

**Marked Agendas
Approved Minutes
Approved Reports**

**The December 15, 2016
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

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

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

K2H Airpark Design, LLC
480-303-6701

ARCHITECT/DESIGNER

DPA Architects, Inc.
480-941-4222

APPLICANT CONTACT

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

BACKGROUND

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 73rd 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

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

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

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

Planning and Development Services
Current Planning Services

STAFF CONTACT

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

APPROVED BY

 Ben Moriarity, Report Author	<u>12/2/2016</u> Date
 Steve Venker, Development Review Board Coordinator 480-312-2831, svenker@scottsdaleaz.gov	<u>12/6/16</u> Date
 Randy Grant, Director Planning and Development Services 480-312-2664, rgrant@scottsdaleaz.gov	<u>12/8/16</u> Date

ATTACHMENTS

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



Q.S.
35-45

Google Earth Pro Imagery



Landing at The Quarter

49-DR-2016

ATTACHMENT #1A



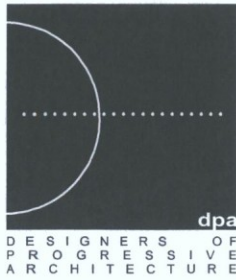
Q.S.
35-45

2015 GIS Orthophoto



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,

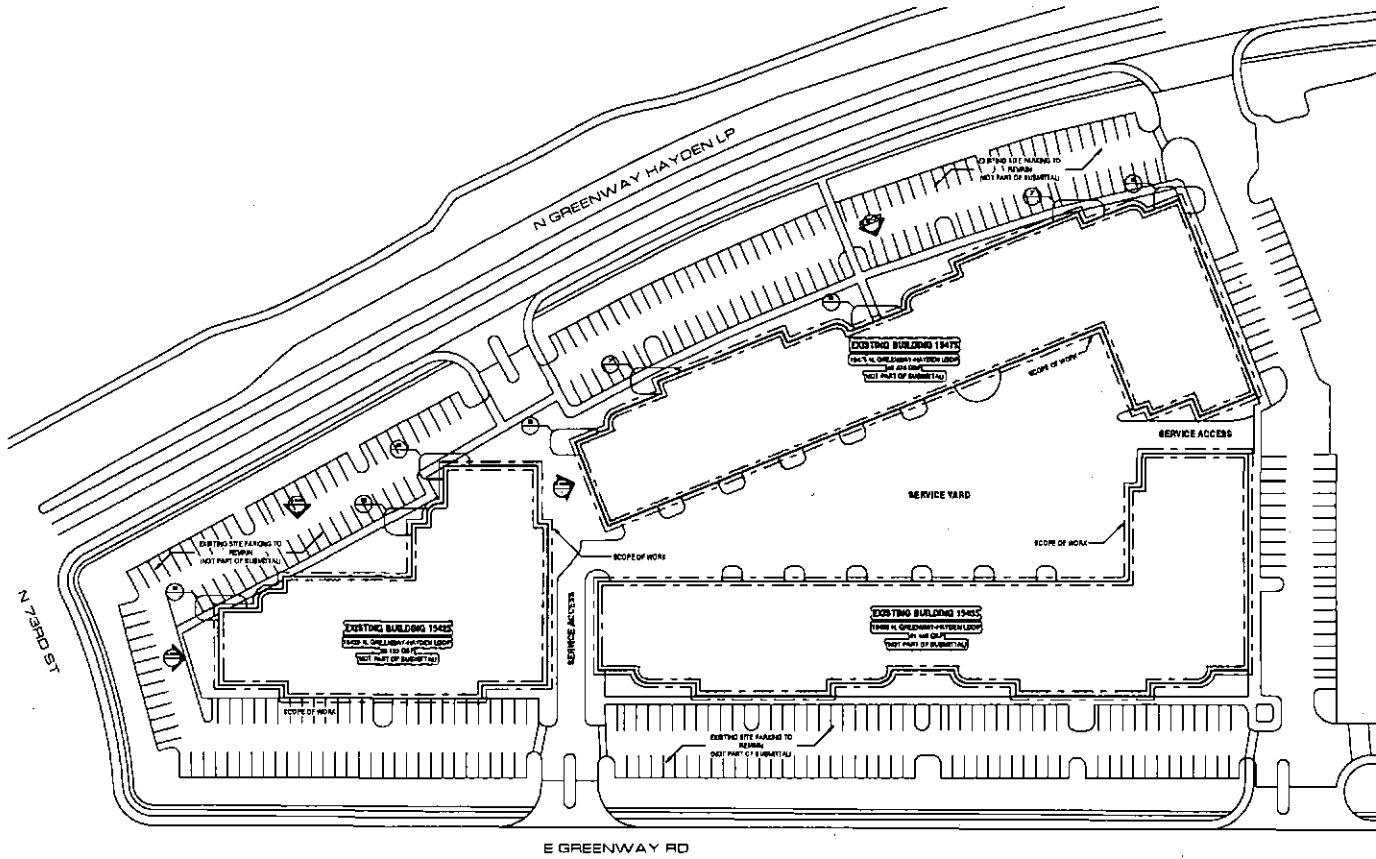
The Landing – Exterior Building Renovation project will consist of exterior additions to three existing office buildings located along North Greenway-Hayden Loop and East Greenway Road. The exterior additions are to include a new paint scheme, additive architectural detailing, and signage for existing 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

