

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 15, 2016 Item No. 8  
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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### Landing at The Quarter 49-DR-2016

**Location:** 15425 N. Greenway-Hayden Loop

**Request:** Request approval of modification of the building elevations of an existing commercial development, including a new paint color scheme, additive architectural detailing, building-mounted light fixtures, and signage locations, on an 8.21-acre site.

## OWNER

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K2H Airpark Design, LLC  
480-303-6701

## ARCHITECT/DESIGNER

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DPA Architects, Inc.  
480-941-4222

## APPLICANT CONTACT

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John S. Szafran  
DPA Architects, Inc.  
480-941-4222

## BACKGROUND

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### Zoning

This site is zoned Industrial Park (I-1) intended to provide for light manufacturing, aeronautical, light industrial, office, and supportive uses to sustain and enhance major employment opportunities. The development standards are intended to provide development flexibility consistent with the Scottsdale Sensitive Design Principles, and appropriate transition in areas adjacent to residential districts.

### Context

Located on the southeast corner of the intersection of North 73<sup>rd</sup> Street and North Greenway-Hayden Loop, this site is generally surrounded by industrial, mixed use, and apartment developments.

### **Adjacent Uses and Zoning**

- North Project under redevelopment, zoned Planned Unit Development (PUD), to be apartment and mixed use
- South Existing buildings, zoned Industrial Park (I-1)
- East Existing buildings, zoned Industrial Park (I-1)
- West Existing multi-family development and mixed use, zoned Planned Regional Center (PRC)

### **Key Items for Consideration**

- Greater Airpark Character Area Plan
- Scottsdale Sensitive Design Principles (SSDP)
- Scottsdale Commercial Design Guidelines (SCDG)

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant is requesting approval to paint the brick facades, add metal accents, and exterior lighting at an existing industrial office development that is comprised of three buildings on an approximate 8.21-acre site.

### **Neighborhood Communication**

Staff and the applicant have mailed notifications to property owners within 750 feet of the site. Staff has received one general related topic email that may apply to this project.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The proposed façade changes to the buildings include painting the brick wall surfaces “So Chic!” (DET614) and “Reclaimed Wood” (DET625) as base colors, along with “Stone Mason” (DET615) and “Weathered Brown” (DEC756) as accent colors. The proposal also includes adding metal accent materials grouped on the corners of the buildings and new light fixtures.

There are no changes in use with this proposal and the existing uses are consistent with the Scottsdale General Plan employment core Character type and the property will continue to support a wide range of activities and regional and community level employment uses.

The Greater Airpark Character Area Plan classifies the property as Airpark Mixed Use (AMU) and Employment (EMP) within the land use plan. The Character and Design Policy CD 1.1 for Airpark Mixed Use states that a variety of textures and natural materials are encouraged to provide visual interest and richness. Due to the proposed painting of the natural brick walls on the existing building and the addition of sheets of metal materials, staff is concerned that with the proposal does not conform to Policy CD 1.1 of the Greater Airpark Character Area Plan.

The applicant’s proposal strives to enhance and strengthen the character of the buildings on the site. Scottsdale Sensitive Design Principle #1 is similar; building design should consider the distinctive qualities and character of the surrounding context, strengthening the character of the area. Many of the buildings on North Greenway-Hayden Loop are stucco, there are buildings with

block painted with muted earth tone colors, and there are properties that have unpainted block, stone and natural material as wall cladding. The use of metal architectural elements is primarily found as window shading elements. Most of the buildings in the adjoining area were developed mid to late 1990s and are reminiscent of a southwest architecture style and fit within the Scottsdale Sensitive Design Principles and Scottsdale Commercial Design Guidelines. Neighboring the property to the west is the Scottsdale Quarter development that has more of a contemporary or modern southwest style of architecture and uses a variety of sheathing on its buildings, including metallic and natural stone.

The Scottsdale Sensitive Design Principle (SSDP) #9 emphasizes the built environment should respond to the desert environment and that includes natural materials being used to provide visual interest and richness. Materials should be used honestly and reflect their inherent qualities.

Within the Scottsdale Commercial Design Guidelines (SCDG), Architecture guideline #9 excessive use of decorative detail applied to the surface of a building is discouraged and guideline #20 reinforces building colors should emphasize muted earth tones. The use of highly reflective or glossy materials should be limited and are not appropriate in all contexts.

The existing building is of similar architectural form and design to the adjoining area. The current condition of the red and brown brick façade is considered to be a natural material that provides visual interest and richness.

Because of the proposed painting of the natural brick walls and the addition of sheets of metal, higher reflectivity/glossy materials staff is concerned that the proposal does not meet the Scottsdale Sensitive Design Principle (SSDP) #9, Scottsdale Commercial Design Guidelines (SCDG), Architecture guideline #9, or Scottsdale Commercial Design Guidelines (SCDG), Architecture guideline #20.

**Development Information**

- Existing Use: Industrial Office
- Parcel Size: 8.21 gross acres
- Building / Commercial space: 114,395 square feet

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board continue case 49-DR-2016, Landing at the Quarter, and direct the applicant to revise the proposed facade changes to comply with the Scottsdale Sensitive Design Principles and the Scottsdale Commercial Design Guidelines.

**RESPONSIBLE DEPARTMENT**

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Planning and Development Services  
Current Planning Services

**STAFF CONTACT**

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Ben Moriarity  
Planner  
480-312-2307  
E-mail: bmoriarity@ScottsdaleAZ.gov

**APPROVED BY**

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Ben Moriarity, Report Author

