

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: *September 1, 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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### **City of Scottsdale Fire Station 613 1-DR-2016**

**Location:** 26380 N. Hayden Rd.

**Request:** Request approval of the site plan, building elevations, landscape plan, and exterior lighting plans for a new fire station, with 10,220 square feet of building area, on a 12-acre site.

## **OWNER**

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City of Scottsdale  
Gary Meyer  
480-312-2367

## **ARCHITECT/DESIGNER**

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Arrington Watkins Architects, LLC  
602-279-4373

## **ENGINEER**

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Dibble & Associates

## **APPLICANT CONTACT**

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Arrington Watkins Architects, LLC  
602-279-4373

## **BACKGROUND**

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### **Zoning**

This 12-acre parcel was annexed from Maricopa County by the City of Scottsdale in 1982 with Single-family Residential District (R1-43) zoning (Ordinance #1493). In 2002, this site was rezoned to apply the Foothills Overlay Zoning District (Ordinance #3498). The site is currently zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL FO) District. The current zoning district allows single-family homes, churches, and schools to be established. Municipal uses are allowed by right; however, per Zoning Ordinance Section 1.500, et. seq., any site that is larger than one acre in size shall be subject to approval by the City Council.

**Context**

Located at the intersection of E. Jomax Road and N. Hayden Road, the site is currently undeveloped and abuts single-family residences to the north and east. Access to the proposed municipal fire station is provided by N. Hayden Road.

**Adjacent Uses and Zoning**

- North Existing single-family residences, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL, FO) District.
- South Undeveloped parcel, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL FO) District
- East Existing single-family residences zoned Single-family Residential, Environmentally Sensitive Lands (R1-43, ESL) District.
- West Undeveloped parcel, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL, FO) District.

**Key Items for Consideration**

- Environmentally Sensitive Lands Overlay District
- Desert Foothills Character Area
- Foothills Overlay District
- Sensitive Design Principles
- No public comment received by staff

**DEVELOPMENT PROPOSAL**

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**Purpose of Request**

The applicant’s request is for approval of the site plan, building elevations, landscape plan, and exterior lighting plans for a new fire station with 10,220 square feet of building area, on a 12-acre site.

**Neighborhood Communication**

Staff and the applicant have mailed notifications to property owners with 750 feet of the site and the applicant held an open house on December 9, 2015. A copy of the applicant’s Citizen Involvement Report is included in Attachment # 8.

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Development of public safety facilities to serve rural areas of Scottsdale is one of the Public Safety goals and approaches set forth in the General Plan. Located within the Desert Foothills Overlay, the property is between E. Dixileta Drive to the north, E. Jomax Road to the south, the City’s western boundary and N. 96<sup>th</sup> Street to the east. Development within the overlay is required to conform to the development guidelines set forth in the Desert Foothill Character Area Plan to promote and enhance the given character of the Desert Foothills area.

Access to the site is provided from E. Jomax Rd., and primarily by two (2) new driveway entrances located along N. Hayden Road. A new pedestrian walkway is proposed to connect the building to the new sidewalk along the site frontage of N. Hayden Road. Additional site amenities include a new

8-foot-wide multi-use path along the south side of E. Jomax Road and two (2) new patios that are shaded with a pre-finished standing seam roof.

Located at the south portion of the site, the building will oriented away from the existing overhead powerlines and maintaining the northern portion of the site as landscape and open space leaving the existing vegetation in place.

The Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” through the use of “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. Design of the development emulates a contemporary Western Ranch style with materials that include stone veneer, “El Dorado Stone”, applied to the building entrance, pre-finished metal applied to the roof, trellis and pedestrian gates and stucco applied to the building walls. Building paint colors are dark tones to blend with the natural desert which include “Antelope”, “Eiffel Tower” and “Hot Stone”. Perimeter walls to screen parking and mechanical equipment have been stipulated to apply the same color and material as the building.

Perimeter landscaping is comprised of various desert species such as ‘Saguaro’, ‘Palo Verde’, and ‘Bursage’. Proposed landscaping has been stipulated to comply with the required Environmentally Sensitive Lands plant list. Placement of landscaping is provided along the base of the building and throughout the site to enhance pedestrian shade within the parking lot and patios. Salvageable plant material will be replanted within the construction limits to provide landscape that blends with the surrounding desert.

### **Development Information**

- Existing Use: Vacant, undeveloped parcel.
- Proposed Use: Municipal Fire Station
- Parcel Size: Gross: 525,769 square feet or 12.07 Acres  
Net: 496,912 square feet or 11.40 acres
- Building space: 10,339 gross square feet
- Building Height Allowed: 40 feet, including rooftop appurtenances
- Building Height Proposed: 24 feet 10 inches, including rooftop appurtenances
- Parking Required: 22 spaces
- Parking Provided: 22 spaces
- NAOS Required: 12,422 square feet / 0.28 acres
- NAOS Provided: 140, 569square feet / 3.23 acres

### **OTHER BOARDS AND COMMISSIONS**

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#### **City Council**

This case is scheduled for the August 31, 2016 City Council hearing date for the review and approval of the Municipal Use Master Site Plan (1-UP-2016).

#### **Development Review Board**

At the July 21, 2016 Development Review Board hearing, the Development Review Board reviewed the Municipal Use Master Site Plan and recommended approval to Planning Commission and City Council.

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**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve The City of Scottsdale Fire Station 613 per the attached stipulations, finding that the provisions of the Land Use and Character and Design Element of the General Plan have been met, and the Development Review Board Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**Capital Project Management**

Public Works

**STAFF CONTACT**

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Meredith Tessier

Planner

480-312-4211

E-mail: mtessier@ScottsdaleAZ.gov

**APPROVED BY**

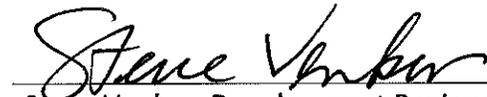
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Meredith Tessier, Report Author

Date

08/15/2016

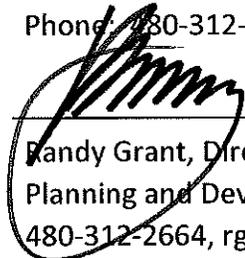


Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

Date

8/18/16



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

Date

8/18/16

**ATTACHMENTS**

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- A. Stipulations
  - 1. Applicant's Narrative
  - 2. Context Aerial
  - 2A. Close-Up Aerial
  - 3. Zoning Map
  - 4. Site Plan
  - 5. Elevations
  - 6. Landscape Plan
  - 7. Electrical Site Plan
  - 8. Citizen Involvement Report

**Stipulations for the  
Development Review Board Application:  
City Of Scottsdale Fire Station 613  
Case Number: 1-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 Arrington Watkins Architects, with a city staff date of 05/10/2016.
  - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by Dibble & Associates, with a city staff date of 05/10/2016.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Floor Associates, with a city staff date of 05/10/2016.
  - d. The case drainage report submitted by Dibble and Associates and accepted in concept by the Stormwater Management Department of the Planning and Development Services..
  - e. The Water and Sewer Basis of Design report has been reviewed and accepted by City of Scottsdale Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable case for the subject site is 25-ZN-2002.

