

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 16, 2016 Item No. 4  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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### **Bidtracer Mixed-use 13-DR-2016**

**Location:** 7381 East 6th Avenue and 7385 East 6th Avenue

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new mixed-use development, with two floors of commercial space and one residential unit, in approximately 9,882 square feet of building area, all on an approximately 0.17-acre site.

## OWNER

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AZ Offices, LLC

## ARCHITECT/DESIGNER

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Aline Architecture Concepts

## APPLICANT CONTACT

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Joseph Schwarz  
Aline Architecture Concepts  
480-688-3825

## BACKGROUND

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### **Zoning**

This site is zoned Highway Commercial Parking P-3 District Downtown Overlay and Parking P-2 District, Vehicle Parking Downtown Overlay (C-3/P-3 DO and P-2 DO)

### **Context**

Located at the intersection of North Scottsdale Road and East 6<sup>th</sup> Avenue, the surrounding developments include restaurants, retail, office, and residential uses.

### **Adjacent Uses and Zoning**

- North East 6<sup>th</sup> Street and North Civic Center Plaza intersection, and farther to the northeast existing bar with live entertainment, zoned Central Business Downtown Overlay (C-3/P-3 DO P-2 DO); and farther to the northwest a vacant lot zoned Downtown/Office-Residential – Type 2 Downtown Overlay (D/OR-2 DO).
- South An existing apartment complex, zoned Downtown/Office-Residential – Type 2 Downtown Overlay (D/OR-2 DO).

- East An existing office building, zoned Central Business Downtown Overlay (C-3/P-3 DO P-2 DO)
- West An existing office building, zoned Central Business Downtown Overlay (C-3/P-3 DO P-2 DO)

**Key Items for Consideration**

- Compatibility with the Downtown Urban Design and Architectural Guidelines
- Compatibility with the Design Guidelines for Office Development

**DEVELOPMENT PROPOSAL**

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**Goal/Purpose of Request**

The applicant requests approval of the site plan, landscape plan, building elevations, and exterior lighting for the redevelopment of an existing office building into a mixed-use development, containing 5,709 square feet of commercial space and one residential unit on an approximate 0.17-acre site.

**Neighborhood Communication**

The applicant and City staff have notified all property owners within 750 feet of the site. In addition, a hearing notice sign has been posted at the site. City Staff has not received any comments or inquiries regarding the proposal.

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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Located at the south side of East 6<sup>th</sup> Avenue, directly south of the intersection of North Civic Center Plaza and East 6<sup>th</sup> Avenue, the proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed mixed use (office and residential use) of the property is consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, personal care services, residential, restaurant, and retail uses in the area.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of buildings on the east and west side of North Scottsdale Road were developed between 1980 and mid-1990s, and many have had façade renovations over the past 15 years to provide a contemporary southwest architecture appearance.

The proposed modifications and addition to the existing structure respond to the contextual area through the use of various forms, volumes, and massing that provide a hierarchy to the building features and elements that assist in providing a complementary human scale consistent in conformance with Scottsdale Sensitive Design Principles, Downtown Plan Urban Design & Architectural Guidelines and the Design Guidelines for Office Development. In addition, the design incorporates contextual materials (glass, metal stucco, steel, and wood) that promote a supportive design relationship. To differentiate the architectural style in the macro-contextual design area, the proposed design modern southwest architectural style incorporates engineered stone, wood and metal canopies, clear and tinted glazing, window mullions and standing seam metal panels, and dark bronze window and door frames.

The existing non-descript pedestrian orientation of the building will be enhanced through the incorporation of a large grade-to-ceiling window on the first floor, and floor-to-ceiling windows on

incorporation of a large grade-to-ceiling window on the first floor, and floor-to-ceiling windows on the floors above. These modifications essentially provide an indoor/outdoor experience for the pedestrians, users, and residents. To assist in reducing a pedestrian-perceived size and bulk of the building, the second and third levels setback from the face of the building. This allows the areas of the building that are setback to be utilized as balconies and outside circulation, which further contribute to the user, resident, and pedestrian experience.

Vehicular access will be provided from East 6<sup>th</sup> Avenue and the alley abutting the south side of the property. Parking will be accessed from the alley, and public parking is available on East 6<sup>th</sup> Avenue. Pedestrian access will be provided from East 6<sup>th</sup> Avenue.

**Development Information**

- Existing Use: Vacant Building
- Proposed Use: Mixed Use Development
- Parcel Size: 7,200 square feet / 0.17 gross acres  
4,320 square feet / 0.10 net acres
- Gross Floor Area Ratio Allowed: 1.3 (non-residential)
- Gross Floor Area Ratio Proposed: 0.79 (non-residential)
- Non-residential Floor Area Allowed: 9,630 square feet
- Non-residential Floor Area Proposed: 5,709 square feet
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 36 feet, excluding rooftop appurtenances
- Parking Required: 5 spaces
- Parking Provided: 4 spaces on-site  
8.69 P-3 Parking Credits
- Open Space Required: 0 square feet
- Open Space Provided: 462 square feet

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Bidtracer Mixed-use, Case No. 13-DR-2016, per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan, the Downtown Urban Design and Architectural Guidelines, the Design Guidelines for Office Development and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

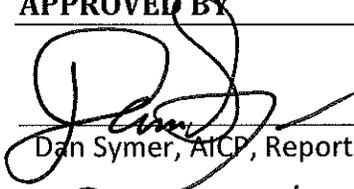
**STAFF CONTACT**

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**APPROVED BY**

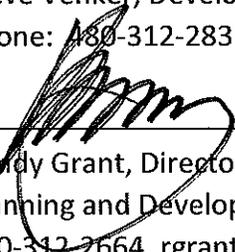
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Dan Symer, AICP, Report Author

5-31-2016  
Date

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

5/31/16  
Date

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

6/8/16  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Combined Context Aerial and Site Plan
- 5. Site Plan
- 6. Building Elevations
- 7. Perspective
- 8. Streetscape Elevations
- 9. Material and Color Board
- 10. Landscape Plans
- 11. Electrical Site Plan
- 12. Exterior Lighting Cutsheets

**Stipulations for the  
Development Review Board Application:  
Bidtracer Mixed-use  
Case Number: 13-DR-2016**

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, 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 Aline Architecture Concepts, LLC , with a city staff date of 04/15/2016.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Aline Architecture Concepts, LLC, with a city staff date of 04/15/2016.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Aline Architecture Concepts, LLC, with a city staff date of 04/15/2016.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable zoning case for the site was, 28-ZN-1981.

**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.

**EXTERIOR LIGHTING:**

**Ordinance**

- A. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- B. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- C. 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**

- 4. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 5. Incorporate the following parking lot and site lighting into the project's design:  
Parking Lot and Site Lighting:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 10-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 2.5-foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade along the entire, north property line shall not exceed 1.5-foot-candles, and south property lines shall not exceed 1.8-foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**VEHICULAR AND BICYCLE PARKING:**

**Ordinance**

- D. Bicycle parking facilities shall be located within fifty (50) feet of the building entrance in a location which does not extend into the pedestrian sidewalks or vehicular traffic lanes.

**DRB Stipulations**

- 6. The property owner shall provide the bicycle parking facilities at a location that that is near the main entrance to the building and visible.

**STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**

**DRB Stipulations**

- 7. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
East 6 <sup>th</sup> Street	Unclassified Local Commercial	Forty (40) feet existing	Curb ramp and street parking striping.	a. and b.

- a. All curb ramps for public sidewalks that intersect with a public shall have detectable warnings that are colored to match brick red or terracotta.
- b. The property owner shall modify the street parking striping to provide an accessible parking stall and access aisle adjacent to the property and construct a curb ramp at the end of the accessible access aisle as shown on the site plan reference above.

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

- 8. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall submit a site utility layout showing all existing and proposed domestic, water, fire, and sewer lines connections for review and approval by City of Scottsdale Water Resources Department. A copy of the approved layout shall be submitted with the final improvement plans submittal.
- 9. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

# APPLICATION NARRATIVE

Friday, March 03, 2015

**Bidtracer Mixed-use**  
**7381 e. 6<sup>th</sup> ave.**  
**Scottsdale, Arizona 85251**

1. 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; -The site vernacular is comprised of structures of all shapes and sizes, from one story to multiple stories with a variety of materials. The most prevalent style and material is a one story south-western architecture with a stucco finish. In the mix are two and three story contemporary stucco buildings The Bidtracer building will add to the mix of contemporary stucco buildings w/ recessed windows and terraced floors on the north side, reflecting design elements of neighboring buildings.
  - b. Avoid excessive variety and monotonous repetition - The design features of the building are mixing form with function where each visual element has a part in how the building functions. The material palette is comprised of three materials; a stucco base, a metal cladding accent and a stone accent
  - 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; - The orientation of this building and zoning are working together such that the east and west sides of the building have no windows. All the outdoor patios, stairs, and public walkways are on the north side, where harsh sun isn't an issue. The roof will also be covered in solar panels which will provide the building with sustainable energy and also help keep direct sun from reaching the surface.
  - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District - **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. - **Not Applicable.**
2. 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. - The site has been set up so that there is private parking in back accessed via the existing alley with

overflow /customer parking to park in front of the building. Pedestrian activity has also been enhanced by creating covered exterior walkways to allow access from front to back, an exterior north facing stairway and elevator access with open views of the surrounding cityscape.

3. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. – A mechanical screen will be made of the same metal siding as is on the building and placed in a location that makes it appear as though it is a continuation of the vertical element that starts on the ground floor. Roof access will be provided via a ladder on the third floor and roof hatch which will be hidden from view of the street.
4. Within the Downtown Area, building and site design shall:
  - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines:
    1. Site development
      - a. Relationship of new to existing development – Though a three story building the ground floor is in line with the buildings on either side while the second and third story are set back giving the building a human scale.
      - b. Active street frontages – Previous continuously walled frontages are being replaced with window storefronts, creating a more welcoming frontage.
      - c. Courtyards and passages – New patios on the second level and covered pedestrian walkways through the building to the rear help establish a pedestrian friendly environment.
      - d. Parking facilities – Private parking will be available in the rear and streetparking will be available in the front.
      - e. Building equipment and services – All mechanical equipment will be on the roof behind a mechanical screen, all electrical services will be tucked away off the alley in the back from view of the public.
      - f. The continuity of street spaces – The footprint will reside where the existing building currently is, which will continue the flow and pedestrian usability along 6<sup>th</sup> ave.
      - g. The building setback zone – The street frontages are to be landscaped to enhance pedestrian circulation for tenants and visitors.
      - h. The linkage of neighboring developments - Streamlining the parking and pedestrian circulation interconnects the adjacent properties.
    2. Building form
      - a. Reduction of apparent size and bulk – The façade is broken up into different shapes/ materials that are recessed varying degrees creating patios and walkways. Each level steps back from the street while patio covers cantilever over these spaces creating a strong contrast between light and shadow.
      - b. Covered walkways – Stepping back the façade from the street creates covered patio and walkway opportunities.
    3. Architectural character
      - a. Proportion and scale – Though the building will be three stories tall the façade is broken up by materiality and recessed cavities that make the building appear less overwhelming to the street.
      - b. Building materials – Wood and steel construction
      - c. Color and texture – The color/texture palette is a blended composition of smooth stucco with a warm desert color to a heavily textured stone with a cream color accented by an anthra-zinc batten seam metal siding.

- d. **Architectural detail** – Glass railing, metal louvers, waterfall feature, stone & metal cladding, rich wood patio ceilings and an overall clean modern design provide an enhanced streetscape vernacular.

#### 4. Landscape character

- a. **Streets** – New landscape street frontages enhance both the structure and the street.
  - b. **Site spaces** – N/A
  - c. **Plant selection** – Desert landscape with lush color and texture flank the perimeter of the existing structure.
- a. **Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level** – The front facade of the first floor is at the edge of the existing sidewalk while the floors above step back from the street creating a human scale.
  - b. **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** – The North face of the building is broken up by giving the appearance it is constructed of a series of smaller elements. This is done through materiality changes, recessed cavities and cantilevering patio covers.
  - c. **Reflect the design features and materials of the urban neighborhoods in which the development is located** Similar design features are expressed in several buildings within walking distance. From the standing seam metal siding and smooth stucco finish of the restaurant/nightclub “Toasted Cork” across the street, to the stone clad columns and horizontal cantilevering patios of the new apartment complex “The Stetson”.
  - d. **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 location of the site is in a Type 2 Area. This area is comprised of a variety of building sizes and architectural styles. The Bidtracer building sticks to the existing material palettes of the surrounding area while at the same time using them in a clean- modern way with modern architectural expressions. The design stays true to the surrounding area and enhances it at the same time.

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

## -Character and Design Element

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

- **Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.** – The design of the structure is meant to activate the area utilizing mixed use occupancy, also creating many exterior patio areas to add vibrancy to the street.
- **Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.** – Each of the four solar orientations has been carefully considered: The south has fewer, smaller window openings that have louvers to help shade the interior, the north maximizes window spans and is also protected with overhangs, due to code reasons the east and west solid which help to reduce direct heat gain. The north side also use patios and terracing to take advantage of solar orientation and its relationship to the street.
- **Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.** – The incorporation of retail, offices and residential invigorates the area which lacks consistent activity. By complementing the existing commercial street frontage, it creates a sought after destination for multiple users.

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

- **Recognize that Scottsdale's economic and environmental well being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.** – The design of the structure is meant to profess a contemporary cleanliness as well as a humanitarian warmth using a balance of materials which break up the façade and outdoor patio spaces on different levels blurring the line between indoor and outdoor space. This is in keeping with the feel of the pedestrian friendly walkable landscape which surrounds the site.
- **Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.** – The city process in conjunction with preliminary bidding formulates a viable, desirable project that most effectively takes neighboring concerns into account. In sum, the best approach for neighbors and visitors is achieved.
- **Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.** – The unique site which sits at the cross roads of 6<sup>th</sup> Ave. and Civic Center Plaza, makes it a focal point to the south. The design of the building is expressly designed to fit its site by taking advantages of topographical views and Downtown views while taking into account Scottsdale's Sonoran Desert climate and solar orientation. The placement of windows, louvers and covered patio spaces help keep the building cool while optimizing the views and enhancing relationship to pedestrians.

- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community. – Careful consideration of solar orientation and shade devices are utilized as well as materials that balance reflectance and thermal radiation with durability.

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

- Require substantial landscaping be provided as part of new development or redevelopment. – While the site is built out to the property lines, adjacent landscape areas will be enhanced including a pedestrian walkway, patio frontage on the park, and terraced planters ascending the structure.

- Maintain the landscaping materials and pattern within a character area. – Desert shade trees, natural grasses, and groundcover will characterize the plant selections in the ground and planter areas.

- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality. – Planters located throughout the buildings terraces will provide for shade trees and shrubs that reduce heat gain on the structure and adjacent structures.

- Discourage plant materials that contribute substantial air-borne pollen. – Only approved landscape material will be utilized.

- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect. – By implementing solar control devices and optimally placed planters at multiple levels of the building, as well as careful material selections, it will mitigate heat island effect. Also, proper plant selection will reduce water usage.

- Encourage the retention of mature landscape plant materials. – Existing trees to be preserved as much as possible.

Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community. – Careful consideration of solar orientation and shade devices.

- Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting. – Unique materials and form to respond to the context.

- Relationships to surrounding land forms, land uses and transportation corridors. - Relates to the park with terraced landscape planters.

- Contributions to city wide linkages of open space and activity zones. Embraces the park frontage and enhances the connection to the adjacent parking area.

- Consistently high community quality expectations. – Innovative materials and spectacular spaces for residents, tenants, and visitors with views and connections to the park.

- Physical scale relating to the human perception at different points of experience. Ground floor relates to pedestrian traffic and creating shaded areas on the park walkways.

- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties. The material palette, detailing and decorative lighting will enhance the streetscape and enliven the surrounding area.

- Visual and accessibility connections and separations. Balconies at every level above the ground provide outdoor experiences and vistas throughout the building.

#### -Land Use Element

Goal 3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks. – The mixed use structure capitalizes on access to the alley for resident garages, as well as immediate adjacency of private parking for the retail and office levels. The area is full of a variety of business types from offices to restaurants to night clubs which will not only compliment but enrich the surrounding context.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available. – The mixed use nature diversifies the site to transition the private and public institutions nearby, supporting an urban feel for the site.

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

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community. – One rooftop dwelling unit with spectacular location and orientation facing northward with vistas of Camelback mountain, Downtown Scottsdale and McDowell Mountains to the east make it a truly unique setting.
- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations. – By having residential/office/retail on one site, it's possible for a tenant to never need to "commute". As a homesite, the location is spectacular, and the destination nature of the retail and office promotes the area for the other businesses.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability. – The rooftop dwelling unit is larger in scale than an average apartment, and therefore service a more affluent demographic which promotes a balance to other apartment housing being developed in the area.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time. – Downtown urban land use maximizes the site with a healthy mixture of uses.

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

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility. – The convenience of the on-site garages dedicated for the residents and plenty of street parking allows the user to abandon the car and access many amenities nearby via walking or riding.

- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile. – The park and downtown adjacency promotes far more pedestrian and bicycle circulation to desired destinations. Higher on site density provides a tenant to possibly never need to leave the property.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible. – Mixed use development provides all three!
- Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development. – Combining the two uses in one structure promotes pedestrian access and circulation.
- Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles. – Access to the trolley system, as well as future bike paths connecting downtown nodes will be enhanced with the location of this mixed use project.

