



Papago City is a 60 acre Mixed-Use urban center, located in Tempe, Arizona, intentionally designed to be "ahead of it's time". A place built for the future. More than a place, it is a device that will carry like-minded organizations and visitors into a new kind of future. A future that is about relationships. Meaningful and impacting relationships; with people, organizations, events, nature, family, self.

"It is the intangible that we dream about. That Velocity will become a place of influence and impact in our lives. That somehow bricks and mortar can make a difference in people's lives."

-Lee Chesnut

We have assembled the project around the idea of synergy. That is the idea of coordination of uses (purposes) intentionally sought to create a powerful positive effect. A result that is bigger than any individual organization or use. A compounding of strength and influence that will happen as these uses combine together and create momentum which accelerates forward.

We refer to these clusters of uses as "Districts". These Districts are established to support our goal of establishing Velocity as a powerful, world-impacting place. It is the arrangement of these uses, along with the careful crafting of buildings, supportive superstructure, pedestrian ways, public interpretive landscape, and other ingredients which we like to call "secret ingredients", that will create meaning and impact at many levels and layers.

The Districts have been designated as The Wells, The Canyons, The Gates, The Falls, The Orchard and The Hotel.

***The Wells:** Located at the pedestrian entry to the project the Wells is envisioned as a place for scientific research ideally inhabited by a university or other research institution. This is the place of raw knowledge and idea creation and is symbolized by the Well of Discovery located within the building topography emphasizing that of an Indian water hole.*

***The Canyons:** This neighborhood takes advantage of the high ground of the site creating a plateau, housing medical research and is another place for idea creation. From the mesa there are a series of terraces and dramatic drop-offs symbolizing the great canyons of the area.*

***The Gates:** Located along the adjacent freeway- this neighborhood is the location for commerce. This is where research and ideas are turned into practical applications for the general public. The buildings are arranged like flood gates opening up to the southern exposure and cityscape to the south.*

***The Falls:** This is the core and central gathering place of the community. The uses include residential, retail, restaurant, office and life sciences. The multi-layered courtyard design is a series of circles symbolizing drops of rain in plan and honoring the region's most precious resource. This is the place for ideas to be exchanged between the research and commerce functions.*

***The Orchard:** Completing the live-work environment, the Orchard re-creates the early days of the valley when canals were marked by rows of trees and orange groves first made their presence. Smaller irrigation canals feeding off of the primary canal provide water and the trees help provide comfortable gathering and resting spaces.*

***The Hotel:** A place to replenish and a place for visiting scholars to join the community, the Hotel will have world class spa and restaurant facilities.*

The Districts

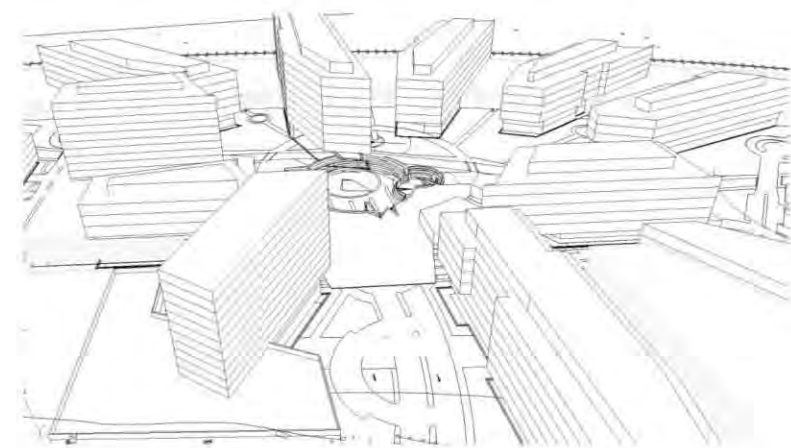
The Concept

Velocity proposes a new paradigm in development with sustainability, connection with the environment, economic synergy and benevolence at its core.

Every aspect of sustainability will be incorporated including multiple layers of both on and off site alternate transportation, on site energy generation through solar energy farms and canal water power, project wide rain and condensate harvesting, native vegetation with bio remediation, a central energy plant and a vernacular architecture that both protects and thrives in the desert environment.

The project's neighborhoods each have their own sub-identity and are designed to create physical and economic synergy with each other. Each connects with the physical environment symbolizing topography and natural elements such as mesas, canyons, water wells, erosion, waterfalls and canals. A flow of knowledge between the neighborhoods is envisioned from research to medical to life sciences and culminating in commerce. Thus each component's uses feed off each other helping to establish a critical core community.

The overall community's focus on life sciences include overlays of health, fitness and well being. The journey of life is symbolized through a pedestrian path linking a series of wells beginning with the well of discovery and moving through the well of hope, the well of inspiration, the well of miracles, the well of strength, the well of life and a well of suffering offering those in any kind of pain a place for reflection in their personal journey. It helps give meaning and a strong sense of place to the project.



The Community

The Well. Located at the pedestrian entry to the project the Well is envisioned as a place for scientific research ideally inhabited by a university or other research institution. This is the place of raw knowledge and idea creation and is symbolized by the Well of Discovery located within the building topography emphasizing that of an Indian water hole. Landscape themes include sustainability, telling the story, demonstration gardens, old growth trees, water harvesting and shade. From here ideals pass symbolically and conceptually via either the Vistas of Health to the Canyons or the Walk of Knowledge to the Falls.

The Canyons. This neighborhood takes advantage of the high ground of the site creating a plateau, housing medical research and is another place for idea creation. From the mesa there are a series of terraces and dramatic drop-offs symbolizing the great canyons of the area. Connecting the mesa and amphitheater below is a healing and toxin filtering garden culminating in the well of healing. Landscape themes include healing gardens, textured paving, water harvesting, dramatic grade differential, diverse shade and a bio remediation amphitheater. From here ideals pass via the Vistas of Health to the Falls.

The Falls. This is the core and central gathering place of the community. The uses include residential, retail, restaurant, office and life sciences. The multi-layered courtyard design is a series of circles symbolizing drops of rain in plan and honoring the region's most precious resource. This is the place for ideas to be exchanged between the research and commerce functions. Water features, trees and building mass help shade and create visual interest in the space. Landscape themes include community gathering, active water feature, outdoor dining, fitness, performance art, shade and comfort.

The Gates. Located along the adjacent freeway- this neighborhood is the location for commerce. This is where research and ideas are turned into practical applications for the general public. The buildings are arranged like flood gates opening up to the southern exposure and cityscape to the south. Each building shifts in plan in relationship to the parking mega-structure helping to create a sense of movement symbolizing both the adjacent highway and the formulation of ideas from the scientific and medical research neighborhoods. Jagged building masses emulate the idea of erosion from the adjacent plateaus. Landscape themes include natural trails, ephemeral water, recycled materials, native specimen trees, authentic materials, connection to history, intimate gardens and eco-diversity. From here ideas and products pass on to the greater community at large.

The Hotel. A place to replenish and a place for visiting scholars to join the community, the Hotel will have world class spa and restaurant facilities. Landscape themes include a sustainable green spa, leisure, fun and seamless interior / exterior spaces.

The Orchard. Completing the live-work environment, the Orchard re-creates the early days of the valley when canals were marked by rows of trees and orange groves first made their presence. Smaller irrigation canals feeding off of the primary canal provide water and the trees help provide comfortable gathering and resting spaces. Landscape themes include agricultural history of the City of Gardens, farmers market, urban farming and shade arbors with grapes.

Building Design Narrative

The Well. Architectural design will include the use of a fixed louver system or double exterior glazing skins with patterned fritted glass for solar control on all south and west facades. Buildings will be skinned in an approximate combination of thin set stone tile (15%), metal (25%) and glass (60%). Roof enclosures will be flush metal panels. All metal to be 0.063 Kynar finished aluminum.

