

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 15, 2016 Item No. 6  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

---

### 7 Thousand Shea - Building K 16-DR-2016

**Location:** 7000 E. Shea Boulevard

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new commercial building, with drive-through service, and approximately 10,200 square feet of building area.

## OWNER

---

7 Thousand Shea Boulevard, LLC  
818-703-9600

## ARCHITECT/DESIGNER

---

Suite 6 Architecture + Planning, Inc.

## ENGINEER

---

Kland Civil Engineer

## APPLICANT CONTACT

---

Dean Munkachy, AIA  
Suite 6 Architecture + Planning, Inc.  
480-348-7800

## BACKGROUND

---

### Zoning

This site is zoned Central Business (C-2). The C-2 zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods.

### Context

Located approximately 450 feet east of the intersection of E. Shea Boulevard and N. 70<sup>th</sup> Street, the surrounding developments are commercial uses including retail, service, and restaurant uses.

### Adjacent Uses and Zoning

- North Existing retail and service uses in the larger shopping center, zoned Central Business (C-2).

- South E. Shea Boulevard abuts the property to the south. Existing service and restaurant uses are located farther south in the Highway Commercial (C-3) zoning district.
- East An existing drive-through restaurant is located east of the site in the Highway Commercial (C-3) zoning district.
- West Existing retail and service uses in the larger shopping center zoned Central Business (C-2).

**Key Items for Consideration**

- Conformance with City of Scottsdale Commercial Design Guidelines

**DEVELOPMENT PROPOSAL**

---

**Goal/Purpose of Request**

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a new multi-tenant retail building, including drive-through service, for the existing site. The existing building and a portion of the parking on the site will be demolished to allow the redevelopment of the site.

**Neighborhood Communication**

---

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has not received any neighborhood or citizen correspondence regarding the applicant's request.

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

---

The development site is the current location of a large restaurant. The existing one-story restaurant building on the site has been in place since the 1980s. The applicant's proposal is to remove the existing building from the site and replace it with a new, one-story, multi-tenant commercial building, including a drive-through restaurant. The new building will be located on the east-west axis with the drive-through on the far west side of the building. Other improvements to the site include new parking, landscape, hardscape, and pedestrian access.

Access to the site will remain primarily as it exists on the site today, with the exception of the relocation of a driveway into the site from the adjacent alley to the east. That driveway will be relocated farther north to align with the drive aisle on the northern portion of the development project. The site will continue to utilize access from an existing main entry driveway west of the site into the surrounding larger shopping center. A new parking configuration will be introduced for this portion of the site to accommodate the location of the new building as new parking spaces will wrap the building on three sides. The queueing lane for the drive-through will be located on the north side of the building away from the main pedestrian access to the building. In addition, new screen walls will be provided along a portion of the E. Shea Boulevard frontage to match those existing today. The walls will complement additional landscaping along that frontage to screen parked cars at the site. An existing pedestrian walkway will connect the building to the sidewalk along E. Shea Boulevard. Pedestrian access to the building is located on the south side of the building with a service sidewalk provided on the north side of the building. A pedestrian connection is provided to the surrounding center at the northwestern portion of the site. Open space has been provided primarily in the large setback from E. Shea Boulevard and along the front of the building.

The proposed multi-tenant building incorporates a contemporary style with the use of multiple types of materials including stucco, steel, aluminum storefront, composite wood, and cement tile. The one-story building utilizes varied massing to enhance the façades of the buildings. Shade devices will be provided for all window and door locations, with some windows being recessed into the wall system to allow additional shading. Exterior building lighting has been designed to meet the City requirements and all mechanical equipment and utilities have been appropriately screened or integrated with the building design. The development project utilizes muted earth tones, consistent with City policies and guidelines and incorporates an accent color at both ends of the building to bring additional visual interest to the ends of the building.

New landscaping will be utilized in areas adjacent to the new building and the revised parking areas on the east and west sides of the building. Existing landscaping will be retained and enhanced in the large open space area between the E. Shea Boulevard and the development site. New landscaping will utilize drought-tolerant plant material per City guidelines. Plant species include Palo Brea, Chitalpa, and Mexican Bird of Paradise trees, as well as Agave, Aloe, and Yucca varieties. The plants will be arranged to create a lush landscape between the building and landscape areas surrounding the building.

**Development Information**

- Existing Use: Restaurant
- Proposed Use: Commercial with drive-through restaurant
- Parcel Size: 3.2 gross acres  
2.9 net acres  
124,878 square feet
- Building / Commercial space: 10,200 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.38
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 27 feet 10 inches, including rooftop appurtenances
- Parking Required: 447 spaces (entire shopping center)
- Parking Provided: 634 spaces (entire shopping center)
- Open Space Required: 19,008 square feet / 0.44 acres
- Open Space Provided: 19,008 square feet / 0.44 acres

**STAFF RECOMMENDATION**

---

**Recommended Approach:**

Staff recommends that the Development Review Board approve the 7 Thousand Shea – Building K project per the attached stipulations, finding that the provisions of the Character and Design Element of the General Plan and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

---

**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

---

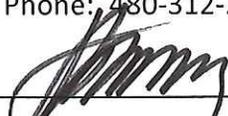
Brad Carr, AICP, LEED-AP  
Senior Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

**APPROVED BY**

---

  
Brad Carr, AICP, LEED-AP, Report Author 8.25.2016  
Date

  
Steve Venker, Development Review Board Coordinator 8/29/16  
Date  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

  
Randy Grant, Director 8/30/16  
Date  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

**ATTACHMENTS**

---

- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Context Aerial with Site Plan
- 5. Site Plan
- 6. Building Elevations
- 7. Perspectives
- 8. Landscape Plans

**Stipulations for the  
Development Review Board Application:  
7 Thousand Shea - Building K  
Case Number: 16-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 Suite Six Architecture + Planning, with a city staff date of 7/18/2016.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Suite Six Architecture + Planning, with a city staff date of 7/18/2016.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative V Design Studio, with a city staff date of 7/18/2016.
  - d. The case drainage report submitted by Kland Civil Engineers and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the site was 97-ZN-1986.

**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 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 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.

4. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations, per Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
5. *With the final plans submittal, the owner shall modify the building elevations to increase the size of the columns supporting the roof structure over the drive through window and wrap the columns in the same, or similar, stone material to that which is provided on the building, to the satisfaction of Planning final plans review staff.*
6. *With the final plans submittal, the owner shall modify the building elevations to increase the depth of the parapet that is located above tenant spaces at either end of the building to ensure that they have additional mass in relation to the remainder of the building, to the satisfaction of Planning final plans review staff.*

**SITE DESIGN:**

**DRB Stipulations**

7. *With the final plans submittal, the owner shall modify the trash enclosure configuration so that it does not conflict with city standards for sight visibility, to the satisfaction of Engineering final plans review staff.*
8. *With the final plans submittal, the owner shall modify the existing landscape island at the end of the row of parking on the north side of the project site to ensure that it does not encroach into the adjacent drive aisle and maintains a minimum of twenty-four (24) feet clearance for vehicle traffic, to the satisfaction of Engineering final plans review staff.*
9. Refuse enclosures shall be constructed in conformance with the City of Scottsdale Design Standards and Policy Manual Section 2-1.804 and City of Scottsdale Supplements to MAG Standard Details, unless otherwise approved by Engineering final plan review staff. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, 2146-1, 2 (2 is grease containment) for single enclosures, and 2147-1, 2 (2 is grease containment) for double enclosures.

