

Draft

GCC1.60

G R E E N C O N N E C T I O N _ 1 . 6 M I L E S

Rose + Moser + Allyn /
Douglas Sydnor Architect and Associates
December 5, 2011

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Green Connection_1.6 miles:

A McDowell Road Corridor Transformation

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Purpose:

Suggest a single effective urban design improvement that positively transforms and impacts the existing transitional McDowell Road corridor in Scottsdale, Arizona. Such an investment is desperately needed and will set the stage for a meaningful revitalization of southern Scottsdale in the years ahead.

Existing Conditions:

McDowell Road from 64th Street to the west and extending east to the Indian Bend Greenbelt is an inactive major arterial moving through older neighborhoods that are very anxious for upgrades as commercial uses, economic vitality, stability, morale, and character.

McDowell Road is a six lane major arterial that is wide, barren, hostile and hot given the sea of asphalt paving and cast in place concrete. The road is a functional and psychological barrier to binding the north and south street edges into a cohesive dynamic whole.

Tentative Concepts:

- Introduce an improvement that reduces the physical and apparent width of McDowell Road. Falling traffic counts in the past three years suggest the reduction of the existing three lanes each way to two, thereby removing two lanes (one each way) and with in the existing available right of way.
- Road is in need of a 'softening' with landscape improvements such as a series or clustering of shade trees and low shrubs.
- Existing public right-of-way is about 65 feet from the street center line to the north and south or approximately 130 feet for its total width.
- Above suggests a continuous linear public park placed at the existing street median but widened to about thirty feet. It would run from 64th street to the Indian Bend Greenbelt along McDowell Road.
- 'Park to Park' landscape is exploited where people could possibly walk, jog, bike, Segway, skateboard, and more from Papago Park to the Indian Bend Greenbelt without conflicting with any vehicular traffic.
- Park landscape could be influenced by extending the Papago Park desert into it at the west end whereas the Indian Bend Greenbelt could extend its more lush landscape at the east end. The mid-section may be a hybrid mix of these two preexisting influences. Such a strategy would encourage a series of varied experiences along the entire 1.6 mile length.
- To avoid conflicts between the pedestrians and vehicular traffic at street intersections the design approach may consider a landscaped bridge that clear spans over the intersection and is approached by accessible inclines at each end.

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Tentative Concepts Continued:

- Park nature is for more passive activities as walking, exercising, socializing in gathering spaces, and retreating into more intimate spaces. Watching people, seeing framed views of Papago Park Butte, experiencing street vistas from raised observation decks, and more would all be possible.
- Knowing approximately 1% of the total project cost on such a public improvement would be set aside for related public art, various concepts that reinforce the greater vision would be explored. Early notions include a 'progressive' art piece for the park's entire length or art lighting that captures a magical quality in the evening.
- With the Papago Salado Association interpretative information along the Cross-Cut Canal trail, such an idea would be extended into the park at the west end. An interpretative pathway with historic stories and facts about the geology, people, flora and fauna could be displayed.
- New plan would respect good urban design principles and such spaces could be easily monitored/observed by the public and public safety officials.

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Unmet Needs in South Scottsdale or Related to New 'Green Connection' park

Small Uses

- Bike rental
- Segway rental
- In-line skates rental
- Coffee shop
- Bakery
- Ice cream shop
- Yogurt shop
- Scottsdale Area Chamber of
Commerce Satellite Information Office
- Flower shop
- Card shop
- Snack shop
- Hat shop
- Used book store
- Art gallery
- Satellite design center for neighborhood
residential projects
- Drinks and water
- Cigar shop

Larger uses at street edge

- Grocery store with full inventory/selections
- Community multi-use rooms
- High quality condominiums
- Restaurants/food cart/cafeteria

- Sustainable center with allied organizations and
resources
- Plant nursery
- Mixed use development
- Infill developments
- Transit oriented developments (TOD's)
- Higher density residential
- Skysong future technologically-oriented phases
- Cultural uses adjacent to Papago Park
- Recreational uses adjacent to Indian Bend

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Green Connection Proposed Uses

- Walking
- Jogging
- Biking
- Segway
- Skateboarder
- Running
- Sitting
- Watching people
- Views of Papago Park Butte
- View street vistas, north and south directions at intersections
- Bird watching
- Hummingbirds
- Gathering
- Retreating
- Socializing
- Experiencing public art
- Reading
- Sketching
- Learning about geology and history
- Exercising
- Strolling

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'Green Connection' Potential Design Components:

- Concrete curbing and gutter at park edge
- Walkways
- Hardscape
- Trex decking
- Integrated ground flush lighting
- Seating
- Bench only
- Bench with back
- Indirect lighting
- Shade trees
- Low landscape shrubs
- Annual flower beds in selective locations
- Flowering plant selections for blooming throughout the year
- Saguaro cacti (bring back those lost at Papago Park over the decades)
- Smaller cacti and variety
- Desert plantings particularly in the west section
- Turf particularly in select areas of the east section
- Creative lighting for evening safety, security and magical quality
- Integrated public art component with functional and / or theatrical quality.
Potential kinetic piece that reacts or shimmers as vehicles drive by.
- Mini-amphitheatre to new Papago Park Butte view, western sunsets, and / or street vistas
- Crafted creative detailing
- Pedestrian bridges at street intersections
- Accessible pathways to upper bridges and use variety of techniques; i.e. ramps, inclined walks and steps
- Observation platform at bridges
- Bridges as raised earth/landscape
- Intimate indirect lighting
- Subtle water feature as continuous linear trough at grade with small basins
- Create cooler micro-climates with new landscape and introduction of water
- Guardrails where vertical drops over 30 inches
- Handrails at ramps and stairs
- Open fencing
- Tenant spaces below bridges with full height glazing and skylights above at roof
- Irrigation system
- Drainage swales and retention basins
- Rock boulders at 'desert' west section
- Decomposed granite with 3" minus size
- Any salvaged trees/plantings replanted in new park