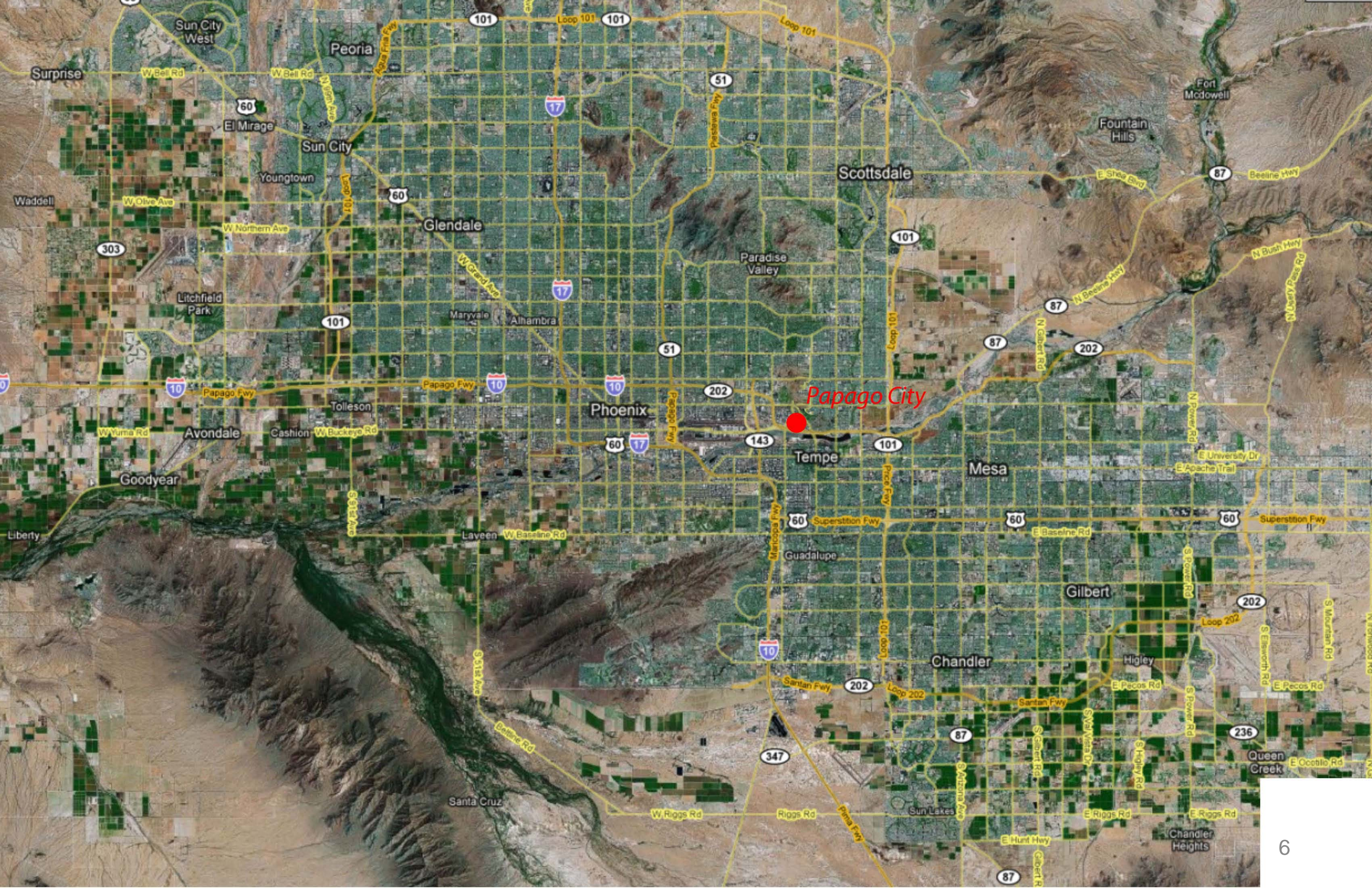
The Canyons. Architectural design will include the use of deep floor level ledges in combination of fitted glazing for solar control on all facades. These will consist of extensions of each of the structural floors out an average of 5' from the glassline. Buildings will be skinned in a combination of thin set stone (30%), metal (20%) and glass (50%). Roof enclosures will be flush metal panels. All metal to be 0.063 Kynar finished aluminum.

The Falls. Architectural design here will include a combination of all of the various sustainable strategies from throughout the park. Buildings F1 and F3 will be heavy stone and glass composition providing a base for F2 and F4 which will utilize a fixed louver system along the south façade and be skinned in a combination of stone (40%), metal (10%) and glass (50%). F5 is anticipated to be an exposed concrete structure with balconies and extended structural floors 5'-0" from the building façade utilized as sun shading elements with fritted glass railings and be skinned in a combination of concrete (30%), metal (20%) and glass (60%).

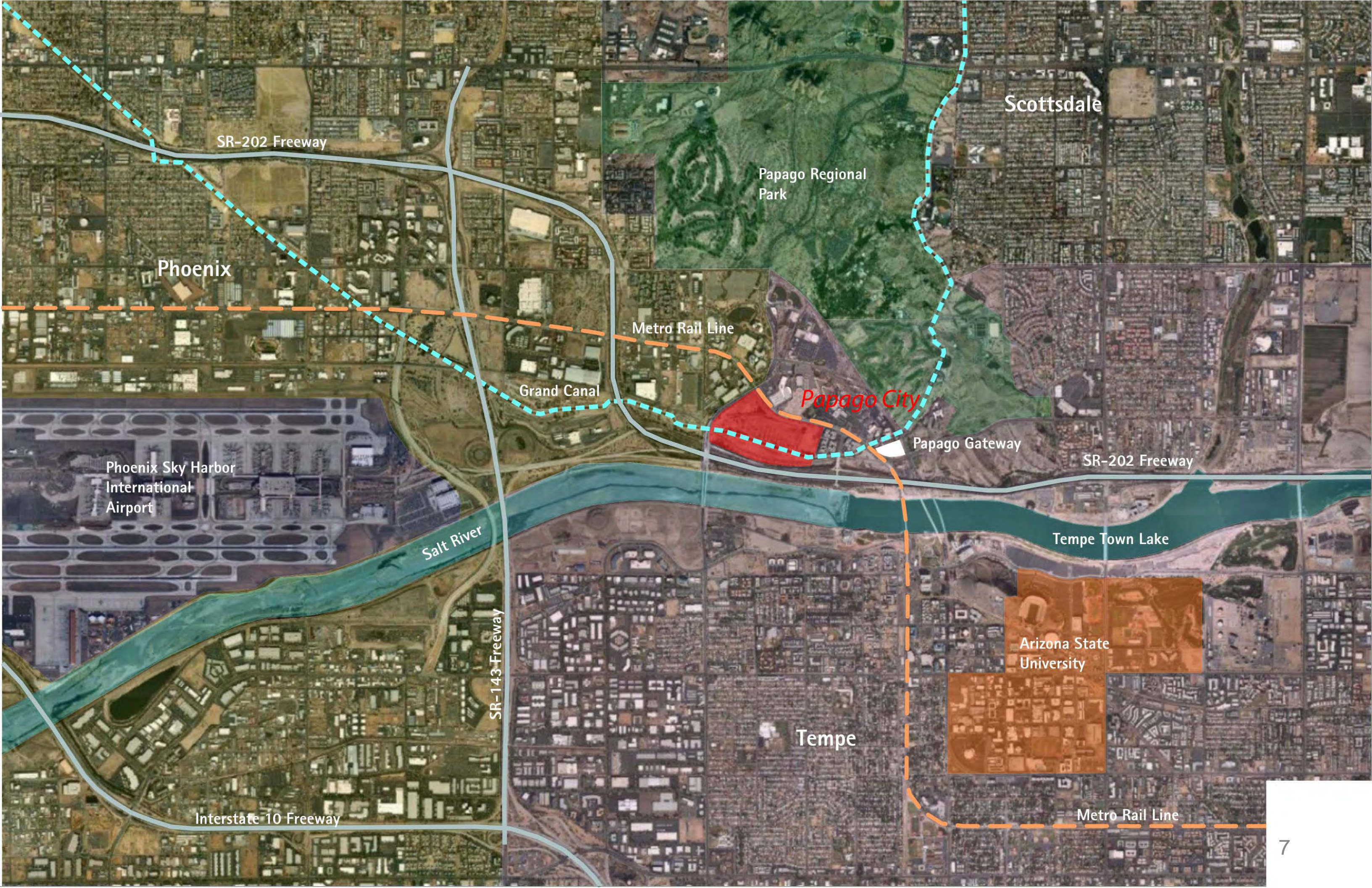
The Gates. Architectural design here will include the use of dramatic metal roof elements that enclose the rooftop mechanical and continue down either the west or east facades depending on the building location. On the west or east façade- this roof element will become the building skin with narrow slotted window lines and 5'-0" metal overhangs for sun protection. The south façade will have series of integral extended mullions 16-18" deep located at 24" o.c. horizontally. The north facades will be primarily glass. Building skins will be a combination of metal roof (25%), metal panel (15%), thin set stone (10%) and glass (60%).

The Hotel. The base structure is to be a combination of thin set stone (35%), metal (15%) and glass (50%). The tower is anticipated to be an exposed concrete structure with balconies and extended structural floors 5'-0" from the building façade utilized as sun shading elements with fritted glass railings and be skinned in a combination of concrete (30%), metal (20%) and glass (60%).

The Orchard. Design elements to include hardwood or metal sun screens, balconies or extended floor ledges along the south and west facades. Balconies are to be prevalent to help provide a pedestrian scale. Assumed to be Type V construction the residential structures will be skinned in a combination of hardwood planks (10%), hard troweled smooth stucco (30%), burnish block CMU (10%), metal (15%) and glass (35%).



