

ARIZONA CANAL DISTRICT



Originally completed in 1885, the Arizona Canal flows from east to west through Old Town Scottsdale and the greater Phoenix area primarily as an infrastructure corridor conveying water and power for agricultural and domestic use.

Historically, water from the Arizona Canal transformed the surrounding desert into a productive agricultural region and fueled the rapid urban growth of the greater Phoenix area. Initially, more than just a source of water for irrigating farm fields and citrus groves, the Arizona Canal was central to the daily lives of local residents, as a place to gather, recreate, and as a path of travel.

As rural areas transitioned more to urban land uses, the recreation and travel needs of residents were met in alternative ways, leading to the canal to function primarily as an infrastructure corridor, conveying water and power to its service area. Consequently, previous tree-lined banks were stripped of vegetation and replaced by high-tension power lines and a concrete-lined canal. Today, the Arizona Canal is operated by Salt River Project (SRP) under a license agreement with the United States Department of the Interior.

Over time, viewing the canal as just a utility corridor began to change, and by the 1980s, it was seen as a special opportunity for Old Town Scottsdale. Following strong grass roots citizens' efforts, collaboration between the City and SRP led to downtown development embracing and being better integrated with the canal. Consequently, the Arizona Canal has yet again become a communal space to gather, recreate, and enjoy.

In addition to meeting City development standards, proposals within or affecting the Arizona Canal are subject to SRP review and approval and should adhere to any existing agreements between the City of Scottsdale and Salt River Project.

ARIZONA CANAL MASTER DEVELOPMENT PLAN (MDP)

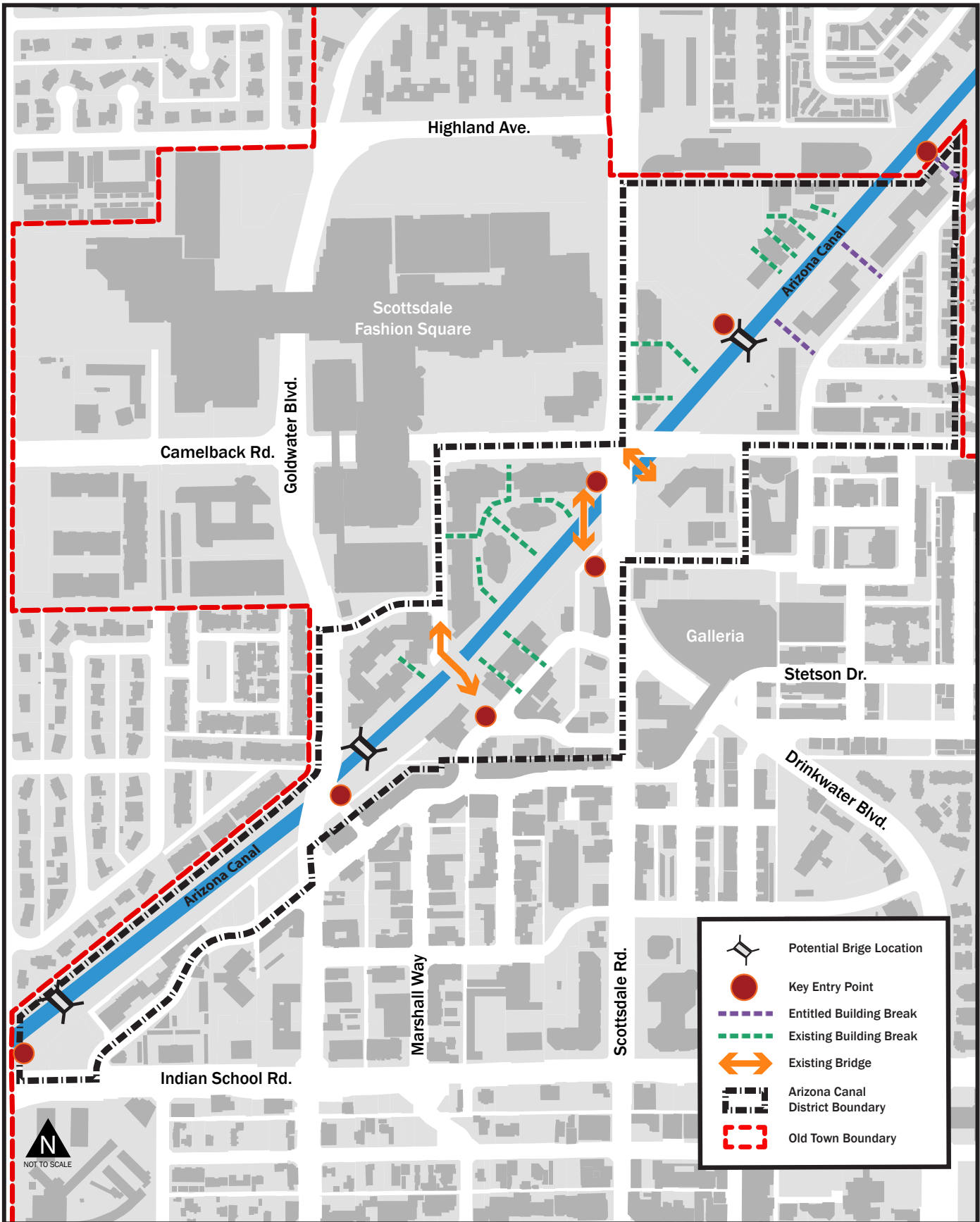
In 1991, the City of Scottsdale adopted the Arizona Canal Master Development Plan to document the community's vision and urban design objectives for the Arizona Canal. The MDP identified "water", "desert", and "natural and human history" as themes to unify the area. The Plan identifies the Arizona Canal as a primary downtown open space area for programming large-scale special events. The canal and related public space provide a focus for existing and future development within the Arizona Canal District.