**LANDSCAPE DESIGN:**

**Ordinance**

- B. With the final plans submittal, the conceptual landscape plan shall be revised to include summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.

**DRB Stipulations**

10. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
11. *With the final plans submittal, the owner shall modify the landscape plans to add a minimum of five (5) landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter. The landscape pots and/or raised landscape planters shall have a sufficient depth to*

*support the root system of the plants located in the pots/planters, and an automatic irrigation system.*

**EXTERIOR LIGHTING:**

**Ordinance**

- C. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.

**DRB Stipulations**

- 12. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
- 13. 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 2.0-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 8.0-foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

- D. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

- 14. 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.
- 15. *With the final improvement plans submittal, the owner shall address any relocation of water and sewer service, grease interceptor(s) location, fire lines, etc. per the DSPM.*

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 16. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.



# 7000 Shea - Building K

Demolition and New Construction of Multi-Tenant Retail  
at the  
Northeast Corner of 70th Street and Shea Boulevard in  
Scottsdale, Arizona

## PROJECT NARRATIVE

March 17, 2016

ATTACHMENT #1

16-DR-2016  
3/17/16

# 7000 Shea - Building K

## TABLE OF CONTENTS

- I OVERVIEW
- II PROJECT VISION
- III DEVELOPMENT REVIEW BOARD CRITERIA
  - A. General Plan/Zoning Ordinance
  - B. Health, Safety & Welfare
  - C. Spatial Relationships
  - D. Circulation - Ingress/Egress
  - E. Architecture/Character
  - F. Screening
  - G. Consistency with Guidelines
- IV SITE DEVELOPMENT/CONFORMANCE
  - A. Sensitive Design Principles
  - B. Commercial Design Guidelines

### APPENDICES

- CONTEXT PLAN
- SITE PLAN
- FLOOR PLAN
- LANDSCAPE PLAN
- ELEVATIONS
- PERSPECTIVE VIEWS
- MATERIALS BOARDS

# 7000 Shea - Building K

## PROJECT TEAM

### DEVELOPER

Younan Properties  
5959 Topanga Cyn Blvd, Suite 200  
Woodland Hills, California 91364  
Contact: Ms Adriana Mora  
818 703 9600

### ARCHITECT

SUITE 6 Architecture + Planning  
6111 N. Cattletrack Road  
Scottsdale, Arizona 85250  
Contact: Dean Munkachy, AIA  
480 348 7800

### LANDSCAPE ARCHITECT

Collaborative V Design Studio, Inc.  
7116 E 1st Avenue, Suite 103  
Scottsdale, Arizona 85251  
Contact: Aaron Hillman  
480 347 0590

### CIVIL ENGINEER

Kland Civil Engineers  
7227 N 16th Street, Suite 217  
Phoenix, Arizona 85020  
Contact: Leslie Kland, PE  
480 344 0420

### ELECTRICAL ENGINEER

Kraemer Consulting Engineers  
2050 W Whispering Wind Drive  
Phoenix, Arizona 85085  
Contact: Mark D. Bentley  
602 285 1669

# 7000 Shea - Building K

NEC 70th Street and Shea Boulevard  
Scottsdale, Arizona

## PROJECT NARRATIVE

### I. OVERVIEW

7000 Shea is an existing +/- 8.3 net acre commercial project at the northeast corner of 70th Street and Shea Boulevard. The property is zoned C-2 PCD and is designated for Commercial Uses in the General Plan. The current configuration consists of approximately 140,000 sf of tenant space in four (4) basic structures. The northwest corner of the site is a collection of multi-tenant buildings with adjoining courtyards over two subterranean parking levels. At the northeast is a one and two level multi-tenant building that has housed retail, restaurant and office uses. The southwest corner contains a multi-tenant building with a drive through drive cleaner and other uses. On the southeast corner, a roughly 14,000 square foot single tenant restaurant and parking exists. The site interior consists mainly of service parking and landscaping which has been recently modified and enhanced with new wayfinding elements such as signage and traffic calming strategies.

This application pertains to the +/- 1.2 acres at the southeast corner. The program includes demolition of the freestanding restaurant and replacement with a new, +/- 10,000 square foot multi-tenant building with drive-through capability for an endcap tenant. Minor re-grading for the area and reconfiguration of parking to serve the new tenants is also required for this phase of work.

### II. PROJECT VISION

Property Ownership's desire is to create a higher and better use of the project frontage, which has languished for several years due to the obsolete nature of a 14,000 square foot sit-down restaurant. The building layout and orientation are not deemed reusable for the current leasing market where visibility, ease of access and modern facilities are in demand.

The project has historically been multi-faceted, embodying a mix of uses in a village-like configuration. The improvements proposed continue in that tradition, working with the dominant materials and colors of the center, but introducing a more design-forward theme.

Site work will modernize the front parking areas with a more efficient layout and more options for circulation through and from adjacent properties. All improvements, insofar as they support the new program, will reinforce and enhance the landscape and pedestrian character that currently exists.

### **III. DEVELOPMENT REVIEW BOARD CRITERIA**

#### **A. GENERAL PLAN/ZONING ORDINANCE**

Ongoing use of the property is consistent with the General Plan classification of Commercial encouraging retail goods and services appropriately scaled for the adjacent neighborhood. This proposal is to replace existing single tenant space with less multi-tenant space and will not change the essential ongoing use of the property. The site is zoned C-2 and will offer the same or similar uses going forward.

The project adheres to numerous goals and approaches outlined in the General Plan. For example, Economic Vitality (EV) Element, Goal No. 7 encourages the sustainability of the "...long term economic well being of the city and its citizens through redevelopment and revitalizations efforts." The approach recommended by the General Plan for this goal is to "Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers."

#### **B. HEALTH SAFETY AND WELFARE**

The project will continue to utilize and connect pedestrian and vehicular connections to major streets and adjacent properties. Connecting two separate parking areas with a continuous driveway will allow for better traffic flow and distribution. The new multi-tenant building can provide a wider array of goods and services to be offered in the same underused area, thus enhancing the welfare of local patrons.

#### **C. SPATIAL RELATIONSHIPS**

The project will not change the essential layout of the buildings and their relationships to one another or adjacent properties. The new multi-tenant building is smaller than the existing building with a more rectangular footprint, but all interior connections and distances between buildings are maintained.

#### **D. CIRCULATION/INGRESS AND EGRESS**

The project makes major improvements to the off-street parking facilities, redistributing the parking more equitably around the structure. Circulation nodes, including a new driveway entrance from the adjacent alleyway will enhance traffic flow and give patrons more options for ingress and egress at peak times.

#### **E. ARCHITECTURE/CHARACTER**

The context of this project is the general commercial cluster that rings the major intersection of Scottsdale Road and Shea Boulevard. The area has historically

been low scale, combining southwestern design idioms like spanish mission, territorial ranch and adobe. The 7000 Shea project is no exception, containing within its acreage several distinctly different building forms, gabled and flat roofs, colonnades and simple shopfronts with awnings. The restaurant building which is being demolished has a decidedly different character from the rest of the center, with wood columns and heavy timber elements which purposefully make it stand out from the main corpus.