Papago City



Phoenix

Scottsdale

Papago Regional Park

Metro Rail Line

Grand Canal

Papago City

Papago Gateway

SR-202 Freeway

Phoenix Sky Harbor International Airport

Salt River

Tempe Town Lake

SR-143 Freeway

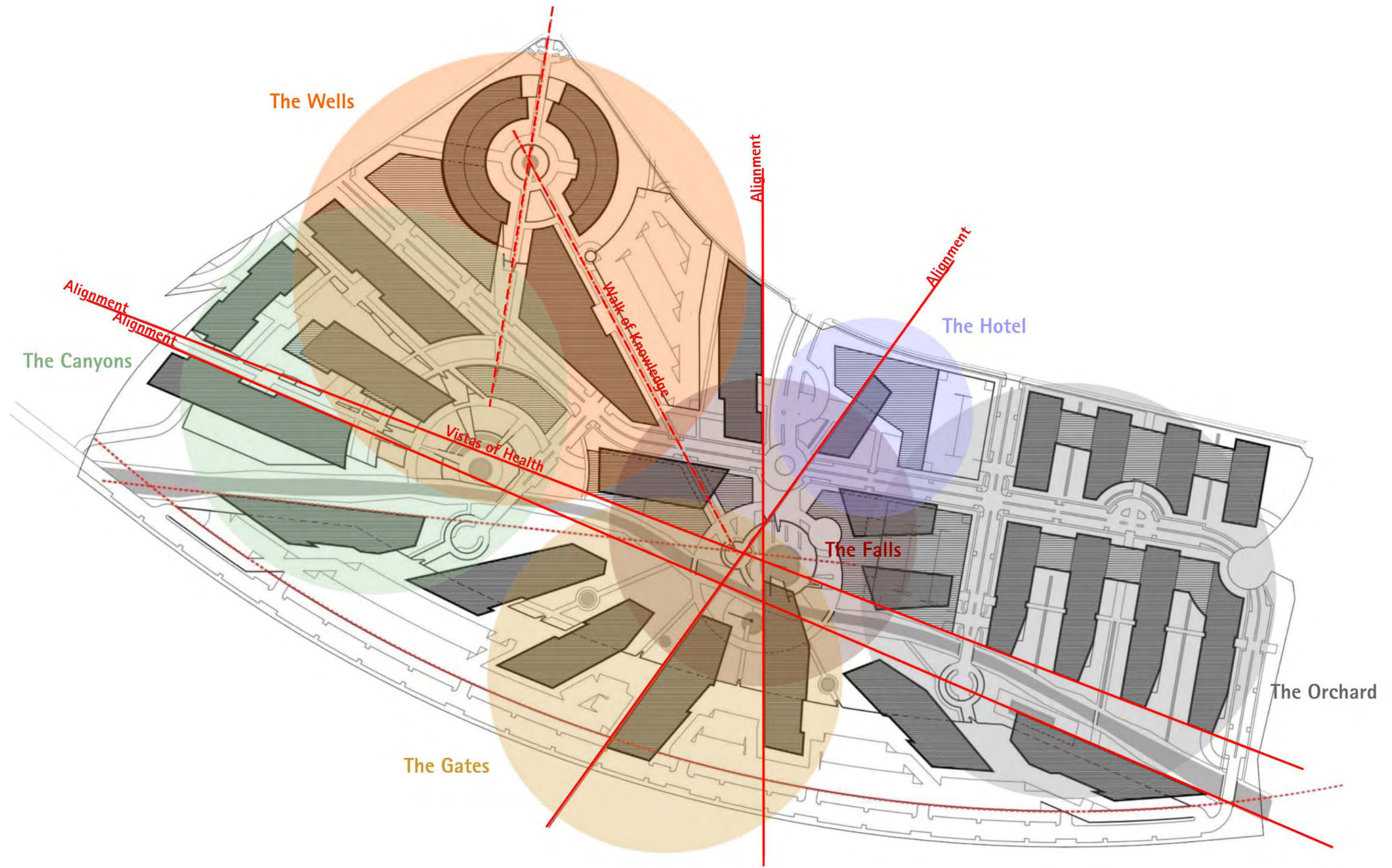
Arizona State University

Tempe

Interstate 10 Freeway

Metro Rail Line





Site Concept

THE CANYONS

MEDICAL RESEARCH, HEALTH
IDEA DEVELOPMENT

628,000 SF; 11.03 ACRES; 1.31 FAR
PARKING SUMMARY
27 SURFACE; 2111 SUBTERRANEAN
2138 TOTAL, 4/ 1000 USF

THE WELL

SCIENTIFIC RESEARCH
IDEA CREATION

920,000 SF; 11.52 ACRES; 1.83 FAR
PARKING SUMMARY
36 SURFACE; 744 SUBTERRANEAN
1864 PARKING DECK
2644 TOTAL, 3.4/ 1000 USF

