

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE October 19, 2006

ITEM NO \_\_\_\_\_

**CASE NUMBER/  
PROJECT NAME**

82-DR-2006  
Mondrian Hotel

**LOCATION**

7353 E Indian School Road

**REQUEST**

Request for approval to repaint all exterior building surfaces on the Mondrian Hotel to the shade of Benjamin Moore White

**OWNER**

Morgans Hotel Group  
212-277-4116

**APPLICANT/  
ARCHITECT**

George C Rice  
DLR Group  
602-381-8580

**BACKGROUND**

**Zoning.**

The property is zoned Central Business District Downtown Overlay (C-2 DO)

**Context.**

The site is bounded by Indian School Road to the north, the Scottsdale Mall to the south, Drinkwater Boulevard to the east, and Buckboard Trail to the west

**Adjacent Uses**

- North Hotel and office building (across Indian School Road), zoned Downtown Office Residential Type 2, Downtown Overlay (D/OR-2 PBD DO)
- South Scottsdale Mall, zoned Central Business District Downtown Overlay (C-2 DO)
- East Scottsdale Civic Center (across Drinkwater Boulevard), zoned C-2 DO
- West Retail in Old Town Scottsdale (across Buckboard Trail), zoned C-2 DO

**APPLICANT'S  
PROPOSAL**

**Applicant's Request**

The applicant proposes to paint all exterior building surfaces on the Mondrian Hotel to the shade of Benjamin Moore White

**DISCUSSION**

The proposal was initially presented to the Board at its study session on October 5, 2006. Staff identified that the Mondrian Hotel has taken over the premises formerly occupied by the James Hotel, and that the applicant wishes to introduce some color changes to the buildings.

- An interim color change proposed to modify all exterior surfaces, with the exception of the exterior corridors, to Navajo White, consistent with the existing Navajo White shade on much of the exterior, and
- A permanent color change to modify all exterior surfaces, including exterior corridors, to Benjamin Moore White

Staff noted that color was an important issue when the James Hotel was approved in 2003, and color continues to be an important issue for all Development Review projects. Draw down color samples of both shades were provided.

The applicant's design team gave a detailed presentation which highlighted the following:

- Morgans Hotel Group wishes to distinguish the new Mondrian Hotel from the James Hotel that previously occupied the premises,
- Morgans Hotel Group has enjoyed success with its other hotel properties which feature contemporary architecture in a shade of white,
- The Scottsdale location is the 10<sup>th</sup> property acquired by Morgans Hotel Group,
- Morgans Hotel Group has invested nearly \$50 million into the property and seeks to draw its clientele to their new Scottsdale location,
- The landscaping on the property is now mature and lush, and thus will complement the proposed shade of white.

The Board expressed support for the proposed interim color, and indicated they had no objection to staff facilitating that change immediately.

The Board indicated that due to the prominent location, the permanent color change should be brought back for formal Board action. Certain Board members expressed concern regarding the brightness of the Benjamin Moore White shade.

**STAFF  
RECOMMENDATION**

Staff recommends approval.

**STAFF CONTACT(S)**

Kim Chafin, AICP  
Senior Planner  
Phone: 480-312-7734  
E-mail: kchafin@ScottsdaleAZ.gov

**APPROVED BY**



Kim Chafin  
Report Author



Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Site Plan
- 5. Elevations
- 6. Context Photos

**Stipulations for Case:  
Mondrian Hotel  
82-DR-2006**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS AND PLANS:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Color shall be consistent with the building elevations submitted by DLR Group with a date staff receipt date of 9-27-06.



# Pre-Application Questionnaire

## Project Narrative

Date: \_\_\_\_\_

Coordinator: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Cost Center (COS Projects Only): \_\_\_\_\_

### Provide a detailed descriptive narrative of the site layout.

- Describe the site circulation, parking and design, drainage, architecture, and proposed land use. **EXISTING**
- What improvements and uses currently exist on the property? **EXISTING HOTEL**
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual characteristics that may restrict or affect your development? **NO**

Target Date to Begin Construction: 8-1-06

Please type or print narrative in the space below. Provide as much detail as possible; use a separate sheet if necessary.