In the vicinity, it is worth noting several contemporary buildings that now comfortably co-exist within the fabric of highly themed shopping centers. Notably, the new MidFirst Bank, McDonald's and the Hopdoddy restaurant, all at or adjacent to the Shea Scottsdale Center, which houses Safeway. Directly south of the subject property is Scottsdale Commons, which underwent a major facelift in 2009, and now sports distinctive roof forms, towers and brick textures which previously were not found in the trade area.

The proposed response at 7000 Shea-Building K is to recognize stylistic changes in the vicinity, yet introduce an updated appearance without losing the scale and charm of the existing building campus. The new design, discussed in further detail herein, suggests how this balance has been addressed through an integrated approach which blends architectural detail, site design and landscape enhancements.

#### **F. SCREENING**

All mechanical equipment and refuse containers will be screened from public view by site walls, service courtyards or parapet walls as before.

#### **G. CONSISTENCY WITH GUIDELINES**

Conformance with governing guidelines is discussed in further detail in the following sections.

### **IV. SITE DEVELOPMENT/ CONFORMANCE WITH SCOTTSDALE DESIGN STANDARDS**

#### **Development Guidelines and Implementation**

The design team has carefully considered the governing documents for site planning and design including: The Design Standards and Policies Manual (DSPM); Sensitive Design Program; Commercial Design Guidelines; and Lighting and Shading Guidelines. Specific responses are discussed below:

#### **A. SENSITIVE DESIGN PRINCIPLES**

*1. The design character of any area should be enhanced and strengthened by new development*

- The project team recognizes the existing and evolving context of the area, and responds to its unique character with appropriately scaled and appointed improvements.
  - 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features**
- The project maintains and enhances the essential relationship of structures as sited next to one another, and in their pedestrian and vehicular connection to adjacent properties. Views into and out of the site are unchanged.
  - 3. Development should be sensitive to existing topography and landscaping**
- No major topography changes are proposed, and the landscape palette will be largely the same.
  - 4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.**
- The project will remove some non-native plant material and otherwise maintain its low water-use palette.
  - 5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and convey its design expectations.**
- The project design maintains its essential character and makes additional shade and landscape improvements in key areas to combat heat buildup.
  - 6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.**
- All existing facilities are maintained. Pedestrian connection from Shea is kept in its current location and re-designed to meet ADA considerations of grade and cross slope. Bicycle parking on site will be replaced in a location nearer to the building.
  - 7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent development.**
- Perimeter landscaping will remain largely unchanged, however at the building edges upgrades including new planting areas between parking and the building will provide visual relief and cooling effects. Walkways adjacent to the new storefronts will be kept largely open with overhead shade canopies to encourage outdoor activity and seating.
  - 8. Buildings should be designed with a logical hierarchy of masses.**
- The new building's design incorporates stepped forms, protrusions and varying parapet heights to create a hierarchy similar to, but not imitative of the existing center. Each change in plane is accompanied by a consequential change in wall materials, to create a visually intriguing arrangement of forms.
  - 9. The design of the built environment should respond to the desert environment.**
- The building incorporates shade canopies at all glass areas in response to the need to decrease heat build up, particularly in the pedestrian areas. Building materials are chosen to provide durable and lasting quality which resist heat and sun degradation.
  - 10. Developments should strive to incorporate sustainable and healthy building practices and products.**

- The new building's envelope will meet current energy codes, assuring a much more efficient energy profile than currently exists at the site. Ownership has planned for extra trash facilities near the new project to install recycling containers and waste grease recycling, both of which will encourage sustainable practices and reduce the waste stream.
  - 11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.**
- Perimeter landscaping, which is low water-use will remain largely unchanged. Some existing mature materials will be salvaged and re-used within the project.
  - 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants**
- Perimeter landscaping will remain largely unchanged. Some existing mature materials will be salvaged and re-used within the project.
  - 13. The extent and quality of lighting should be integrally designed as part of the built environment.**
- The new lighting will match recently installed LED fixtures with full cut off. Specialty fixtures will be added such as wall sconces and overhead fixtures to provide interest at the storefront areas.
  - 14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**
- Signage will be appropriate to the existing scale of the improvements and illuminated in keeping with other adjacent retail properties.

## **B. COMMERCIAL DESIGN GUIDELINES**

### **SITE DESIGN**

- The existing site and parking layout have historically created issues relative to parking efficiency, due to the creation of separate, unjoined parking fields. The small parking field to the east is particularly problematic now as it dead-ends near a drainage structure, thus inhibiting good traffic flow. The new plan contemplates several significant modifications to the parking field which conjoins the two areas, and distributes parking more evenly around the proposed structure, a multi-tenant shop building.
- As a part of this new parking scheme, our team has worked with Planning and Traffic staff to come up with a dual eastern driveway scenario that adjusts access from the existing alley, and allows for more points of egress to and from adjacent properties. The new parking field is approximately 4 parking spaces larger than previous counts in the area.
- The proposed building will feature a drive through lane and pick up window, both on the north side of the proposed structure, which will fully screen this activity from Shea. The cueing length is in excess of the 140' recommended in the DSPM, and any menu boards and/or speakers will be directed toward the interior of the site. None of this function is located adjacent to any nearby residential zoning.
- Parking lot screen walls to match the existing design, height and materials will be ex-

tended along those stretches of the frontage to continue the design intent and unify the frontage of the project.

- A key pedestrian connection point will be maintained from Shea, through an accessible pathway directly to the new shops. A new walkway connection to Building J (north) will be added to maintain an accessible path between buildings. An existing pathway to the west will be maintained and connected to the shops walkway.
- A pedestrian pathway will encompass the building on nearly three sides which will consist of hardscape, landscape and shaded overhangs from the building. The area will be designated for outdoor dining uses and pedestrian pathway to encourage a lively atmosphere. Tenants will be encouraged to add living-wall planters and other creative separation devices for their seating areas.

### **ARCHITECTURE-CONTEXT AND HISTORY**

- Recent nearby development and new leasing opportunities have caused the new ownership of 7000 Shea to reassess its suitability for multiple tenancy and for ways to upgrade the appearance and functionality of the site and buildings.
- The project has been constructed and renovated in several phases since the 1980's and has kept its one and two story collection of buildings in a more or less casual setting. The project's most unique feature was the introduction of two levels of subterranean parking, which allowed for greater at-grade building coverage than the average retail center. The existing architectural style is predominantly Southwestern Suburban Ranch with subdued desert colors, faux stone, post-modern details and a mix of hipped, gabled and flat roof forms. The overall effect of the center is a modestly eclectic village.
- The building which currently occupies the subject area is an approximately 14,000 square foot sit-down restaurant which maintains the wood columns and chimney structure of the original themed restaurant tenant. This building is deemed functionally obsolete for the new tenant market.