The Arizona Canal and adjoining public open spaces are the focus of this district. The public areas are described as "pedestrian meccas", with extensive "desert oasis" landscaping, pedestrian paths for "year-round outdoor comfort", and integrated public art. Event spaces and private development with active uses that orient toward the corridor and approaching streets, energize the Arizona Canal District year-round.

ARIZONA CANAL DISTRICT URBAN DESIGN OBJECTIVES

Arizona Canal District design objectives include both those that were originally identified within the MDP, as well as new objectives that embrace and guide the design identity of the district:

- *The Arizona Canal District is a dining, entertainment, and special event destination for people throughout the Valley and a major activity area within Old Town Scottsdale.*
- *The Arizona Canal District should be pedestrian-oriented and have a cultural and entertainment focus along the canal corridor.*
- *The Arizona Canal District should be easily accessible and connect to both Old Town and the canal corridor.*
- *The image of the Arizona Canal District should incorporate a desert water oasis and the cultural history of the Southwest.*
- *Permanent and temporary public art are an integral part of the Arizona Canal District.*
- *Development within the district should enhance public open space and minimize the impacts of larger building structures on the canal corridor.*
- *Design buildings that frame the Arizona Canal and activate the district.*
- *Feature views into and out of the canal corridor.*
- *Design district public areas to support both day-to-day activities and programmed special events, particularly along the canal corridor. Implement design techniques to reduce the impacts of noise on sensitive uses.*
- *Enhance the opportunity to experience water in the desert.*



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Map 7 - Arizona Canal District

DISTRICT IDENTITY

AC 1. Promote the character and identity of the Arizona Canal District through open space, landscape, and urban design.

The Arizona Canal District is defined by open space, landscape, and urban design features that provide continuity throughout the district, in particular along the canal corridor.

AC 1.1 **Relate** project design to the district themes of water, desert oasis, and the natural and human history of the Southwest.