**ARCHITECTURAL DESIGN:**

**Ordinance**

- B. Reflective building materials are prohibited, and no paint colors shall have a Light Reflective Value (LRV) greater than forty (40) percent, and exterior paint and material colors shall not exceed a value of six (6) as indicated in the Munsell Book of Color.

**DRB Stipulations**

2. At time of final plans, the applicant shall provide a flagpole detail that indicates a paint color and finish that is 'dark bronze' or 'black'.
3. 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.
4. 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.
5. All perimeter and mechanical unit screen walls shall match the architectural characteristics, color and finish of the building.
6. 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.
7. At time of final plans, the applicant shall revise the building elevations and floor plans to show that all proposed roof access ladders are located inside the building.
8. Several windows on the South side of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, and other design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, Architecture Section, Guidelines 6, 10, and 17.
9. At time of final plans, the applicant shall indicate and illustrate the location of the electrical service entrance section. Service entrance sections (SES) shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets.
10. At time of final plans, the applicant shall revise the building elevations to indicate and illustrate the location of the proposed 'radio tower'.
11. At time of final plans, the applicant shall provide a roof plan analysis indicating each tile ridge height or parapet height dimensioned at existing natural grade and provided over a topography plan with 1-foot contour intervals.

**SITE DESIGN:**

**Ordinance**

- C. Walls, fences and hedges shall not exceed three (3) feet in height within the required front yard setback.

**DRB Stipulations**

- 12. One refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1.

**NATURAL AREA OPEN SPACE (NAOS):**

**Ordinance**

- D. Pursuant to Zoning Ordinance Section 6.1060, a percentage of the acreage containing natural desert shall be set aside as NAOS.

**DRB Stipulations**

- 13. At time of final plans, the applicant shall dedicate the minimum percentage Natural Area Open Space based on slope and landform.

**LANDSCAPE DESIGN:**

**Ordinance**

- E. Plant materials that are not indigenous to the area shall not exceed twenty (20) feet in height and shall be limited to yards enclosed by walls or solid fences that are a minimum three (3) feet in height.
- F. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any trees.

**DRB Stipulations**

- 14. 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.
- 15. At time of final plans, the applicant shall revise the landscape and revegetation palette to include only plants species selected from the Environmentally Sensitive Lands indigenous plant list.
- 16. Salvaged tree #52 shall be shifted so that there will be at least twenty (20) feet between tree trunk and adjacent pole light fixture.

**EXTERIOR LIGHTING:**

**Ordinance**

- G. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)

- H. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- J. 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.
- K. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

**DRB Stipulations**

- 17. At time of final plans, the applicant shall dimension the height of all exterior light sources to demonstrate compliance with the maximum height requirements of sixteen (16) feet measured from adjacent natural grade.
- 18. At time of final plans, the applicant shall coordinate the lighting plan with the landscape plan to avoid conflicts between mature-size trees and the SL1 light pole/fixtures.
- 19. 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.
- 20. All exterior HID lamps shall be High Pressure Sodium; all other lamp shall have a Kelvin temperature of 3200 or warmer.
- 21. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- 22. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
- 23. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only.
- 24. 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 1.5 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 6.0 foot-candles. All exterior luminaires shall be included in this calculation. 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 0.3 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:**

**DRB Stipulations**

- 25. The developer shall provide (4) bicycle parking spaces (2 inverted “U” racks). The bicycle racks shall be constructed in compliance with City of Scottsdale Standard Detail# 2285.

**STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**

**DRB Stipulations**

- L. 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
E. Jomax Road	Rural/ESL Minor Collector	None	Multi-use path, striping and signing	1.
N. Hayden Road	Rural/ESL Minor Collector	Dedicate 70 feet of right-of-way along site frontage to E. Jomax Road	Roadway construction, striping and signing	2., 3.

1. The developer shall construct an 8-foot-wide multi-use path along the south side of E. Jomax Road.
  2. The developer shall design and construct N. Hayden Road improvements along the site frontage to Rural/ESL Minor Collector street standards in compliance with City of Scottsdale DSPM Figure 5.3-12.
  3. The developer shall submit signing and striping plans for N. Hayden Road improvements showing how the improvements tie into existing pavements. Signing and striping plans shall include E. Jomax Road and N. Hayden Road intersection. The developer shall provide a stop control on N. Hayden Road and through/left lane and right-turn lane.
26. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct a driveway on N. Hayden Road in general conformance with City of Scottsdale’s Supplement to the MAG Standard details, detail 2257 for CH-1 type.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

- M. 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**

27. The improvement plans shall be consistent with the approved Basis of Design Reports (Water and Wastewater). Any design that modifies the approved master report requires from the owner, a site specific addendum to the accepted report, subject to review and approval by City staff.
  
28. 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.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

29. 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.
  
30. At time of final plans, the applicant shall attenuate stormwater runoff so that post development flowrates shall be less than pre development flowrates.



Arrington Walkins Architects

**RE: Scottsdale Fire Station No. 613  
Architectural Narrative**

**Building Use - Municipal:**

This project involves the design and construction of a 10,300 square foot (approx.) fire station in the Desert Foothills area on an 11.4 acres site. The new station will house bunk rooms and living facilities for 8 crew members, office spaces, workout room, 3 apparatus bays, and several rooms for maintaining and storing equipment. Municipal use is allowed within zoning R1-43 ESL FO.

**Site Description:**

The project site is located within both the Lower Desert and Upper Desert ESL landforms and has a '0' level NAOS priority. The site is 11.4 acres with only 2.5 acres that are unencumbered and available for construction. The building is located on the south portion of the site, maximizing the distance from the power lines on the north of the site. The majority of the site to the north and east will remain open space, leaving the existing vegetation in-place and natural drainage. The constructed area has two drives off of Hayden Road. All vehicles will enter at the south entrance. Staff and visitor vehicles will exit at the south exit, while the fire apparatus will mainly leave from the north exit. This circulation promotes safety by separating the public access from emergency vehicles. The project does not contain any public facilities and public access

The landscape design will adhere to the Scottsdale Sensitive Design Principles, using a variety of plants that are native to the region, and require less water. Salvageable plant material will be stored and reinstalled within the construction limits to provide a landscape that blends with the surrounding desert.