### **ARCHITECTURE-PROPOSED REPLACEMENT BUILDING**

- The new, smaller building has been conceptualized as a complimentary, yet not identical part of the overall center, much in the way the existing structure relates to and departs from the remainder of the campus.
- Elements that support continuity include: similar earth-toned stucco elements, matching stone veneers, flat parapets, roofline undulation, horizontal shade structures and storefront finishes.
- Departures from the original buildings include: additions of new, complimentary materials, simpler roof lines, reduced ornamentation and varying storefront heights.

## **ARCHITECTURE-RENOVATION OF EXISTING CENTERS**

**1. When a new use/addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.**

- The new building, while physically smaller than the building it replaces, will still be recognizable as a part of the overall center. Care has been taken to interpret the successful parts of the existing center such as shaded walkways, interconnected pathways and perimeter landscaping. The proposed building will actually have slightly less height and bulk than the restaurant, sitting back further from the curb.

**2. New additions should match the existing approved architecture of the existing center. The extension of arcade elements, lighting, pathways and fenestration patterns, structural rhythms and use of materials should exhibit a seamless transition between the existing and new construction**

- As discussed above, the center has historically included a mildly ecelectic series of facades which increase its interest and keep the center from being too slavish to a style. The proposed building facades will feature: stucco in colors already used throughout the center, stone veneer and storefronts to match the center. Intentional departures from the center are meant to communicate a new direction for the leasing strategy, making it more competitive with surrounding, upgraded properties in the context area. Not imitating some of the more dated design elements of the center is a conscious choice pointed at an evolving, and competitive marketplace. The overall effect will be to encourage future buildings and renovations toward the same goal of contextual interpretation.

## **ARCHITECTURE-CLIMATIC RESPONSE**

- The new Building K will be a far more efficient building than the one it replaces, if due mainly to prevailing energy codes at the time of construction. In addition, the glass storefronts will be substantially shaded by projecting overhead awnings that will keep pedestrians out of the sun, and direct UV from entering the glass. Glassed areas are recessed from 15 to 34 inches from adjacent piers, giving additional protection from low angled rays.

## **ARCHITECTURE-DETAILS, MATERIALS AND COLORS**

- The new Building K will feature a varied color and material palette, carefully chosen for its appropriateness to the context of the existing center and the tradce area. Stucco finishes and colors will match those found at the center, as will the use of stone veneer, albeit in slightly different applications.
- New additions to the palette include precast concrete, cement composite panels and painted steel accents. These materials are largely used as accent against the native palette described above, and are intended to signal the strong intention toward a more contemporary theme.

### ***LANDSCAPE DESIGN-OVERALL PROJECT***

- The existing shopping center underwent a landscape and parking renovation in 2013, new plant materials were brought in to freshen up the aesthetic of the existing aging development. The landscape theme for the proposed building replacement is to continue with the 2013 renovation landscape concept. In addition to the new planting within the site, the existing frontage will be updated by cleaning up some material that has been historically in conflict with the large power lines along Shea Boulevard.
- Parking screen walls will be added to match the existing walls with shrubs and ground-cover planted near the walls from the street side to soften their appearance from Shea.
- The new parking areas and hardscape areas adjacent to the walks will be planted with plant materials selected from the ADWR- Arizona Department of Water Resources Low Water Use Plant List.
- The colorful shrubs, accents and ground covers will be planted in strong massings to create interest and reinforce the architectural character of the buildings.

### ***LIGHTING DESIGN-OVERALL PROJECT***

- Some lighting in the parking lots and pedestrian areas is HID source, largely outdated. New lighting throughout the parking lot in the subject area will provide a series of poles with LED output for better energy efficiency and more even levels of light coverage.
- Specialty sconces and downlights will also be added at the retail building to compliment and enhance the architectural experience of the area.
- An initial photometric study with light fixture cut sheets has been submitted with this application for further information.

### ***SIGNAGE AND CORPORATE IDENTITY-OVERALL PROJECT***

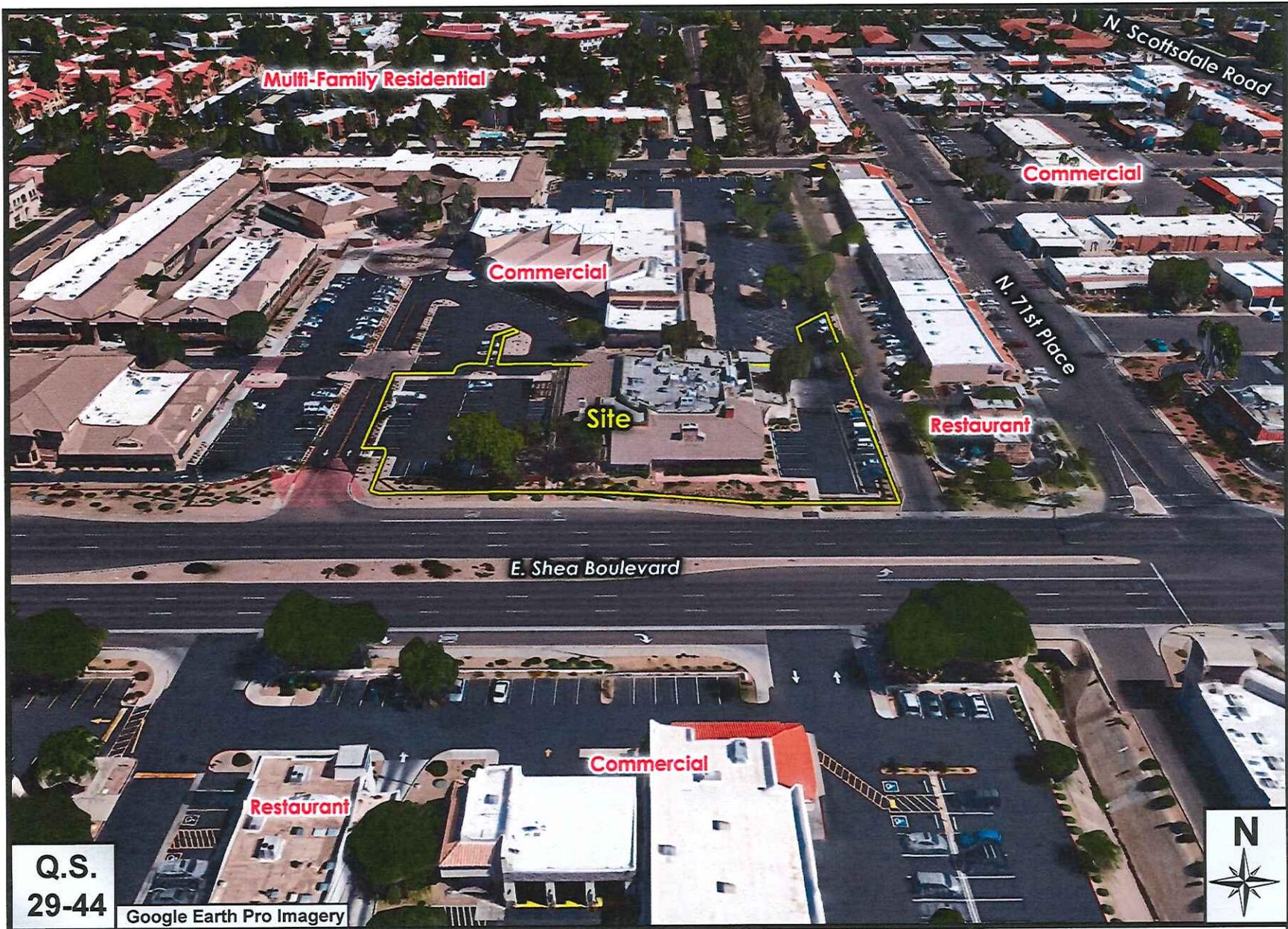
- An existing multi-tenant identification sign on Shea Boulevard will be maintained for this phase of work.
- Tenant signage is anticipated and allowed at the retail as either wall mounted, or ledge mounted at the shade canopies. Individual letter signs will be strongly encouraged or required.
- Raceway signage will not be allowed.
- Signage criteria to limit sizes, illumination and locations will be developed for separate approval if required.