12/2/2016

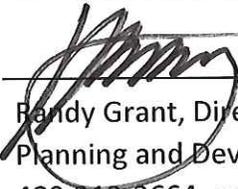
Date



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

12/6/16

Date



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

12/8/16

Date

**ATTACHMENTS**

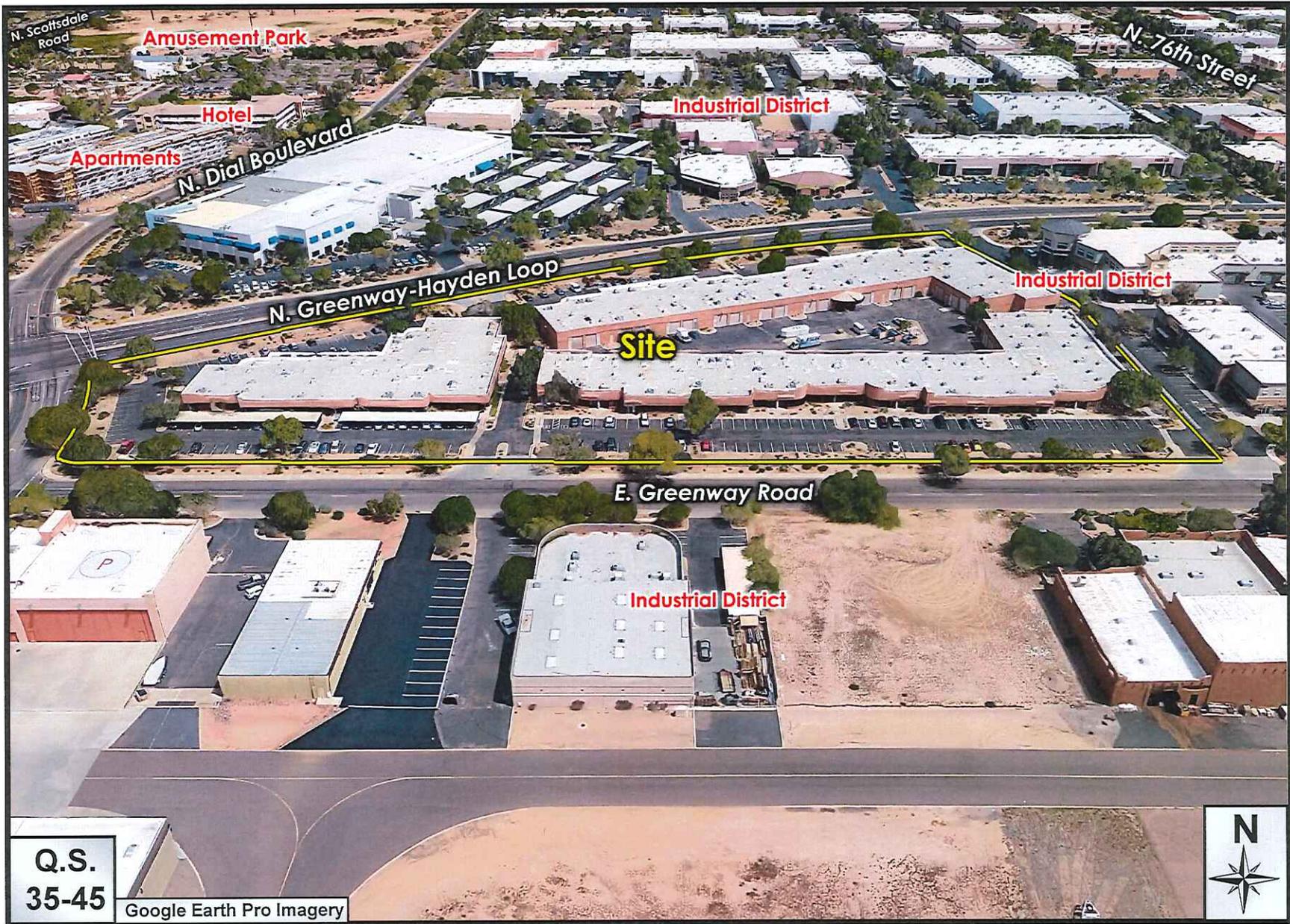
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1. Context Aerial
- 1A. Close-Up Aerial
2. Zoning Map
3. Applicant's Narrative
4. Site Plan
5. Building Elevations
6. Perspective
7. Material and Color Board
8. Electrical Site Plan
9. Exterior Lighting Cutsheets
10. Citizen Correspondence



Landing at The Quarter

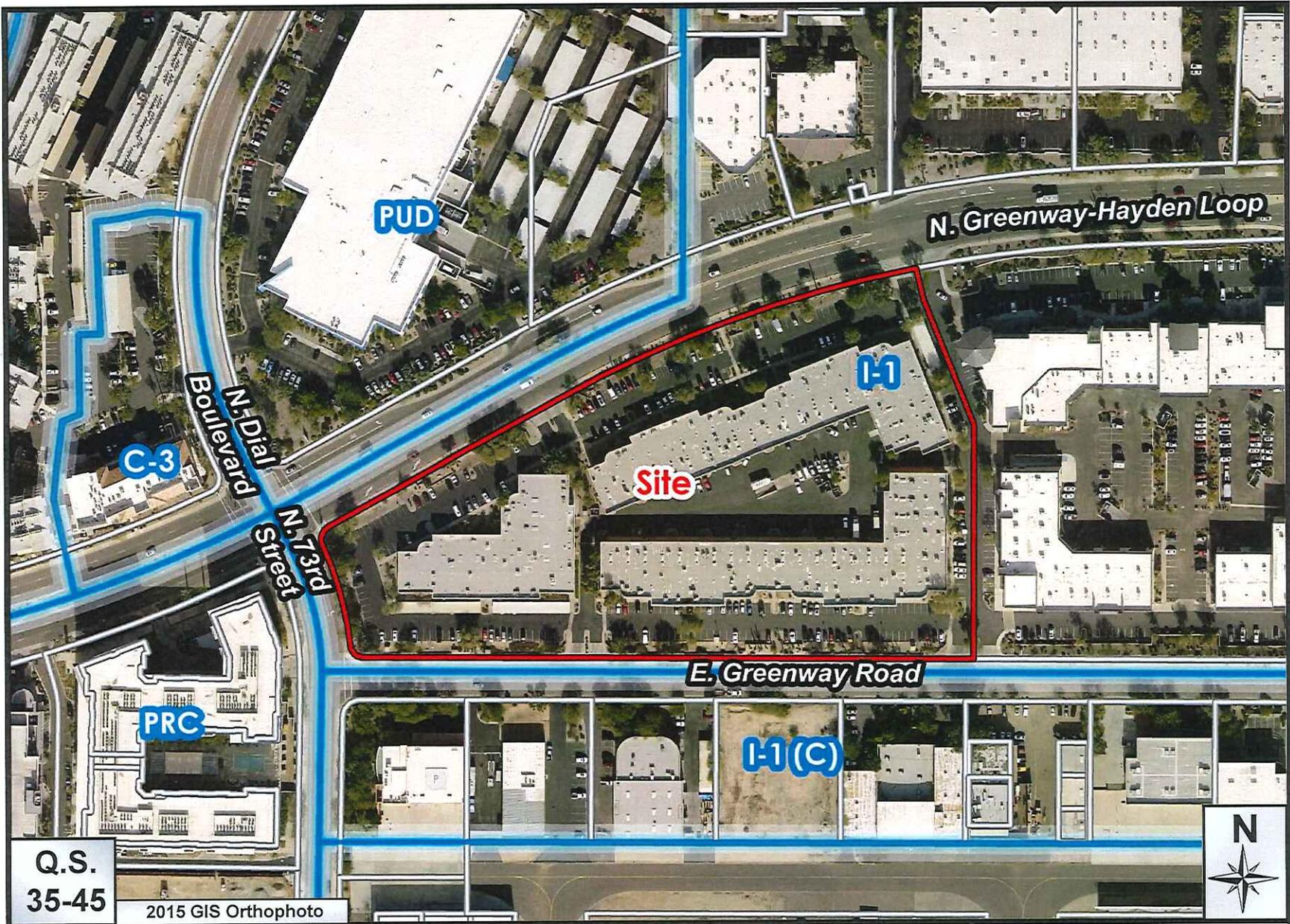
49-DR-2016



Landing at The Quarter

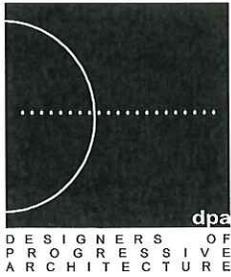
49-DR-2016

ATTACHMENT #1A



Landing at The Quarter

49-DR-2016



P R O J E C T   N A R R A T I V E

11 October 2016

Planning & Development Services  
7447 E. Indian School Road Suite 105  
Scottsdale, AZ 85251

