRZ - Dark Bronze CC - Custom RAL Color	DM - 0-10VDC Dimming N - None
Ordering Information						
LN760S	LED		UNV			

LINEA S 760

Specification

HOUSING

OPTICS

ELECTRICAL

LED DELIVERED LUMENS / BUG RATING

NOTE: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for the most current technical data.

MOUNTING

FINISH

CERTIFICATION

WARRANTY

OP2124 ZUME™

S4

Type:

Project:

Location:

DIMENSIONS

FEATURES

PHOTOMETRICS

OP2124 ZUME (cont.)

12" Stem Suspension

Fill in shaded boxes using information listed below

MODEL

CAP

SOURCE

VOLTAGE

FINISH

DIFFUSER

TETHER OPTION

DAH

Short Cap (ShortCAP)

Solid Cap (SolidCAP)

Slotted Cap (SlottedCAP)

SOURCE (Select one)

VOLTAGE

Short Cap White

Short Cap Frost

Solid Cap White

Solid Cap Frost

Slotted Cap White

Slotted Cap Frost

Short Cap White

Solid Cap White

Slotted Cap White

Short Cap Frost

Solid Cap Frost

Slotted Cap Frost

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States

Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States

Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

LIGHTING CUT SHEETS

Scale

OP2124 ZUME (cont.)
12" Stem Suspension



FINISH* – CAPS (Select One)

Specify color when ordering. For accurate color matching, individual paint and finish samples are available upon request.

Powder Coat Painted Finishes (Standard) See visalighting.com/finishes for all of our finishes (not all available on all models)					
AG703B	Agate Grey	CYBL	Cove Blue	GW9002	Grey White
BMAT	Bronze Matte	CW9001	Cream	HTHR	Heather
BRNZ	Bronze	GLHM	Glimmer Graphite	JB9005	Jet Black
BSIL	Blade Silver	CSIL	Silver	ORZ	Old Bronze
				TW9016	Traffic White

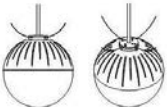
DIFFUSER* (Select One)

- AC White acrylic globe
FRST Frosted translucent globe



TETHER OPTION*

- TH Top tether option; four 15" cable tethers included



ZUME PRODUCT FAMILY

Cord and Cable Suspension	• OP2120-ShortCap – 12"	• OP2120-SolidCap – 12"	• OP2120-SlottedCap – 12"
	• OP2130-ShortCap – 16"	• OP2130-SolidCap – 16"	• OP2130-SlottedCap – 16"
Catenary Suspension	• OP2140-ShortCap – 20"	• OP2140-SolidCap – 20"	• OP2140-SlottedCap – 20"
	• OP2122-ShortCap – 12"	• OP2122-SolidCap – 12"	• OP2122-SlottedCap – 12"
Stem Suspension	• OP2132-ShortCap – 16"	• OP2132-SolidCap – 16"	• OP2132-SlottedCap – 16"
	• OP2142-ShortCap – 20"	• OP2142-SolidCap – 20"	• OP2142-SlottedCap – 20"
Stem Suspension	• OP2124-ShortCap – 12"	• OP2124-SolidCap – 12"	• OP2124-SlottedCap – 12"
	• OP2134-ShortCap – 16"	• OP2134-SolidCap – 16"	• OP2134-SlottedCap – 16"
Stem Suspension	• OP2144-ShortCap – 20"	• OP2144-SolidCap – 20"	• OP2144-SlottedCap – 20"
	• OP2144-ShortCap – 20"	• OP2144-SolidCap – 20"	• OP2144-SlottedCap – 20"

See [Visalighting.com/products/zume](#) for more information

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800-789-VISA Visalighting.com Page 3



PALM LED | 2

ORDERING INFORMATION

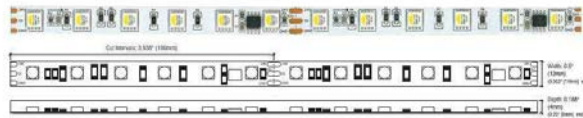
EXAMPLE: PALM A P1 80CRI 27K 12 20DEG FLC KM C2 BL