THE FALLS

MIXED USE- INTERACTION BETWEEN
ALL DISCIPLINES / PEOPLE

235,250 SF 120 UNITS; 6.07 AC; 1.50 FAR
PARKING SUMMARY
45 SURFACE; 324 SUBTERRANEAN
780 PARKING DECK
1149 TOTAL

THE HOTEL

SUPPORT / CONFERENCE

207,500 SF 300 RMS; 3.44 AC; 1.38 FAR
PARKING SUMMARY
22 SURFACE; 278 PARKING DECK
300 TOTAL

THE ORCHARD

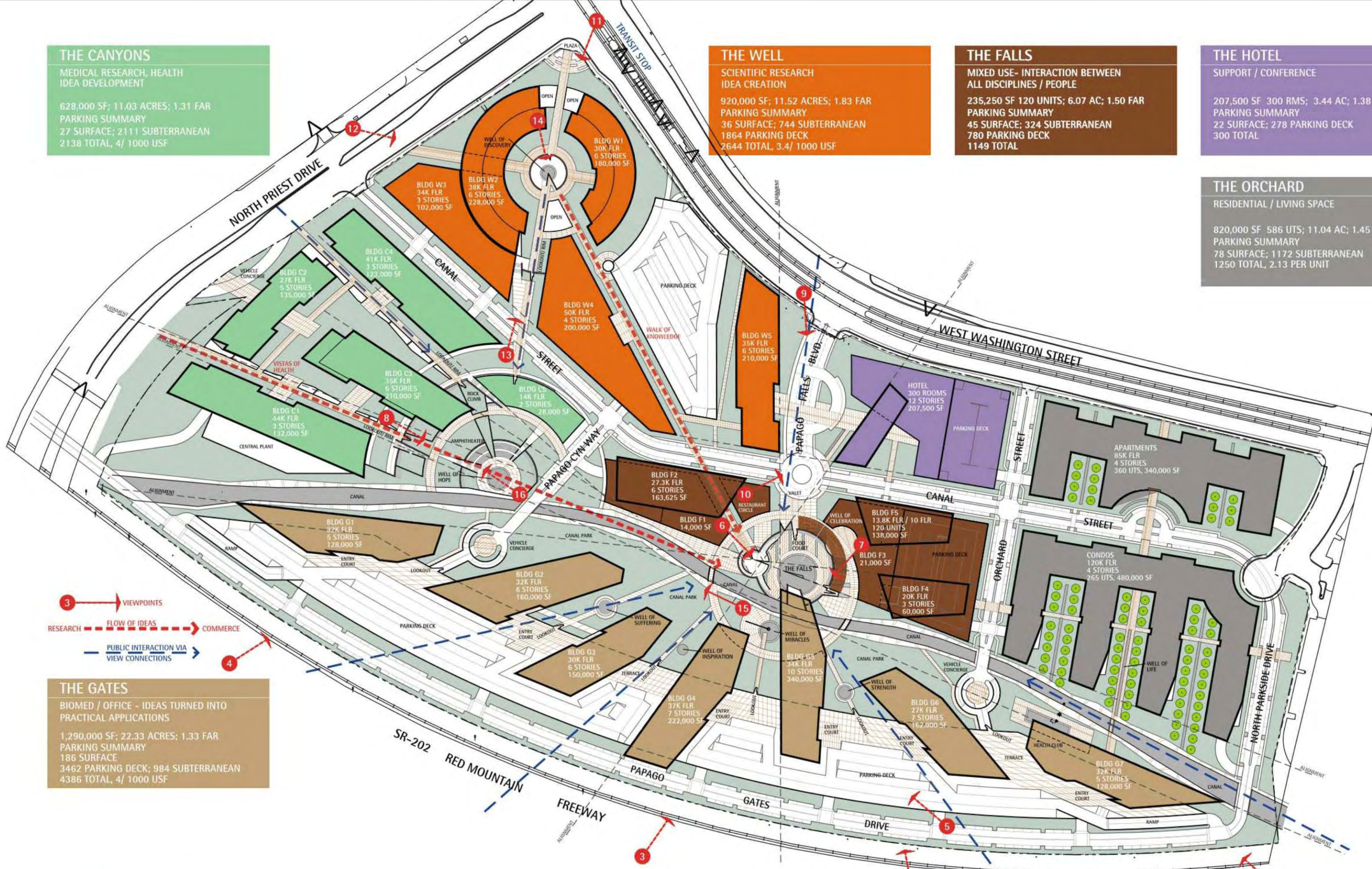
RESIDENTIAL / LIVING SPACE

820,000 SF 586 UTS; 11.04 AC; 1.45 FAR
PARKING SUMMARY
78 SURFACE; 1172 SUBTERRANEAN
1250 TOTAL, 2.13 PER UNIT

THE GATES

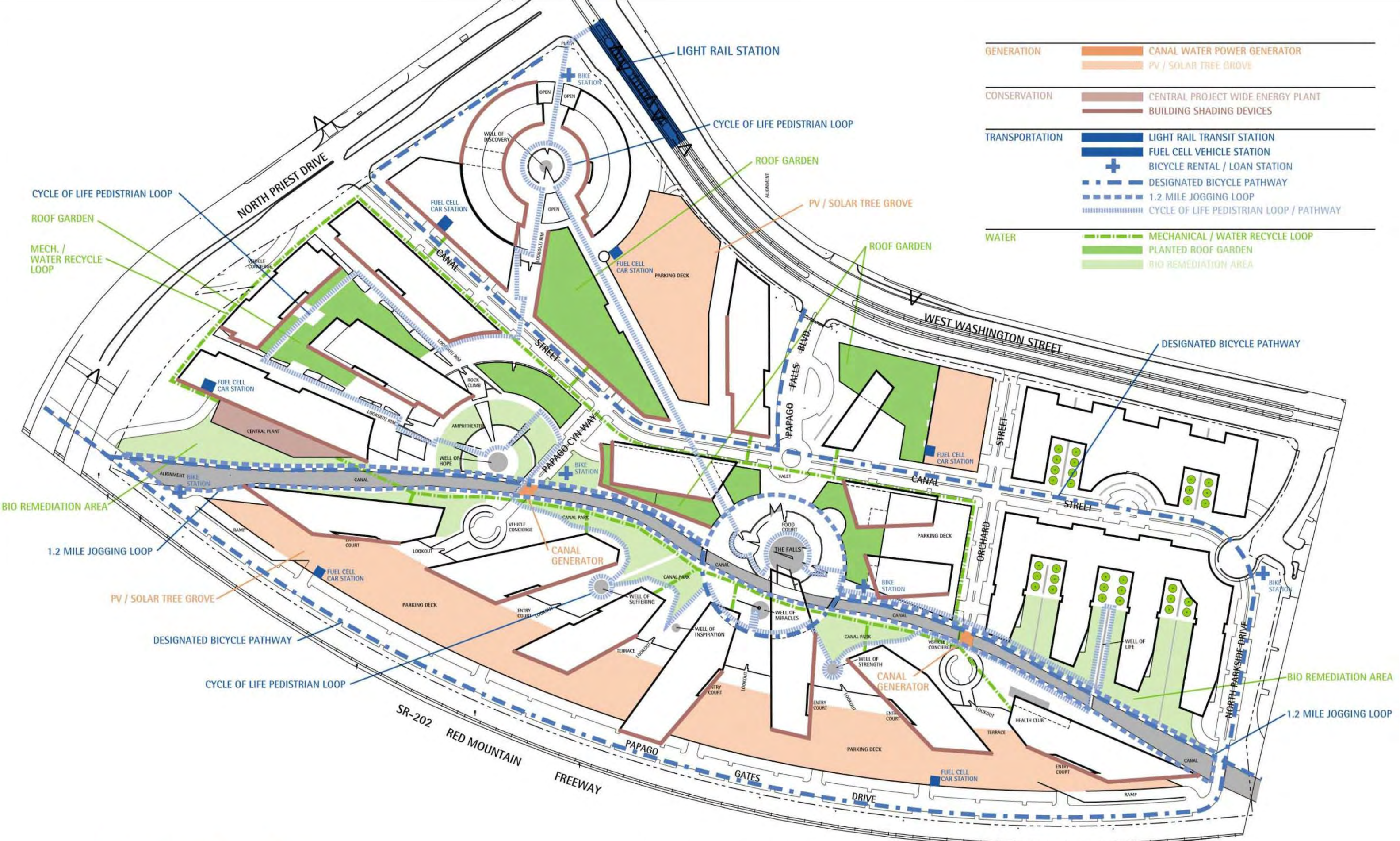
BIOMED / OFFICE - IDEAS TURNED INTO
PRACTICAL APPLICATIONS

1,290,000 SF; 22.33 ACRES; 1.33 FAR
PARKING SUMMARY
186 SURFACE
3462 PARKING DECK; 984 SUBTERRANEAN
4386 TOTAL, 4/ 1000 USF



4,262,125 Total SF; 706 Units
11,867 Total Parking Spaces
Date: 9/15/08

Master Plan

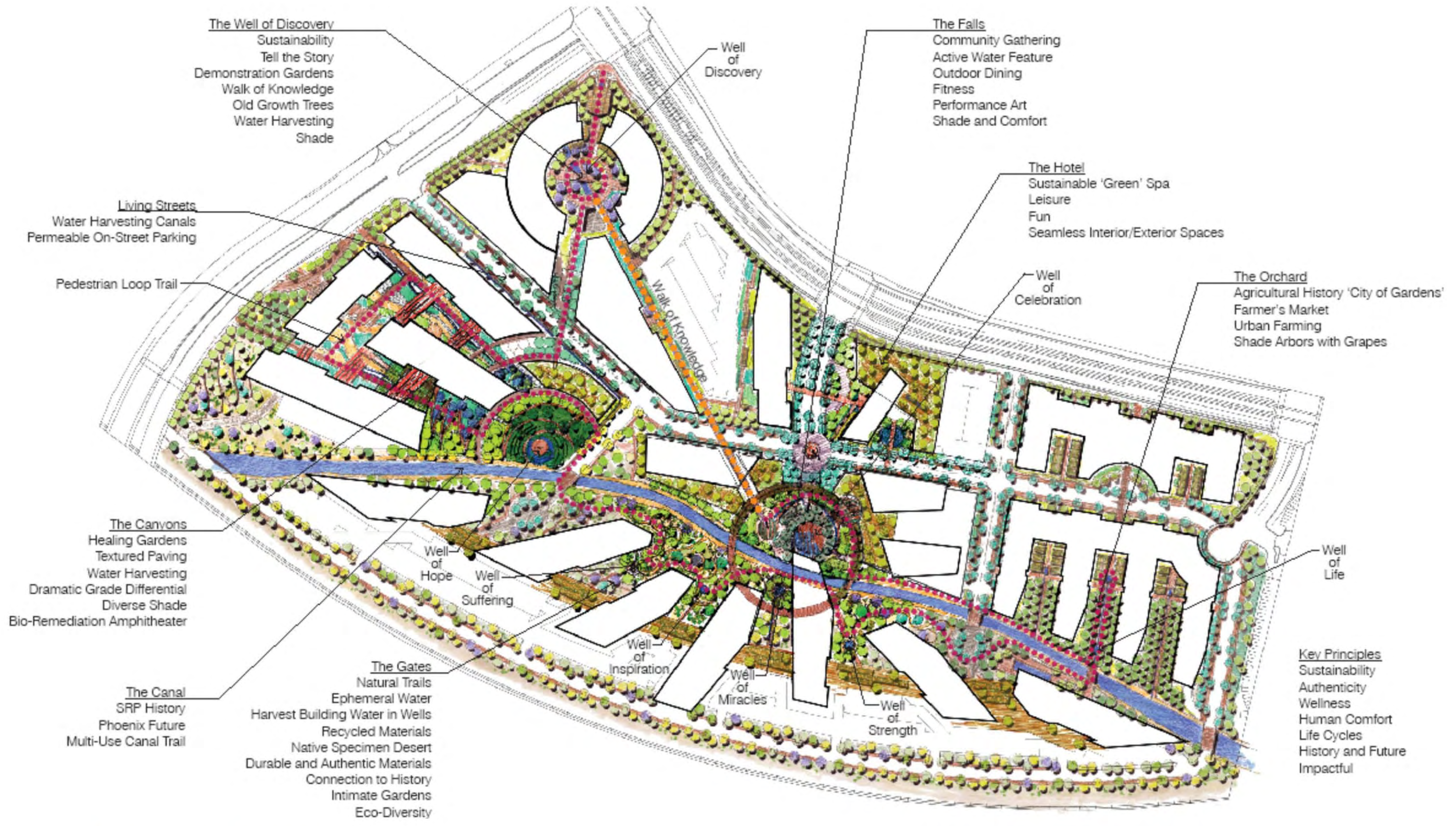


GENERATION		CANAL WATER POWER GENERATOR
		PV / SOLAR TREE GROVE
CONSERVATION		CENTRAL PROJECT WIDE ENERGY PLANT
		BUILDING SHADING DEVICES
TRANSPORTATION		LIGHT RAIL TRANSIT STATION
		FUEL CELL VEHICLE STATION
		BICYCLE RENTAL / LOAN STATION
		DESIGNATED BICYCLE PATHWAY
		1.2 MILE JOGGING LOOP
		CYCLE OF LIFE PEDISTRIAN LOOP / PATHWAY
WATER		MECHANICAL / WATER RECYCLE LOOP
		PLANTED ROOF GARDEN
		BIO REMEDIATION AREA