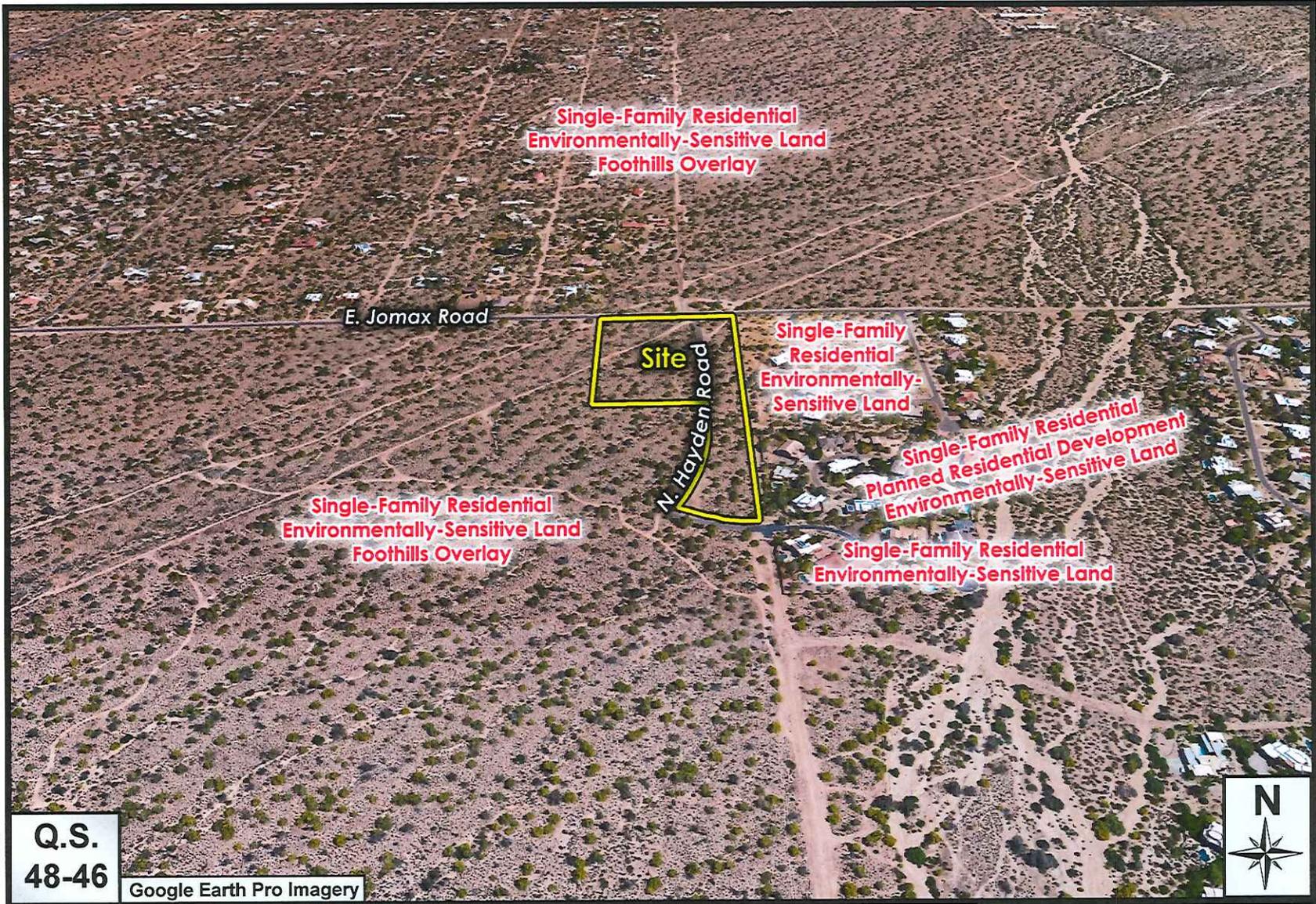
Masonry parking screen walls are provided as required by ordinance. Mechanical equipment in the yard on the west of the building will be screened by an 8' tall wall. Roof mounted equipment is screen by parapets. Curving site walls have been added to the northeast portion of the building to create some privacy from the north porch.

**Building Architecture:**

The building conforms to the requirements of the zoning overlay district. The building architecture emulates a contemporary Western Ranch style and is compatible with the surrounding homes. Wall materials will be painted stucco and manufactured stone veneer, utilizing lintel projections to create shadow lines. Roof material will be non-reflective metal roofing with an SRI greater than 29 to meet LEED requirements. Colors are generally dark tones to blend in with the natural desert and they meet the light reflective value criteria. The maximum building height is less than 27 feet above natural grade as dictated by the ordinance. The building is divided into two areas. The eastern portion of the building will house the living quarters, while the western portion will house the apparatus bays and equipment storage. To control the visual impact of the buildings size, the roof overhangs have been made deeper to cast shadow lines and reduce the sense of scale. The building is designed with a hierarchy of masses, creating features that draw the eye, such as to the welcoming scale of the main entry porch. The building has both pitched and flat roof (with parapets) to provide variety and to reduce the visual impact of the fire truck bays.