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'Green Connection' Sustainable Strategies:

- 01 Remove two lanes of asphaltic concrete paving with one lane each way on McDowell Road, thereby reducing the Urban Heat Island Effect
- 02 Remove existing median of concrete curbing and gutters, thereby reducing the Urban Heat Island Effect
- 03 Reuse removed asphaltic concrete paving by grinding and depositing as aggregate base course at new single street lane
- 04 Potential reuse of removed concrete fragments in new walks or gabion walls
- 05 Strategies #3 and #4 may avoid any construction debris being deposited at the land fill
- 06 Remove any contaminated soils below the existing median or provide environmental clean up on site as required
- 07 Introducing shade and cooling with trees and shrubs
- 08 Specify state of the art concrete that is permeable to minimize drainage runoff and retains less heat
- 09 New landscaped areas for drainage and retention. Harvest rainwater and recharge the aquifer below where possible
- 10 Use recycled steel at handrails, guardrails and fencing if used.
- 11 Green screens, fencing or walls to mitigate radiate heat from adjacent street paving
- 12 Educational component to describe above strategies
- 13 Reintroducing desert landscaping into an urban condition
- 14 Capture natural breezes and winds for pedestrian comfort
- 15 Specify cooler materials as Trex decking in lieu of concrete

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'Green Connection' sustainable strategies:

- 16 Potential bridges shade shops below with glazing
- 17 Exploit natural day lighting at shops with skylights or solar tubes at roof
- 18 Solar powered lighting at 'paver units' and indirect lighting below seating
- 19 Solar array to provide power at small shops below bridges
- 20 Reinstalling any salvaged plant material, trees and cacti

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Process Schedule

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Activity

Date

- | | |
|--|--|
| 1. Initiate transformative idea | September 2011 |
| 2. Validate support – political, civic leadership, and media | Late September 2011 |
| 3. Public outreach and consensus building | October 2011 through Spring 2012 |
| 4. Conceptual design document | September through December 2011 |
| 5. Conceptual cost estimate | November through December 2011 |
| 6. Collect petition signatures and officially submit | March through May 2012 (latest date – June 2012) |
| 7. Bond vote support | June through December 2012 |
| 8. Bond election | November 6, 2012 |
| 9. City of Scottsdale determine implementation schedule | January 2013 |

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'Green Connection' Team:

Public Outreach

Rose + Moser + Allyn Public and OnLine Relations
7144 E. Stetson Drive, Suite 400
Scottsdale, Arizona 85251
Contact: Jason Rose
p 480.423.1414
f 480.423.1415
c 602.791.4488
e jrose@rosemoserallynpr.com

Architect

Douglas Sydnor Architect and Associates, Inc.
15974 North 77th Street, Suite 101
Scottsdale, Arizona 85260
Contact: Douglas B. Sydnor, FAIA
p 480.423.1800
f 480.423.9322
e doug@dsydnorarchitect.com

Civil Engineer

Little John Engineering Associates / Evans, Kuhn & Associates, Inc. (tentative not confirmed)
7227 N. 16th Street, Suite 140
Phoenix, Arizona 85020-8208
Contact: John Kuhn, PE, Principal
p 602.241.0782
f
e

Structural Engineer

Rudow & Berry Inc.
4021 N. 75th Street, Suite 101
Scottsdale, Arizona 85251-4568
Contact: Mark Rudow, PE, Principal
p 480.946.8171
f
e

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'Green Connection' Team:

Landscape Architect

GBTwo Landscape
6115 North Cattletrack Road
Scottsdale, Arizona 85250
Contact: Shari Zimmerman, RLA
p 480.991.3384
f 480.452.1978
e shariz@gbtwo.com

Cost Estimating

Haydon Building Corp.
4640 East Cotton Gin Loop
Phoenix, Arizona 85040
Contact: Fritz Behrhorst, LEED, Vice President Pre-Construction
p 602.296.1496
f 602.296.1495
e fbehrhorst@haydonbc.com