**END OF NARRATIVE**



7 Thousand Shea – Building K

16-DR-2016

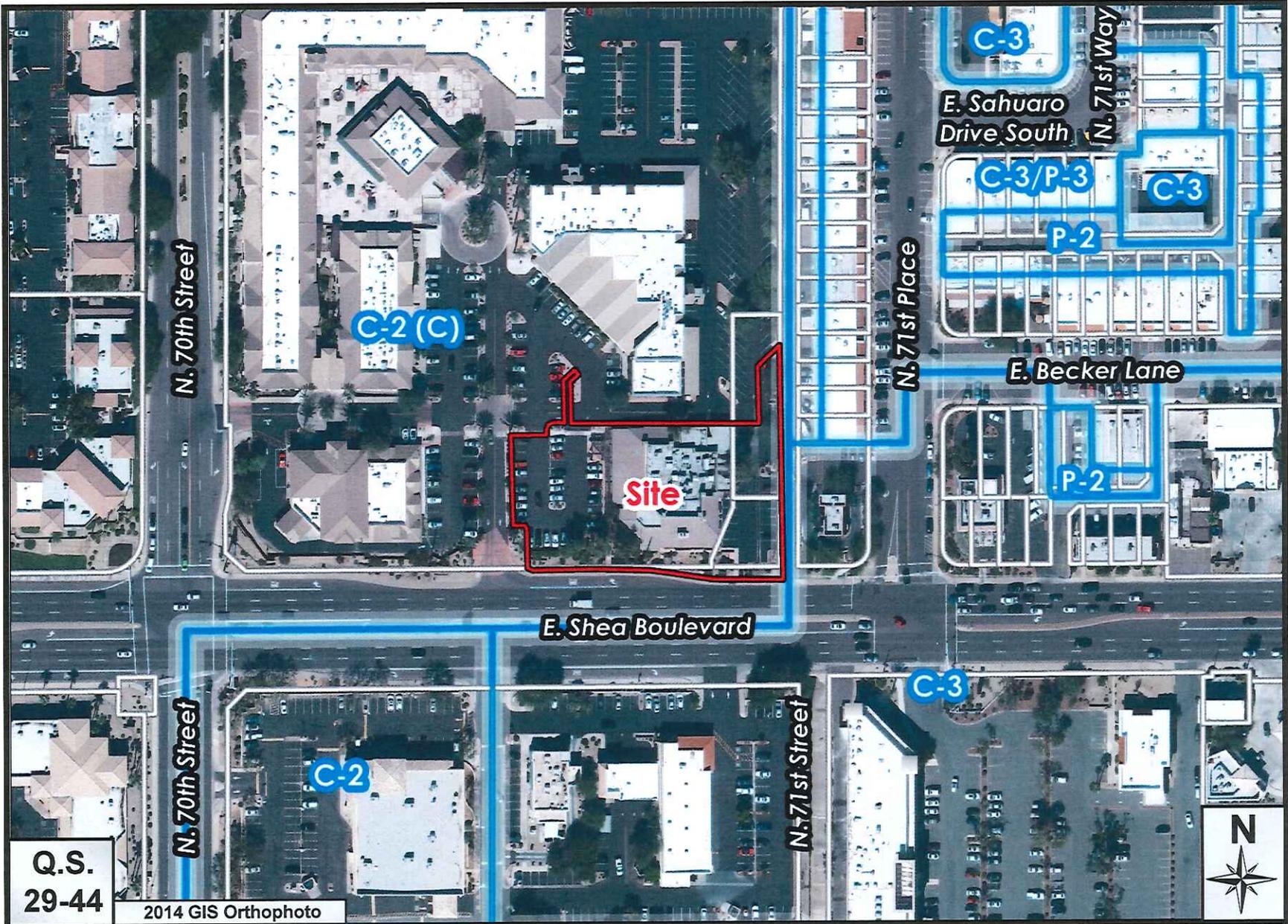


Q.S.  
29-44

Google Earth Pro Imagery

7 Thousand Shea – Building K

16-DR-2016



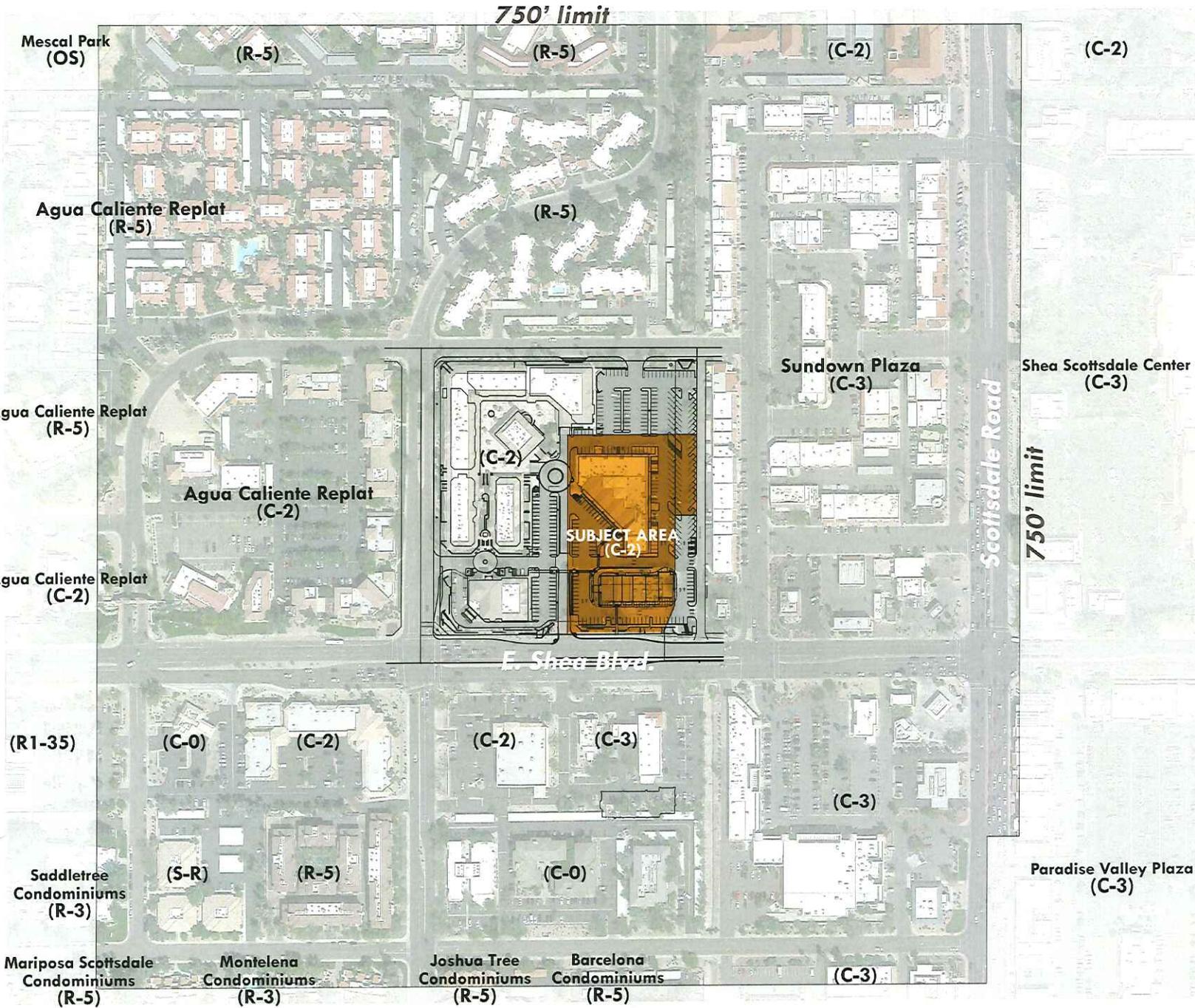
Q.S.  
29-44

2014 GIS Orthophoto

7 Thousand Shea – Building K

16-DR-2016

ATTACHMENT #4

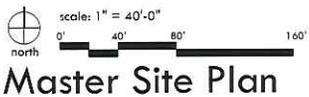
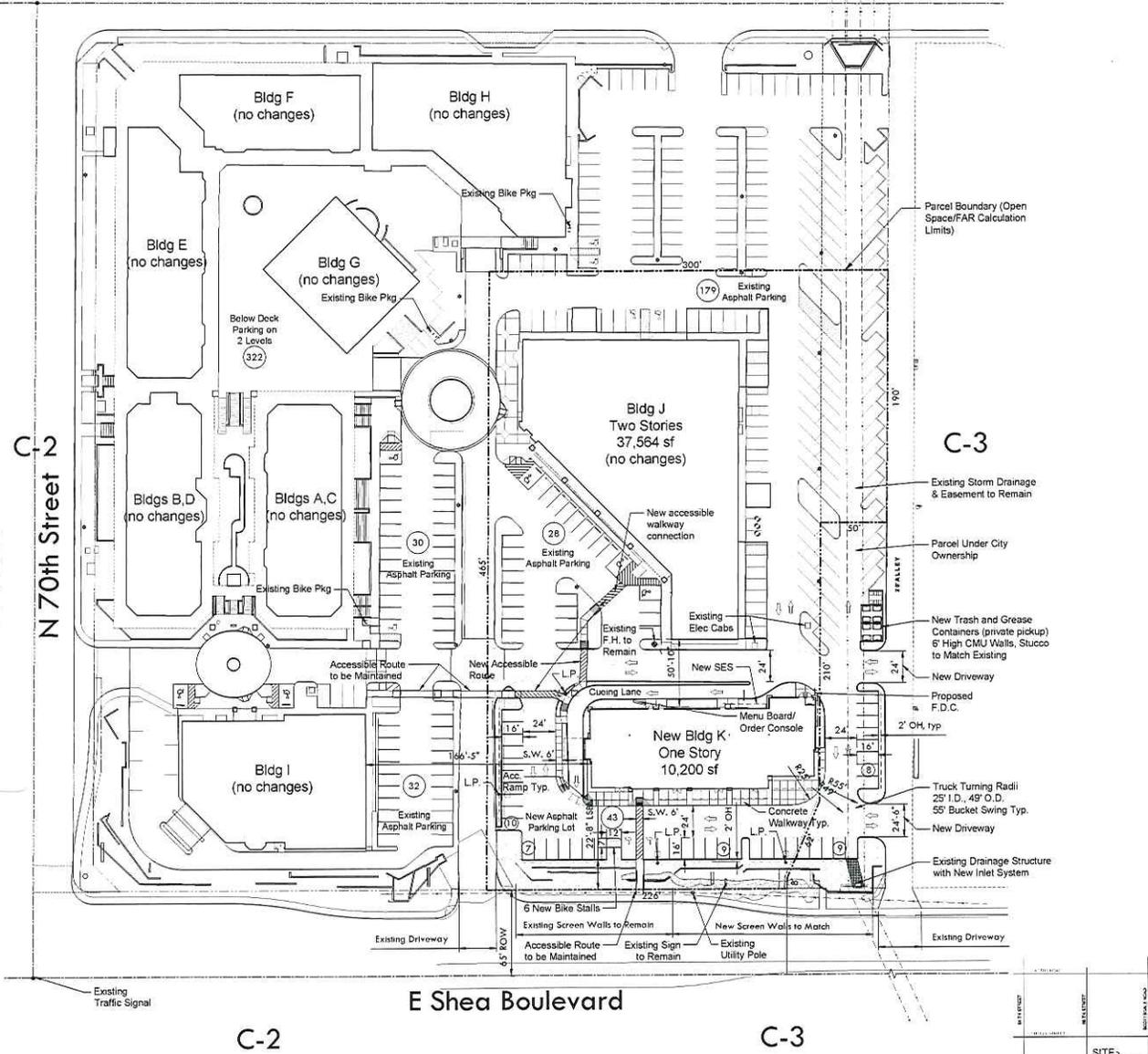


**E. 7000 Shea Blvd.  
Context Aerial-750'**



R-5  
E Sahuaro Drive

ATTACHMENT #5



**PROJECT DESCRIPTION**

DEMOLITION OF AN EXISTING SIT-DOWN RESTAURANT AND REPLACEMENT WITH A NEW, 10,200 SF MULTI-TENANT BUILDING WITH DRIVE THROUGH. PARKING CONFIGURATION CHANGES TO THE IMMEDIATE AREA

**PROJECT INFORMATION**

**Project Name** 7000 Shea - Building K  
**Project Address** 7000 E Shea Boulevard  
 Scottsdale, Arizona 85254  
**Owner** 7000 E Shea Boulevard, LLC  
 c/o Younan Properties,  
 5959 Topanga Cyn Blvd  
 Woodland Hills, CA 91364  
 Contact: Adriana Mora  
 Tel: 818-715-9467  
 Email: amora@younanproperties.com  
**Architect-Retail** SUITE 6 architecture + planning  
 6111 N. Cattletrack Road  
 Scottsdale, Arizona 85250  
 Contact: Dean Munkachy  
 Tel: 480-348-7800  
 Email: dean@suite6.net

**SITE DATA**

**Existing Zoning** C-2  
**Overall Property** GROSS: 449,131 sf (10.31 ac)  
 NET: 363,647 sf (8.35 ac)  
**Subject Parcel(s)** NET: 124,878 sf (2.87 ac)  
 APN 175-42-136P, 175-42-136Q, 175-42-138G  
**GLA Building K** 10,200 sf  
**GLA Building J** 37,564 sf  
**GLA Subject Pcl** 47,764 sf  
**FAR-Subject Pcl** 0.38  
**Total GLA-Project (Post Development)** 133,915 sf