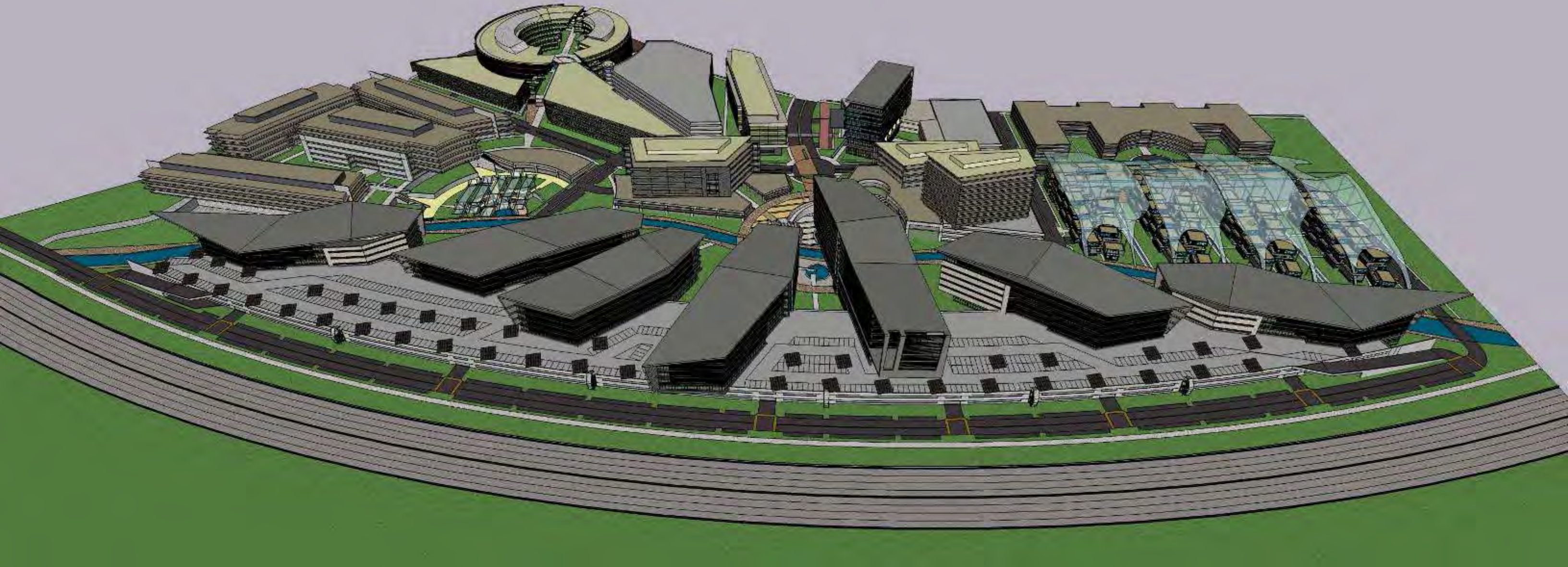
Sustainability Plan

4,262,125 Total SF; 706 Units
 11,867 Total Parking Spaces
 Date: 9/15/08

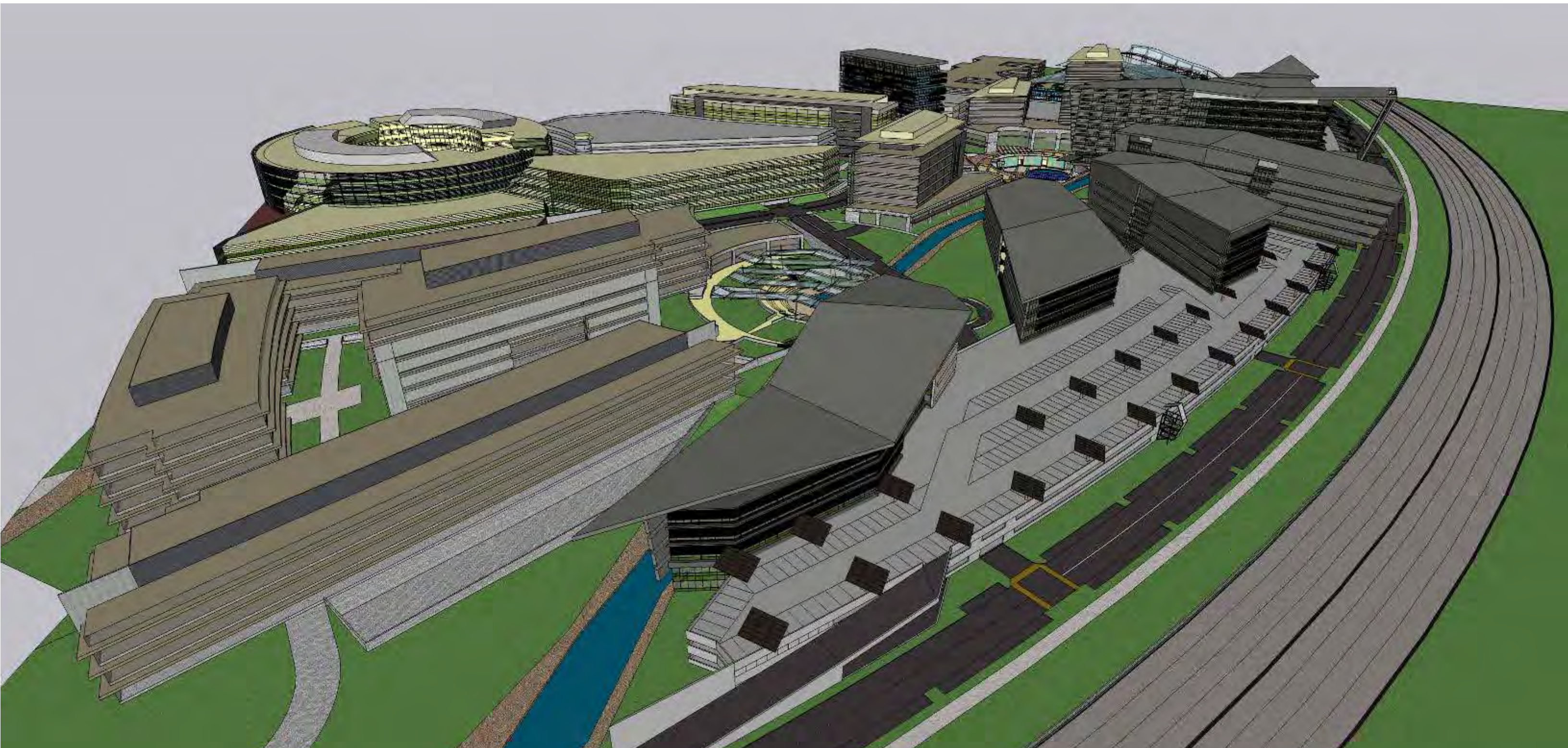
North Scale: 0 25' 100' 200'