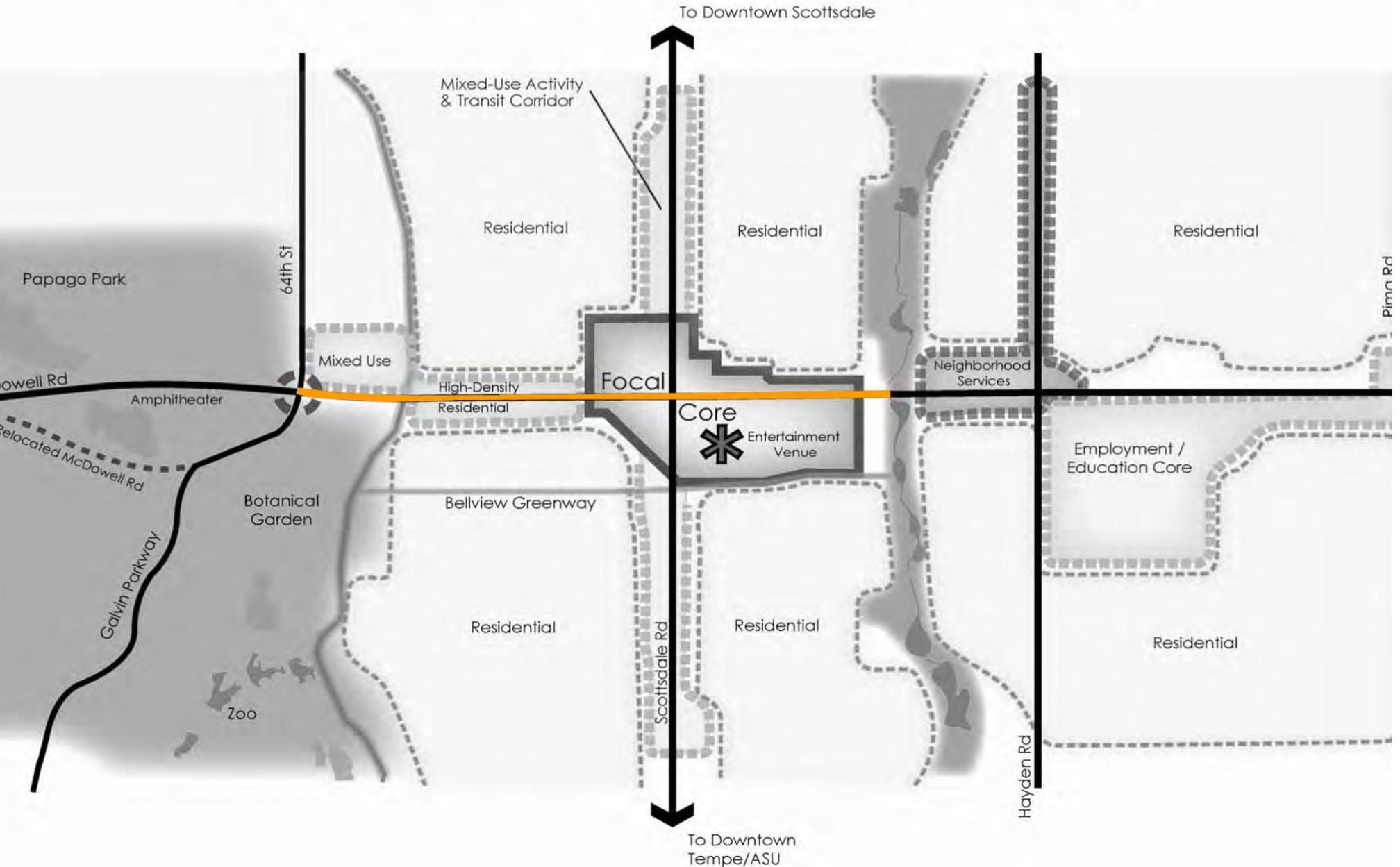
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McDowell Task Force Conceptual Map



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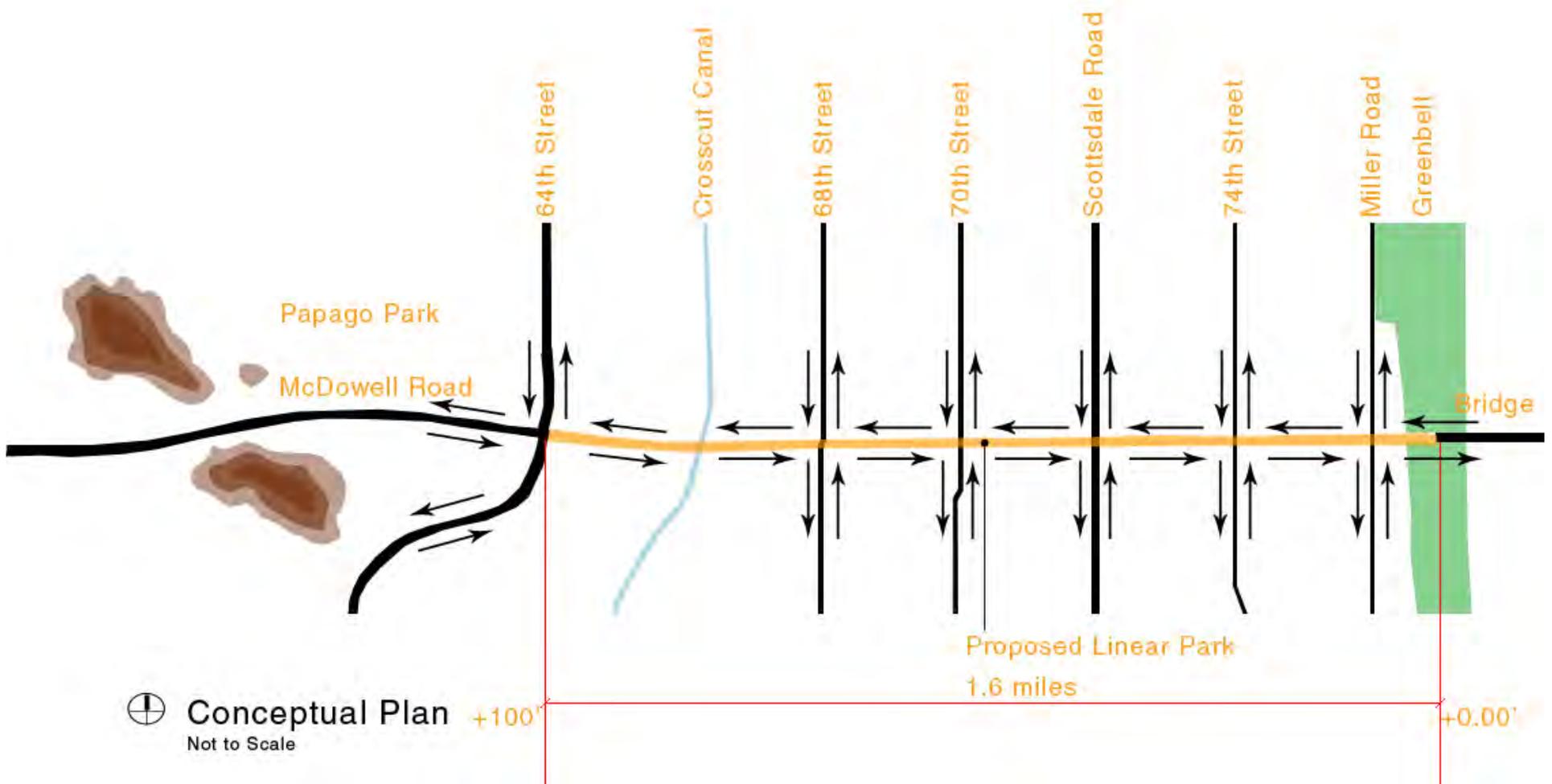
Partial Existing Aerial