#### LANDSCAPE/SITE

The landscape renovation at the Mondrian involves adding a handful of key elements while reviving a few areas with fresh planting. The new entry to the hotel will be marked by 25' tall topiary doors created of vines on a metal structure. From there, a lacy pattern stenciled on the parking lot invites guests to the hotel's entrance. Vines planted at each of the stair towers around the site will grow and climb, hiding the blank canvas of the building behind living greenery. A short trail of new pavers will create better access between the cabanas and the main pool, and the existing turf yoga circle near the circular pool will be replaced with pavers to become an outdoor massage area. On the site's east side, the sidewalk adjacent to the parking lot will be straightened, with existing slopes maintained, allowing for greater access to the Sky Bar. The angular planter at the Sky Bar will be softened by replacing 2 sides with a curved wall in a manner that allows the existing trees to retain as much soil as possible. At the south side of the Asia de Cuba patio, a row of sour orange trees with the lower branches removed will provide a green backdrop for the restaurant without closing off visual access between the restaurant and the civic plaza. A new pedestrian-scale entry feature at that patio will serve as a threshold for restaurant staff to welcome guests entering from the plaza side. The intent with the planting plan is to retain as many existing healthy plants as possible. Planting will be augmented with the same species on the original plant list, serving to refresh the look.

#### BUILDING EXTERIOR COLORS

1. The Hotel proposes to do an interim modification to the existing building colors as follows:
  - a. Paint all stair towers Navajo White to match existing exterior colors.
  - b. Paint all related site walls Navajo White to match existing building.
  - c. All existing exterior corridor colors to remain.
2. The Hotel proposes (at a future date) to make the following permanent modifications to both building and corridors.
  - a. Benjamin Moore - White

**82-DR-2006**  
**REV: 09/27/2006**

#### Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**Stipulations for Case:  
Mondrian Hotel  
82-DR-2006**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS AND PLANS:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Color shall be consistent with the building elevations submitted by DLR Group with a date staff receipt date of 9-27-06.