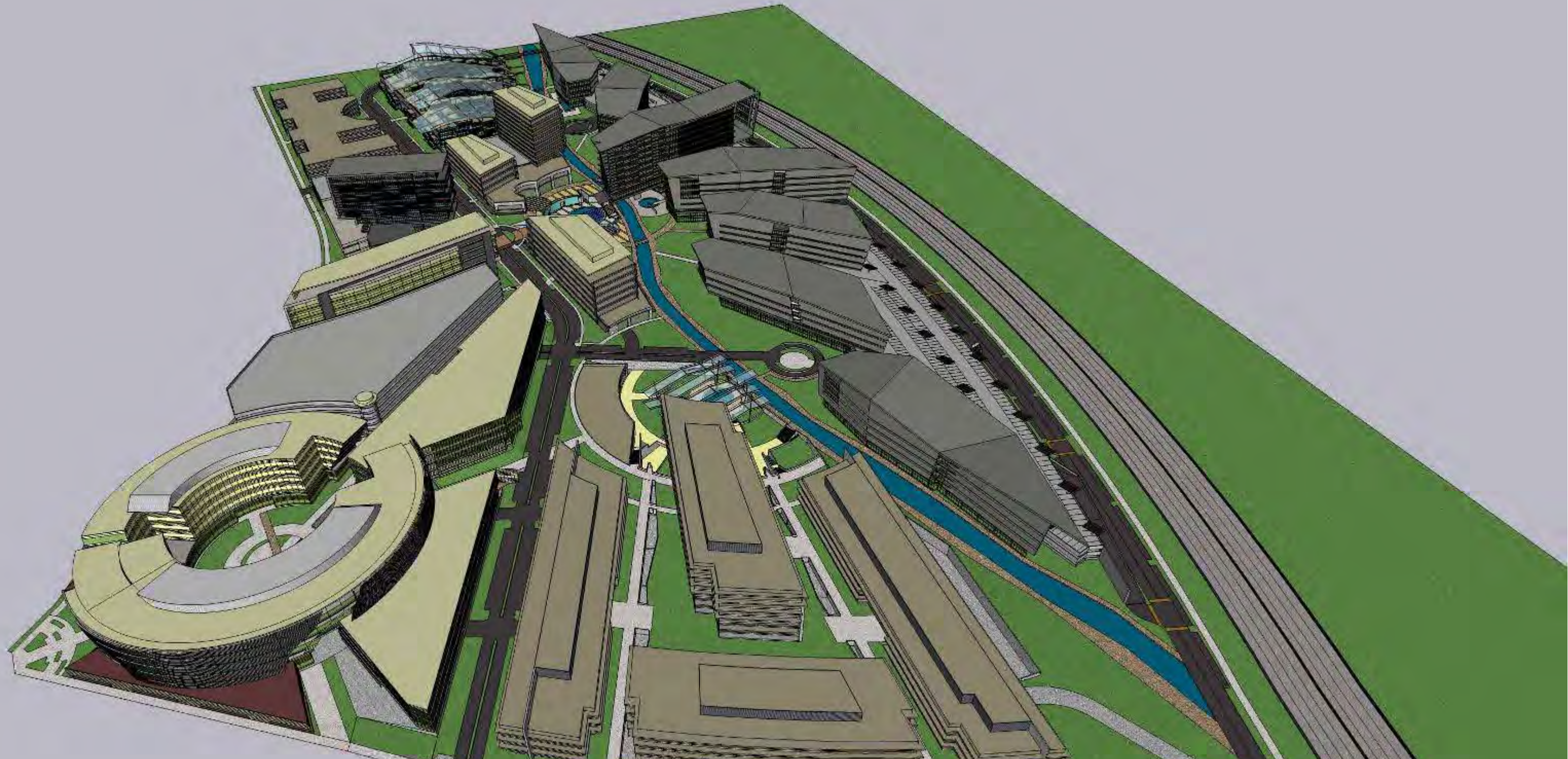
Landscape Concept

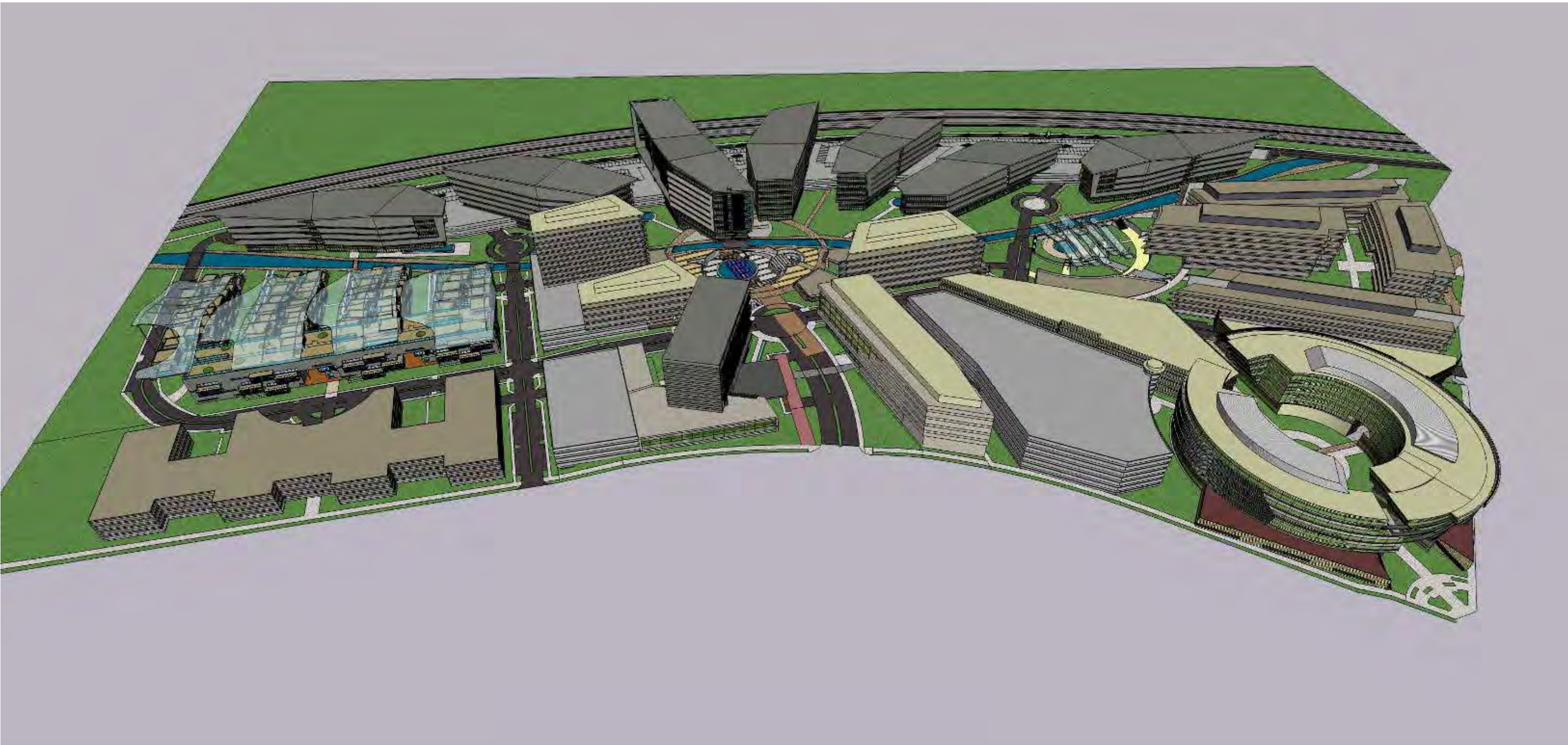


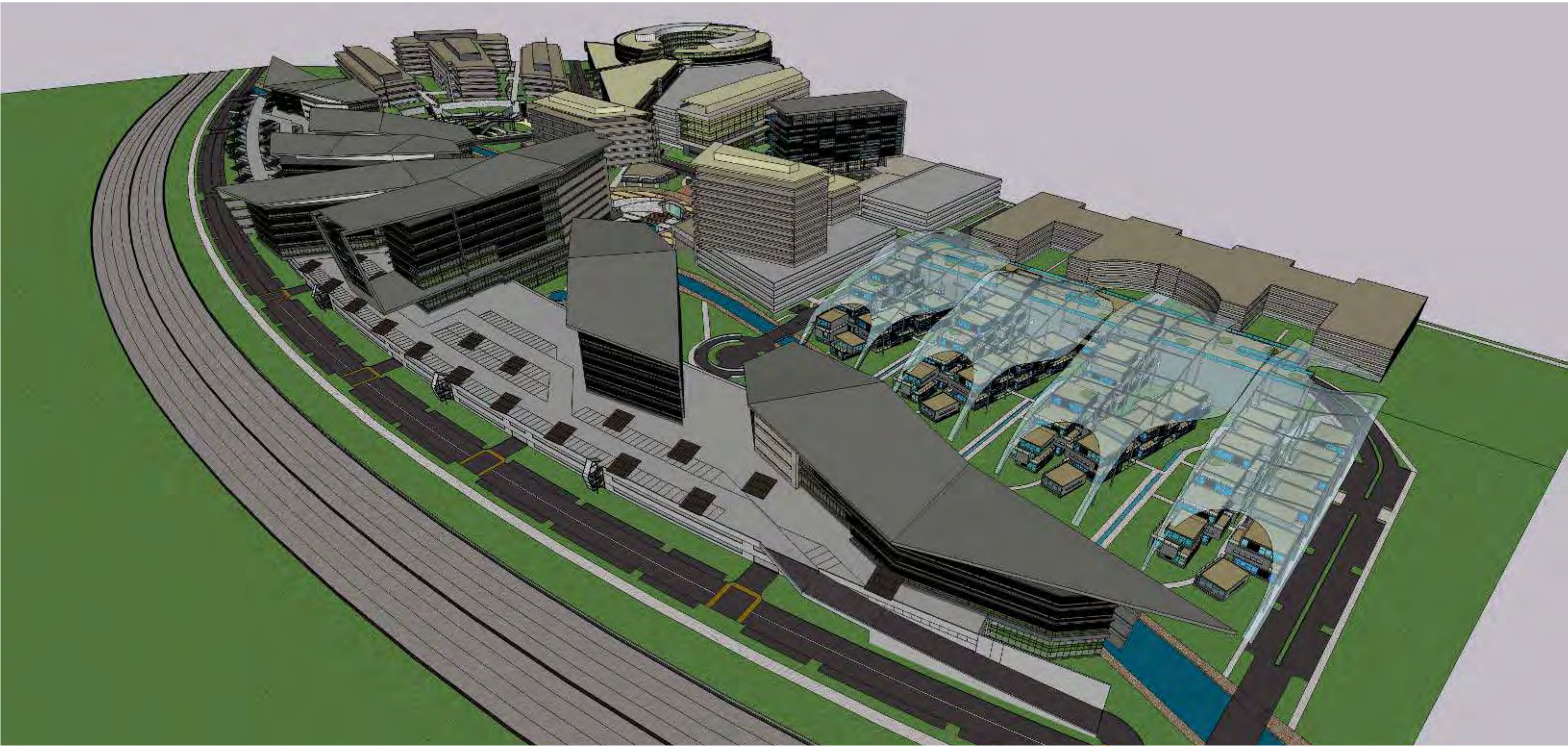
SOUTH AERIAL VIEW



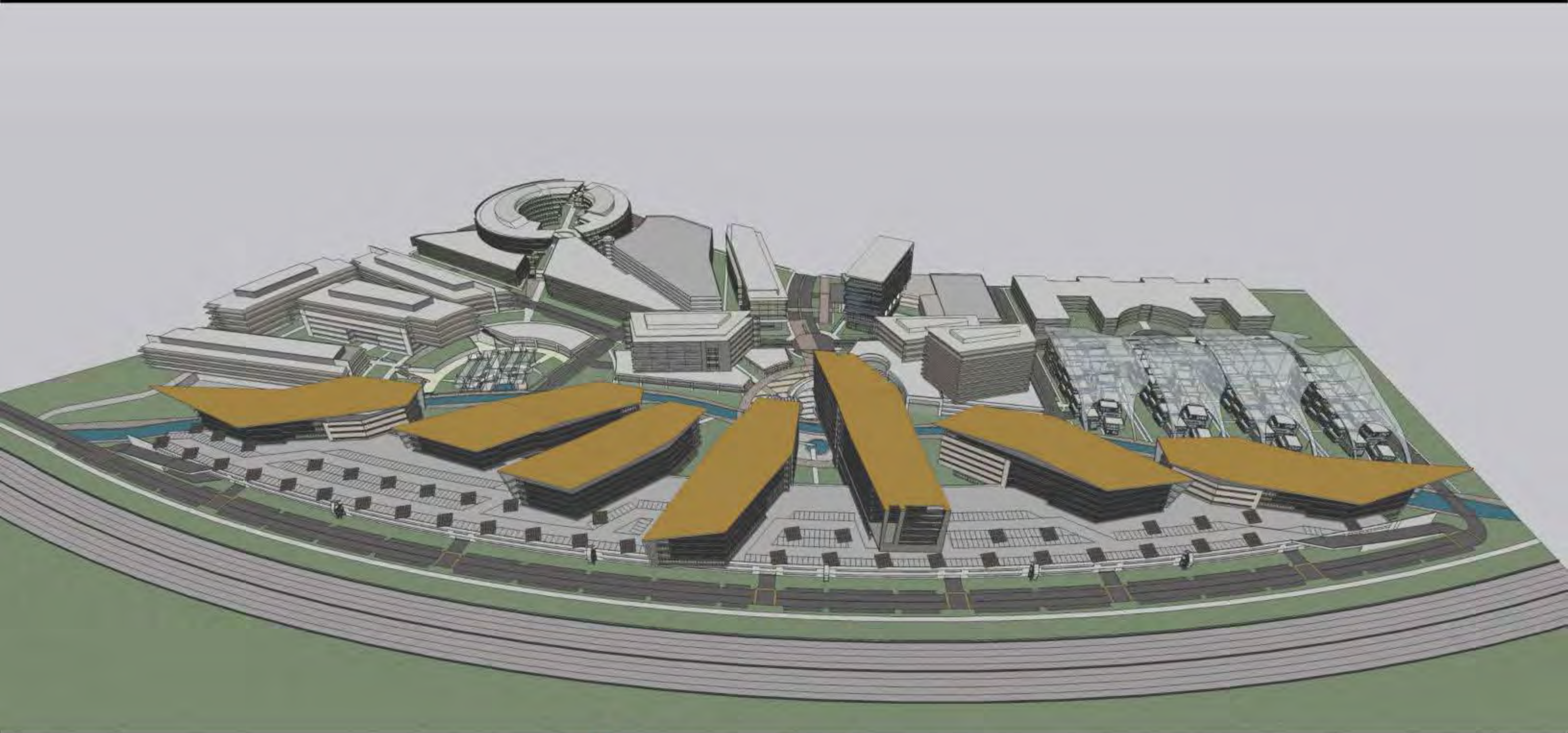
 **PAPAGOCITY** an ecosite SOUTHWEST AERIAL VIEW