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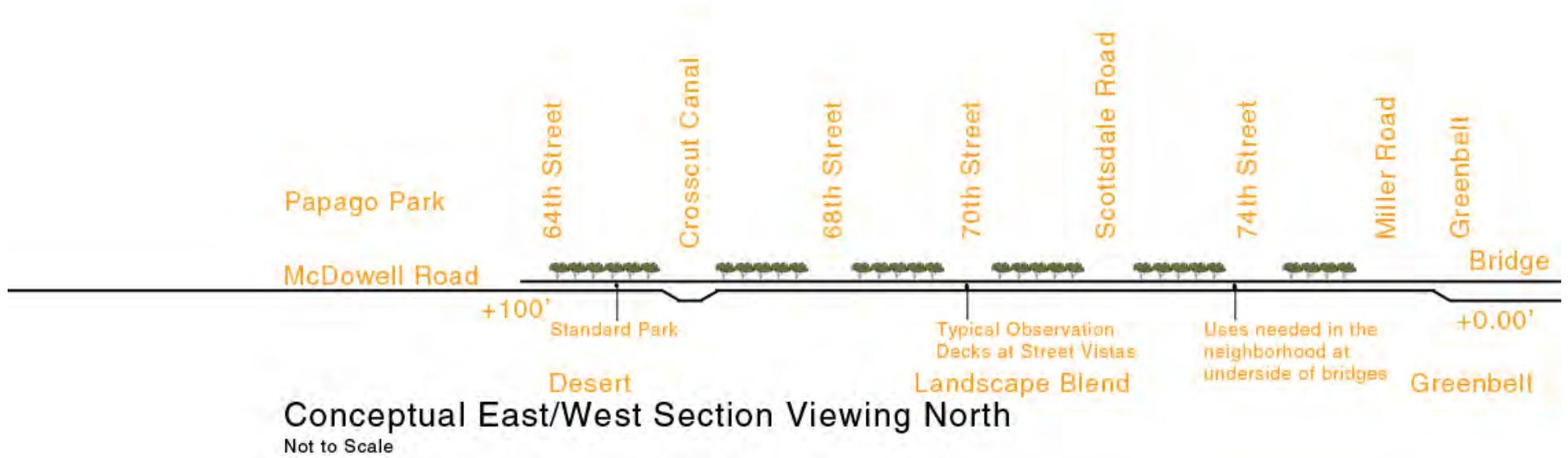