Re:    The Landing

Planning & Development Services,

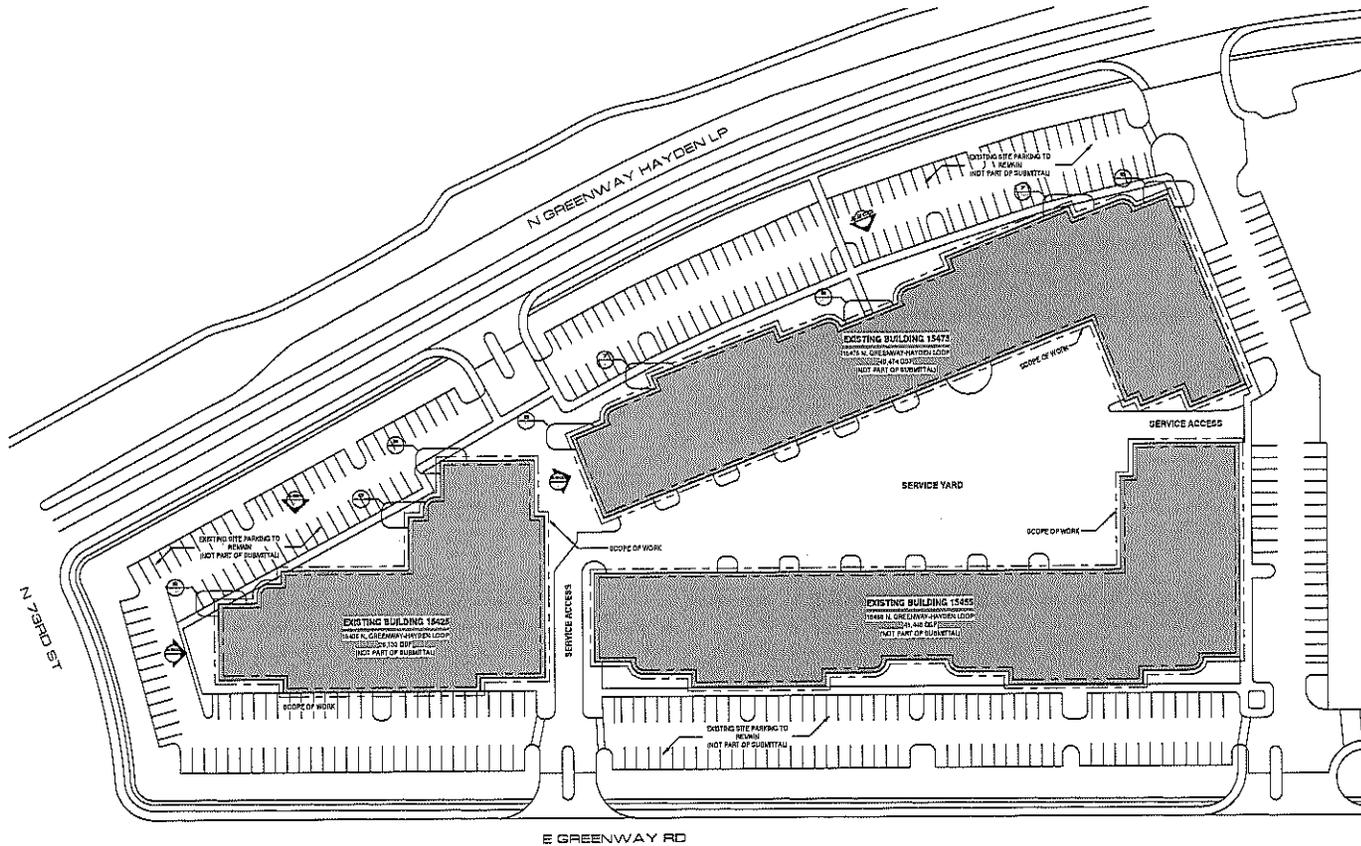
The Landing – Exterior Building Renovation project will consist of exterior additions to three existing office buildings located along North Greenway-Hayden Loop and East Greenway Road. The exterior additions are to include a new paint scheme, additive architectural detailing, and signage for existing site. The exterior renovations will be introducing new materials that will aesthetically enhance and match in color and look of the existing materials of the surrounding complex.

Sincerely,

John S. Szafran, AIA  
jsszafran@dpaarchitects.com  
DPA Architects, Inc.  
480.941.4222

**ATTACHMENT #3**

**49-DR-2016**  
**10/11/16**



ARCHITECTURAL REFERENCE SITE PLAN  
SCALE: NTS  
1" = 40'

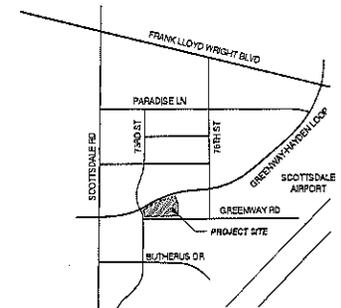
**PROJECT ADDRESS:**  
LANDING AT THE QUARTER  
15425-15475 NORTH GREENWAY - HAYDEN LOOP  
SCOTTSDALE, ARIZONA 85260

**PROJECT DESCRIPTION:**  
THIS PROPOSAL IS FOR EXTERIOR ADDITIONS TO THREE EXISTING OFFICE BUILDINGS LOCATED ALONG NORTH GREENWAY-HAYDEN LOOP AND EAST GREENWAY ROAD. THE EXTERIOR ADDITIONS ARE TO INCLUDE A NEW PAINT SCHEME, ADDITIVE ARCHITECTURAL DETAILING, AND SIGNAGE FOR THIS EXISTING SITE.

**ADN:** 215-44-001K  
**ZONING:** I-1 (INDUSTRIAL PARK)  
**OCCUPANCY:** B (BUSINESS)  
**GROSS SITE AREA:** 257,433 SF

**OWNER:** K2H SCOTTSDALE COMMERCE, LLC  
827 SOUTH 48TH STREET  
SUITE 110  
TEMPE, ARIZONA 85281  
KEN MATHESON  
482.771.5930  
kmatheson@yommanagement.com

**ARCHITECT:** DPA ARCHITECTS, INC.  
7272 EAST INDIAN SCHOOL ROAD  
SUITE 214  
SCOTTSDALE, ARIZONA 85251  
JOHN S. ZAFFRAN, AIA  
480.841.4222  
jzaffran@dpaarchitects.com



VICINITY MAP  
SCALE: NTS

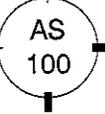
**SITE PLAN**  
CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW SUBMITTAL: #999-PA-2016

LANDING AT THE QUARTER  
LANDING AT THE AIRPARK  
15425 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260



**dpa**  
DESIGNER GROUP  
ARCHITECTS  
3722 EAST INDIAN SCHOOL ROAD  
SCOTTSDALE, ARIZONA 85251  
TEL: 480.841.4222  
WWW.DPAARCHITECTS.COM