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A Limited Liability Company



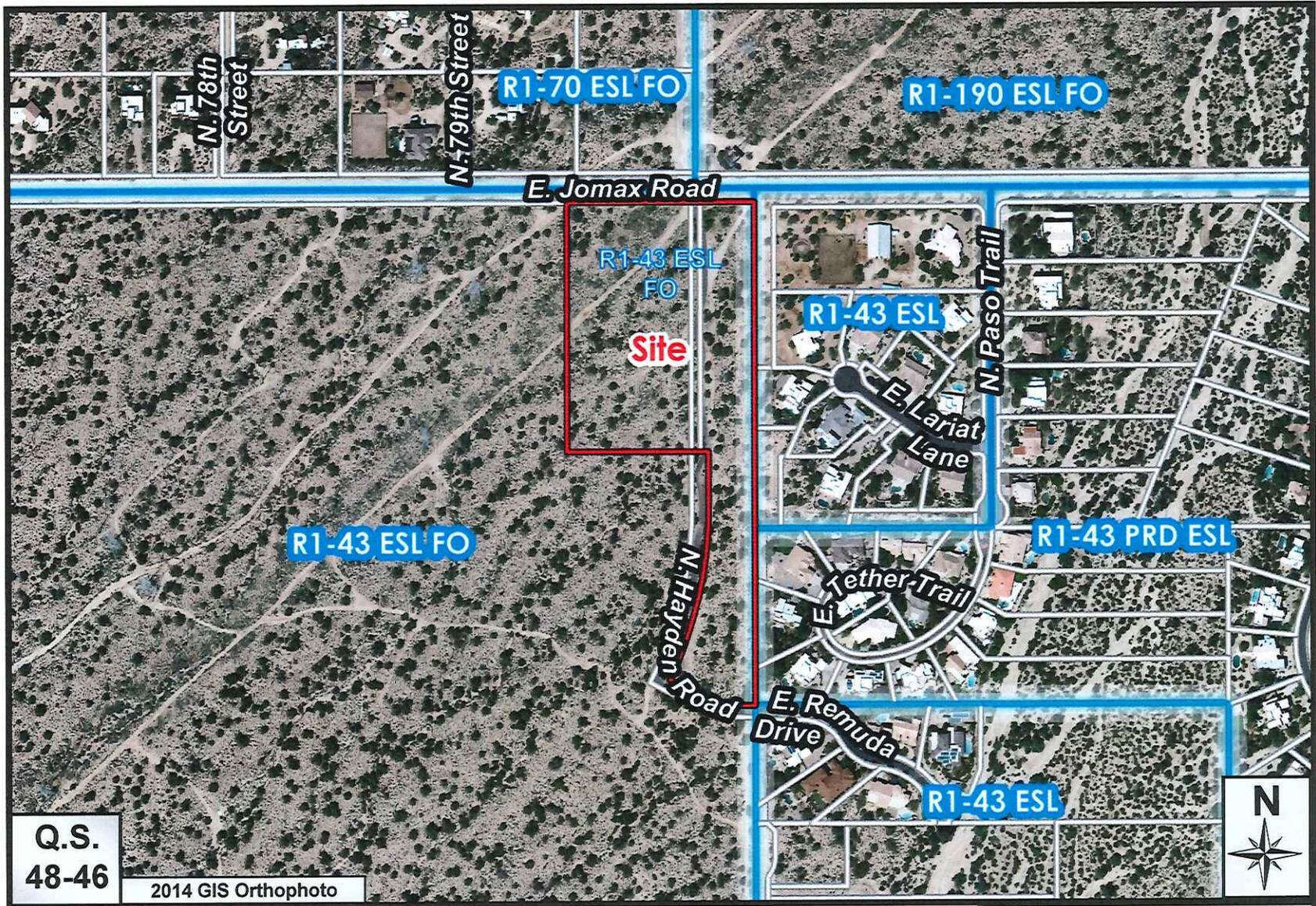
City of Scottsdale Fire Station 613

1-DR-2016



City of Scottsdale Fire Station 613

1-DR-2016



City of Scottsdale Fire Station 613

1-DR-2016



**SITE INFORMATION:**

ZONING R-143 ESL FO  
 LOT AREA = 492,783 SQ. FT.  
 BUILDING HEIGHT = 24'-10"  
 GROSS BUILDING FOOTPRINT = 10,339.00 SQ. FT.  
 TOTAL OPEN SPACE REQUIRED = 123,190 SQ. FT.  
 TOTAL OPEN SPACE PROVIDED (EXCLUDING PARKING LOT LANDSCAPING) = 169,493 SQ. FT.  
 SEE SHEET FIG 2 FOR OPEN SPACE CALCULATIONS.

**PARKING CALCULATIONS:**

PARKING COUNT BASED ON TABLE 9100.A AREA 5,896 S.F. ALLOWABLE BUILDING AREA  
 5,896 S.F. / 100 S.F. = 22 PARKING SPACES REQUIRED  
 TOTAL PARKING SPACES PROVIDED = 22 PARKING SPACES (21 STANDARD, 2 ADA)

**BIKE PARKING:**

(1) PER EVERY 10 SPACES, 3 BIKE REQUIRED  
 22 PARKING SPACES PROVIDED 4 BIKE SPACES PROVIDED

SEE CHILDRING LANDSCAPING FOR ADDITIONAL INFORMATION.

**SITE PLAN LEGEND**

**SITE INFORMATION:**

ZONING R-143 ESL FO  
 LOT AREA = 492,783 SQ. FT.  
 BUILDING HEIGHT = 24'-10"  
 LOT GROSS SQUARE FOOTAGE = 12.07 ACRES = 525,759 SQ. FT.  
 LOT NET SQUARE FOOTAGE = 11,408 ACRES = 496,912 SQ. FT.  
 GROSS BUILDING FOOTPRINT = 10,339.00 SQ. FT.  
 BUILDING NET SQUARE FOOTAGE = 9,767.20 SQ. FT.  
 TOTAL OPEN SPACE REQUIRED = 123,190 SQ. FT.  
 TOTAL OPEN SPACE PROVIDED (EXCLUDING PARKING LOT LANDSCAPING) = 169,493 SQ. FT.  
 SEE SHEET FIG 2 FOR OPEN SPACE CALCULATIONS.