**PARKING QUANTITIES**

Required		
Mixed Use-Autos	(1/300)	447 sp
Bike Pkg Req'd	(1/10)	45 sp
Provided		
Standard Spaces		602 sp
ADA Spaces		32 sp
<b>Total Parking</b>		<b>634 sp</b>
<b>Prov'd</b>		<b>634 sp</b>
Total Bike		
Prov'd		45 sp
OPEN SPACE		
Required	17.20%	21,479 sf
Frontage Prov'd		4,824 sf
Other Prov'd		14,184 sf
<b>Total Prov'd</b>		<b>19,008 sf</b>
PARKING LOT LANDSCAPE AREA		
Required		7,885 sf
Provided		7,920 sf



7000 Shea  
Building K  
MULTI-TENANT RETAIL  
Scottsdale, Arizona

- ▲ Development Review Seal
- ▲ Bid Seal
- ▲ City Submittal
- ▲ Construction Seal

Revisions:

No.	Description

Ownership of Instruments of Service:  
 This drawing is not to be used or reproduced without the written Suite 6 Architecture + Planning, Inc. The design, images, and concepts on this drawing are the property of Suite 6 Architecture + Planning, Inc.

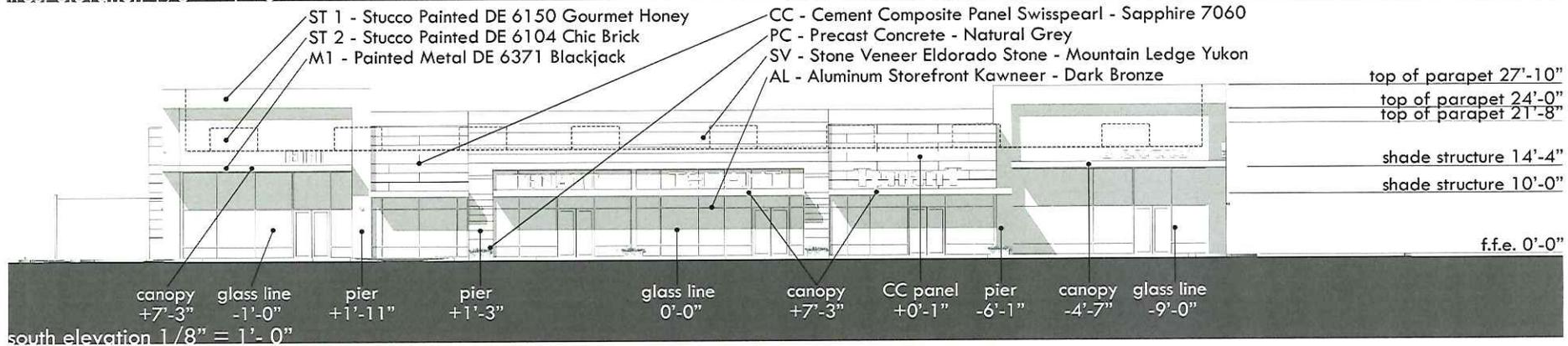
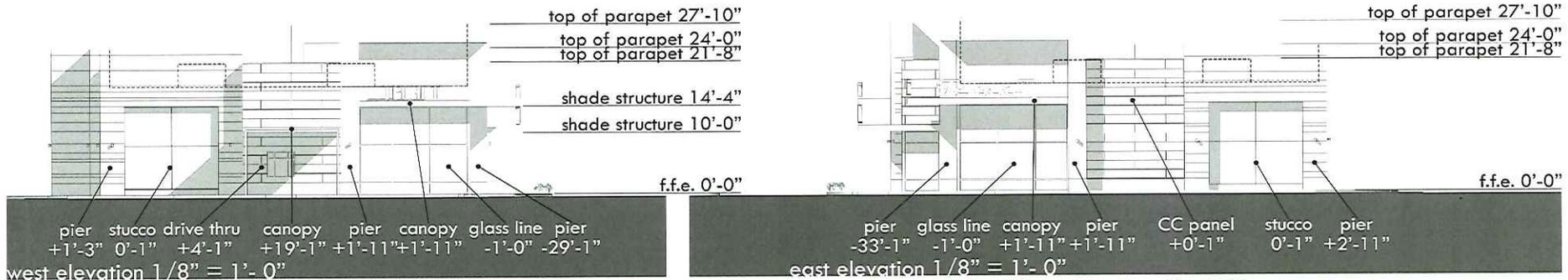
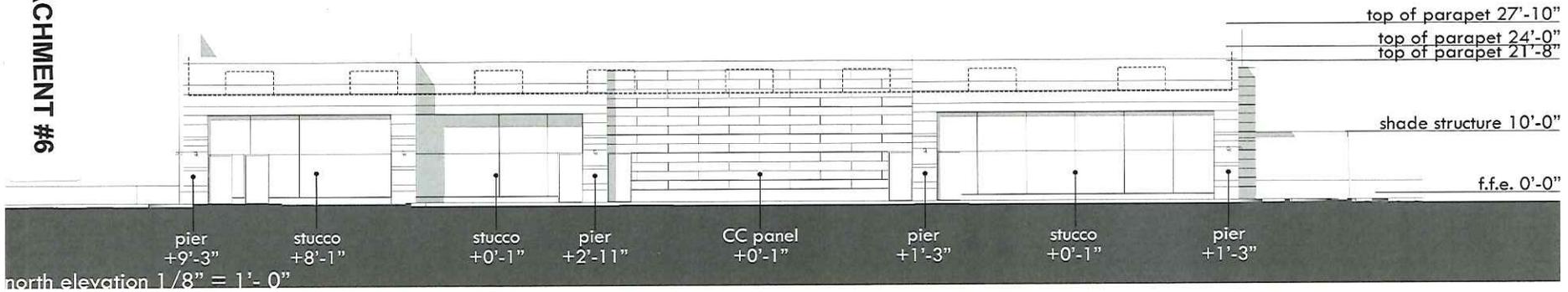
Date: July 15, 2016  
 Project Number: 484  
 Drawn by:

Sheet Number

**A1.0**  
Site Plan

16-DR-2016  
7/18/2016

ATTACHMENT #6



Note:  
 - all roof drainage to occur with internal downspouts or scuppers only, no visible downspouts  
 - mechanical on roof will be screened by existing parapet wall and will not be visible from street



16-DR-2016  
 7/18/2016



suite six  
 ARCHITECTURE + INTERIORS  
 6111 N. CANTONWAY  
 SCOTTSDALE, ARIZONA 85250  
 480.348.7800  
 480.348.2411



7000 Shea  
 Building K  
 MULTI TENANT RETAIL  
 Scottsdale, Arizona

- ▲ Development Review Set
- ▲ Bid Set
- ▲ City Submittal
- ▲ Construction Set

Revisions: July 13, 2016

Ownership of Instruments of Service:

This drawing is not to be used or reproduced without the written consent of Suite Six Architecture + Planning, Inc. The design, concept, and construction on this drawing are the property of Suite Six Architecture + Planning, Inc.