Drawn by: JZ  
Project No.: 10002  
Date: 03/27/16



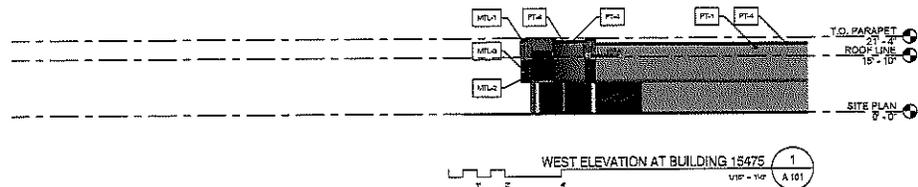
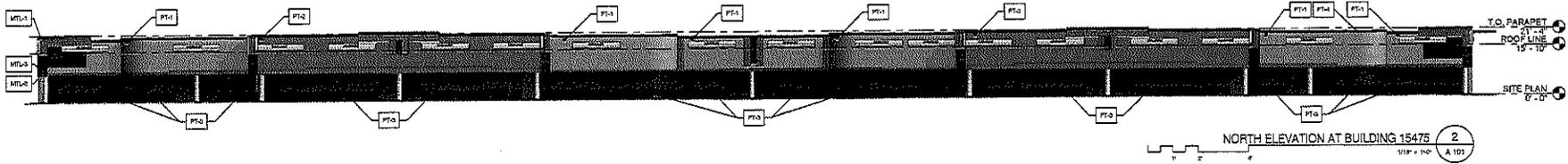
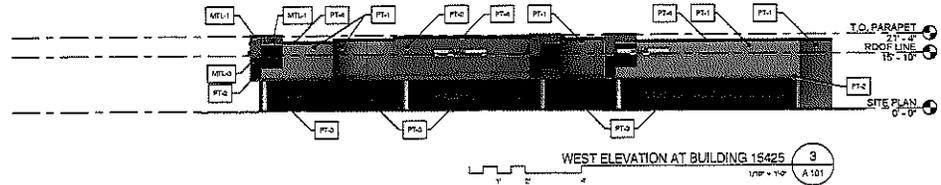
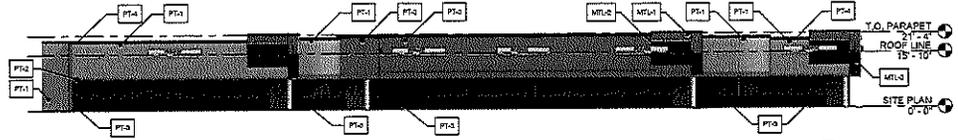
EXTERIOR MATERIALS AND FINISHES LEGEND

PAINT

<b>PT-1</b>	DESCRIPTION: BUILDING EXTERIOR LOCATION: DUNN EDWARDS COLOR: FINISH: FLAT	BASE PAINT
<b>PT-2</b>	DESCRIPTION: BUILDING EXTERIOR & BOTTOM BRICK COURSE LOCATION: DUNN EDWARDS COLOR: FINISH: FLAT	BASE PAINT
<b>PT-3</b>	DESCRIPTION: BUILDING EXTERIOR BELOW WINDOWS LOCATION: DUNN EDWARDS COLOR: FINISH: FLAT	ACCENT PAINT
<b>PT-4</b>	DESCRIPTION: BUILDING EXTERIOR AT TOP BRICK COURSE LOCATION: DUNN EDWARDS COLOR: FINISH: FLAT	ACCENT PAINT
<b>PT-5</b>	DESCRIPTION: GARAGE YARD AT DOORS & GARAGE DOORS LOCATION: DUNN EDWARDS COLOR: FINISH: FLAT	ACCENT PAINT

METAL

<b>MTL-1</b>	DESCRIPTION: EXTERIOR BUILDING LOCATION: ATLAS STYLE: COLOR: SILVERMATH #22	DECORATIVE METAL PANEL
<b>MTL-2</b>	DESCRIPTION: EXTERIOR BUILDING LOCATION: ATLAS STYLE: COLOR: DARK BRONZE ANODIZED	PERFORATED METAL PANEL WITH STAGGERED SLOTTED HOLE PATTERN, 5/16" OPEN AREA
<b>MTL-3</b>	DESCRIPTION: EXTERIOR BUILDING LOCATION: ATLAS STYLE: COLOR: GALVALUM SERIES BELVEDERE w/ SHORT RIB SILVERMATH #22	CORRUGATED METAL PANEL WITH STAGGERED SLOTTED HOLE PATTERN, 5/16" OPEN AREA



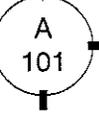
**BUILDING COLOR ELEVATIONS**  
CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW SUBMITTAL: #656-PA-2015

LANDING AT THE QUARTER  
LANDING AT THE AIRPARK  
15455 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260



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Sheet No: 10  
Project No: 15425  
Date: 04/21/15



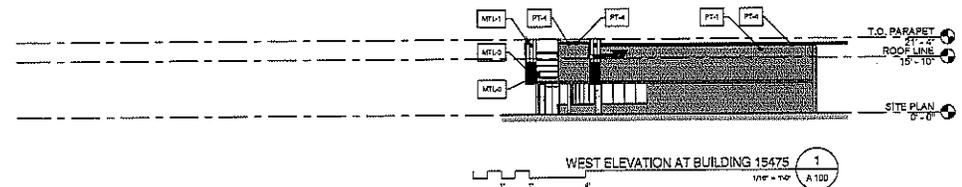
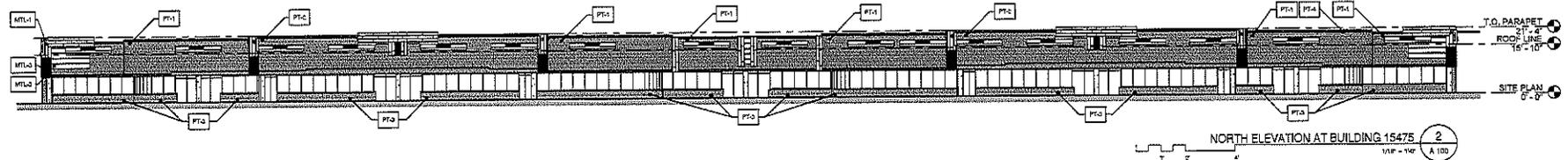
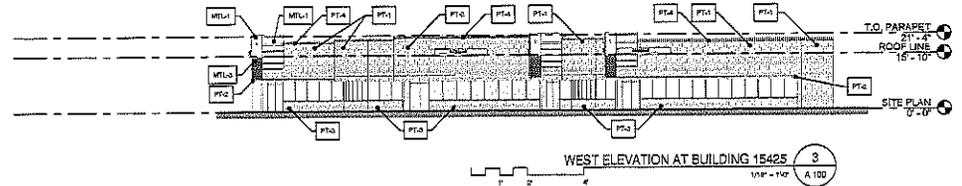
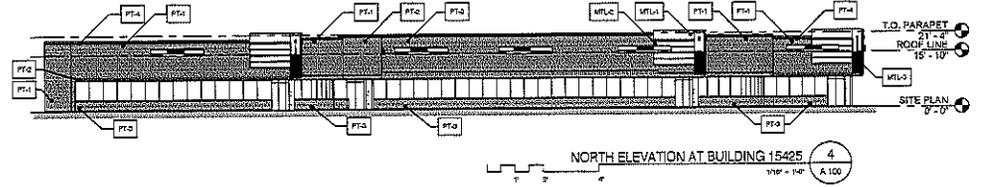
EXTERIOR MATERIALS AND FINISHES LEGEND

PAINT

PT-1	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	BASE PAINT BUILDING EXTERIOR DUNN EDWARDS DET 654 CHDZ FLAT
PT-2	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	BASE PAINT BUILDING EXTERIOR & BOTTOM BRICK COURSE DUNN EDWARDS DET 654 NECLANES WOOD FLAT
PT-3	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	ACCENT PAINT BUILDING EXTERIOR BELOW WINDOW DUNN EDWARDS DET 678 STONE MASON FLAT
PT-4	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	ACCENT PAINT BUILDING EXTERIOR AT TOP BRICK COURSE DUNN EDWARDS DET 654 HIGH-CHEEKED BRICKN FLAT
PT-5	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	ACCENT PAINT SERVICE YARD AT DOOR & GARAGE DOOR DUNN EDWARDS RUST-OLEUM 6800 SYSTEM ALL-SURFAC FLAT