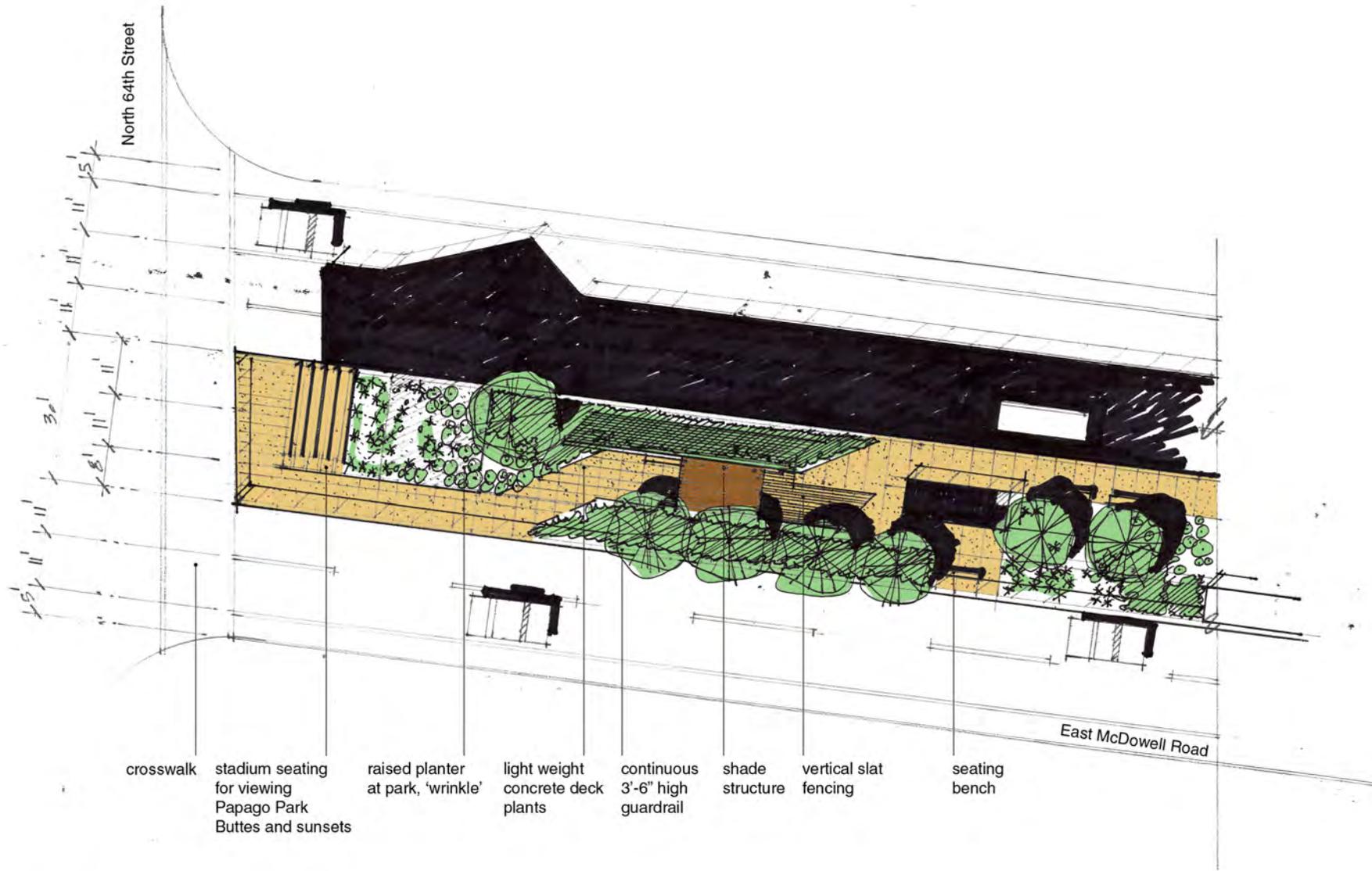
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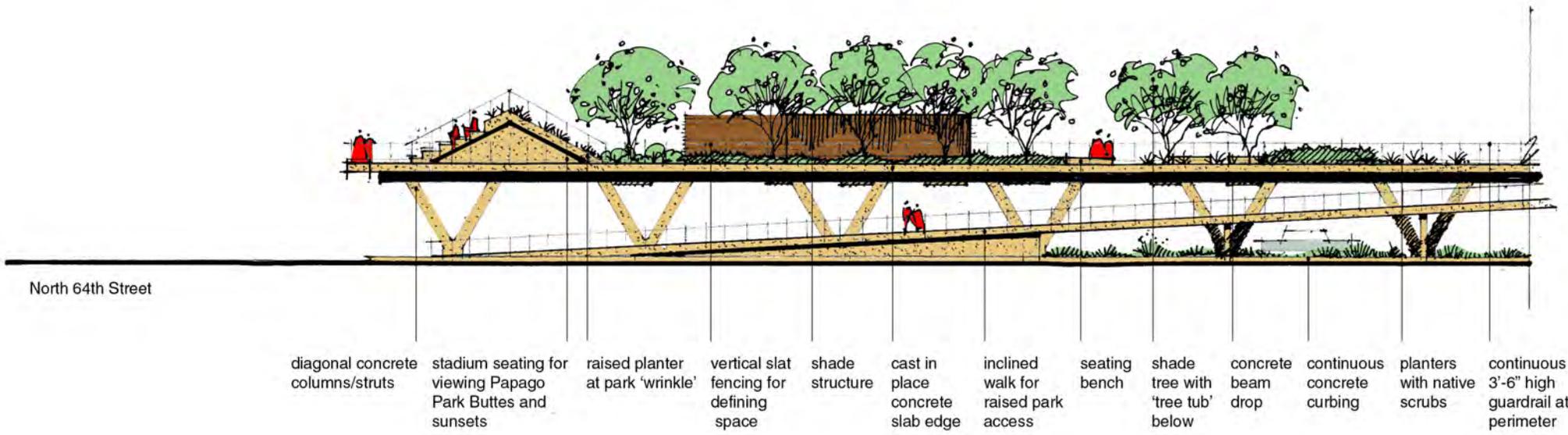