Series*	Material*	Performance Package*	CR*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting*
PALM	A Aluminum	P1	80CRI	27K	12"	15DEG 15"	400GG 40"	FLC Flat Clear
	BR Brass	P2	90CRI	30K	120"	20DEG 20"	45DEG 45"	WSL Watershed
				25K	None	25DEG 25"	50DEG 50"	350R 350"
				40K	None	30DEG 30"	55DEG 55"	350R 350"
				50K	None	35DEG 35"	60DEG 60"	350R 350"
				60K	None	40DEG 40"	65DEG 65"	350R 350"
				70K	None	45DEG 45"	70DEG 70"	350R 350"
				80K	None	50DEG 50"	75DEG 75"	350R 350"
				90K	None	55DEG 55"	80DEG 80"	350R 350"
				100K	None	60DEG 60"	85DEG 85"	350R 350"
				110K	None	65DEG 65"	90DEG 90"	350R 350"
				120K	None	70DEG 70"	95DEG 95"	350R 350"
				130K	None	75DEG 75"	100DEG 100"	350R 350"
				140K	None	80DEG 80"	105DEG 105"	350R 350"
				150K	None	85DEG 85"	110DEG 110"	350R 350"
				160K	None	90DEG 90"	115DEG 115"	350R 350"
				170K	None	95DEG 95"	120DEG 120"	350R 350"
				180K	None	100DEG 100"	125DEG 125"	350R 350"
				190K	None	105DEG 105"	130DEG 130"	350R 350"
				200K	None	110DEG 110"	135DEG 135"	350R 350"
				210K	None	115DEG 115"	140DEG 140"	350R 350"
				220K	None	120DEG 120"	145DEG 145"	350R 350"
				230K	None	125DEG 125"	150DEG 150"	350R 350"
				240K	None	130DEG 130"	155DEG 155"	350R 350"
				250K	None	135DEG 135"	160DEG 160"	350R 350"
				260K	None	140DEG 140"	165DEG 165"	350R 350"
				270K	None	145DEG 145"	170DEG 170"	350R 350"
				280K	None	150DEG 150"	175DEG 175"	350R 350"
				290K	None	155DEG 155"	180DEG 180"	350R 350"
				300K	None	160DEG 160"	185DEG 185"	350R 350"
				310K	None	165DEG 165"	190DEG 190"	350R 350"
				320K	None	170DEG 170"	195DEG 195"	350R 350"
				330K	None	175DEG 175"	200DEG 200"	350R 350"
				340K	None	180DEG 180"	205DEG 205"	350R 350"
				350K	None	185DEG 185"	210DEG 210"	350R 350"
				360K	None	190DEG 190"	215DEG 215"	350R 350"
				370K	None	195DEG 195"	220DEG 220"	350R 350"
				380K	None	200DEG 200"	225DEG 225"	350R 350"
				390K	None	205DEG 205"	230DEG 230"	350R 350"
				400K	None	210DEG 210"	235DEG 235"	350R 350"
				410K	None	215DEG 215"	240DEG 240"	350R 350"
				420K	None	220DEG 220"	245DEG 245"	350R 350"
				430K	None	225DEG 225"	250DEG 250"	350R 350"
				440K	None	230DEG 230"	255DEG 255"	350R 350"
				450K	None	235DEG 235"	260DEG 260"	350R 350"
				460K	None	240DEG 240"	265DEG 265"	350R 350"
				470K	None	245DEG 245"	270DEG 270"	350R 350"
				480K	None	250DEG 250"	275DEG 275"	350R 350"
				490K	None	255DEG 255"	280DEG 280"	350R 350"
				500K	None	260DEG 260"	285DEG 285"	350R 350"
				510K	None	265DEG 265"	290DEG 290"	350R 350"
				520K	None	270DEG 270"	295DEG 295"	350R 350"
				530K	None	275DEG 275"	300DEG 300"	350R 350"
				540K	None	280DEG 280"	305DEG 305"	350R 350"
				550K	None	285DEG 285"	310DEG 310"	350R 350"
				560K	None	290DEG 290"	315DEG 315"	350R 350"
				570K	None	295DEG 295"	320DEG 320"	350R 350"
				580K	None	300DEG 300"	325DEG 325"	350R 350"
				590K	None	305DEG 305"	330DEG 330"	350R 350"
				600K	None	310DEG 310"	335DEG 335"	350R 350"
				610K	None	315DEG 315"	340DEG 340"	350R 350"
				620K	None	320DEG 320"	345DEG 345"	350R 350"
				630K	None	325DEG 325"	350DEG 350"	350R 350"
				640K	None	330DEG 330"	355DEG 355"	350R 350"
				650K	None	335DEG 335"	360DEG 360"	350R 350"
				660K	None	340DEG 340"	365DEG 365"	350R 350"
				670K	None	345DEG 345"	370DEG 370"	350R 350"
				680K	None	350DEG 350"	375DEG 375"	350R 350"