 **PAPAGO CITY** AN ECOSITE SOUTHEAST AERIAL VIEW



 **the gates**
papagocity



 **the gates**
papago city OVERALL VIEW



 **the gates**
papagaitu VIEW OF G7



 **thegates** DUSK VIEW OF G4, G5 + G6
papagacity













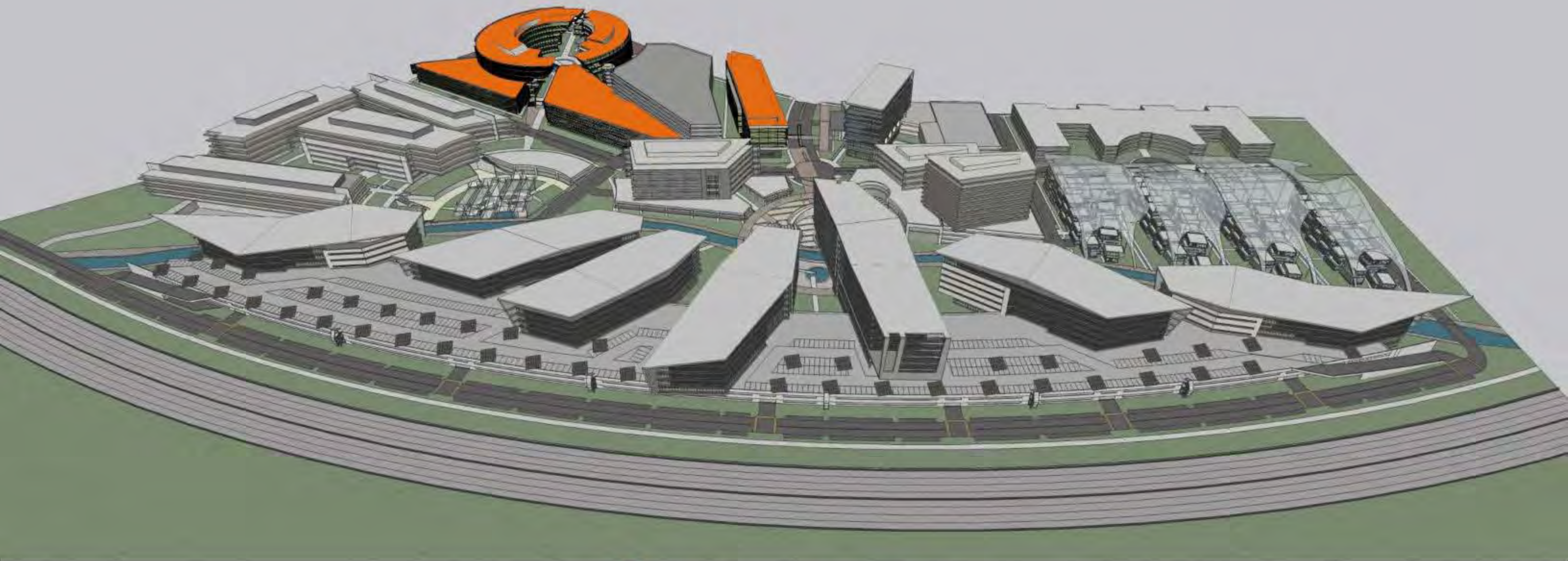
 **the gates**
papagacity VIEW OF G4, G5, G6 + G7





 **the gates** architecture NIGHT VIEW OF G4, G5 + G6







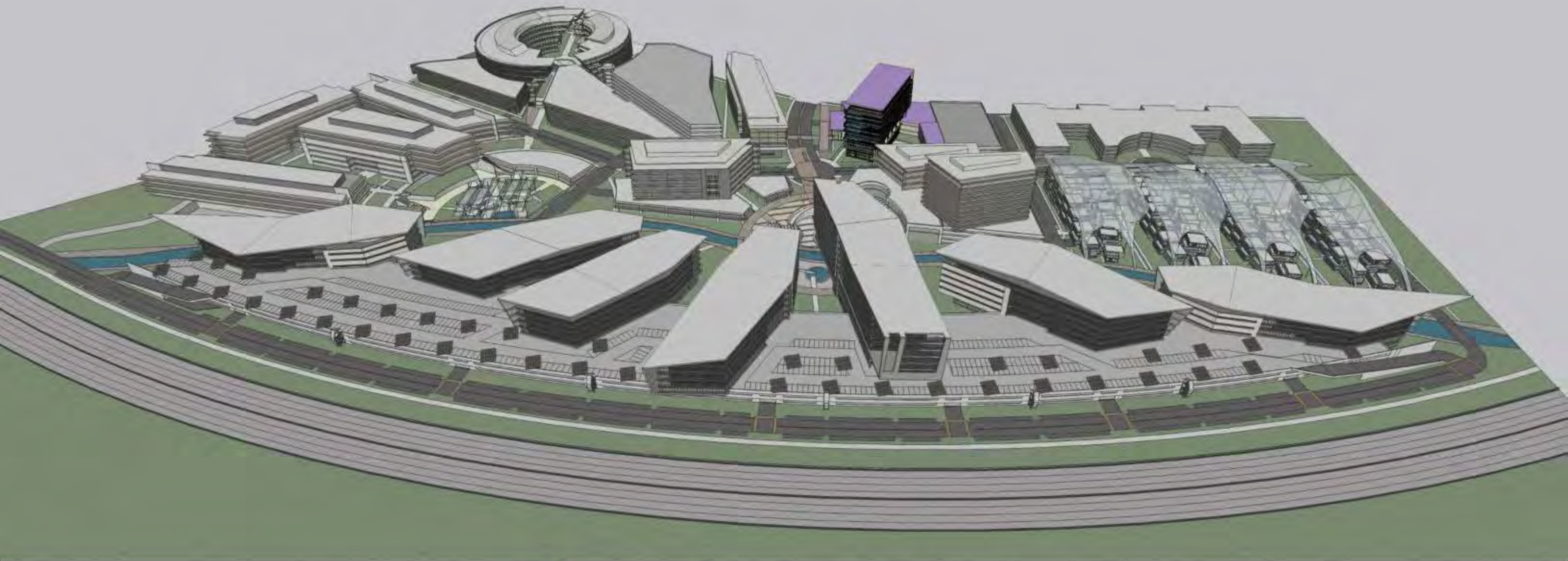
 **chewells** paragocity NIGHT VIEW OF W1 + W2