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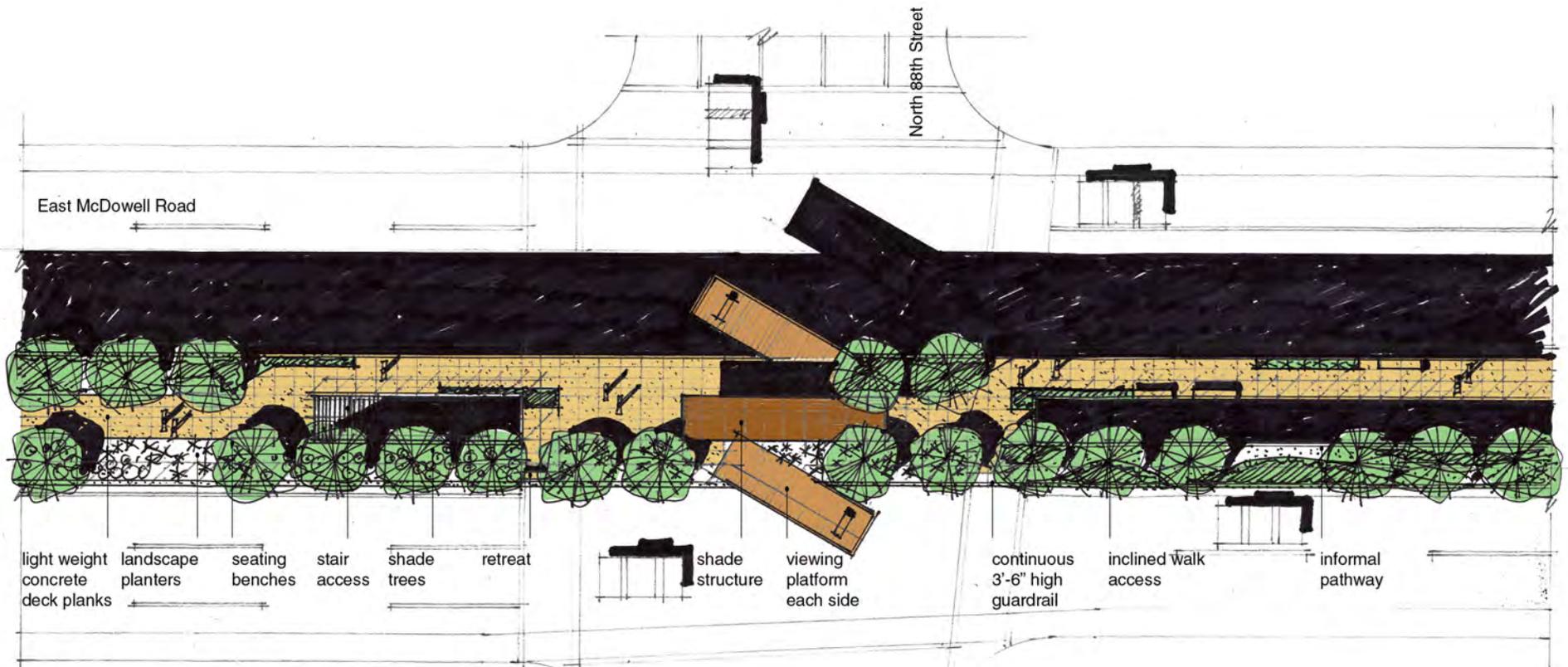