				690K	None	355DEG 355"	380DEG 380"	350R 350"
				700K	None	360DEG 360"	385DEG 385"	350R 350"
				710K	None	365DEG 365"	390DEG 390"	350R 350"
				720K	None	370DEG 370"	395DEG 395"	350R 350"
				730K	None	375DEG 375"	400DEG 400"	350R 350"
				740K	None	380DEG 380"	405DEG 405"	350R 350"
				750K	None	385DEG 385"	410DEG 410"	350R 350"
				760K	None	390DEG 390"	415DEG 415"	350R 350"
				770K	None	395DEG 395"	420DEG 420"	350R 350"
				780K	None	400DEG 400"	425DEG 425"	350R 350"
				790K	None	405DEG 405"	430DEG 430"	350R 350"
				800K	None	410DEG 410"	435DEG 435"	350R 350"
				810K	None	415DEG 415"	440DEG 440"	350R 350"
				820K	None	420DEG 420"	445DEG 445"	350R 350"
				830K	None	425DEG 425"	450DEG 450"	350R 350"
				840K	None	430DEG 430"	455DEG 455"	350R 350"
				850K	None	435DEG 435"	460DEG 460"	350R 350"
				860K	None	440DEG 440"	465DEG 465"	350R 350"
				870K	None	445DEG 445"	470DEG 470"	350R 350"
				880K	None	450DEG 450"	475DEG 475"	350R 350"
				890K	None	455DEG 455"	480DEG 480"	350R 350"
				900K	None	460DEG 460"	485DEG 485"	350R 350"
				910K	None	465DEG 465"	490DEG 490"	350R 350"
				920K	None	470DEG 470"	495DEG 495"	350R 350"
				930K	None	475DEG 475"	500DEG 500"	350R 350"
				940K	None	480DEG 480"	505DEG 505"	350R 350"
				950K	None	485DEG 485"	510DEG 510"	350R 350"
				960K	None	490DEG 490"	515DEG 515"	350R 350"
				970K	None	495DEG 495"	520DEG 520"	350R 350"
				980K	None	500DEG 500"	525DEG 525"	350R 350"
				990K	None	505DEG 505"	530DEG 530"	350R 350"
				1000K	None	510DEG 510"	535DEG 535"	350R 350"
				1010K	None	515DEG 515"	540DEG 540"	350R 350"
				1020K	None	520DEG 520"	545DEG 545"	350R 350"
				1030K	None	525DEG 525"	550DEG 550"	350R 350"
				1040K	None	530DEG 530"	555DEG 555"	350R 350"
				1050K	None	535DEG 535"	560DEG 560"	350R 350"
				1060K	None	540DEG 540"	565DEG 565"	350R 350"
				1070K	None	545DEG 545"	570DEG 570"	350R 350"
				1080K	None	550DEG 550"	575DEG 575"	350R 350"
				1090K	None	555DEG 555"	580DEG 580"	350R 350"
				1100K	None	560DEG 560"	585DEG 585"	350R 350"
				1110K	None	565DEG 565"	590DEG 590"	350R 350"
				1120K	None	570DEG 570"	595DEG 595"	350R 350"
				1130K	None	575DEG 575"	600DEG 600"	350R 350"
				1140K	None	580DEG 580"	605DEG 605"	350R 350"
				1150K	None	585DEG 585"	610DEG 610"	350R 350"
				1160K	None	590DEG 590"	615DEG 615"	350R 350"
				1170K	None	595DEG 595"	620DEG 620"	350R 350"
				1180K	None	600DEG 600"	625DEG 625"	350R 350"
				1190K	None	605DEG 605"	630DEG 630"	350R 350"
				1200K	None	610DEG 610"	635DEG 635"	350R 350"
				1210K	None	615DEG 615"	640DEG 640"	350R 350"
				1220K	None	620DEG 620"	645DEG 645"	350R 350"
				1230K	None	625DEG 625"	650DEG 650"	350R 350"
				1240K	None	630DEG 630"	655DEG 655"	350R 350"
				1250K	None	635DEG 635"	660DEG 660"	350R 350"
				1260K	None	640DEG 640"	665DEG 665"	350R 350"
				1270K	None	645DEG 645"	670DEG 670"	350R 350"
				1280K	None	650DEG 650"	675DEG 675"	350R 350"
				1290K	None	655DEG 655"	680DEG 680"	350R 350"
				1300K	None	660DEG 660"	685DEG 685"	350R 350"
				1310K	None	665DEG 665"	690DEG 690"	350R 350"
				1320K	None	670DEG 670"	695DEG 695"	350R 350"
				1330K	None	675DEG 675"	700DEG 700"	350R 350"
				1340K	None	680DEG 680"	705DEG 705"	350R 350"
				1350K	None	685DEG 685"	710DEG 710"	350R 350"
				1360K	None	690DEG 690"	715DEG 715"	350R 350"
				1370K	None	695DEG 695"	720DEG 720"	350R 35