Goal 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems. – Respect has been given to the frontage on the park, and the building has been adapted to include planters that reflect the nature of the park.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods. – The method of terracing and stepbacks are utilized to assure an appropriate balance to the four different adjacencies. The taper is most significant on the public park to properly integrate to the open space. This relationship also occurs towards the pedestrian walkway to ensure a proper spatial sense. The south side extends upward against the adjacent building before it begins to taper back due to the lack of open space necessary to maintain. The alley is also similarly treated like the pedestrian walkway to have proper spatial relationship.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands. – The mixed use structure provides for a myriad of uses and utilizes permitted density to enhance the activation of the area.
- Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks. – The mixed use structure is an asset and amenity to the adjacent uses, both private and public.
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems. – The project aims to preserve the open space while activating it with increased usage.

Goal 9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods. – Retail, Office, and Residential are all provided.

- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels). – It's possible for a residential tenant to avoid leaving the site for daily activities due to the live/work potential.
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods. – The mixed use density provides activation and destination, and the terraced building massing addresses the immediate context.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility. – By providing multiple uses in one structure, and nearby shopping and entertainment, automobile use can be avoided.

#### **-Growth Areas Element**

Goal 7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

- Anticipate the need and secure land for public facilities, such as water treatment plants, reservoirs, transportation rights-of-way, parks, libraries, community centers, and other public needs, such as police and fire. – The site is bounded by rights-of-way. There is an existing alley to the south, pedestrian easement to the north, and existing buildings immediately to the east and west. Adequate access is provided, and future development of parking structures or street improvements will not be hindered by this commercial infill.

#### **Downtown Character Area Plan**

Goal LU1: Maintain downtown Scottsdale as the commercial, cultural, civic, and symbolic center of the community to ensure a vibrant mix of mutually supportive land uses.

Policy LU1.1. Revitalization should allow downtown to remain competitive in local, regional, national and international markets. – Modern open design allows for diverse set of uses as well as creates a desirable spatial character that attracts a multitude of users.

Policy LU1.2. Maintain downtown as a year-round, 24-hour highly functional mixed use center, containing areas of different densities, architectural styles, and land uses that support the needs of Scottsdale's residents and visitors. – The mix of uses from retail to office to residential activates the space around the clock. The design utilizes warm material palette with a variety of textures enhance durability and human tactility.

Policy LU1.3. Maintain a balance of downtown land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities, and the economic base needed to secure resources that support the community. – The residential component brings a potential owner operator to the buildings other uses (retail / office). This means more of a chance for continued use of adjacent amenities.

Goal LU2: Promote the development of downtown as a collection of mixed-use urban neighborhoods.

Policy LU2.1. As a general plan designated mixed-use neighborhood, downtown Scottsdale should offer efficiencies of strong access to multiple modes of transportation and major regional access and services, focus on human scale development, accommodate higher density housing combined with complementary office or retail uses, and accommodate vertical mixed-use structures. – The design

lends itself to myriad of uses, and the proximity to walking, biking, trolley and rickshaw access is convenient to avoid auto use.

**Policy LU2.2. Support interconnected, pedestrian oriented urban neighborhoods that are comprised of a balanced mix of activities and land uses within optimal walking distance (approximately one-quarter mile).** – A central location not only proximate to many shops and restaurants, but also public open space and museums / libraries..

**Goal LU7: Support a mix of land uses that promote a sustainable downtown.**

**Policy LU7.1. Support downtown sustainability by encouraging vertical mixed-use development that offers land uses in close proximity to one another.** – The lack of diversity of mixed use structures in the area is enhanced by activating the streetscape for extended periods of time through varied business / residential components.

**Policy LU7.2. Encourage development to make cost effective use of existing urban resources such as infrastructure systems, underutilized sites, buildings, and transportation networks.** – Locating garages off the existing alley, tying into the existing pedestrian walkways and paths, and maintaining proximity to trolley stops benefits the user as well as promotes the city infrastructure.

**Goal CD8: Implement high quality design in downtown architecture.**

**Policy CD8.1. Encourage contemporary and historical interpretations of regional Southwestern Sonoran desert architectural traditions.** – The architectural systems employed are mostly contemporary in nature, but utilizing time honored traditions such as deep window shade protection, the structure provides a sense of balance to the location and context.

**Policy CD8.2. Promote the “Scottsdale sensitive design principles” in the creation of architecture in downtown.** – Careful consideration of solar orientation and shade devices.

**Policy CD8.3. Promote the principles of design in the “downtown urban design and architectural guidelines” in all downtown development.** – providing a pedestrian friendly, human scaled space is paramount, as is providing the ability to have flexible space for the ground floor retail and second floor office space. The massing of the structure defines a new envelope, but works to mitigate to the adjacent buildings using stepped back terraces and softened landscape elements.

**Policy CD8.4. Emphasize thorough design review and management of the built environment to achieve the benefits of high quality design.** – Utilizing the tenets of the planning code, and working with city representatives and neighbors, achieves the most sound project.

**Policy CD8.5. Encourage the integration of art into downtown urban design and architecture.** – Materials chosen are intended to provide an advanced sense of space, fostering the implementation of art elements that complement the structure.

**Goal M2: Create complete, comfortable, and attractive pedestrian circulation systems.**

**Policy M2.1. Design the public realm to include enhanced requirements for sidewalk space. Provide adequate space for meeting and passing other pedestrians, including queuing space to support desired levels of activity.** – Enhancing the existing pedestrian walkway from the existing 5'-0" to 8'-0" enhances the pedestrian experience adjacent to the building.

**Policy M2.2. Support pedestrian oriented design that encourages strolling, lingering, and promenading activities, by including pedestrian comfort amenities such as shade, seating, shelter,**

and lighting, especially in areas where there is a high concentration of pedestrian activity. – The design of the front façade with its open air balconies and staircase promotes people to explore and see the views without feeling like they are infringing on the business inside.

**Policy AC1.4. Continue to invest in, improve, and celebrate the Scottsdale civic center, the Arizona canal, and gallery areas, as prominent arts and culture destinations in downtown.** – The mixed use nature promotes the ability to embrace the arts movement in downtown Scottsdale. The retail use will be a destination user, and the office space can take advantage of the open plan with glass looking out to Downtown Scottsdale. The ultimate use is in keeping with this intent to strengthen arts and culture.

**The design character of any area should be enhanced and strengthened by new development that promotes contextual compatibility.** Inspired by the adjacent Clayton on the Park, this new development will advance the vocabulary set forth for ground floor retail, upper level commercial, and residential penthouse. The volumes play off AZ88 with pedestrian scale and the 7373 building as they merge at the zero lot line.

**Development should sensitively transition in scale, height, and intensity at the downtown plan boundary and between adjoining urban neighborhoods of differing development types.** The structure establishes a new height within the area, but is sensitive to stepbacks and terracing as it ascends. The alternating materiality of the building establishes a horizontal datum that serves to diminish the verticality.

**Downtown development should respect and respond to the unique climate and context of the southwestern sonoran desert.** The structure has unique solar orientation on four sides to respond to harsh western sun with louver controls, park frontage to the east, northern views and soft light, and sun shades over large glass expanses.

**Strengthen pedestrian character and create strong pedestrian linkages.** The adjacent landscape is enhanced to improve the pedestrian connection from the garage to the park, as well as create new shade areas along the park frontage. New lighting will also promote safety and security in the alley and park.

**Incorporate a regional landscape palette that complements downtown's urban character.** The plant material selected create different outdoor rooms that relate to pedestrians in the walkway from the garage to the park. New desert shade trees in the ascending planter terraces provide shade and texture to the multiple levels.

**The extent and quality of lighting should be integrally designed as a part of the built environment.** New alley lighting over each garage will enhance security and feel of the area. Path lighting in the pedestrian walkway will make the connection to the park more inviting. Soffit lights within the patio cover soffit will illuminate the parkside. The main stair tower will also glow from within the channel glass enclosure.

**Implement high quality design in downtown architecture.** The materials selected reflect a higher integrity, establishing unique details at each level of the structure.

**Development should incorporate sustainable building practices and products.** The structure is designed to take advantage of temperate months with connection to the exterior spaces, while maintaining passive cooling systems to reduce A/C loading. The solar orientations are unique to each cardinal direction with respect to sun protection. The materials selected are generally locally sourced and available. The materials are also appropriate for the desert environment.

-Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity. – The structure will provide opportunities for the site to be activated around the clock. By having this activity, it enlivens the area, spurring similar development, and enriching an underutilized area with more regular use.

-Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context. The new structure will establish a finished floor aligned with the office buildings that reside to the east and west, and will terrace along the north. It has a pedestrian scale retail ground level, and each subsequent level has a unique materiality and special configuration.

-Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas. The new circulation tower is adjacent to the existing pedestrian walkway that connects the parking structure and the Civic Park. The pedestrian walkway will be enhanced with a new accessible ramp and stairs to streamline the connection. New lighting will also promote safety and security.

-Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context. Similar design features are expressed in several buildings within walking distance. From the standing seam metal siding and smooth stucco finish of the restaurant/nightclub “Toasted Cork” across the street, to the stone clad columns and horizontal cantilevering patios of the new apartment complex “The Stetson”.

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities. All mechanical units are concealed on the roof behind a mechanical screen.

-If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project. The materials selected address the site context, as well as establish appropriate materiality for the different uses on multiple levels. The ground level maintains a pedestrian scale that relates to the adjacent buildings and landscape.

-If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines. The design incorporates pedestrian accessibility, and introduces a variety of new uses to the site to activate activity around the clock. The design of the structure is complementary with the adjacent structures, and uses materials that are appealing and innovative to advance the architectural vernacular of the downtown.

Respectfully,

Joseph Schwarz  
Project Manager, Aline Architecture Concepts  
7340 East Main Street #220  
Scottsdale, AZ 85251  
480-688-3825  
j.schw@alinedesignstudio.com

**13-DR-2016**  
**04/15/16**



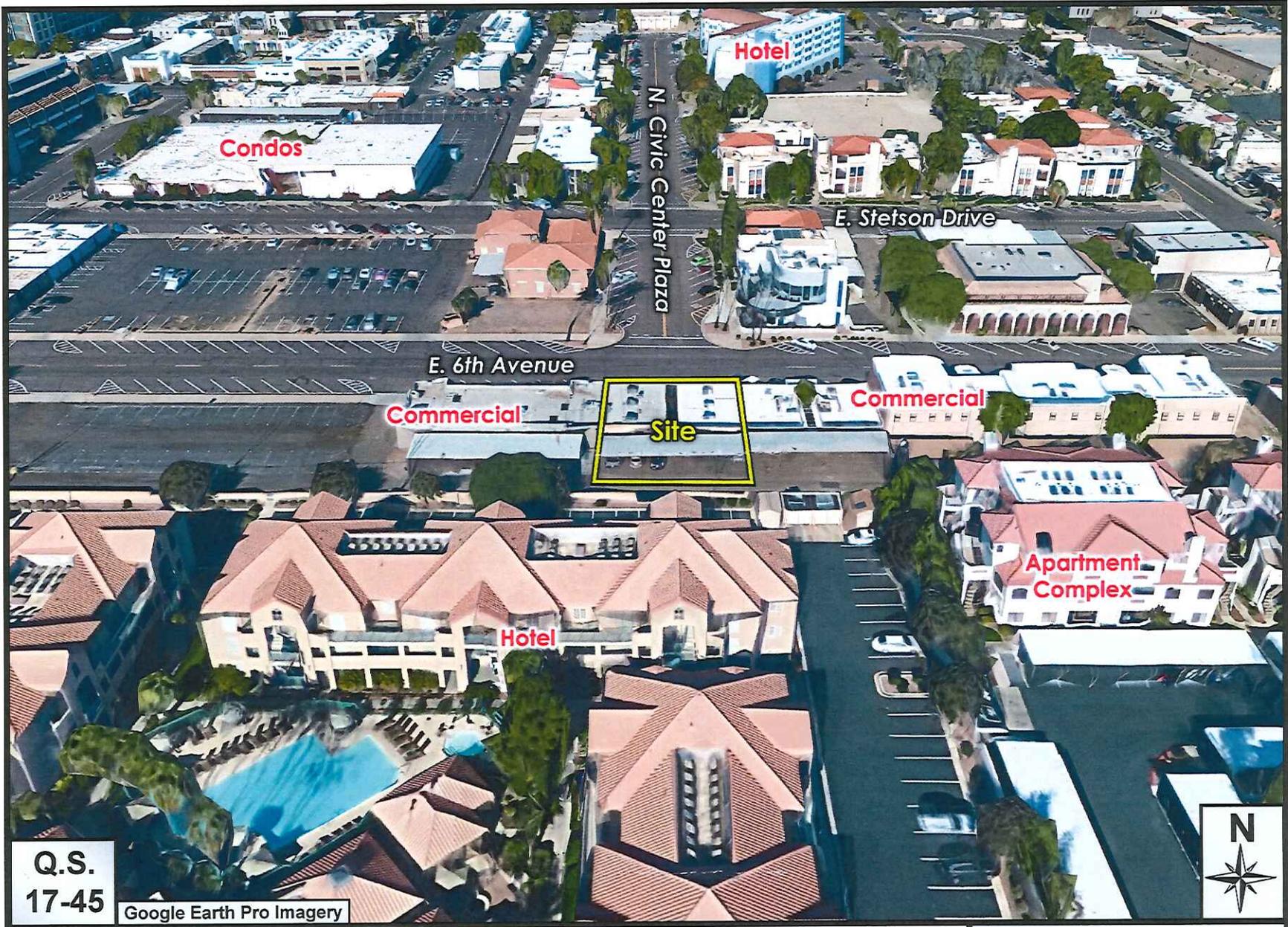
Q.S.  
17-45

Google Earth Pro Imagery

## Bidtracer Mixed-Use

13-DR-2016

ATTACHMENT #2



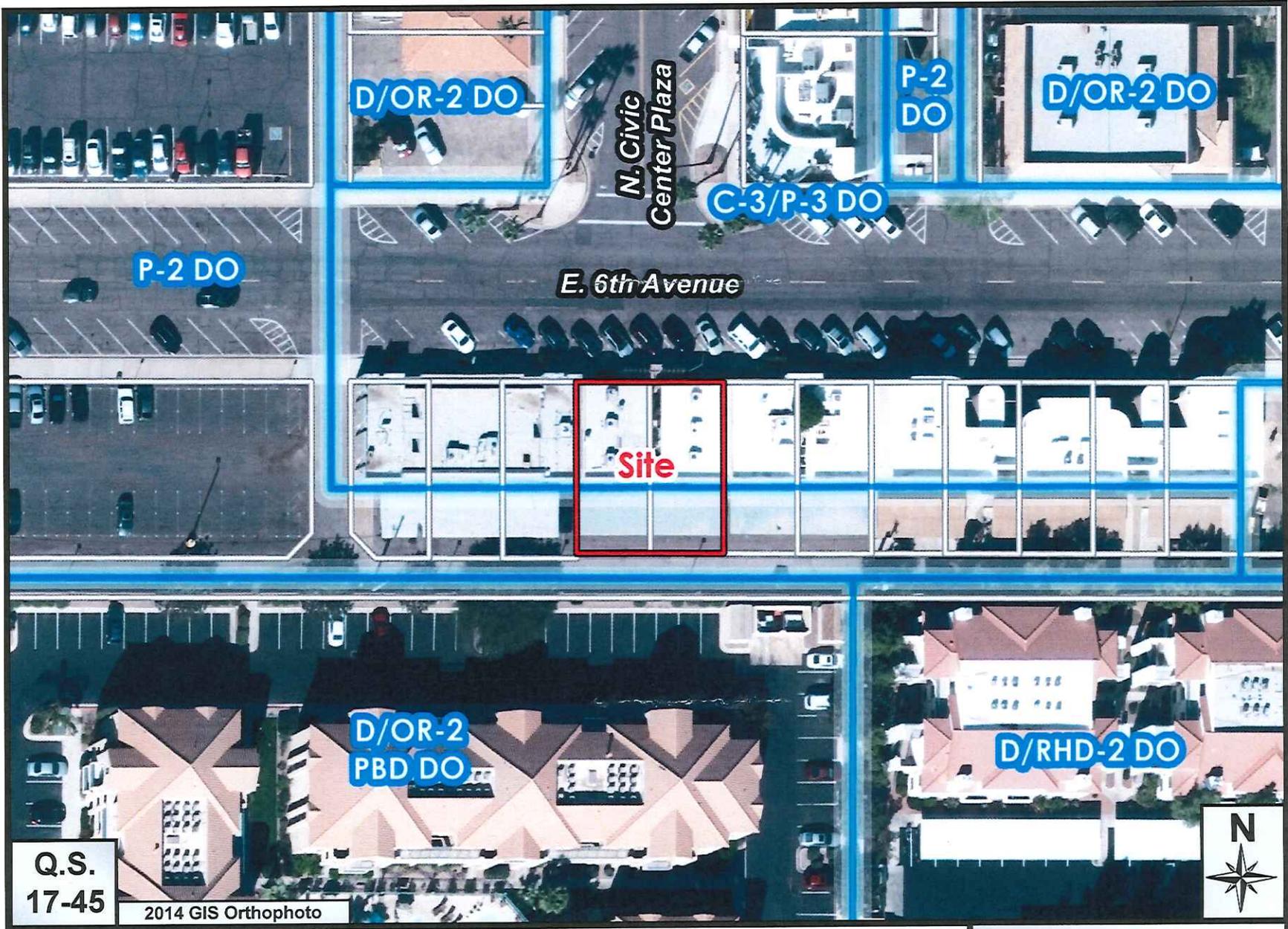
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Google Earth Pro Imagery