METAL

MTL-1	DESCRIPTION: LOCATION: MANUFACTURER: STYLE: COLOR:	DECORATIVE METAL PANEL EXTERIOR BUILDING AT&T VERALOK SILVERMATH #24
MTL-2	DESCRIPTION: LOCATION: COLOR:	PERFORATED METAL PANEL WITH STAGGERED SLOTTED HOLE PATTERN, 8% OPEN AREA EXTERIOR BUILDING DARK BRNKE ANODIZED
MTL-3	DESCRIPTION: LOCATION: MANUFACTURER: STYLE: COLOR:	DOMESTICATED METAL PANEL WITH STAGGERED SLOTTED HOLE PATTERN, 8% OPEN AREA EXTERIOR BUILDING AT&S GATED SERIES BELVEDERE # SHORT RB SILVERMATH #28



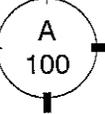
**BUILDING ELEVATIONS**  
CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW SUBMITTAL: #959-PA-2018

LANDING AT THE QUARTER  
LANDING AT THE AIRPARK  
15465 NORTH GREENWAY - HAYDEN LOOP, SCOTTSDALE, AZ 85260



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Drawn by: [initials]  
Checked by: [initials]  
Date: 05.22.2018





BUILDING 15425 - EXISTING CONDITION



BUILDING 15425 - EXISTING CONDITION



BUILDING 15425 - PROPOSED UPGRADE



BUILDING 15425 - PROPOSED UPGRADE



PT-1  
DUNN EDWARDS  
DET1450 CH2



PT-2  
DUNN EDWARDS  
DET25 RECLAIMED WOOD



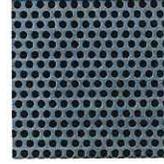
PT-3  
DUNN EDWARDS  
DET16 STONE MASON



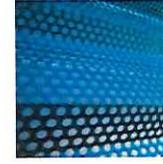
PT-4  
DUNN EDWARDS  
DET25 WEATHERED BROWN



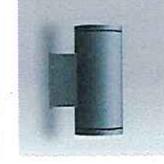
MTL-1  
ATAS  
VERSALOCK  
SILVERSMITH



MTL-2  
ATAS  
PERFORATED METAL  
DARK BRONZE ANODIZED



MTL-3  
ATAS  
RECYCLED P-SHIRT RB  
SILVERSMITH



SITE LIGHTING  
SITELUX LUX  
MINI-SLOT ROUND LED DOWNLIGHT  
ALUMINUM GRAY

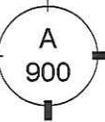
LANDING AT THE QUARTER  
LANDING AT THE AIRPARK  
15455 NORTH GREENWAY - HAYDEN LOOP, SCOTTSDALE, AZ 85260



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Sheet No:	Author
Project No:	16002
Date:	08/04/16

PERSPECTIVES  
CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW SUBMITTAL: #696-PA-2016

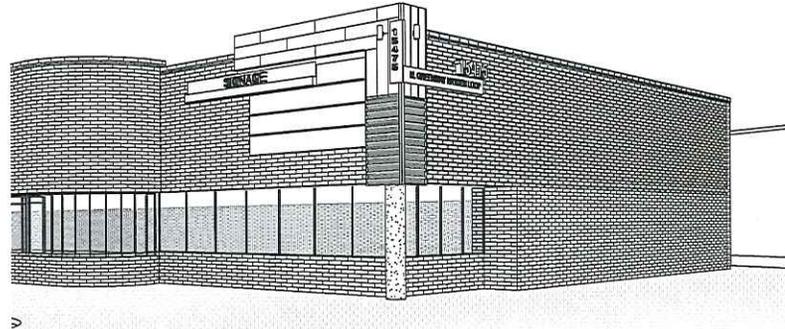




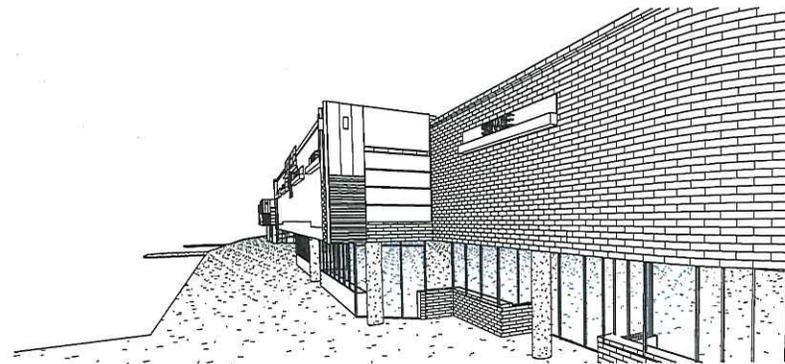
BUILDING 15475 - EXISTING CONDITION



BUILDING 15475 - EXISTING CONDITION



BUILDING 15475 - PROPOSED UPGRADE



BUILDING 15475 - PROPOSED UPGRADE

LANDING AT THE QUARTER  
LANDING AT THE AIRPARK

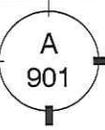
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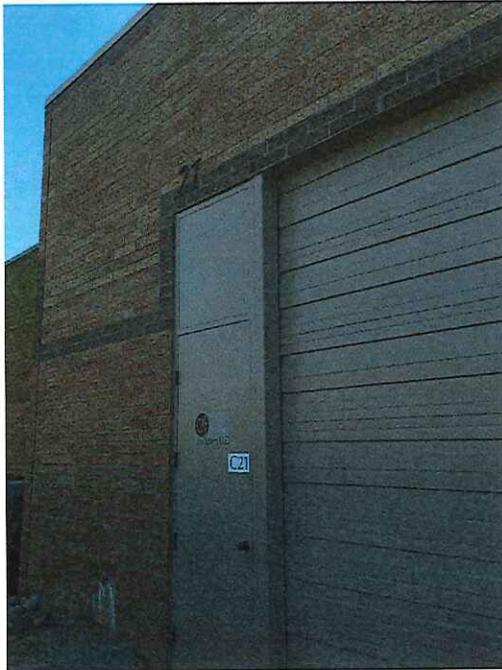