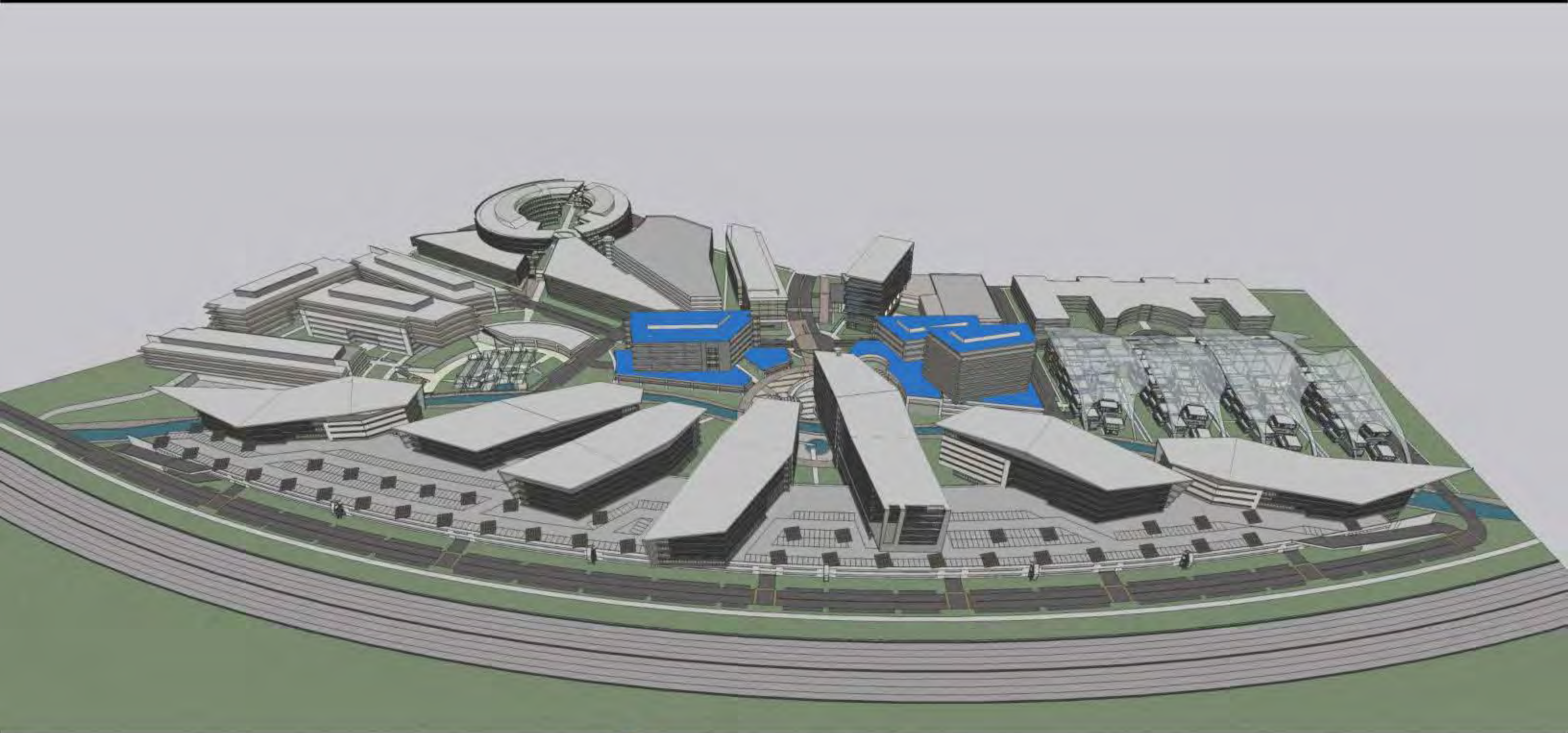
 papago hotel
papagocity







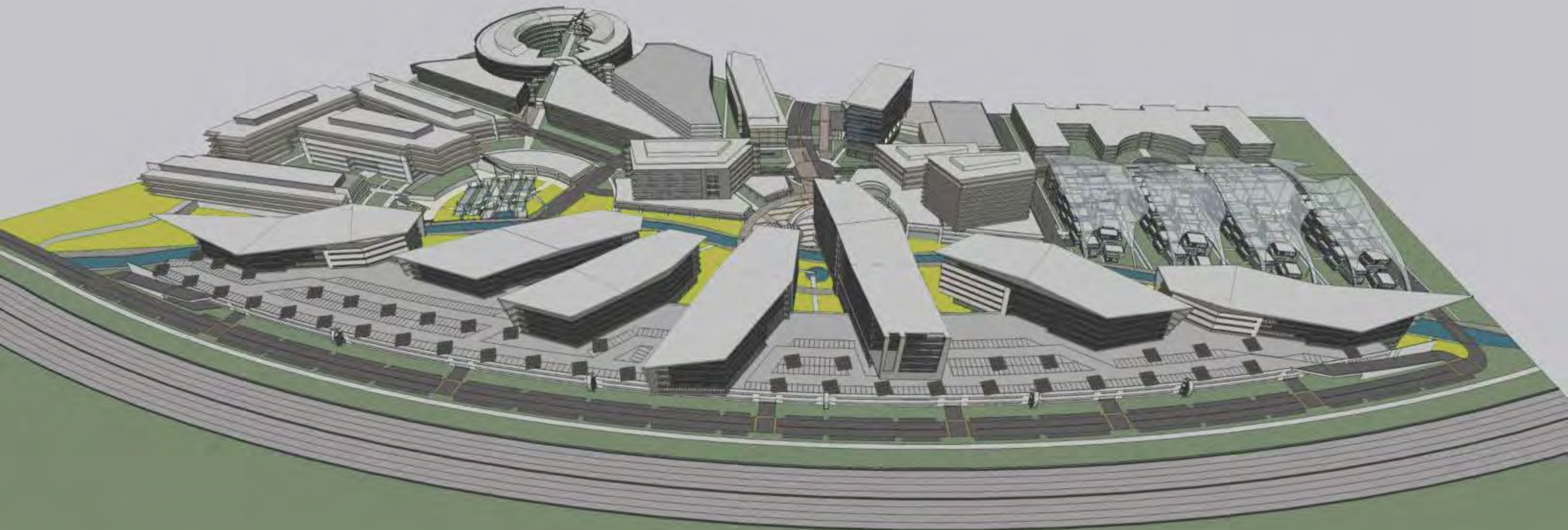




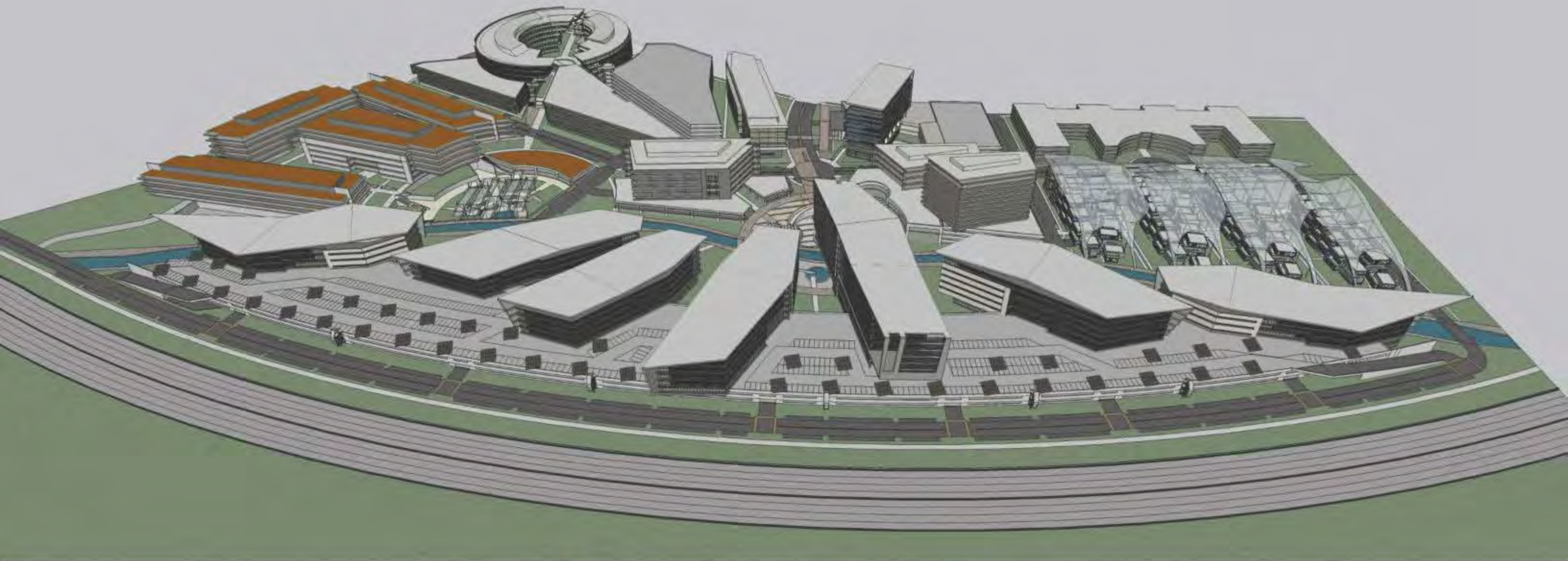








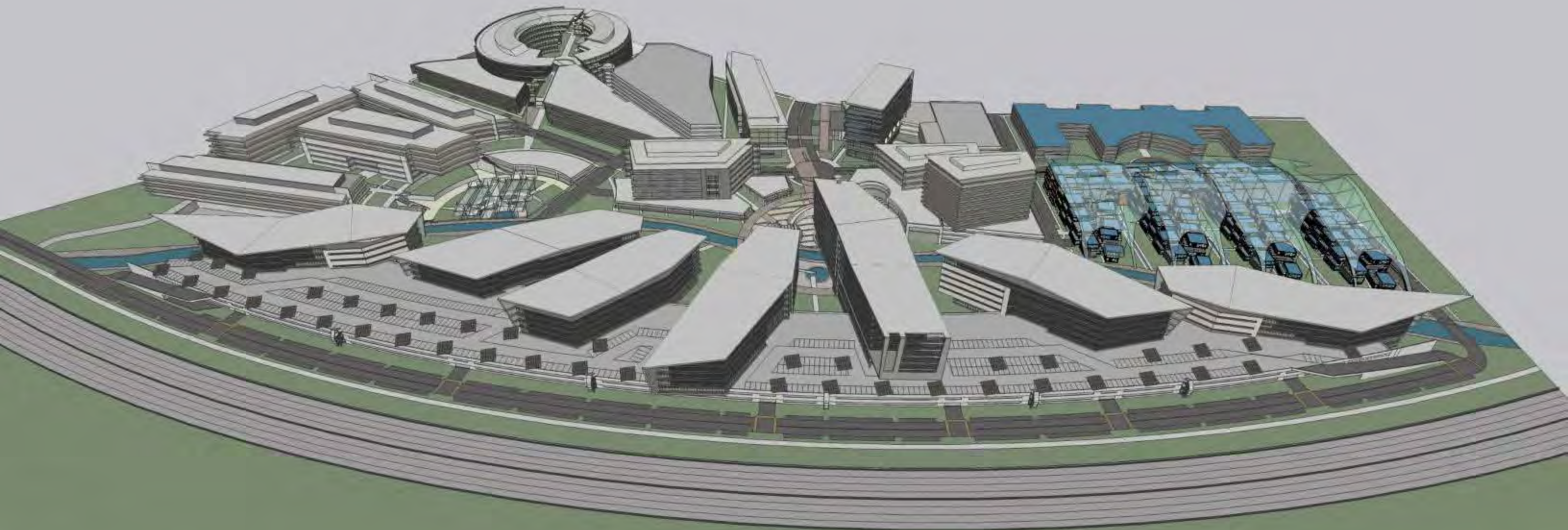




 **thecanyons**
papagocity









 **chedwellings** papagocitl **SOUTHWEST VIEW**





 **chedwellings** DUSK VIEW
papagocitl