**Bidtracer Mixed-Use**

**13-DR-2016**

ATTACHMENT #2A



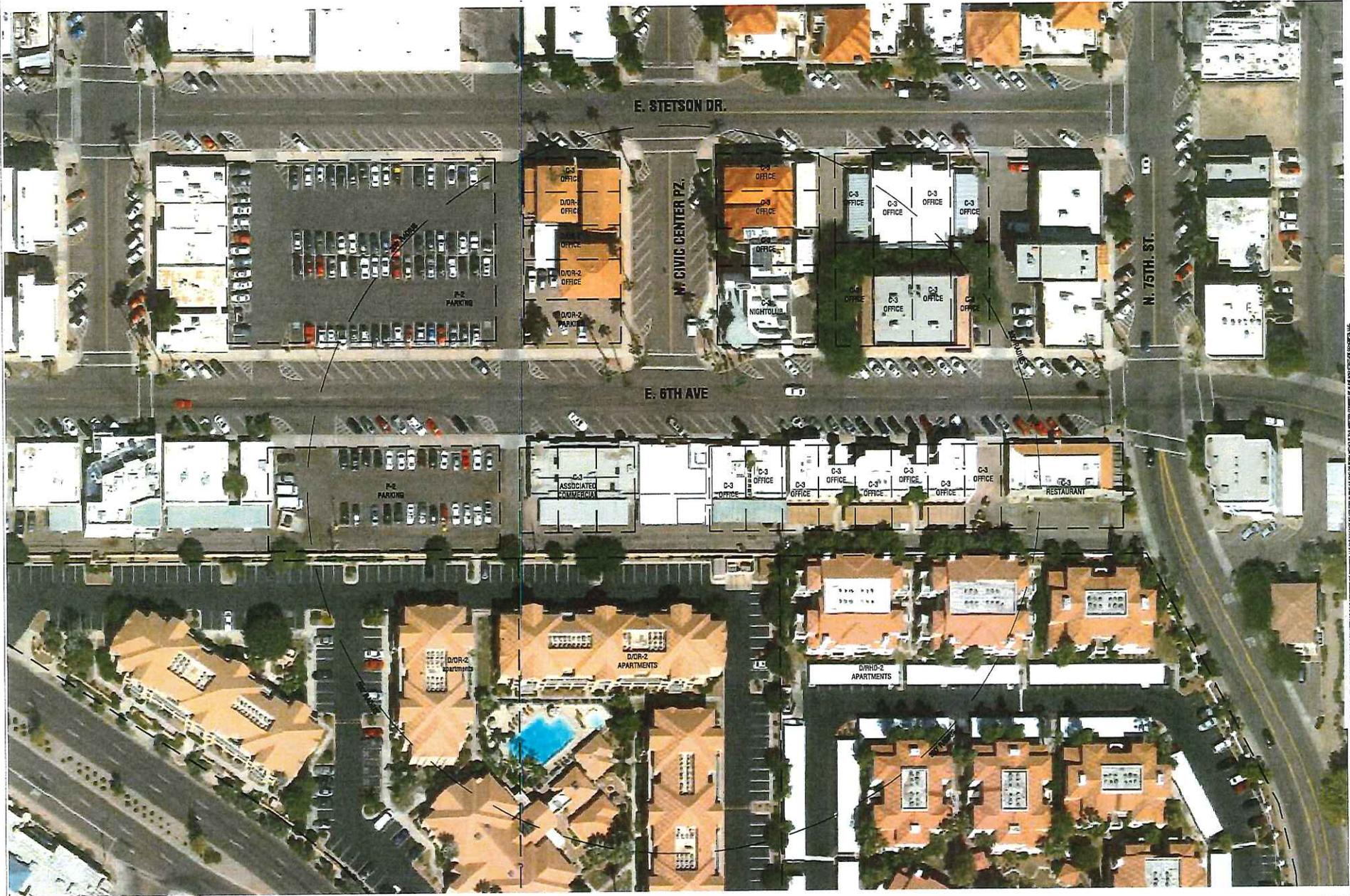
Q.S.  
17-45

2014 GIS Orthophoto

### Bidtracer Mixed-Use

13-DR-2016

ATTACHMENT #3



1st drb submittal  
 7/28/15 8:58 AM  
 ddb issued January 16, 2015  
 plan # 0915-143  
 scottsdale, az 85261  
 alpine  
 1000 N. CENTRAL EXPRESSWAY, SUITE 1000  
 SCOTTSDALE, AZ 85261  
 PH: 480.344.1000  
 WWW.ALPINEAZ.COM  
 REVISIONS  
 10/15/15  
 11/15/15  
 12/15/15