**PARKING CALCULATIONS:**

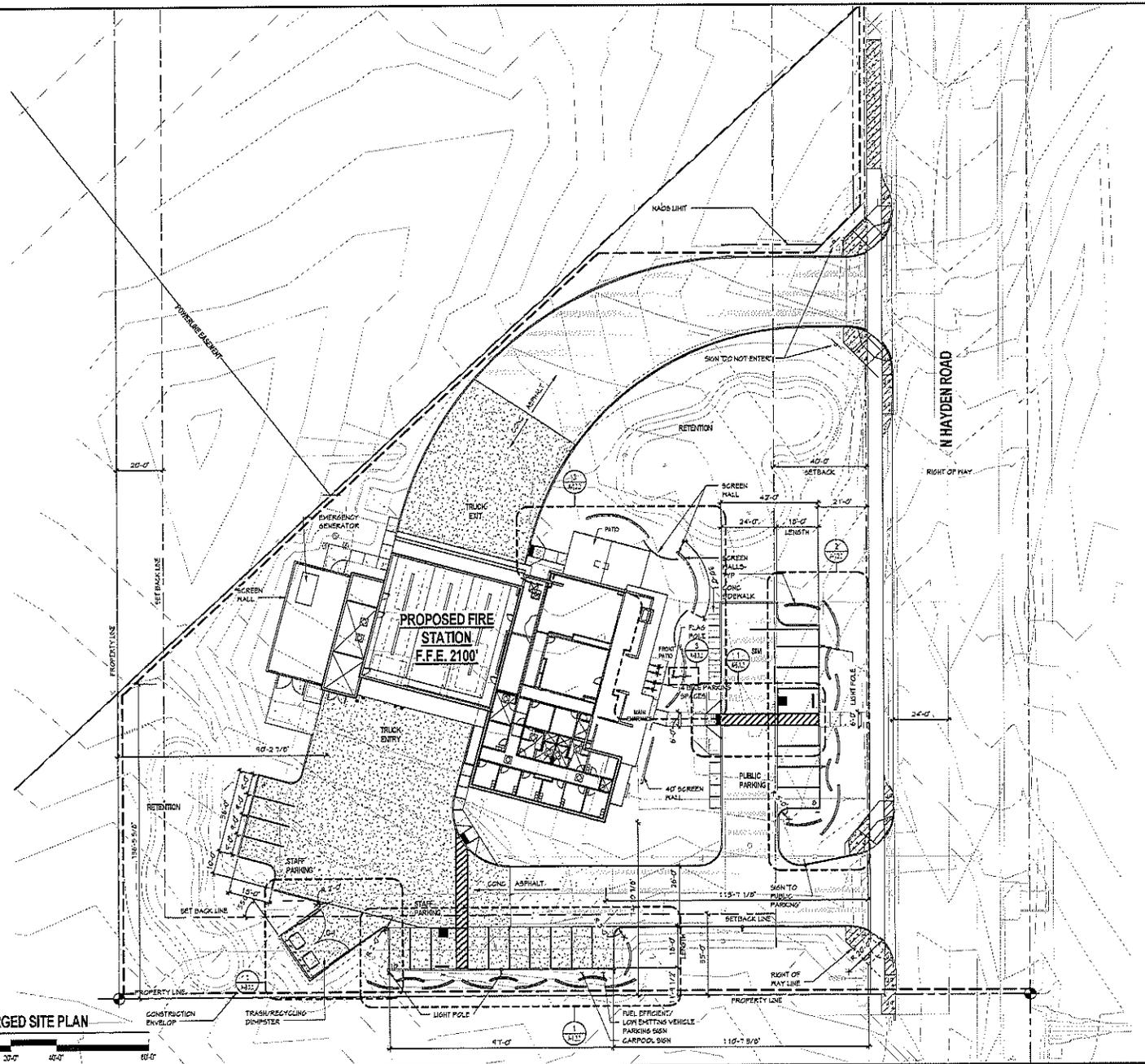
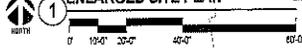
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**BIKE PARKING:**

(1) PER EVERY 10 SPACES, 3 BIKE REQUIRED  
 22 PARKING SPACES PROVIDED 4 BIKE SPACES PROVIDED

- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY (10'-0" OR "10'-0" OR "10'-0")
- SETBACK LINE
- TEMPORARY CONDITION LINE
- BUILDING FOOTPRINT LINE
- BUILDING AREA OF REFUGE OFFSET LINE
- BUILDING ATFP OFFSET LINE - 35'
- BUILDING ATFP OFFSET LINE - 62'
- 100' BOUNDARY LINE
- BUILDING FOOTPRINT OFFSET LINE
- CONSTRUCTION ENVELOP

**ENLARGED SITE PLAN**



**Amington Walkins Architects**  
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 Phoenix, Arizona 85016  
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**SCOTTSDALE FIRE STATION # 613**  
 26380 N. HAYDEN ROAD  
 SCOTTSDALE, AZ

NO.	REVISION	DATE

PROJECT NO. 2015-026  
 DATE: 2/16/16  
 DESIGNED BY: MD  
 DRAWN BY: EO, PJ, SS  
 APPROVED BY: MD  
 SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER:  
**A-1.21**

50% DESIGN DEVELOPMENT



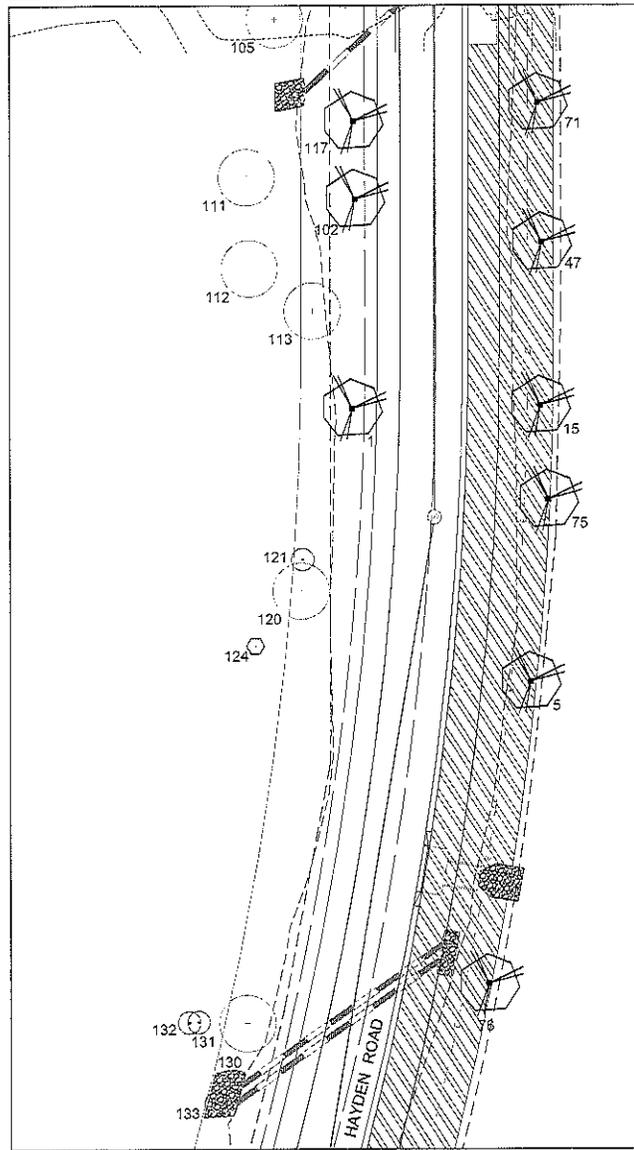








MATCHLINE - SEE SHEET L-1.2



MATCHLINE - SEE SHEET L-1.4

1 ENLARGED LANDSCAPE PLAN



**PRELIMINARY INVENTORY LEGEND**

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.
—	EXISTING TREE	26
○	PROTECT IN PLACE	7
○	EXISTING SAGUARO	2
○	EXISTING BARRREL	10
○	PROTECT IN PLACE	
○	EXISTING SHRUB	
○	PROTECT IN PLACE	

NOTE:  
SEE NATIVE PLANT INVENTORY PLAN FOR REMAIN-IN-PLACE, SALVAGE AND NON-SALVAGABLE PLANT LOCATIONS.