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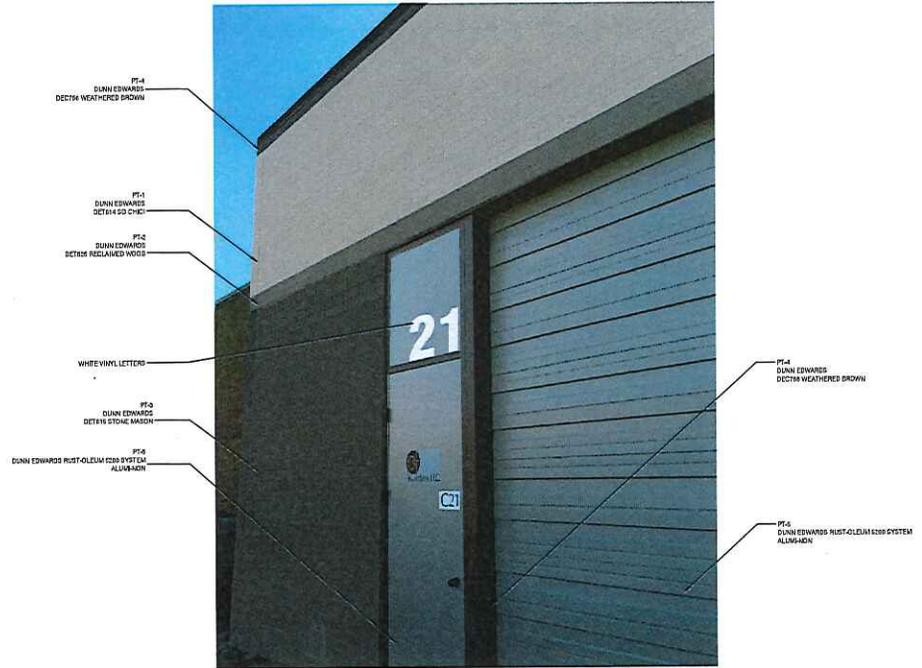
Drawn by: ab  
Project No.: 10022  
Date: 08/04/10

PERSPECTIVES  
CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW SUBMITTAL #699-PA-2016





SERVICE YARD - EXISTING CONDITION



SERVICE YARD - PROPOSED UPGRADE

PT-4  
DUNN EDWARDS  
DECTRA WEATHERED BROWN

PT-1  
DUNN EDWARDS  
DECTRA SO CHEF

PT-2  
DUNN EDWARDS  
DECTRA RECLAIMED WOOD

WHITE VINYL LETTERS

PT-3  
DUNN EDWARDS  
DECTRA STONE MASON

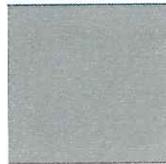
PT-5  
DUNN EDWARDS RUST-OLEUM EGG & VEST CO.  
ALUMINUM

PT-4  
DUNN EDWARDS  
DECTRA WEATHERED BROWN

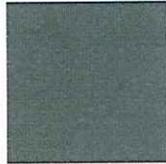
PT-5  
DUNN EDWARDS RUST-OLEUM EGG & VEST SYSTEM  
ALUMINUM



PT-1  
DUNN EDWARDS  
DECTRA SO CHEF



PT-2  
DUNN EDWARDS  
DECTRA RECLAIMED WOOD



PT-3  
DUNN EDWARDS  
DECTRA STONE MASON



PT-4  
DUNN EDWARDS  
DECTRA WEATHERED BROWN



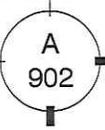
PT-5  
DUNN EDWARDS RUST-OLEUM EGG & VEST SYSTEM  
ALUMINUM

LANDING AT THE QUARTER  
LANDING AT THE AIRPARK  
15455 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260

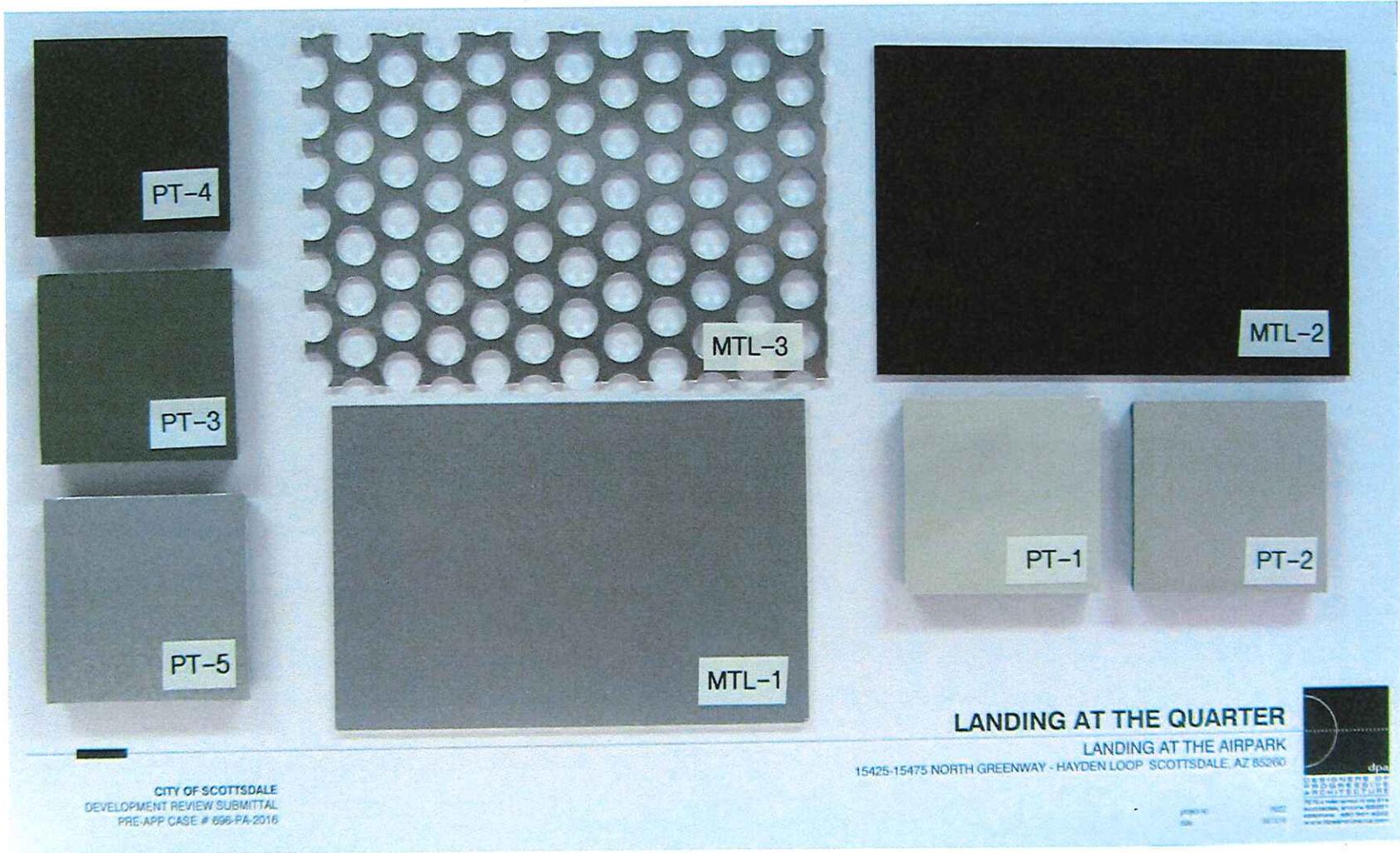


drawn by: [initials]  
project no.: 16002  
date: 08/04/16

PERSPECTIVES  
CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW SUBMITTAL: #896-PA-2016



ATTACHMENT #7



CITY OF SCOTTSDALE  
 DEVELOPMENT REVIEW SUBMITTAL  
 PRE-APP CASE # 656-PA-2016

**LANDING AT THE QUARTER**  
 LANDING AT THE AIRPARK  
 15425-15475 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260



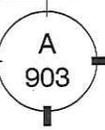
**LANDING AT THE QUARTER**  
 LANDING AT THE AIRPARK  
 15455 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260



dpa  
 DESIGNERS OF  
 PROGRESSIVE  
 ARCHITECTURE  
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 www.dpaarchitect.com