DIGITAL PIXEL (OUTDOOR)
TX-SERIES | COLOR CHANGING PIXEL CONTROL
RUBBER COATED | LINEAR LED LIGHTING

Fixture Type: _____
Project: _____
Location: _____



PRODUCT FEATURES

- Independently Controllable Every 6 Pixels
- 80+ CRI
- Dimmable
- 50,000 Hour Life
- 5-Year Warranty
- UL-Listed for Indoor and Outdoor Use
- 3M™ Industrial Adhesive Backing
- For Use with Electronic Power Supplies

SPECIFICATIONS

Model	TX3RGBW-WR-24V (Outdoor)
Input Voltage	24V DC / Constant Voltage
Watts per Foot	5.79W/ft @ Maximum Run Length
Beam Spread	120°
Max Run Length	Unlimited, power every 16.4ft
Length Increments	3.94" (100mm)
End Cap Dimensions	0.563" (14mm) x 0.29" (6mm)
Tape Dimensions	0.48" (12mm) x 0.16" (4mm)
Lumens	212lm/ft
CRI	4000K = 80+
Diode	5050
Dimming Options	SPI via UCS2903
Temp Range	-40°F (-40°C) to 149°F (65°C)
Rating	IP67

RGB COLOR SPECTRUM



TOTAL WATTAGE USED AT EACH LENGTH

1ft	2ft	3ft	4ft	5ft	6ft	7ft	8ft
5.7	11.4	17	22.5	28	33.4	38.5	44.1
9ft	10ft	11ft	12ft	13ft	14ft	15ft	16ft
49.3	54.5	59.7	64.8	69.8	74.8	79.8	84.7

Conforms to ANSI/UL Standard 2108
Certified to CAN/CSA Standard C22.2 No. 250.0



Questions/Support | 800-789-3810 | quotes@kelvix.com

0207200M

Aura Illuminated Wooden Oval Pendant

STRUCTURA

FIXTURE TYPE: **S19, S19A, S19B**



Solid wood exterior/interior LED oval pendant.

FEATURES:

- Available in sizes ranging from 2.5' to 12'
- >90CRI smooth, dot free illumination
- Dimmable IP67 power supply and IP67 luminaire
- Catenary cable, ceiling, and wall mounting options

SPECIFICATIONS:

HOUSING: Solid Accoya wood linear assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, waterproof, and rated for wet or dry use exposure.

ELECTRICAL: Powered by a standalone G-Tran Q2, 120-277VAC primary/24VDC secondary outdoor rated remote dimmable power supply. Power supply features built-in short circuit protection, over

load protection, and over temperature protection. System is forward phase, reverse phase, and 1-10V dimming. Consult factory for other driver options. Catenary mounted fixtures supplied with 1' infixed cable. A 40' leader cable supplied with infixed only fixtures. Ceiling canopy mounted fixtures supplied with 6' infixed cable. Operating temperature of -13°F to 125°F SO, 15°F MO, and 108°F HO.

OPTICAL SYSTEM: Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination.

FINISHES AND MATERIALS: Wood is finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. [Care and Maintenance](#)

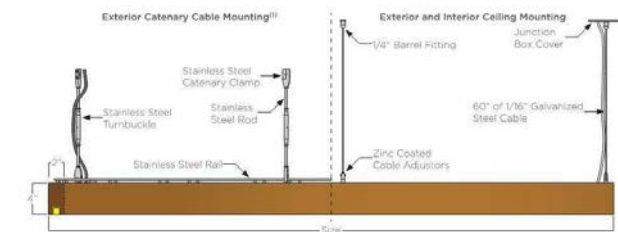
HARDWARE: All fasteners and non-wood components are stainless steel unless otherwise noted.

LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1586 and UL Standard 2108. Suitable for wet locations. LM-80 test calculated L70 > 40,000 hours.

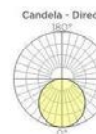
WARRANTY: 25-year wood warranty with a 2-year finish warranty. 3-year warranty on LED and driver.

Aura Oval - Direct Lighting

STRUCTURA



	Standard Output	Medium Output	High Output		
Size	Lumens ⁽¹⁾ Watts	Lumens ⁽¹⁾ Watts	Lumens ⁽¹⁾ Watts	Weight ⁽¹⁾	EPA ⁽¹⁾
2.5'	627 9	1159 18	1695 29	181lb	9.2ft ²
3.5'	936 15	1700 26	2378 43	261lb	1.37ft ²
5'	1299 18	2360 36	3301 60	331lb	1.75ft ²
6'	1662 23	3020 46	4234 77	421lb	2.17ft ²
7'	1980 26	3597 55	5022 91	481lb	2.56ft ²
10'	2671 37	4851 74	6787 123	651lb	3.36ft ²
12'	3361 47	6105 93	8541 155	811lb	4.17ft ²



ORDERING GUIDE: EXAMPLE: AURA-OVAL-D-5-L27MO-S4-CA-STD

AURA	OVAL	D						
1	2	3	4	5	6	7	8	9
1	Series	4	Size ⁽⁴⁾	5	CCT	7	Wood Finish	
AURA	Aura	2.5	29" x 20"	L27	2700K	5*	See color options on finishes technical sheet	
2	Series	3.5	43" x 27"	L30	3000K			
		5	59" x 36"	L35	3500K			
OVAL	Oval	6	74" x 40"	L40	4000K	8	Mounting	
		7	87" x 55"			CA	Catenary Cable	
3	Lighting	10	107" x 73"	6	Output	CE	Ceiling Canopy	
D	Direct	12	126" x 91"	SO	Standard Output	9	Special	
				MO	Medium Output	STD	Standard Modified	
				HO	High Output	MOD		

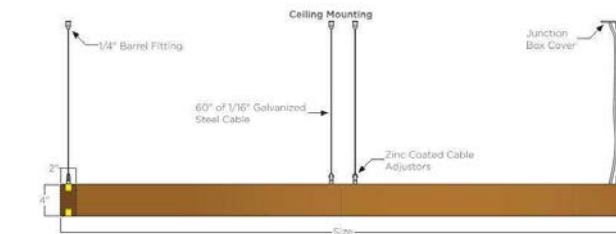
- Catenary cable designed and provided separately.
- Lumen output based upon 3000K CCT.
- Weight and EPA based off of catenary mounting option.
- Over size 10 and larger will ship as multiple pieces and will need field assembly.