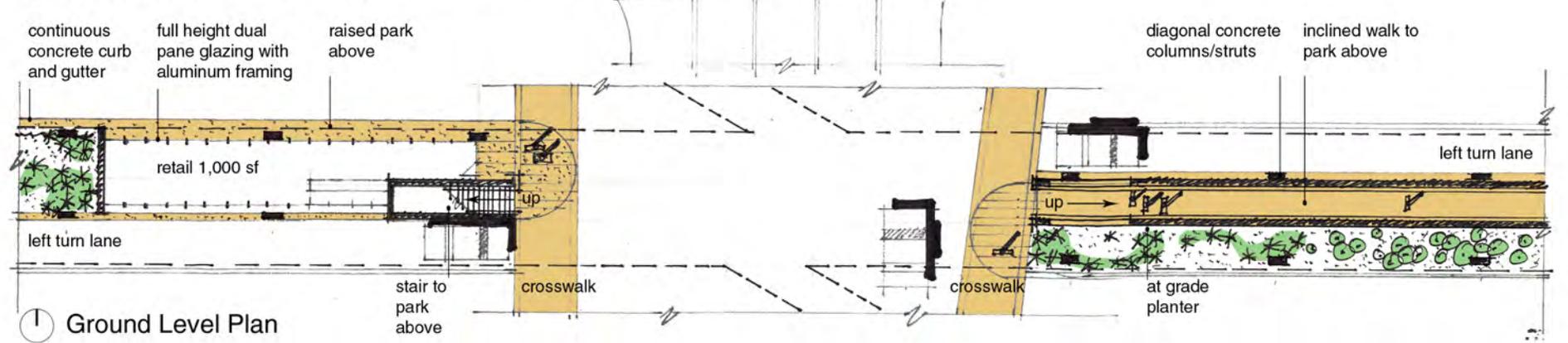
⌚ Upper Level Plan



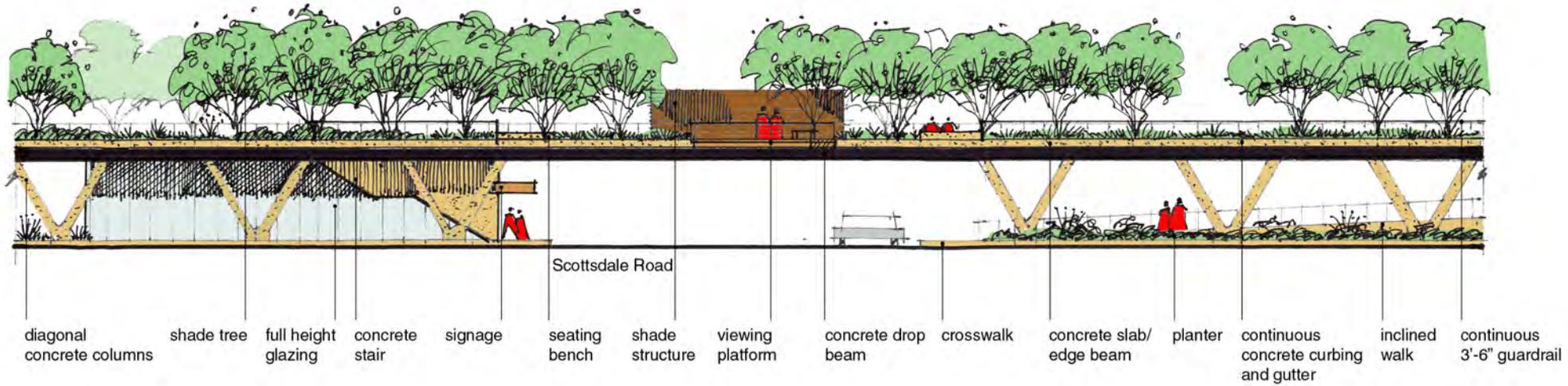
Partial South Elevation



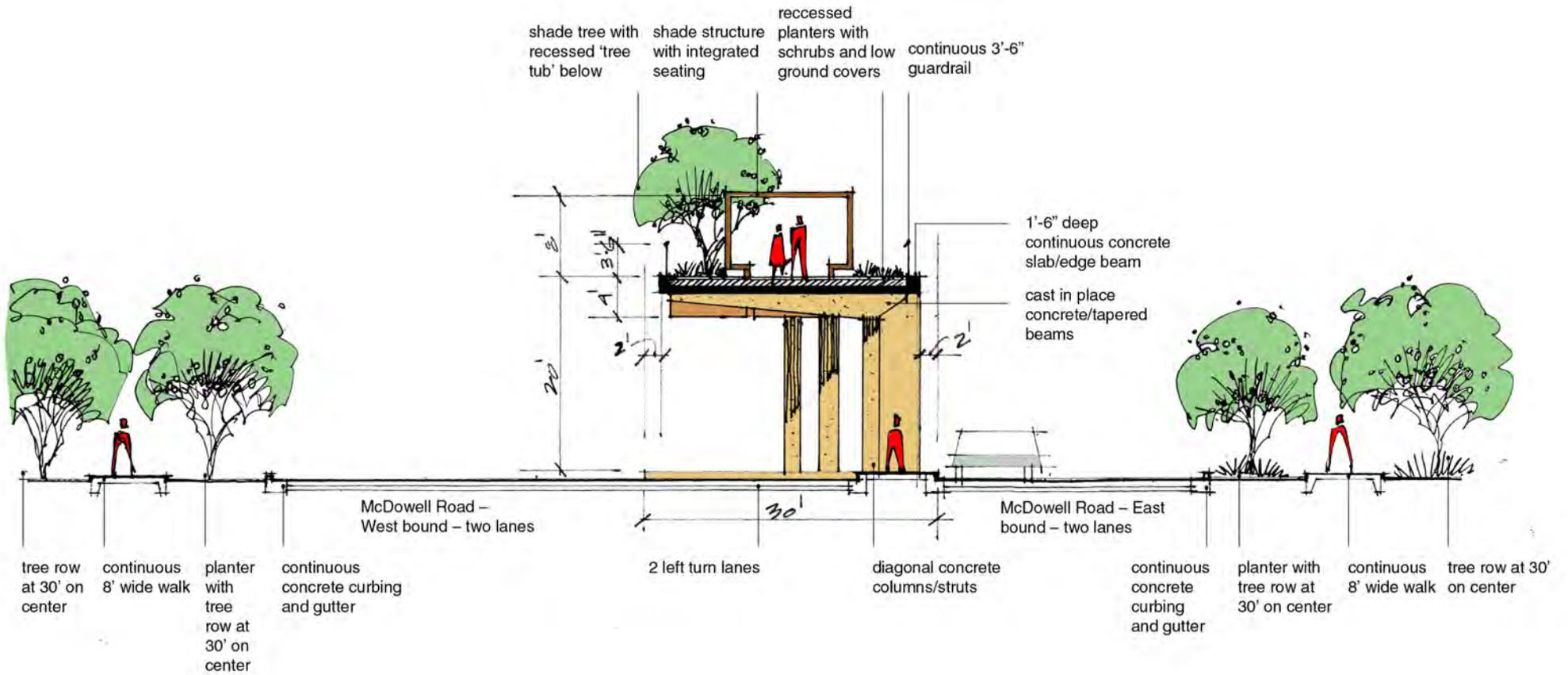
① Upper Level Plan at Raised Linear Park