Drawn by:	Author:
project no:	10022
date:	10/03/16

**MATERIAL BOARD**  
 CITY OF SCOTTSDALE  
 DEVELOPMENT REVIEW SUBMITTAL: #656-PA-2016



PT-1

DESCRIPTION: BASE PAINT  
LOCATION: BUILDING EXTERIOR  
MANUFACTURER: DUNN EDWARDS  
COLOR: DET 614 SO CHIC!  
FINISH: FLAT

PT-5

DESCRIPTION: ACCENT PAINT  
LOCATION: SERVICE YARD AT DOORS & GARAGE  
MANUFACTURER: DUNN EDWARDS RUST-OLEUM 5200 SYSTEM  
COLOR: ALUMI-NON  
FINISH: FLAT

PT-2

DESCRIPTION: BASE PAINT  
LOCATION: BUILDING EXTERIOR & BOTTOM BRICK COURSE  
MANUFACTURER: DUNN EDWARDS  
COLOR: DET 625 RECLAIMED WOOD  
FINISH: FLAT

MTL-1

DESCRIPTION: DECORATIVE METAL PANEL  
LOCATION: BUILDING EXTERIOR  
MANUFACTURER: ATAS  
STYLE: VERSA-LOK  
COLOR: SILVERSMITH #28

PT-3

DESCRIPTION: ACCENT PAINT  
LOCATION: BUILDING EXTERIOR BELOW WINDOWS  
MANUFACTURER: DUNN EDWARDS  
COLOR: DET 615 STONE MASON  
FINISH: FLAT

MTL-2

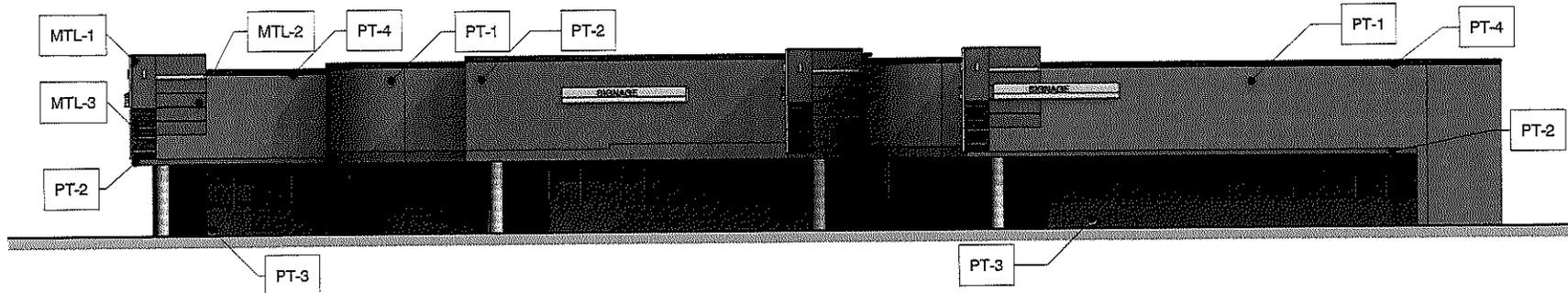
DESCRIPTION: PERFORATED METAL PANEL WITH STAGGERED SLOTTED HOLE PATTERN, 51% OPEN AREA  
LOCATION: BUILDING EXTERIOR  
COLOR: DARK BRONZE ANODIZED

PT-4

DESCRIPTION: ACCENT PAINT  
LOCATION: BUILDING EXTERIOR AT TOP BRICK COURSE  
MANUFACTURER: DUNN EDWARDS  
COLOR: DEC 756 WEATHERED BROWN  
FINISH: FLAT

MTL-3

DESCRIPTION: CORRUGATED METAL PANEL WITH STAGGERED SLOTTED HOLE PATTERN, 51% OPEN AREA  
LOCATION: BUILDING EXTERIOR  
MANUFACTURER: ATAS  
STYLE: BELVEDERE 6" SHORT RIB  
COLOR: SILVERSMITH #28



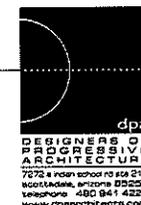
# LANDING AT THE QUARTER

## LANDING AT THE AIRPARK

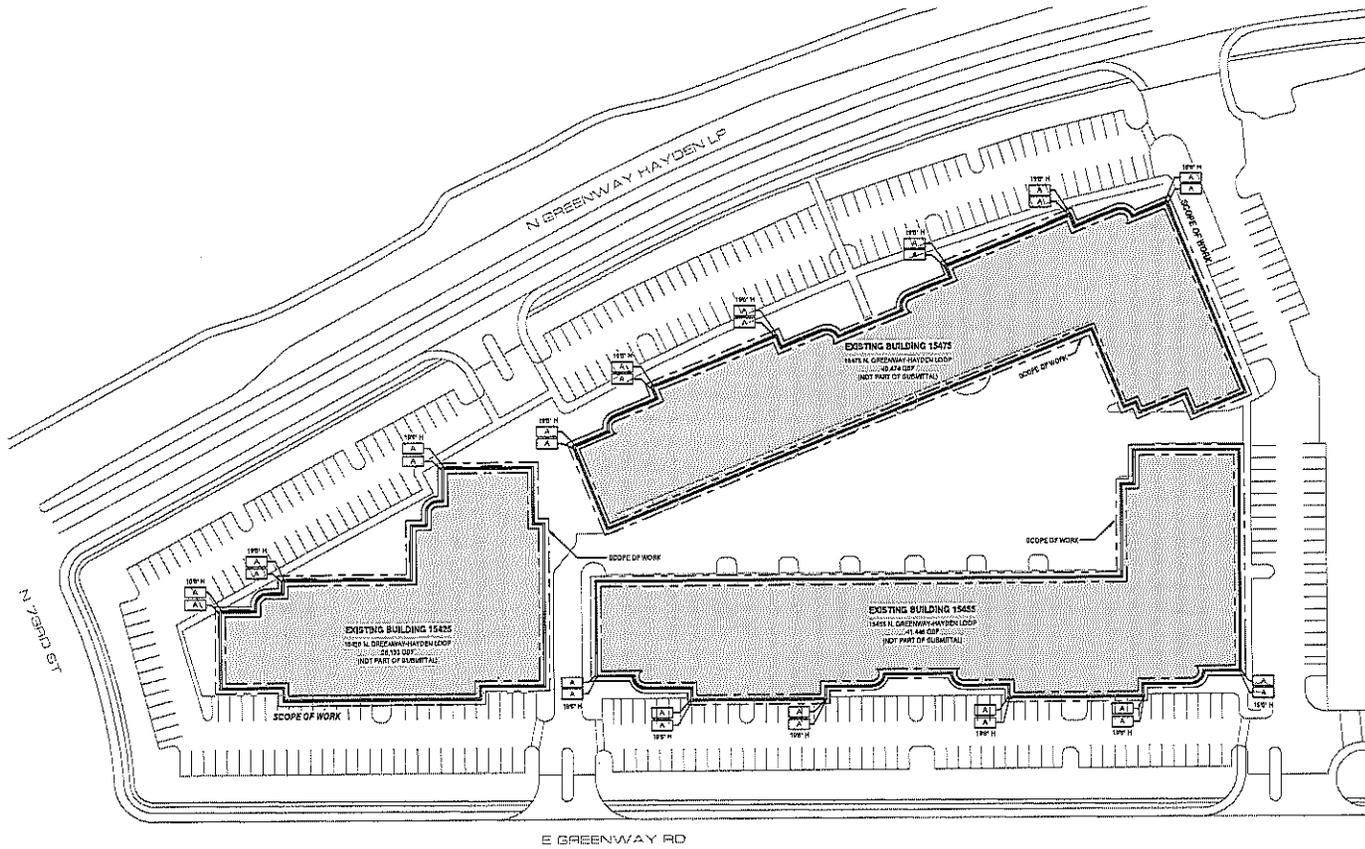
15455 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85280

CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW SUBMITTAL  
PRE-APP CASE # 696-PA-2016

project no: 18022  
date: 09/29/16



WEST LOBBY LIGHTING FIXTURES  
 A (0) SISTRALUX MINILOT ROUND LED DOWNLIGHT

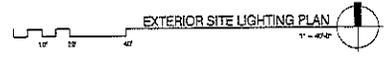


LANDING AT THE QUARTER  
 LANDING AT THE AIRPARK  
 15455 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260



cpa  
 DESIGNER OF  
 PROFESSIONAL  
 ARCHITECTURE  
 3372 W. GREENWAY ROAD, SUITE 204  
 SCOTTSDALE, ARIZONA 85261  
 TELEPHONE: 480 341 4000  
 WWW.JAPACORP.COM

Drawn by:	cs
Project no.:	10002
Date:	06/22/10



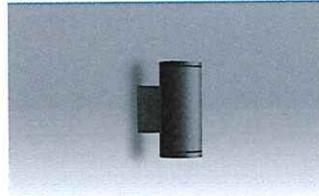
EXTERIOR SITE LIGHTING PLAN  
 CITY OF SCOTTSDALE  
 DEVELOPMENT REVIEW SUBMITTAL #608-03-2010

AS  
 102

**MINISLOT ROUND  
LED**

SPECIFICATION SHEET PAGE 1 OF 1  
Project name:  
Type:

TYPE A



**General Information**

**Luminaire characteristics:**  
Power Input: 17.5W  
Lumens: TBC  
Luminaire efficacy: TBC

**Source:** White LED 3000K or 4000K  
**Lumen maintenance:** >70% of initial lumens at 50 000 hours (L70) LM-80 (LED) / LM-79 tested.

**Optics:** 30° beam angle with super-pure aluminum reflector adjustable ±20°, up or down.

**Body:** Diecast aluminum body, machined aluminum mounting plate and stainless steel screws and clear toughened glass.

**Electrical:** High efficiency electronic driver, rated at 50 000 H. 120-277V.

**Mounting:** Luminaire can be installed as up or downlight. Install on a standard 4" J-box.

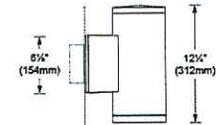
**Finish:** Aluminum gray or Anthracite gray

**Weight:** TBC

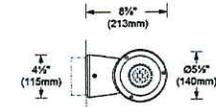
**Warranty:** 5 years limited warranty.

**Certification:** cULus listed.

**Ratings:** IP65, IK08



SIDE VIEW



BOTTOM VIEW

ORDERING INFO

RESET

MODEL	VOLTAGE	FINISH
<input type="radio"/> S.3950 - 4000K	<input checked="" type="radio"/> UNV - 120-277V	<input checked="" type="radio"/> 14 - Aluminum gray
<input checked="" type="radio"/> S.3950W - 3000K		<input type="radio"/> 24 - Anthracite gray

**ACCESSORIES (TO BE ORDERED SEPARATELY)**

- S.3911 - Wide beam lens
- S.3912 - Ellipsoidal beam lens

DUE TO CONTINUOUS IMPROVEMENTS, THE INFORMATION HEREIN MAY BE CHANGED WITHOUT NOTICE.

LAST UPDATE: MARCH 26, 2015 MGD - R1

**SISTEMALUX**



9320 Boul. St-Laurent,  
suite 100, Montréal (Québec)  
Canada H2N 1N7  
P.: 514.523.1339 F.: 514.525.6107  
www.sistemalux.com

LANDING AT THE QUARTER  
LANDING AT THE AIRPARK  
15455 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260

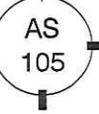


dpa  
DESIGNERS OF  
PROGRESSIVE  
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3078 W. WILSON ROAD SUITE 514  
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www.dpaarchitect.com

drawn by: eb  
project no.: 18022  
date: 09/20/15

EXTERIOR SITE LIGHTING CUT SHEET

CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW SUBMITTAL: #066-PA-2015



-----Original Message-----

From: Smetana, Rachel  
Sent: Thursday, November 17, 2016 5:03 PM  
To: 'azleon1@cox.net'  
Cc: City Council; Curtis, Tim; Weiss, Kit  
Subject: FW: Complexes Approved Recently

Dear azleon1,

Thank you for your email and input. I am including Mayor Lane and members of City Council so they are aware of your suggestions.

Best regards,  
Rachel Smetana  
Chief of Staff  
Mayor's Office  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

-----Original Message-----

From: [azleon1@cox.net](mailto:azleon1@cox.net) [<mailto:azleon1@cox.net>]  
Sent: Thursday, November 17, 2016 12:27 PM  
To: Question  
Subject: Complexes Approved Recently

When my husband and I moved to Arizona 15 years ago, we fell in love with the southwest. It was so different from the east coast where we both grew up. It was amazing to see the wide open spaces with the mountains all around us and the way the light-colored stucco houses and buildings blended with the desert. The architecture and colors were a smart way to preserve the look and feel of the southwestern desert despite the large population. Even the overpasses were considered when southwestern Indian art was placed in on the stucco and in the rocks along the roadways. It was amazing to be so close to everything while still feeling like you were living in a family-friendly suburb out in the desert. There is no other place like Arizona and we appreciate that.

The current trend of the builders in the area is very industrial-looking structures with dark colors, grays, and rusted metal accents, which make the new structures actually like old buildings you would find in any industrial city. Of course the block the views of the desert, but in the downtown areas that is to be expected. However, the current trend is just that - a trend. Why is the city approving such trendy generic buildings that will look unappealing and outdated quickly? Current residents should be considered instead of just the builders.

It would be appreciated if the city council members and development committee would at least require the builders to construct buildings that compliment the southwestern desert instead of taking away from it. Using desert plants is not enough. Some requirements should be using the light colors of the desert, using materials that blend well like stucco and cultured stone (no metal), and using some accents that are influenced by Native Americans, desert landscaping and animals, or even cowboys occasionally. These things are not dated, they are timeless because they are unique to Arizona, part of its history, and part of Arizona's natural landscaping. Another look that would be very appealing and would keep the landscape updated, timeless, and resort-style is to use palm trees, lantana, and hibiscus. This will create an upscale, hotel-style feeling that always feels new and keep the area a highly desirable area.

Scottsdale needs to find a better balance between providing excellent dining, shopping, and entertainment, expanding businesses, and improving transportation while keeping the architecture and landscaping that is unique to Arizona instead of turning it into another generic urban city that does not set us apart from other places in the country. The dark gray and rust colored buildings with metal accents will look dark, boring, and old after a few years and the type of residents Scottsdale wants will move on after the novelty wears off, then undesirable residents will likely move into those buildings. I certainly hope this will be discussed and seriously considered while finalizing the plans approved recently, as well as, for future plans for the city.