CONTEXT  
 AERIAL  
 sk-0.0

ATTACHMENT #4

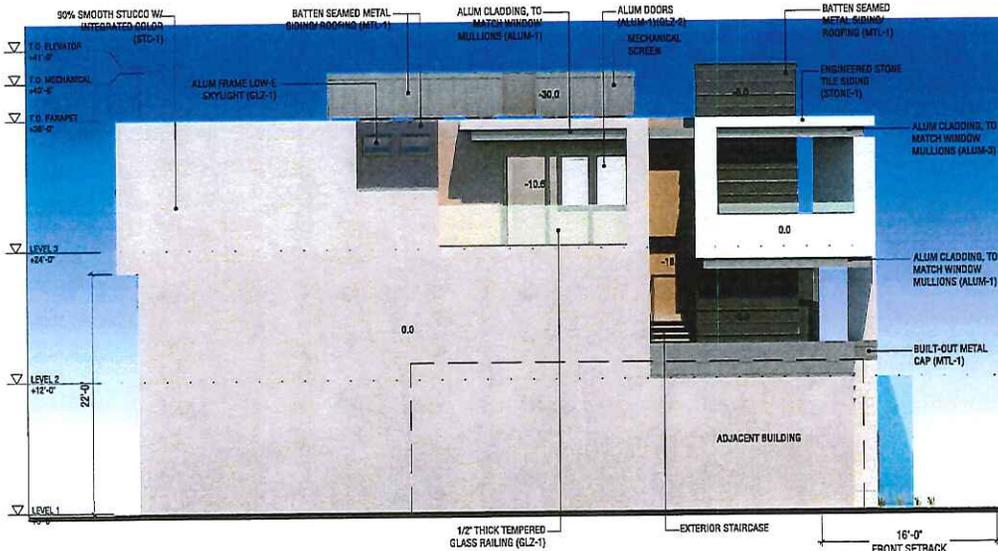




04 . SOUTH ELEVATION



03 . WEST ELEVATION

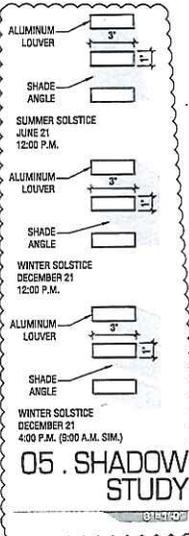


02 . EAST ELEVATION

NOTE:  
LEVEL 1 FIN. FLR. ELEVATION  
SET AT 1,289.39



01 . NORTH ELEVATION

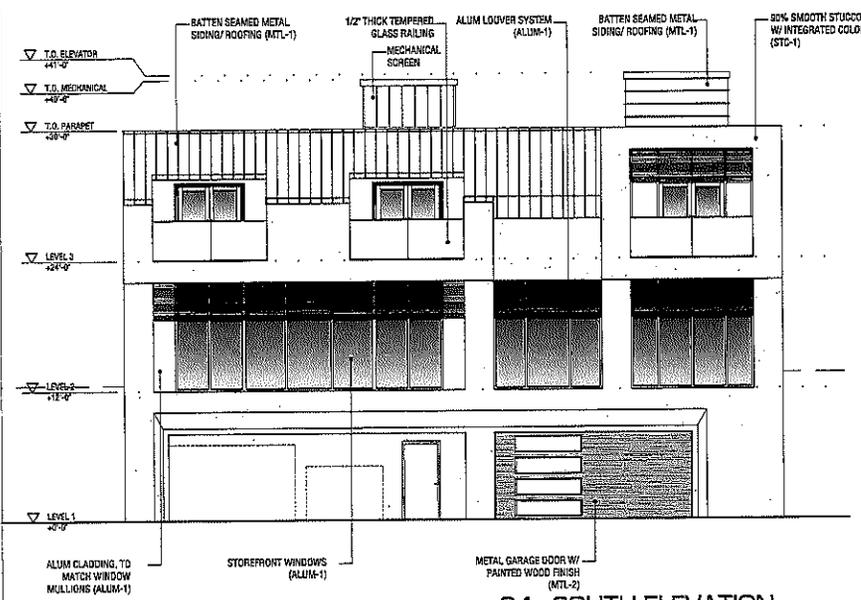


05 . SHADOW STUDY

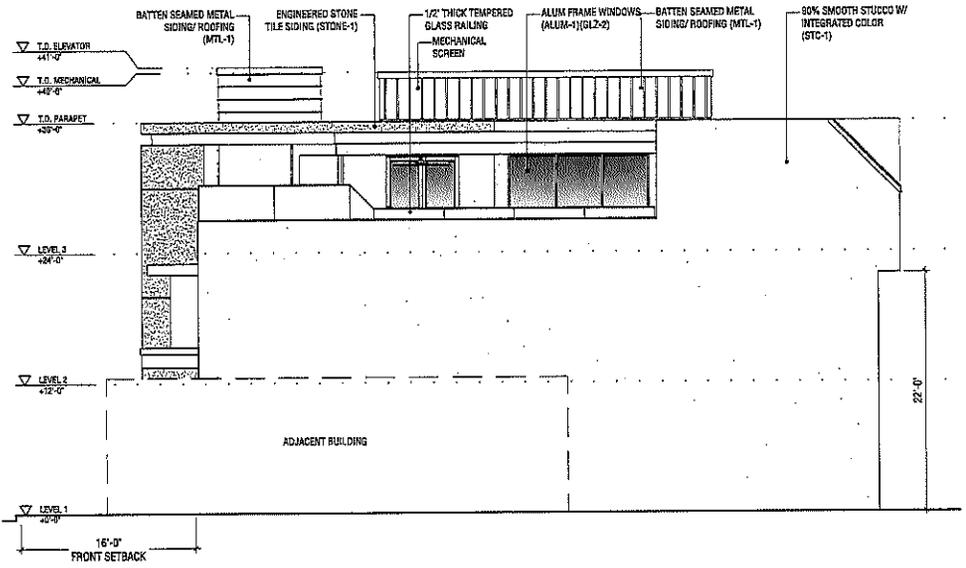
2nd drb submittal  
 7391 & 60th Ave  
 Woodbridge, VA 22191  
 202-771-1100  
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COLOR ELEVATIONS

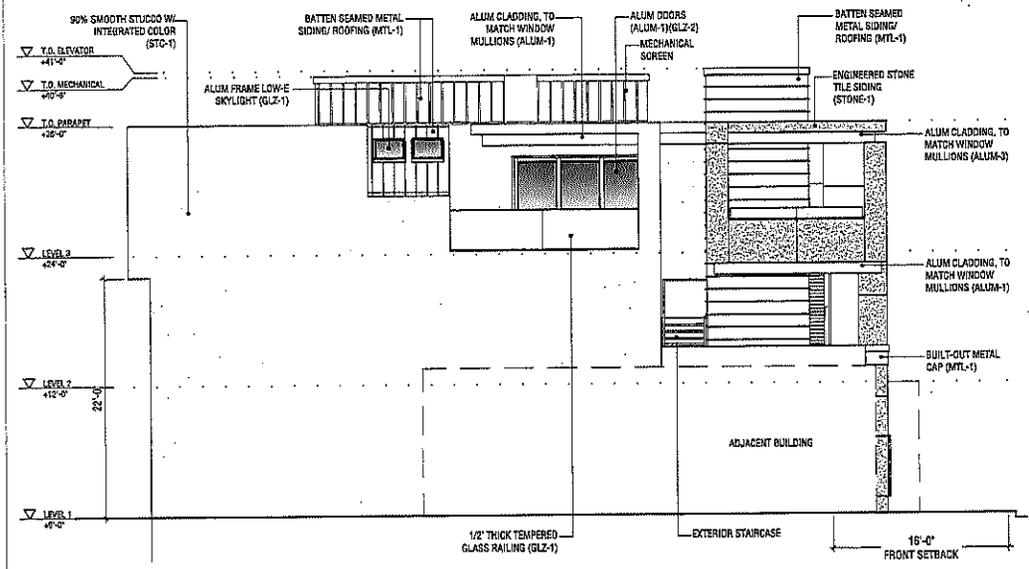
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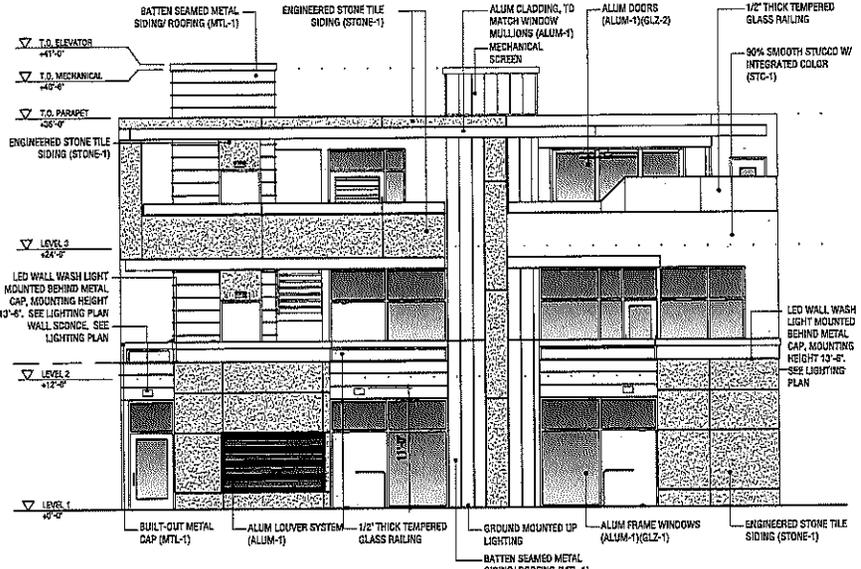
04 . SOUTH ELEVATION



03 . WEST ELEVATION



02 . EAST ELEVATION



01 . NORTH ELEVATION

NOTE:  
LEVEL 1 FIN. FLR. ELEVATION  
SET AT 1,260.39

1811th Street  
 7301 E. 8th Ave.  
 Aurora, CO 80015  
 phone 888-99-4433  
 email info@sk-3.com  
 www.sk-3.com

ELEVATIONS

sk-3.0



04 . NORTHWEST PERSPECTIVE



03 . SOUTHWEST PERSPECTIVE

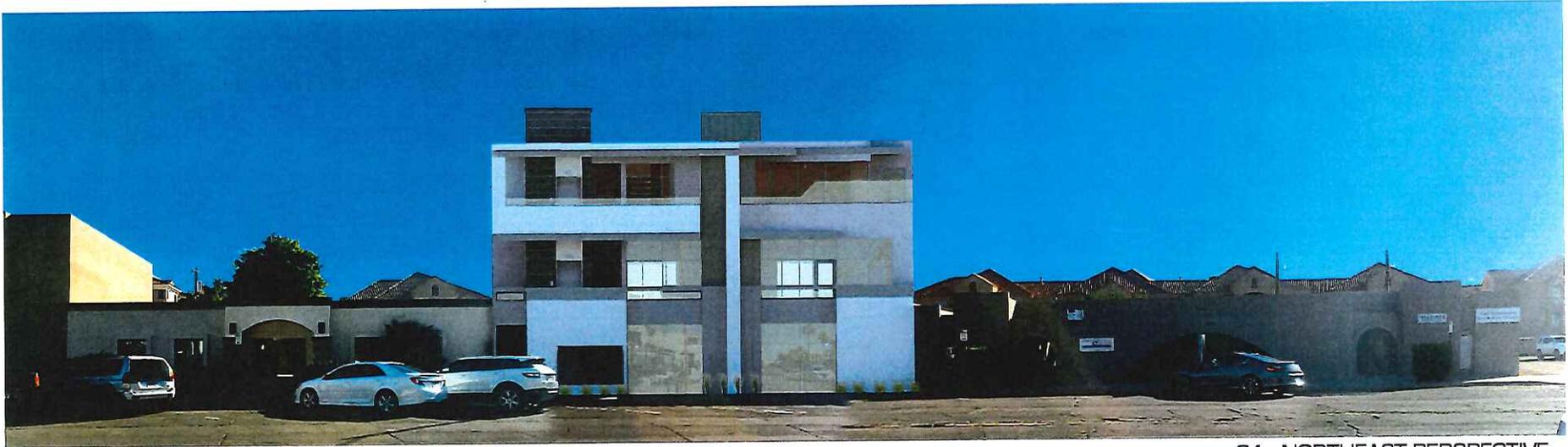


02 . SOUTHEAST PERSPECTIVE



01 . NORTHEAST PERSPECTIVE

1st drb submittal  
 2381 e. 8th ave.  
 scottsdale, az 85261  
 plan # 65959-1-3  
 dated issued: January 18, 2015  
 prepared by: sk-3.3  
 sk-3.3  
 PERSPECTIVES  
 sk-3.3  
 10000 N. CENTRAL EXPRESSWAY, SUITE 1000, SCOTTSDALE, AZ 85258  
 TEL: 480-344-4444  
 WWW.SK-3.3.COM