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MIX. GAL. PLUGS/SP.	QTY.
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**TREES**

○	EXISTING FOOTHILLS	VARIES		52
○	PALM TREES SALVAGED & RELOCATED ON SITE	VARIES		4
○	EXISTING IRONWOOD	VARIES		4
○	SALVAGED & RELOCATED ON SITE			
○	PROSOPIS VELUTINA	VARIES		6
○	VELVET MESQUITE			

**SHRUBS**

○	EXISTING GRAYTHORN	VARIES		3
○	SALVAGED & RELOCATED ON SITE			
○	EXISTING HACKBERRY	VARIES		1
○	SALVAGED & RELOCATED ON SITE			
○	CALLIANDRA ERIOPHYLLA	5 GAL		50
○	PINK FAIRY DUSTER			
○	CELTIS FALLIDA	5 GAL		13
○	DESERT HACKBERRY			
○	JUSTICIA CALIFORNICA	5 GAL		36
○	CHUPAROSA			
○	LARREA TRIDENTATA	5 GAL		72
○	DRESCOTE BUSH			
○	BIAMBOSDIA CHIRENSIS	5 GAL		40
○	JOUBARBA			

**ACCENTS**

○	EXISTING SAGUARO	VARIES		16
○	SALVAGED & RELOCATED ON SITE			
○	ASCLEPIA SUBULATA	5 GAL		28
○	DESERT MILKWEED			
○	OPUNTIA ENGELMANNII	5 GAL		23
○	ENGELMANN'S PRICKLY PEAR			

**GROUND COVER**

○	AMBROSIA DELTOIDEA	1 GAL		41
○	BURSAGE			
○	BAILEYA MULTIRADIATA	1 GAL		113
○	DESERT MARIGOLD			

**TOPDRESS / DUST CONTROL**

□	DESERT PAVEMENT: COMPACTED DECOMPOSED GRANITE FROM ON SITE SALVAGE TO MATCH ADJACENT COLORS AND TEXTURE. APPLY TO ALL REVEGETATION & PLANTING AREAS.	53,582 S.F.
□	3/4" MINUS DECOMPOSED GRANITE IN ALL PLANTING AREAS. 2" MIN. DEPTH. COLOR TO MATCH EXISTING ON SITE MATERIAL. NO DECOMPOSED GRANITE TOPDRESS IS RETENTION AREAS.	17,000 S.F.
□	RIP RAP - SEE CIVIL	
□	NATIVE ROCK TO BE UTILIZED FOR RIP RAP.	

**REVEGETATION SEED MIX - CLASS I TYPE B**

SYMBOL	BOTANICAL NAME COMMON NAME	PLANT RATE (POUNDS PER ACRE)	QTY.
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**REVEGETATION SEED MIX - CLASS I TYPE B** 53,582 S.F.

○	<b>GRASSES</b>		
○	ARISTIDA PLURIPUREA	1.00	
○	PURPLE THREE AWE		
○	BOUTELOUA ARISTIDOIDES	0.50	
○	NEEDLE GRAMA		
○	BOUTELOUA ROTHROCKII	0.50	
○	SIX WEEKS GRAMA		
○	BOUTELOUA ROTHROCKII	0.50	
○	ROTHROCK GRAMA		

**WILDFLOWERS/FORBS**

○	BAILEYA MULTIRADIATA	1.00	
○	DESERT MARIGOLD		
○	CASSIA COLUSM	1.00	
○	DESERT SENNA		
○	ESCHOLZIA MEXICANA	2.00	
○	MEXICAN POPPY		
○	IESOUERELLA GORDONII	1.00	
○	GORDON'S BLADDERPOD		
○	PENSTEMON PARRYI	0.50	
○	PARRY'S PENSTEMON		
○	PHACELIA CRENULATA	1.00	
○	DESERT PHACELIA		
○	PLANTAGO OVATA	2.00	
○	DESERT INDIAN WHEAT		
○	SPHAERALCEA AMBIGUA	1.00	
○	DESERT GLOUCELYELLOW		

**SHRUBS**

○	AMBROSIA DELTOIDS	4.00	
○	TRIANGLE LEAF BURSAGE		
○	ENCELIA FARINOSA	0.50	
○	BRITTLEBUSH		
○	TRIGLOCHUM FASCICULATUM VAR FLAT-TOP BUCKWHEAT	3.50	

**WOODY SHRUBS AND TREES**

○	ACACIA CONSTRICTA	1.00	
○	WHITE THORN ACACIA		
○	ATRIplex CANESCENS	3.50	
○	FOUR WIND SALT BUSH		
○	LARREA TRIDENTATA	3.00	
○	DRESCOTE BUSH		

NOTE:  
SUPPLEMENTAL IRRIGATION TO BE PROVIDED TO SALVAGED TREES IN REVEGETATION ZONE.  
21.5 POUNDS TOTAL PER ACRE.  
PLS = PURE LIVE SEED = PURITY X GERMINATION  
SEED TO BE APPLIED ACCORDING TO RECOMMENDED RATES