Product specification sheet subject to change.

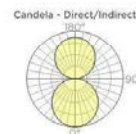
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Aura Oval - Direct/Indirect Lighting

STRUCTURA



	Standard Output		Medium Output		High Output			
Size	Lumens ⁽¹⁾	Watts	Lumens ⁽¹⁾	Watts	Lumens ⁽¹⁾	Watts	Weight	EPA
2.5'	1217	17	2211	34	3095	56	16lbs	.81ft ²
3.5'	1835	26	3333	51	4663	85	24lbs	1.09ft ²
5'	2562	36	4653	71	6510	118	37lbs	1.64ft ²
6'	3288	46	5975	91	8356	151	40lbs	2.06ft ²
7'	3924	54	7128	108	9972	180	46lbs	2.44ft ²
10'	5268	73	9570	145	13388	242	61lbs	3.25ft ²
12'	6649	92	12078	183	16897	305	76lbs	4.06ft ²



ORDERING GUIDE: EXAMPLE: AURA-OVAL-D/I-3.5-L30HO-S4-CE-STD

AURA	OVAL	D/I						
1	2	3	4	5	6	7	8	9
1	Series	4	Size ⁽⁴⁾	5	CCT	7	Wood Finish	
AURA	Aura	2.5	29" x 20"	L27	2700K	5*	See color options on finishes technical sheet	
2	Series	3.5	43" x 27"	L30	3000K			
		5	59" x 36"	L35	3500K			
OVAL	Oval	6	74" x 40"	L40	4000K	8	Mounting	
		7	87" x 55"			CE	Ceiling Canopy	
3	Lighting	10	107" x 73"	6	Output	9	Special	
D/I	Direct/Indirect ⁽¹⁾	12	126" x 91"	SO	Standard Output	STD	Standard Modified	
				MO	Medium Output	MOD		
				HO	High Output			

- Lumen output based upon 3000K CCT.
- Direct/Indirect illumination combined together. Contact Structura for independent control options.

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S20

Drive-over surface-mounted luminaires to illuminate ground surfaces

Outer Housing: Constructed of high tensile strength, copper free die-cast aluminum alloy with two (2) light openings. Slotted, stainless steel base plate allows top casting to rotate to any orientation. Die castings are marine grade, copper free (a 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece heavy duty die cast aluminum body with clear borosilicate lens. Reflector of pure anodized aluminum. All aluminum used in the construction is marine grade and copper free. All fasteners are stainless steel. Two (2) molded, one piece, high temperature silicone gaskets on top and bottom of the lens.

Electrical: 6.7W LED luminaire, 8.3 total system watts, -40°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED modules are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Mounting: Luminaire mounts directly to ground-mounted weatherlight wiring box, by BEGA. Slotted holes in stainless steel luminaire base plate allow for up to 50° of base plate rotation. BEGA wiring box suitable for 1/2" side or bottom conduit entry.

Note: The luminaires must not be installed in traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction. A foundation must be supplied by the contractor designed to bear the static pressure loads from vehicles with pneumatic tires. The luminaires are designed to withstand a static load of 2,200 lbs.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.

CSA: certified to U.S. and Canadian standards for wet locations. Protection class IP67

Weight: 6.4 lbs.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



The ground-mounted luminaires mount directly to BEGA in-ground wiring box.



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States

Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States

Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ
Project Number
057.6850.000
Description
LIGHTING CUT SHEETS