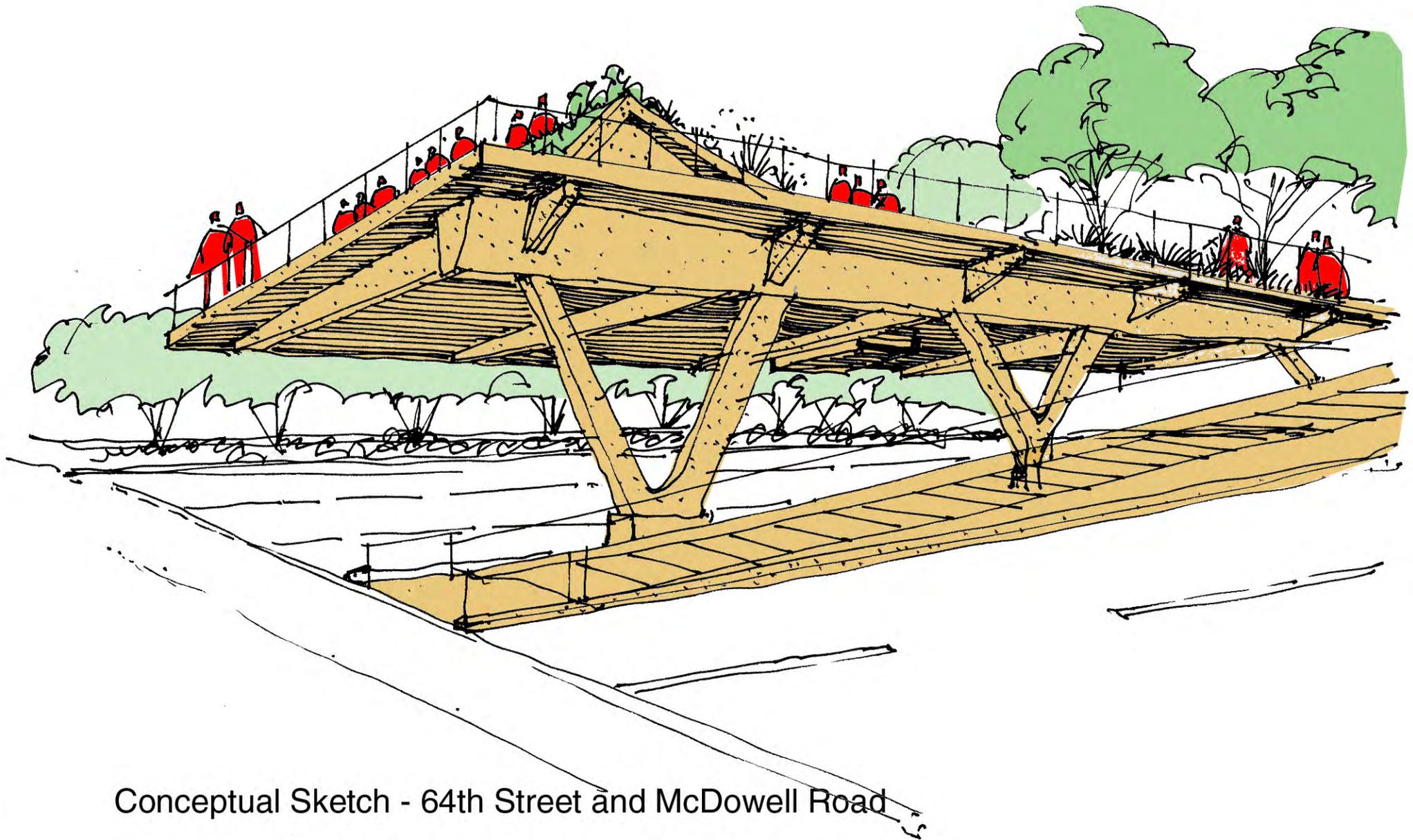
① Ground Level Plan



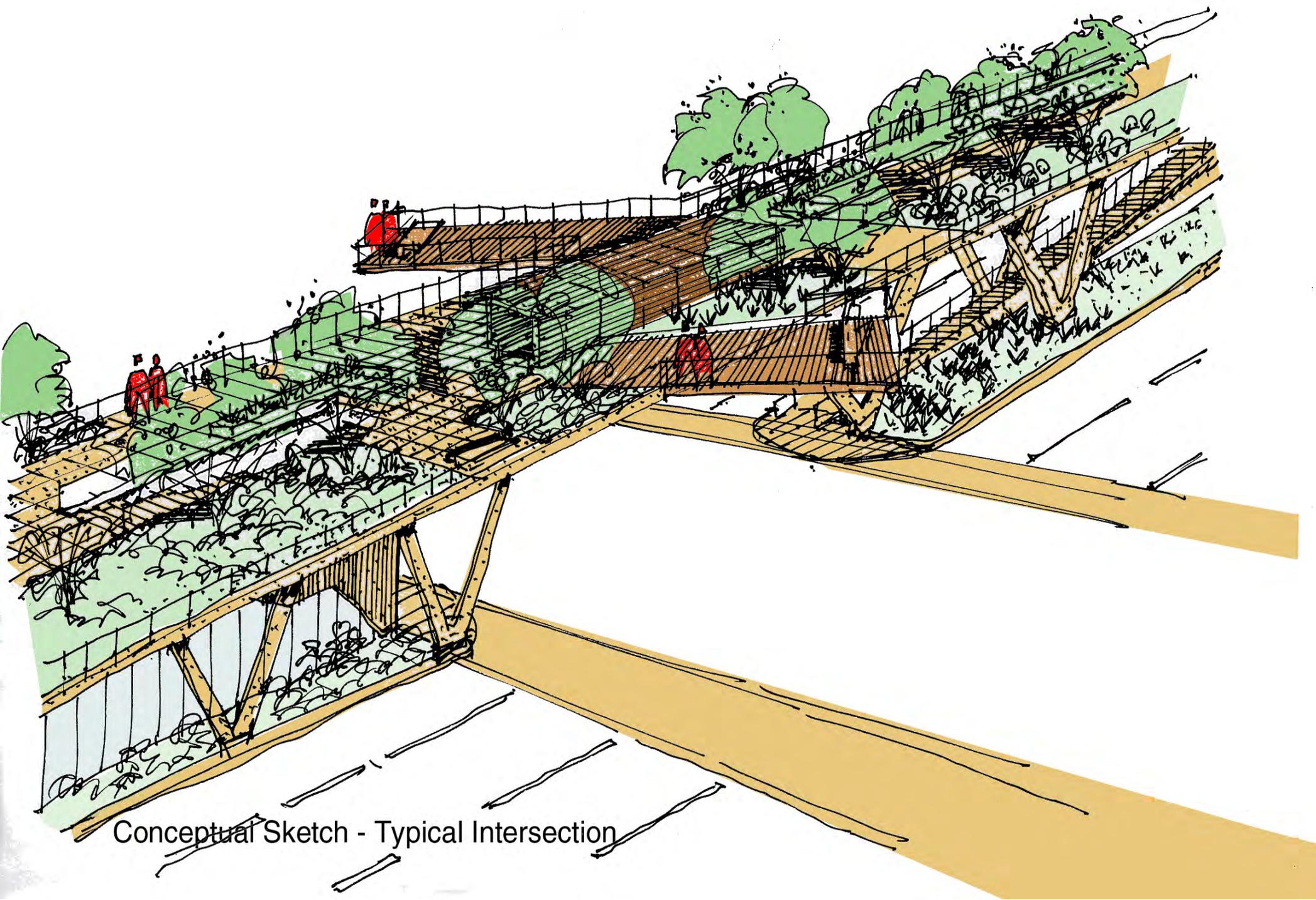
Partial South Elevation



Cross Section



Conceptual Sketch - 64th Street and McDowell Road



Conceptual Sketch - Typical Intersection