Q.S.  
16-45

G.I.S. ORTHOPHOTO 2005

Mondrian Hotel

82-DR-2006

ATTACHMENT #2

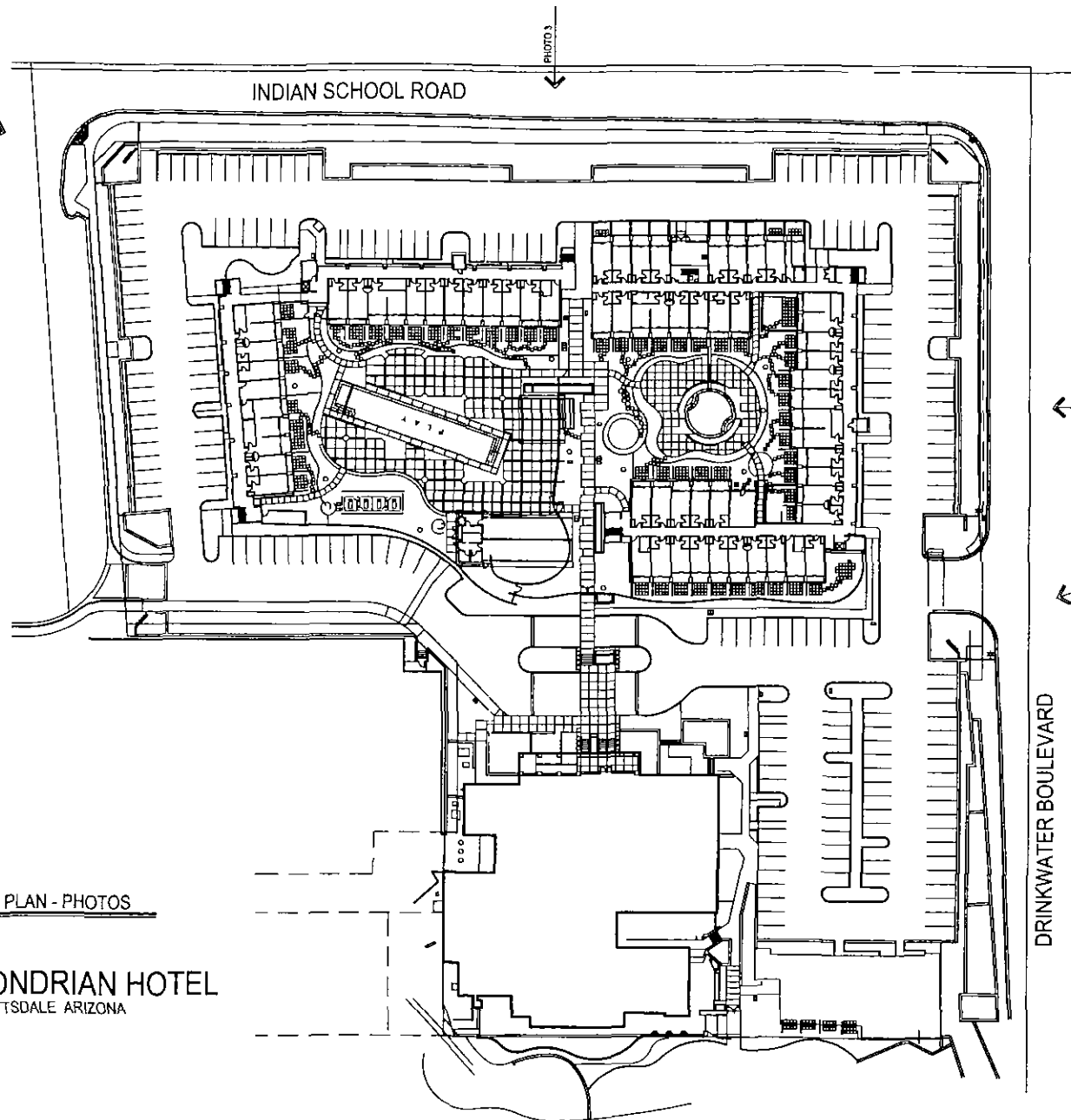


Mondrian Hotel

82-DR-2006

ATTACHMENT #2A



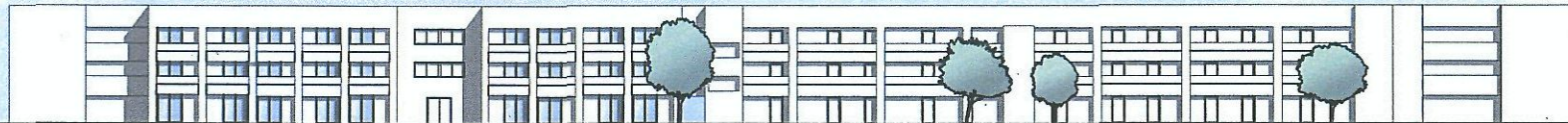


SITE PLAN - PHOTOS

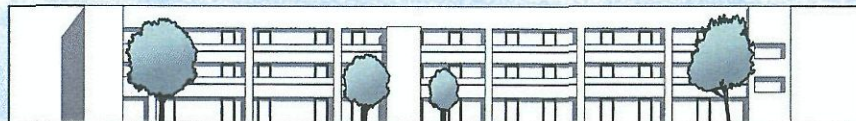
MONDRIAN HOTEL  
SCOTTSDALE ARIZONA

ATTACHMENT #4

82-DR-2006  
REV 09/21/2006



North Exterior Elevation



East Exterior Elevation



South Exterior Elevation



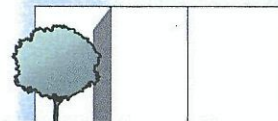
West Exterior Elevation



North Courtyard Elevation



East Courtyard Elevation



East Courtyard Elevation



South Courtyard Elevation



West Courtyard Elevation

82-DR-2006  
REV: 09/27/2006

# Guest Room Building Street & Courtyard Elevations Permanent



North Exterior Elevation



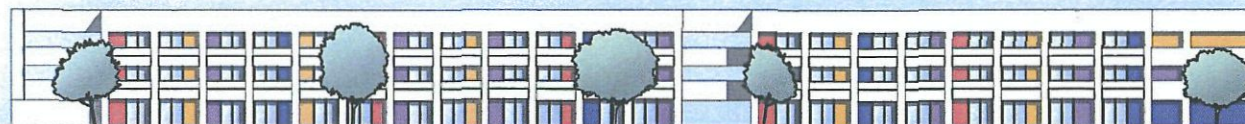
East Exterior Elevation



South Exterior Elevation



West Exterior Elevation



North Courtyard Elevation



East Courtyard Elevation



East Courtyard Elevation



South Courtyard Elevation



West Courtyard Elevation

82-DR-2006  
REV: 09/27/2006

## Guest Room Building Street & Courtyard Elevations

### Proposed Interim



**EXISTING - EAST ELEVATION  
DRINKWATER BLVD. ENTRANCE**



**PROPOSED - EAST ELEVATION  
DRINKWATER BLVD. ENTRANCE**



**EXISTING - EAST ELEVATION  
DRINKWATER BLVD.**



**PROPOSED - EAST ELEVATION  
DRINKWATER BLVD.**



**EXISTING - NORTH ELEVATION  
INDIAN SCHOOL ROAD**



**PROPOSED - NORTH ELEVATION  
INDIAN SCHOOL ROAD**



**EXISTING - WEST ELEVATION  
INDIAN SCHOOL AND BUCKBOARD**



**PROPOSED - WEST ELEVATION  
INDIAN SCHOOL AND BUCKBOARD**