Scale

52.4

© 2015 Gensler

The Kimsey

7110 East Indian School Road
Scottsdale, Arizona

Scottsdale Public Art Advisory Board Presentation

Stage 1: Preliminary Art Plan Submittal

GENSLER + Sydnor

Brian W. Brush

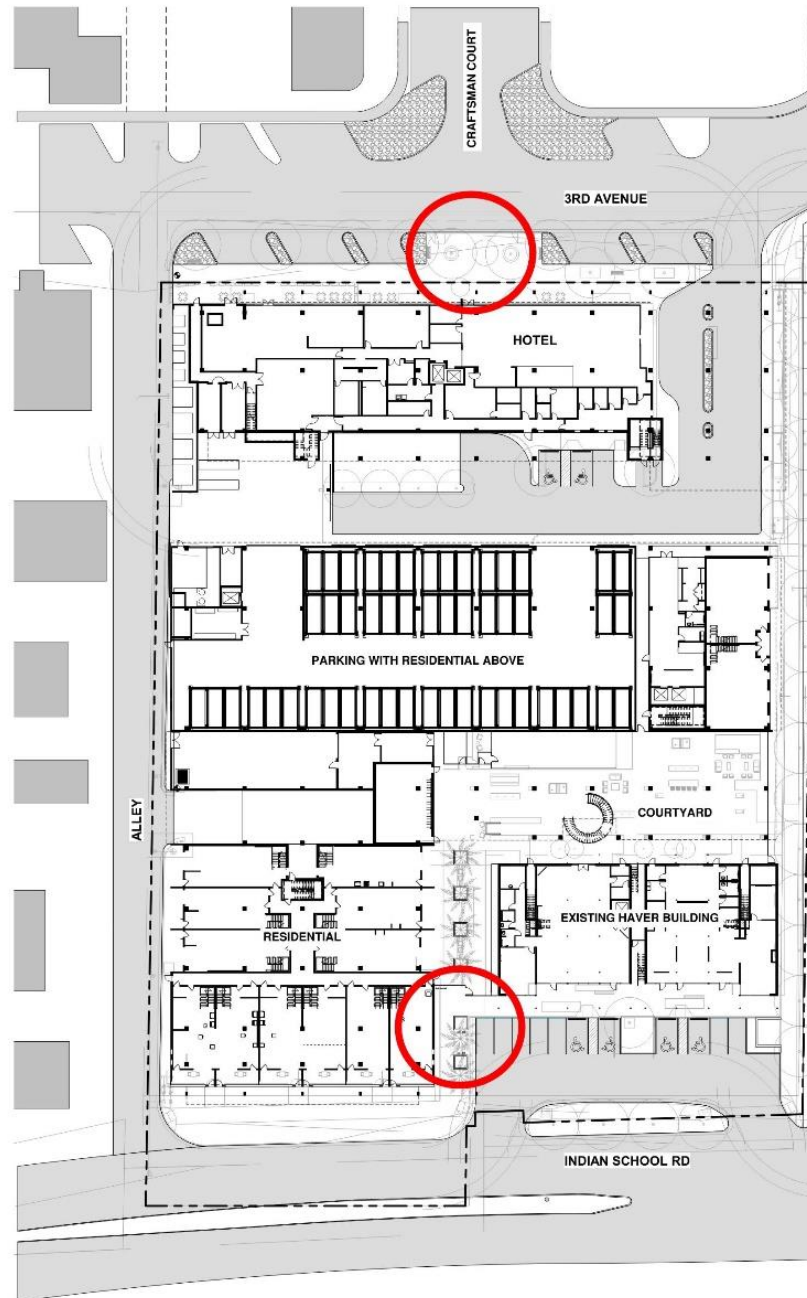
FUTUREFORMS | Jason Kelly Johnson and Nataly Gattegno

December 8, 2021









Public Artist Selection

- 40 public artists nationally were considered
- 6 public artists interviewed
- Selected 2 public artists:

Brian W. Brush | Bozeman, Montana

www.brianbrush.com

FUTUREFORMS | San Francisco, California

www.futureforms.us

Jason Kelly Johnson &
Nataly Gattegno



Brian W. Brush | Luminial

LUMINAL is a work of public art that **manifests the fluidity and semblance of history** in an abstract illumination structure connecting people to the place, identity, and experience of the Kimsey site. Taking cues from Arizona's 5th C, Luminial weaves the abstract embodiment of a citrus grove into a liminal space between the historic Triangle building by Ralph Haver and the new Kimsey residential building by Gensler + Sydnor. As Keridwen Cornelius identified, **citrus** has evolved from being an economy builder to **a community builder** in Arizona, and this work embodies that cultural evolution on the site as a **place of gathering, nurturing, and wonder**. Luminial brings both buildings into dialogue while also setting them off from one another to strengthen their individual identities.

As a physical and experiential manifestation of the Kimsey's multi-layered history, **Luminal adaptively reuses the memory of Kimsey's once verdant and productive orange grove**, illuminated by the very power and light that William Kimsey founded through the Scottsdale Light and Power Company. **This layered history will fluoresce as a diaphanous web of spatial and visual connective tissue spanning space, time, and meaning in the Kimsey buildings new public area.**