01 . NORTHEAST PERSPECTIVE

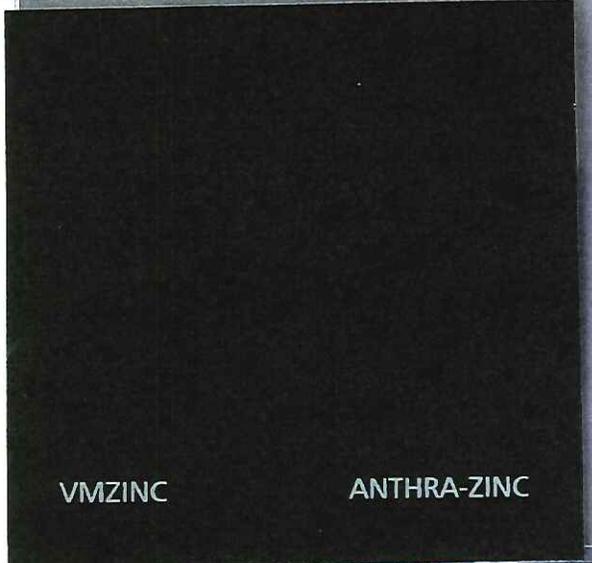
1st drb submittal  
7981 e. 6th ave.  
Scottsdale, AZ 85261  
plan # 66389-14-3  
DATE ISSUED: January 16, 2015  
REVISED:  
PROJECT: **bioreactor mixed-use building**

STREETSCAPE  
ELEVATION

**a-3.4**

© COPYRIGHT 2015 BY ADRIAN ARCHITECTURE CONSULTANTS, LLC

exterior building materials & sample board



VMZINC

ANTHRA-ZINC



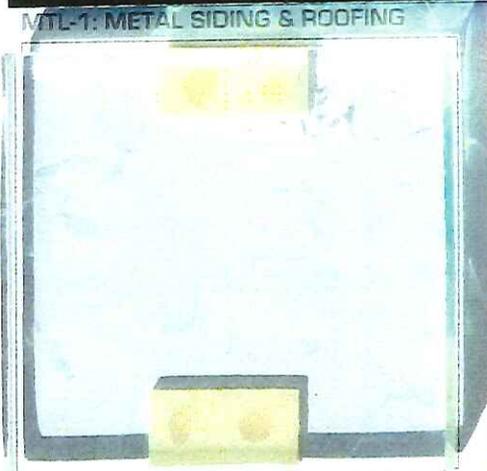
GLZ-2: CLEAR GLAZING W/ GRAY TINT



STONE-1: ENGINEERED STONE SIDING

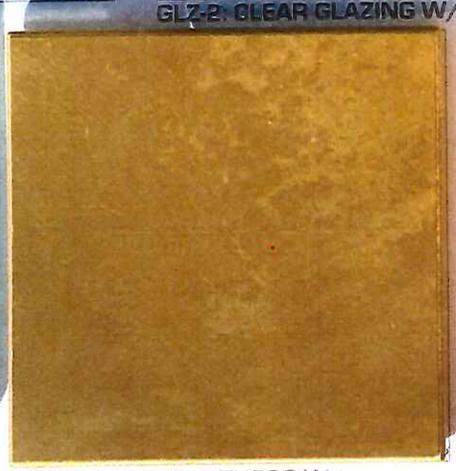


ALUM-1: ANODIZED ALUMINUM STOREFRONT



MTL-1: METAL SIDING & ROOFING

GLZ-1: CLEAR GLAZING



STC-1: SMOOTH STUCCO W/ INTEGRATED COLOR



MTL-2: GARAGE DOOR FINISH



BIDTRACER MIXED USE  
7381 E. 6TH AVE.  
SCOTTSDALE, AZ 85251  
DATE: MARCH 03, 2016

7340 east main street 200  
scottsdale, az 85251  
t: 480.205.7900  
www.alinedesignstudio.com  
architecture . concepts  
**aline**

exterior building materials & sample board

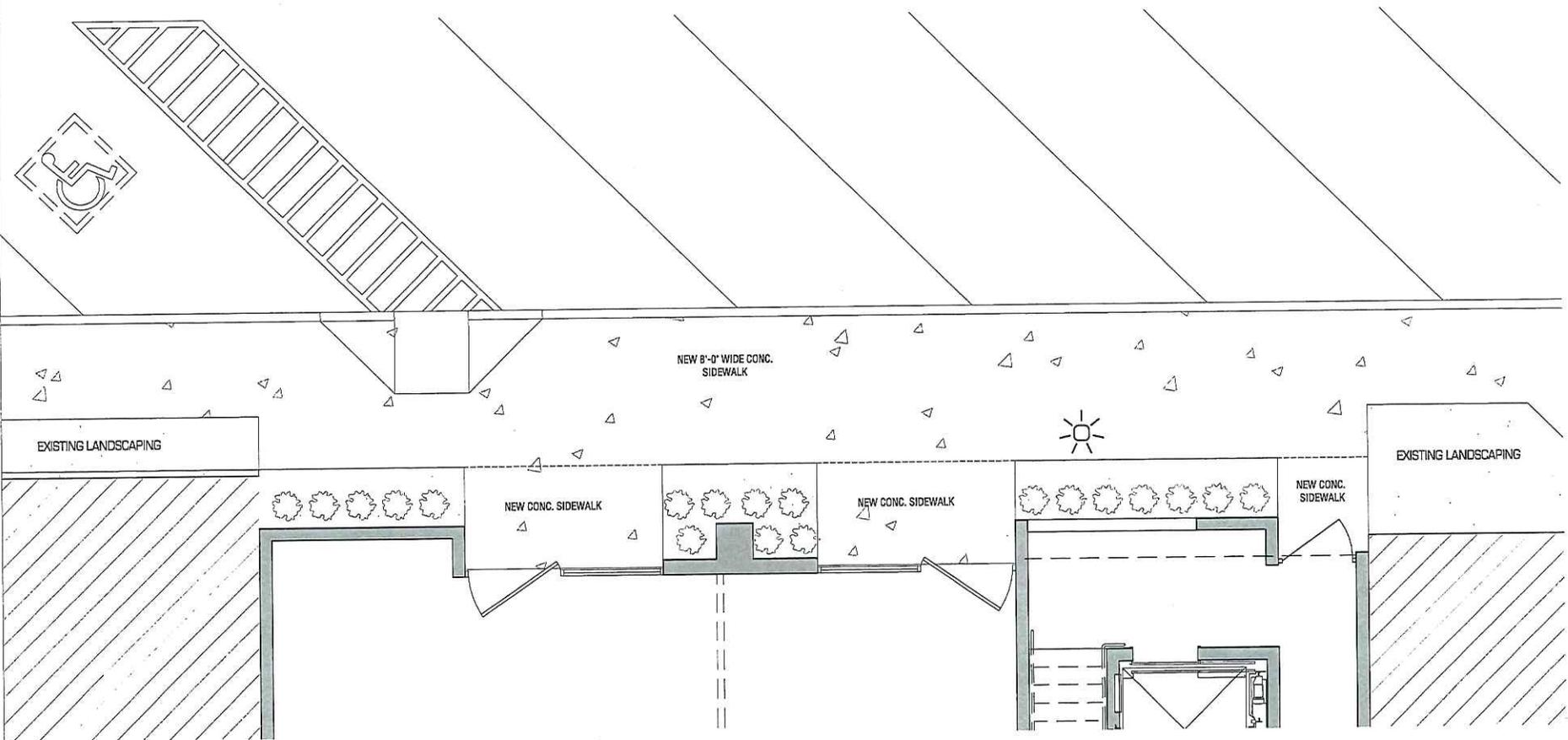


BIDTRACER MIXED USE  
7381 E. 6TH AVE,  
SCOTTSDALE, AZ 85251  
DATE: MARCH 03, 2016

7340 Basha Main Street, #200  
Scottsdale, AZ 85251  
P: 480.225.7850  
www.alinedesignstudio.com  
architecture . concepts  
**aline**

plant legend				
SYMBOL	COMMON NAME/ BOTANICAL NAME	SIZE	QTY.	REMARKS
	SLIPPER FLOWER PADIANTHUS MACROCARPUS	5 GAL.	19	

landscape material legend	
SYMBOL	DESCRIPTION
	DECOMPOSED GRANITE (ALL PLANTER AREAS) 1/2" MINUS, MADISON GOLD, 2" DEEP