PRELIMINARY NOT FOR CONSTRUCTION

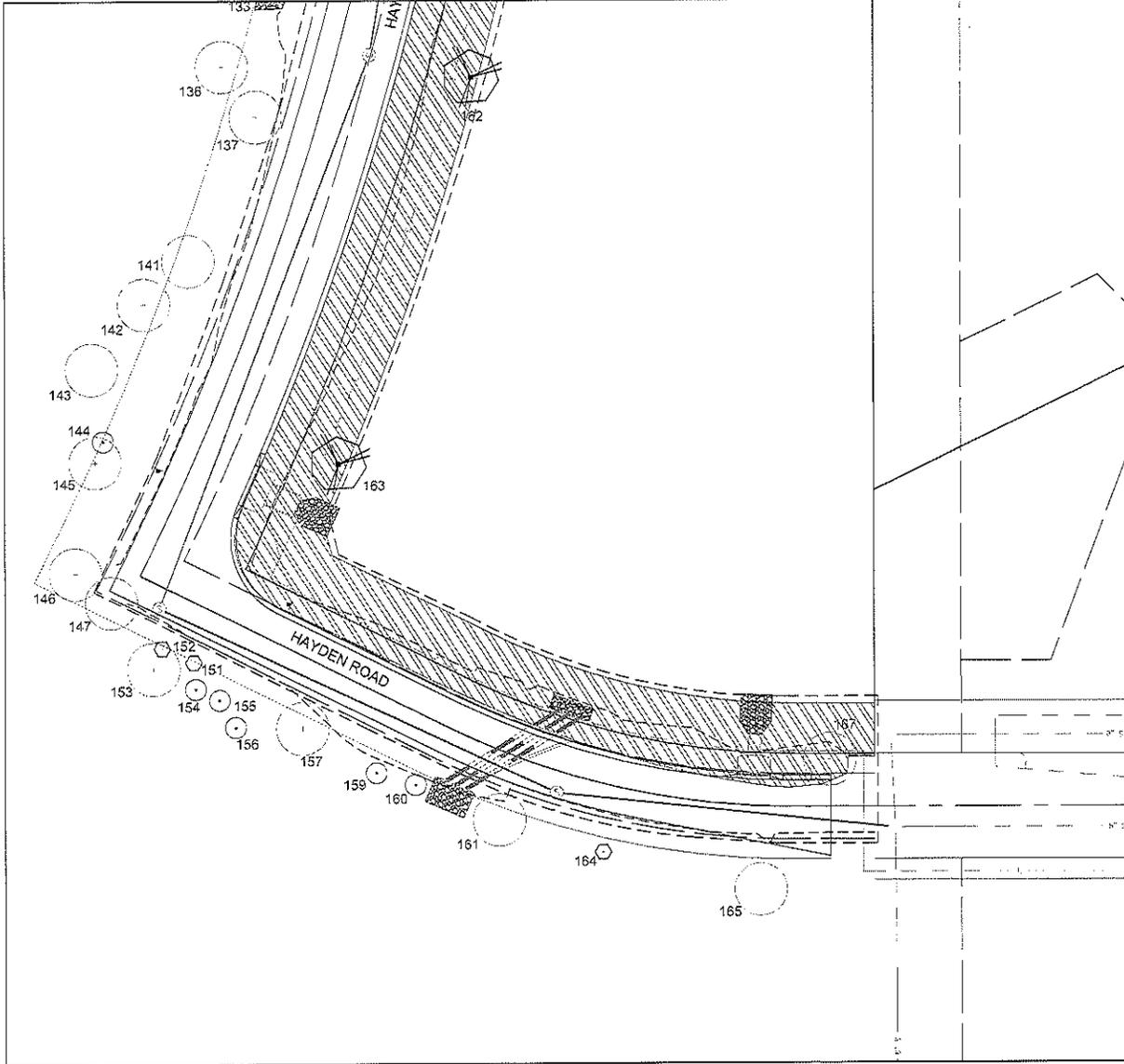


SCOTTSDALE FIRE STATION # 613  
26380 N. HAYDEN ROAD  
SCOTTSDALE, AZ

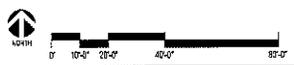
NO.	REVISION	DATE

PROJECT NO.: 15013  
DATE: 04/09/2015  
DESIGNED BY: ASU/SC  
DRAWN BY: ASU/SC  
APPROVED BY: CD  
SHEET TITLE: ENLARGED LANDSCAPE PLAN  
SHEET NUMBER: L-1.3

MATCHLINE - SEE SHEET L-1.3



1 ENLARGED LANDSCAPE PLAN



**PRELIMINARY INVENTORY LEGEND**

BOTANICAL NAME SYM. COMMON NAME	QTY.
EXISTING TREE PROTECT IN PLACE	20
EXISTING SAGUARO PROTECT IN PLACE	7
EXISTING BARREL PROTECT IN PLACE	2
EXISTING SHRUB PROTECT IN PLACE	13

NOTE:  
SEE NATIVE PLANT INVENTORY PLAN FOR REMAIN-IN-PLACE, SALVAGE AND NON-SALVAGEABLE PLANT LOCATIONS.

**PLANT LEGEND**

BOTANICAL NAME SYM. COMMON NAME	SIZE	MIN. GAL.	QTY.
EXISTING FOOTHILLS PALO VERDE SALVAGED & RELOCATED ON SITE	VARIES		52
EXISTING IRONWOOD SALVAGED & RELOCATED ON SITE	VARIES		4
PROSOPIA VELUTINA VELVET MESQUITE	VARIES		6
EXISTING GRAYTHORN SALVAGED & RELOCATED ON SITE	VARIES		3
EXISTING HACKBERRY SALVAGED & RELOCATED ON SITE	VARIES		1
DALLANDIA EPIDPHYLLA FIRE FAIRY OUSTER	5 GAL		50
CELTIS PALLIDA DESERT HACKBERRY	5 GAL		13
JUSTICIA CALIFORNICA CHUPAROSA	5 GAL		35
LARREA TRIDENTATA CREOSOTE BUSH	5 GAL		72
SHIMMONDIA CHINENSIS JOUOBA	5 GAL		40

BOTANICAL NAME SYM. COMMON NAME	SIZE	MIN. GAL.	QTY.
EXISTING SAGUARO SALVAGED & RELOCATED ON SITE	VARIES		16
ASCLEPIA SUBULATA DESERT MILKWEEB	5 GAL		28
OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	5 GAL		23

BOTANICAL NAME SYM. COMMON NAME	SIZE	MIN. GAL.	QTY.
AMIBROSCIA DELTOIDEA BURSCAGE	1 GAL		41
BAILEYA MULTIRADIATA DESERT MANGROVE	1 GAL		113

- TOPDRESS / DUST CONTROL**
- DESERT PAVEMENT: COMPACTED DECOMPOSED GRANITE FROM ON SITE SALVAGE TO MATCH ADJACENT COLOR AND TEXTURE. APPLY TO ALL REVEGETATION & PLANTING AREAS. 59,582 S.F.
  - 3/4" MINUS DECOMPOSED GRANITE IN ALL PLANTING AREAS. 2" MIN. DEPTH. COLOR TO MATCH EXISTING ON SITE MATERIAL. NO DECOMPOSED GRANITE TOPDRESS IS RETENTION AREAS. 17,000 S.F.
  - RIP RAP - SEE CIVIL.
  - NATIVE ROCK TO BE UTILIZED FOR RIP RAP.