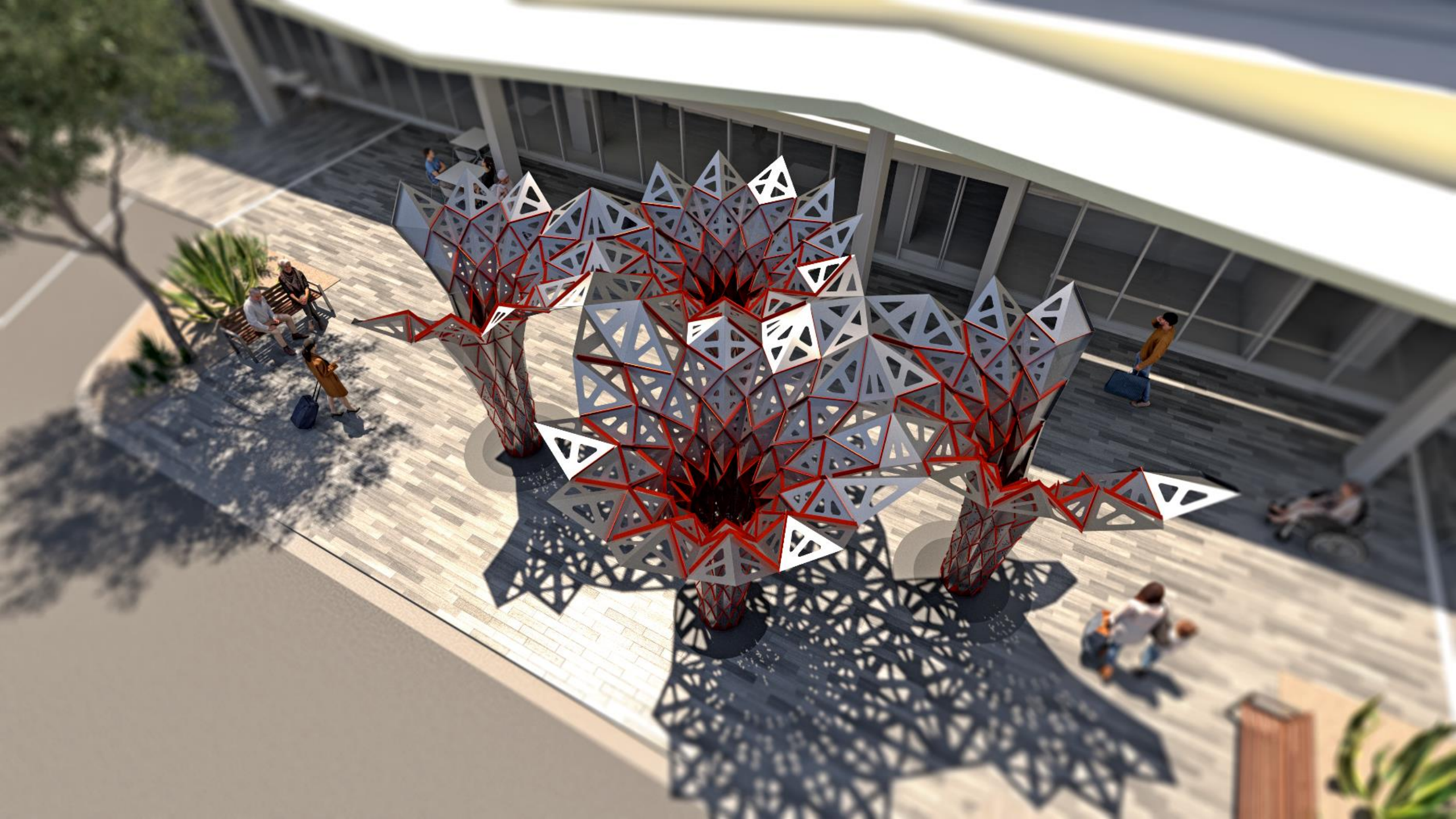


- **Materials:** powder-coated aluminum and steel; and integrated linear downlighting, 3-5k pixels and is pre-programmed and/or site responsive to movement, tree behavior, traffic, user input.
- **Dimensions:** 70'L x 30'W x 23'H
- **Color:** multicolored framing for daytime activation; integrated lighting during evening
- **Finish:** powder-coated finish
- **Foundation/Supports:** below-grade cast in place concrete with steel reinforcing, steel base plates with threaded bolts for anchorage. Structural engineer to design, size and provide calculations.
- **Landscaping adjacent to art:** urban plaza setting of textured cip concrete or concrete pavers, low ground cover, perimeter shade trees, ease of pedestrian circulation, and public seating for viewing. Close coordination with the landscape architect.
- **Maintenance and durability considerations:** aluminum/steel framework with durable finish and long life LED lighting; occasional power washing required; and components replaceable.

FUTUREFORMS | Kimsey Grove

KIMSEY GROVE is a sculptural shade canopy that **fosters pedestrian interactions and establishes a dynamic focal point for the site.** While the artwork **evokes the orange groves that previously grew on the site, it also references the pleated geometries of the saguaro cactus and colorful desert flower blooms.** It creates a dramatic backdrop for pedestrians to gather, sit and view the play of light, shadow, and reflectivity from many vantage points. **The artwork's faceted skin is meant to inspire interactions and playfulness** by both adults and children who might enjoy spending time underneath the artwork's kaleidoscopic skin. The artwork is supported by four vaults to create an open and varied space for people to experience during the day and night.





- **Materials:** Metal framing, anchored stainless steel panels with cutouts; and with brushed and polished finish
- **Dimensions:** 20'D x 32'W x 13'-6"H
- **Color:** Red/orange armature and naturally finished stainless steel
- **Finish:** Brushed and polished stainless steel; powder-coated painting at framing
- **Foundations/Supports:** below grade cast in place concrete with steel reinforcing; and steel base plates with threaded anchor bolts. Structural engineer to size, detail and provide calculations.
- **Landscape adjacent to art:** urban plaza setting with textured concrete or concrete pavers, low ground covers, perimeter shade trees, and public seating for viewing. Closely coordinate with the landscape architect.
- **Maintenance and durability considerations:** Specifying durable and minimal maintenance materials, long life lighting, occasional power wash for cleaning, and replaceable components.