Title:

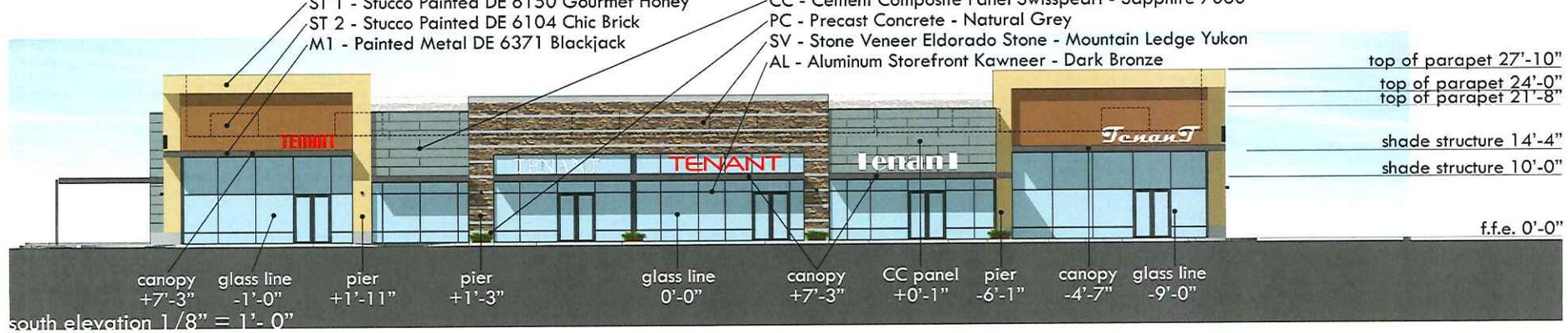
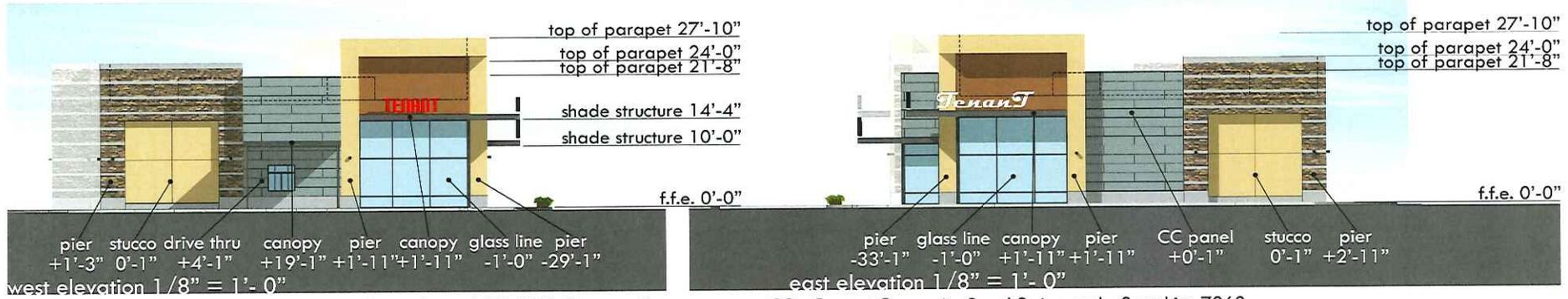
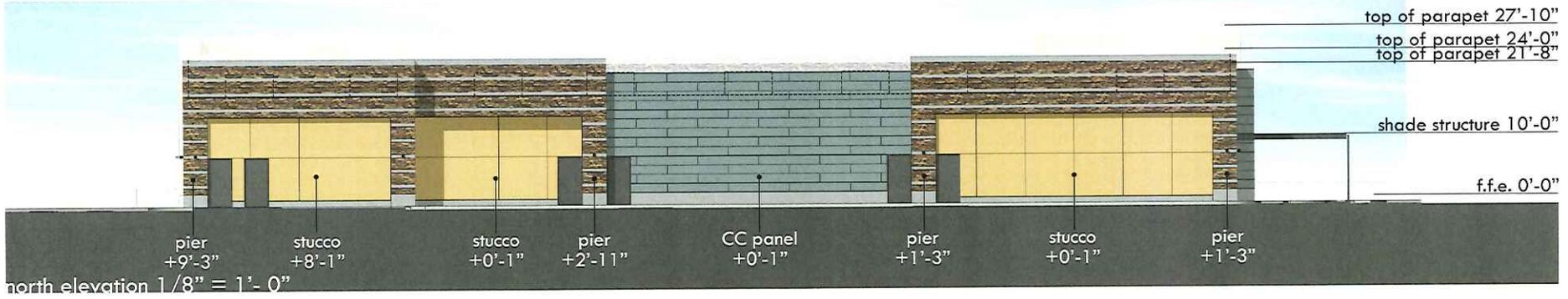
Date: March 17, 2016

Project Number: 016

Drawn by:

Sheet Number

A3.1  
 Elevations-B/W



- ST 1 - Stucco Painted DE 6150 Gourmet Honey
- ST 2 - Stucco Painted DE 6104 Chic Brick
- M1 - Painted Metal DE 6371 Blackjack
- CC - Cement Composite Panel Swisspearl - Sapphire 7060
- PC - Precast Concrete - Natural Grey
- SV - Stone Veneer Eldorado Stone - Mountain Ledge Yukon
- AL - Aluminum Storefront Kawneer - Dark Bronze

Note:  
 - all roof drainage to occur with internal downspouts or scuppers only, no visible downspouts  
 - mechanical on roof will be screened by existing parapet wall and will not be visible from street

**7000 Shea Building K**  
 MULTI-TENANT RETAIL  
 Scottsdale, Arizona

- ▲ Development Review Set
- ▲ Site Set
- ▲ City Submittal
- ▲ Construction Set

Revisions: July 15, 2016

Ownership of Instruments of Service:  
 This drawing is not to be used or reproduced without the consent of Suite & Six Architecture + Planning, Inc. The design, images, and concepts in this drawing are the property of Suite & Six Architecture + Planning, Inc.  
 Title:

Date: March 17, 2016  
 Project Number: 454  
 Drawn by:

Sheet Number:

16-DR-2016  
 7/18/2016



**A3.2**  
 Elevations-Color



view southwest corner



view northwest corner



view south elevation



view northeast corner



view southeast corner

ATTACHMENT #7



Suite Six

ARCHITECTURE + INTERIORS  
 4111 W. GREENWAY  
 SCOTTSDALE, ARIZONA 85250  
 480-348-7850  
 480-874-2424

Seal



Expires 9/30/2018

7000 Shea  
 Building K  
 MULTI-TENANT RETAIL  
 Scottsdale, Arizona

- ▲ Development Review Set
- ▲ Bid Set
- ▲ City Submittal
- ▲ Construction Set

Revisions: July 15, 2016

Ownership of Instruments of Service:

This drawing is not to be used or reproduced without the consent of Suite Six Architecture + Interiors, Inc. The design, concept, and concepts in this drawing are the property of Suite Six Architecture + Interiors, Inc.

Title:

Date: March 17, 2016  
 Project Number: 484  
 Drawn by:

Sheet Number

16-DR-2016  
 7/18/2016

A3.3  
 Perspective Views