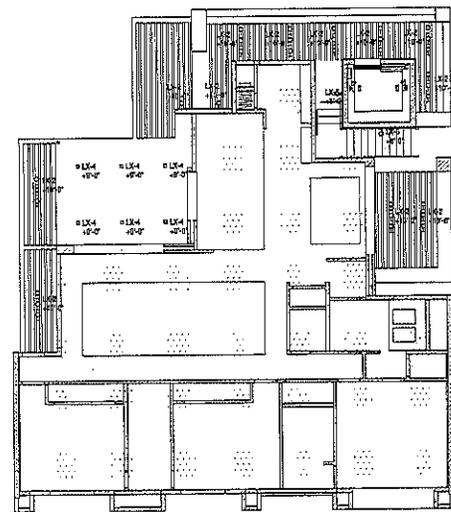


1st drb submittal  
 data issued January 16, 2015 plan # 0609-143  
 7381 e. 6th ave.  
 scottsdale, az 85251  
 skidmore, owings & Merrill  
 landscape architecture llc  
 10000 North Central Expressway  
 Suite 1000  
 Dallas, Texas 75243  
 www.skidmore.com  
 972.961.5000

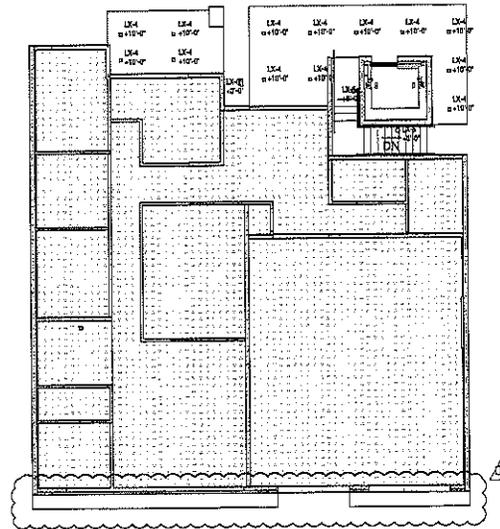
01 . landscape plan

LANDSCAPE PLAN  
sk-1.1

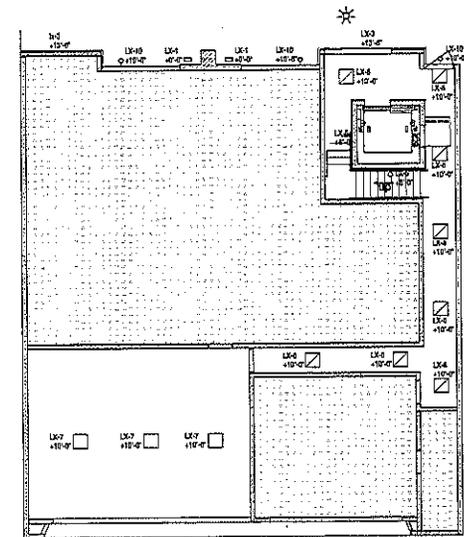
ATTACHMENT #10



03 . THIRD LEVEL



02 . SECOND LEVEL



01 . GROUND LEVEL

LIGHTING LEGEND				
SYMBOL / NAME	LAMP TYPE	WATTS	REMARKS	
	LK-1	LED	5.8W	SEE LIGHTING CUTSHEETS
	LK-2	LED	5.8W	SEE LIGHTING CUTSHEETS
	LK-3	LED	24.7W	SEE LIGHTING CUTSHEETS
	LK-4	LED	81.3W	SEE LIGHTING CUTSHEETS
	LK-5	LED	4.3W	SEE LIGHTING CUTSHEETS
	LK-6	LED	10W	SEE LIGHTING CUTSHEETS
	LK-7	LED	11W	SEE LIGHTING CUTSHEETS
	LK-8	LED	5.5W	SEE LIGHTING CUTSHEETS
	LK-10	LED	5.85W	SEE LIGHTING CUTSHEETS

0' 6' 16' 32'

2nd drb submittal  
 7/20/17  
 2501 e 105 ave  
 BOZEMAN, MT 59717  
 SK-4.0

LIGHTING PLAN  
 SK-4.0



### 4800 LED Base or Yoke Mount Fountain Fixture

IP68



**LIGHT LX6**

**DESCRIPTION**  
This fixture is designed for use in fountain applications. It features a base or yoke mount and is suitable for use in both indoor and outdoor applications. The fixture is designed to be used with a 4800 LED strip and is suitable for use in both indoor and outdoor applications.

**EXAMPLE:** 4800 LED 120-120V 50/60 Hz 25A 120-120V

**ORDERING INFORMATION**

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	4800 LED 120-120V 50/60 Hz 25A 120-120V	1	EA	100.00	100.00

**HYDRE** 9141 Dreyfus Avenue, Second Floor • Channahon, CA 91011 • 800-888-1000 • 805-441-7000 • 805-441-7000

### Skyscape 2x2 RECESSED T-Bar & Drywall

RELAIRAXE **axes** LIGHTING 1 100 243 AX12 171 514 448 8272 171 514 448 8271 www.relaixaxe.com

**PROJECT INFORMATION**  
Project: \_\_\_\_\_  
Type: **LIGHT LX7**  
Notes: \_\_\_\_\_

**DIMENSIONS - SIDE VIEWS**



**PERFORMANCE AT 3500K**

NO. OF LUMINAIRES	SPACING	OUTPUT
400	12" W	90 lumens
300	12" W	90 lumens
200	12" W	90 lumens
100	12" W	90 lumens

**ORDERING CODE**

**PRODUCT SPECIFICATIONS**

1. PRODUCT	2. SIZE	3. WEIGHT	4. TOTAL LUMENS	5. DEPTH	6. INSTALLATION	7. DIMENSIONS	8. DIMENSIONS POSITION
RECESSED	2x2	0.4 lbs	3600 lumens	1.5"	RECESSED	2x2	RECESSED

**12. NAME ON BOX: 2112-LED** November 13, 2015

# BEGA

Photometric Filename: 025LEDIES

**LIGHT LX8**

TEST LAB: LIGHT LABORATORY INC  
DATE: 11/16/2012  
LUMINAIRE: 200LED LAMP  
R3V1LED

All results in accordance with IESNA LM-79-02

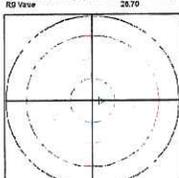
**Chemical Properties**

LED Classification	Type
LED Classification	Type
Luminaire Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	333
Downward Side Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	37
Total Luminaire Watts	9.50
Default Factor	1.00
Upward Mount Light Ratio	0.11
Max. CA	99.96 (99.96)
Max. CA (90 Vert.)	99.96 (99.96)
Max. CA (At 90 Deg. Vert.)	13.25 (97.75)
Max. CA (At 90 Deg. Vert.)	23.45 (96.55)
Class. Classification (Repetitive)	N.A. (absolute)
R3 Value	23.70

**Lum. Classification System (LCS)**

LCS Type	Lumens	Watts	W/Lum
FL (0-20)	261	1.0	10.2
FM (20-30)	29.9	1.0	21.2
PH (30-40)	37.4	1.0	10.0
PL (40-50)	0.0	1.0	2.5
BL (50-60)	39.1	1.0	10.2
BM (60-70)	75.9	1.0	21.2
BN (70-80)	37.4	1.0	10.0
BO (80-90)	9.0	1.0	2.5
UL (90-100)	11.3	1.0	3.2
UL (100-150)	3.7	1.0	7.4
Total	333.0	1.0	100.0

**Beam Spread Diagram**



Mounting Height = 8 ft, On-Off Setting = 4 ft

**Beam Spread Data:**

Beam Spread	Height
0°	8 ft
10°	8 ft
20°	8 ft
30°	8 ft
40°	8 ft
50°	8 ft
60°	8 ft
70°	8 ft
80°	8 ft
90°	8 ft

**Beam Spread Data:**

Beam Spread	Height
0°	8 ft
10°	8 ft
20°	8 ft
30°	8 ft
40°	8 ft
50°	8 ft
60°	8 ft
70°	8 ft
80°	8 ft
90°	8 ft

**Beam Spread Data:**

Beam Spread	Height
0°	8 ft
10°	8 ft
20°	8 ft
30°	8 ft
40°	8 ft
50°	8 ft
60°	8 ft
70°	8 ft
80°	8 ft
90°	8 ft

**Beam Spread Data:**

Beam Spread	Height
0°	8 ft
10°	8 ft
20°	8 ft
30°	8 ft
40°	8 ft
50°	8 ft
60°	8 ft
70°	8 ft
80°	8 ft
90°	8 ft

**Beam Spread Data:**

Beam Spread	Height
0°	8 ft
10°	8 ft
20°	8 ft
30°	8 ft
40°	8 ft
50°	8 ft
60°	8 ft
70°	8 ft
80°	8 ft
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Beam Spread
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