Public Art Implementation Timeline and Budget

1. December 8, 2021

Stage 1: Preliminary Art Plan

2. February 9, 2022

Stage 2: Final Design &
Documents

3. April 2022 Building & Public Art
Permits

3. December 2024

Stage 3: Final Installation

Budget:

Indian School Road
\$ 500,000

Third Avenue \$ 500,000

Contingency \$ 112,000

Total **\$1,120,000**



Requesting a Scottsdale Public Art Advisory Board approval of the
Stage I: Preliminary Public Art Submittal.

Questions?

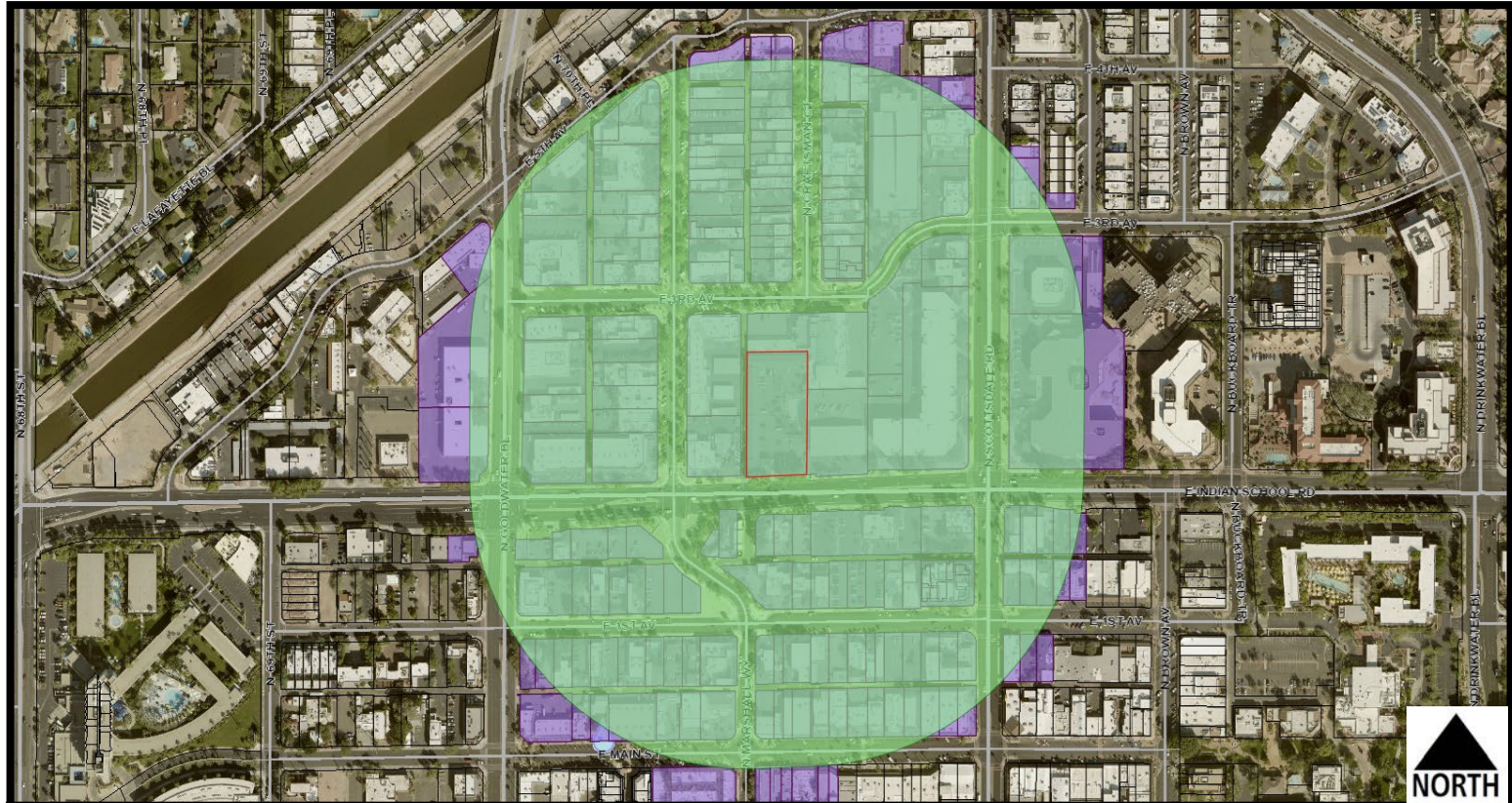
Thank you



Zoning Aerial

23-DR-2021

AC Scottsdale AKA Kimsey



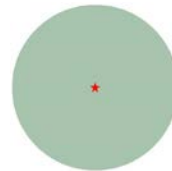
Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Labels Pulled
June 29, 2021

Map Legend:

Site Boundary



Properties within 750-feet

Postcards: 186

23-DR-2021