AC 1.2 **Utilize** landscape and open space design to reinforce district themes, support special events, and provide access to the natural environment.

AC 1.3 **Promote** district visibility and identity by incorporating gateways, such as enhanced landscape and urban design features, at key district entry points.

AC 1.4 **Design** bridges, entry points, pathways, seating, and other urban design elements to promote a unified district aesthetic.

AC 1.5 **Utilize** landscape design to convey a desert water oasis and to unify the diverse architectural environment along the canal corridor.



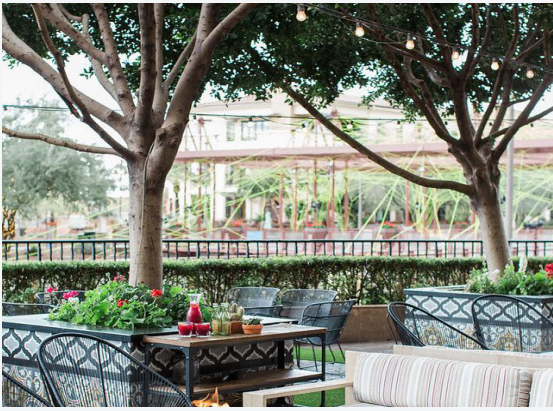
Plaza spaces can relate to district themes of water (through water features), desert oasis (through architectural design, materials, and drought-tolerant landscaping) - while providing a space for human interaction and special events.



Landscape, open space, and public art work in concert to reinforce district themes, support special events, and provide access to the natural environment.



Planting materials convey a desert water oasis, while vertical terracing of open space and landscaping visually reduces the distance between opposing canal banks.



Outdoor dining areas provide visual connections to the canal, adjoining public open spaces, and special events.



The terraced outdoor patio space above provides a defined edge along the Marshall Way Bridge public open space - creating a means for patrons to view and interact with this public area.

BUILDING DESIGN

AC 2. Activate the Arizona Canal District and corridor through building and site design.

Recognize the importance of the canal corridor through building architecture and orientation, site, and landscape design.

- AC 2.1 **Incorporate** setbacks, recesses, and projections into the horizontal building wall plane to open views onto the canal corridor, while creating an enhanced frame and edge.
- AC 2.2 **Incorporate** architectural cover, deeply recessed windows, raised planters, base plantings, and other treatments to strengthen the base of buildings that front the canal corridor.
- AC 2.3 **Promote** views into and out of the canal corridor by breaking up building massing at regular intervals and stepping height away from the canal.
- AC 2.4 **Provide** pedestrian canal corridor access at 100 to 300-foot intervals, by incorporating spaces between buildings. Align access points with existing paths and future bridge and pedestrian connection opportunities.
- AC 2.5 **Design** buildings with frontages along the Arizona Canal to provide a public entrance at the canal level and at Old Town street level.
- AC 2.6 **Enhance** the human scale of the canal corridor by visually reducing the distance between opposing canal banks through canal bank design, such as cantilever sections, landscaping, and vertical elements at the canal edge.

- AC 2.7 **When** a Type 2 Development adjacent to the canal exceeds 30-feet in total height, as measured from the top of the canal bank, it is recommended that the building mass step back at a ratio of 1:1, until reaching a building height of 45-feet. Stepback additional building height above 45 feet at a ratio of 2:1 until the maximum building height is reached.
- AC 2.8 **When** a Type 3 Development adjacent to the canal exceeds 45-feet in total height, as measured from the top of the canal bank, it is recommended that the building mass step back at a ratio of 2:1. Observe a ratio of 2:1 until the maximum building height is reached.
- AC 2.9 **Outdoor** dining areas are encouraged to locate along the canal corridor and adjoining public open spaces.
- AC 2.10 **Outdoor** dining patios located along a canal corridor building frontage may extend a distance from the building that still maintains a pedestrian clear width. It is recommended that outdoor dining patios adjacent to canal corridor buildings occupy no more than 50% of the linear building frontage.
- AC 2.11 **Building** terraces that create a defined edge along the canal corridor are encouraged.