**REVEGETATION SEED MIX - CLASS I TYPE B**

BOTANICAL NAME SYM. COMMON NAME	PLS. RATE (POUNDS PER ACRE)	QTY.
REVEGETATION SEED MIX - CLASS I TYPE B		59,582 S.F.
GRASSES		
ARISTIDA PURPUREA PURPLE THREE AWIN	1.00	
BOUTELOQUIA ARISTIDOIDES NEEDLE GRAMA	0.50	
BOUTELOQUIA ROTHROCKII SIL WHEAT'S GRAMA	0.50	
BOUTELOQUIA ROTHROCKII ROTHROCK GRAMA	0.50	
WILDFLOWERS/FORBS		
BAILEYA MULTIRADIATA DESERT MARI GOLD	1.00	
CASSIA COLLESI DESERT SENNA	1.00	
ESCHOLZIA MEXICANA MEXICAN POPPY	2.00	
LESQUERELLA GORDONII GORDON'S BLAUDDRAGON	1.00	
PENSTEMON PARRYI PARRY'S PENSTEMON	0.50	
PHACELIA CRENILATA DESERT PHACELIA	1.00	
PLANTAGO OVATA DESERT INDIAN WHEAT	2.00	
SPHAERALCEA AMBIGUA DESERT GLOBE MALLOW	1.00	
SHRUBS		
AMIBROSCIA DELTOIDES TRIANGLE LEAF BURSCAGE	4.00	
ENCELIA FARINOSA BRITTLEBUSH	0.50	
EPIDENDRUM FASCICULATUM VAR FLATTOP BUCKWHEAT	0.50	
WOODY SHRUBS AND TREES		
ACACIA CONSTRACTA WHITE THORN ACACIA	1.00	
ATRIPLEX CANESCENS FOUR WING SALTBUSH	0.50	
LARREA TRIDENTATA CREOSOTE BUSH	3.00	

NOTE  
SUPPLEMENTAL IRRIGATION TO BE PROVIDED TO SALVAGED TREES IN REVEGETATION ZONE.  
21.5 POUNDS TOTAL PER ACRE.  
PLS = PURE LIVE SEED = PURITY X GERMINATION  
SEED TO BE APPLIED ACCORDING TO RECOMMENDED RATES



PRELIMINARY NOT FOR CONSTRUCTION



SCOTTSDALE FIRE STATION # 613  
26380 N. HAYDEN ROAD  
SCOTTSDALE, AZ

NO.	REVISION	DATE

PROJECT NO: 15012  
DATE: 04/20/2014  
DESIGNED BY: ARJ/SC  
DRAWN BY: ADJ/SC  
APPROVED BY: CB  
SHEET TITLE:  
ENLARGED LANDSCAPE PLAN

SHEET NUMBER:  
**L-1.4**





Arrington Watkins Architects

City of Scottsdale Planning, Neighborhood & Transportation  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

**To:** Meredith Tessier, City of Scottsdale Planner

**From:** Erin Giles, Architect, AIA, LEED AP  
602-279-4373, [egiles@awarch.com](mailto:egiles@awarch.com)

**RE:** Scottsdale Fire Station 613

**Subject:** Neighborhood Notification Report

There was a Neighborhood meeting held on December 9, 2015 at Redeemer Lutheran Church, 7670 E. Jomax Rd. at 7:00 p.m. Erin Walsh, Public Information Officer, City of Scottsdale, sent notifications via postcard to neighbors within 750' of the property. Once neighbors arrived, a presentation was given by Matt Gorman, Architect, Erin Walsh, City of Scottsdale, Gary Meyer, City of Scottsdale, and Ryan Freeburg, Executive Assistant Fire Chief. Attached are copies of the postcards, the sign-in sheet, comments, and a copy of the PowerPoint presentation. Also attached is a photo of the sign posted on the project site on December 8, 2015.

Sincerely,

Erin Giles, AIA, LEED AP  
Arrington Watkins Architects, LLC

5240 N. 16<sup>th</sup> Street  
Suite 101  
Phoenix, Arizona 85016  
Telephone: (602) 279-4373  
FAX: (602) 279-9110

Allmiled Liability Company

**ATTACHMENT #8**



# PUBLIC MEETING

*Our Future in Progress*

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## Come View Preliminary Plans for Fire Station 613

Plans are underway to construct a new home for Scottsdale Fire Station 613 at the southwest corner of Jomax and Hayden roads. Join us for a public meeting at 7 p.m. on Wednesday, December 9 at Redeemer Lutheran Church, 7670 E. Jomax Road, to learn more about the new fire station and see preliminary plans for the new building.

Fire Station 613 is currently located at a city water site, in a temporary trailer structure. On January 13, 2015, the City of Scottsdale was the successful bidder on a parcel of State Land located at the southwest corner of Jomax Road and Hayden Road. The City of Scottsdale identified and purchased the new site to build the permanent station that is more centrally located, allows for better coverage and will reduce response times to emergencies in the northern areas of Scottsdale. A power line easement runs across the parcel, leaving approximately 2.3 acres of usable land south of Jomax Road along the west side of Hayden Road.

The new station design is one story, was designed specifically for this site and will reflect the character of the area. Upon completion Fire Station 613 will be staffed by a six-person crew with a fire engine, tanker and an all-terrain vehicle. The ATV is used for trail rescues in inaccessible areas.

POST CARD



# PUBLIC MEETING

*Our Future in Progress*

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## Come View Preliminary Plans for Fire Station 613

### **Public Meeting**

Wednesday, December 9, 7 p.m.

Redeemer Lutheran Church, 7670 E. Jomax Road

### **Website**

[www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov), search "Fire Station 613"

### **Questions**

For more information contact Project Manager Gary Meyer  
at (480)312-2367 or [GMeyer@ScottsdaleAZ.gov](mailto:GMeyer@ScottsdaleAZ.gov)

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# Fire Station 613

December 9, 2015 Public Meeting

## Sign-In Sheet

NAME	ADDRESS	E-MAIL
LINT FREDERICK	7807 E. OBERLIN WAY	LCF@GCF CPA.COM
KATHY FREDERICK	✓	KATHYJFREDERICK@MSN.COM
Janet Brusca	26234 N Paso Trail	az1984@cox.net
Pat Shepard	26220 N Paso Trail	johnshepard480@msn.com
Lisa Buzzard	7304 E BENT TREE DR	buzz5967@gmail.com
James Trinchetta	8757 E. Lariat Ln	frinch1@aol
Jon Taylor	2060 E REMUDA	JINTAYLOR70@AOL.COM
Albert Lawson	27617 N. 74 <sup>th</sup> St	
Marty Cambal	7340 E. Bent Tree Dr.	MartyC@Completesafety.com





## Comments Please!

Good presentation - Marty Cambal