AC 3. Reduce the impacts of noise at the source, in spaces where sound travels, and at locations with noise-sensitive land uses.

The Arizona Canal District regularly hosts large special events along the canal corridor. As a noise generator, it is paramount that development projects adjacent to the canal design accordingly to ensure noise compatibility.

- AC 3.1 **Analyze** the noise compatibility of proposed development projects during the building design phase, to minimize the impacts of noise generated and received by the development.
- AC 3.2 **In open** areas where sound may travel, utilize walls, sound absorbing materials, landscaping, and other exterior site improvements to block, deflect, and attenuate noise.
- AC 3.3 **Incorporate** sound attenuation and sound proofing in buildings with noise-sensitive uses through the combination of materials and building design. Building design techniques might include, but are not limited to, orientation of building openings, ventilation system planning, and siting of uses within the planned building envelope.
(Refer to Chapter 19, Article II of the Scottsdale Revised Code)

Figure 32 - Arizona Canal District - Canal Corridor Design

Open space, landscape, and urban design provide continuity throughout the district, in particular along the canal corridor.



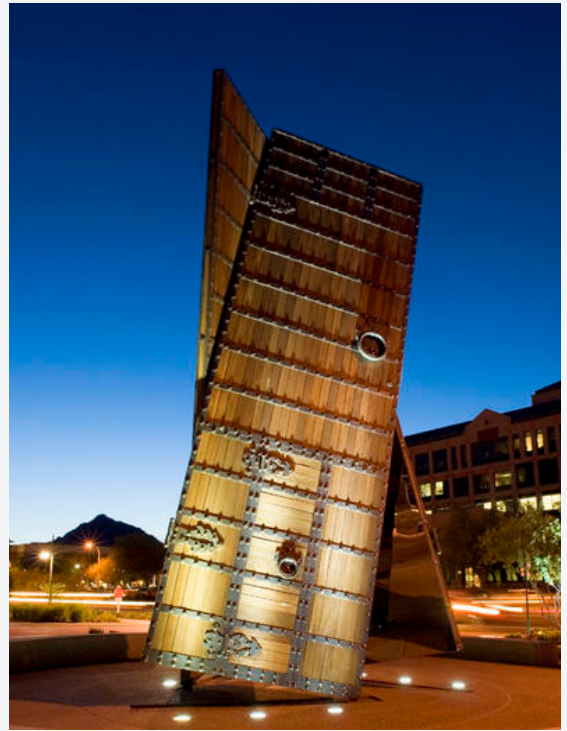
- 1 - Canal bank access at building breaks. Access is provided at 100 to 300 foot intervals
- 2 - Pedestrian access aligns with bridge crossing
- 3 - Building steps back from the canal edge, creating a usable terrace and allowing for visual access to the canal from surrounding areas
- 4 - Buildings frame the edge of the canal
- 5 - Spaces created between buildings provide for views into and out of the canal corridor
- 6 - Bridge incorporates permanent public art
- 7 - Canal corridor design supports large-scale events and is composed of smaller human-scale environments that meet the day-to-day needs of users

PUBLIC ART

AC 4. Strengthen the Arizona Canal District identity through integrated public art.

AC 4.1 **Incorporate** permanent public art throughout the Arizona Canal District that contributes to the district’s “sense of place” by incorporating unique characteristics about Scottsdale, the desert, and the Arizona Canal, particularly in the design of gateways, plazas, bridges, pathways, and landscape features.

AC 4.2 **Accommodate** large-scale temporary public art to enhance the canal corridor as one of the primary special event and public gathering places in Old Town.



Permanent public art contributes to the Arizona Canal District’s sense of place, creating memorable locations and experiences for residents and visitors.



Temporary public art is accommodated through the provision of public open spaces and plazas.