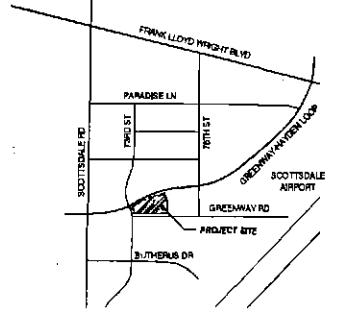
49-DR-2016
10/11/16



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

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

APN: 813-00-091K
ZONING: I-1 (INDUSTRIAL PARK)
OCCUPANCY: R (BUSINESS)
APPROX. SITE AREA: 357,823 SF
OWNER: EKH SCOTTSDALE COMMERCE, LLC
527 SOUTH 48TH STREET SUITE 110
TEMPE, ARIZONA 85281
KEN MATTHESON
kmatthe@ekpm.com
ARCHITECT: DPA ARCHITECTS, INC.
7272 EAST INDIAN SCHOOL ROAD SUITE 214
SCOTTSDALE, ARIZONA 85251
JOHN S. SZAFRAN, AIA
405.941.4222
jszafra@dpaarchitects.com



ARCHITECTURAL REFERENCE SITE PLAN
SCALE 1/4" = 100'

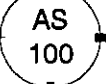
LANDING AT THE QUARTER
15455 NORTH GREENWAY - HAYDEN LOOP - SCOTTSDALE, AZ 85260



15425-15475 NORTH GREENWAY - HAYDEN LOOP
SCOTTSDALE, ARIZONA 85260
15425-15475 NORTH GREENWAY - HAYDEN LOOP
SCOTTSDALE, ARIZONA 85260
15425-15475 NORTH GREENWAY - HAYDEN LOOP
SCOTTSDALE, ARIZONA 85260

Drawn by: [blank]
Checked by: [blank]
Project: 10008
Date: 07/27/18

SITE PLAN
CITY OF SCOTTSDALE
DEVELOPMENT REVIEW SUBMITTAL: 0918-PA-2018



EXTERIOR MATERIALS AND FINISHES LEGEND

PAINT

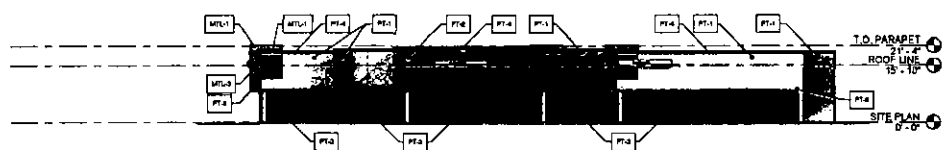
PT-1	DESCRIPTION LOCATION MANUFACTURER COLOR FINISH	BASE PAINT BUILDING EXTERIOR DUNN EDWARDS DEF 114 RED OXID FLAT
PT-2	DESCRIPTION LOCATION MANUFACTURER COLOR FINISH	BASE PAINT BUILDING EXTERIOR & BOTTOM BRICK COURSE DUNN EDWARDS DEF 109 RECLAIMED WOOD FLAT
PT-3	DESCRIPTION LOCATION MANUFACTURER COLOR FINISH	ACCENT PAINT BUILDING EXTERIOR BELOW WINDOW DUNN EDWARDS DEF 118 STONE MASON FLAT
PT-4	DESCRIPTION LOCATION MANUFACTURER COLOR FINISH	ACCENT PAINT BUILDING EXTERIOR AT TOP BRICK COURSE DUNN EDWARDS DEF 109 WEATHERED BROWN FLAT
PT-6	DESCRIPTION LOCATION MANUFACTURER COLOR FINISH	ACCENT PAINT SERVICE HOUS AT ENTRY & CHANGE ROOMS DUNN EDWARDS TUNE-TO-LEWIS SYSTEM ALUMINUM FLAT

METAL

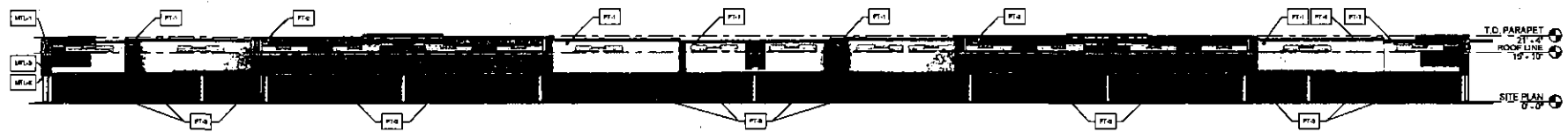
MTL-1	DESCRIPTION LOCATION MANUFACTURER STYLE COLOR	COGNITIVE METAL PANEL EXT. OVER BUILDING ATA3 WENGLER SILVERMATH #28
MTL-2	DESCRIPTION LOCATION COLOR	PERFORATED METAL PANEL WITH ATTACHED SLITTED-HOLE PATTERN IN AN OPEN AREA EXTERIOR BUILDING DARK BRONZE AND SEED
MTL-3	DESCRIPTION LOCATION MANUFACTURER STYLE COLOR	CORRUGATED METAL PANEL WITH ATTACHED SLITTED-HOLE PATTERN IN AN OPEN AREA EXTERIOR BUILDING A346 DUNN EDWARDS SILVERMATH #9 SHORT RD SILVERMATH #28



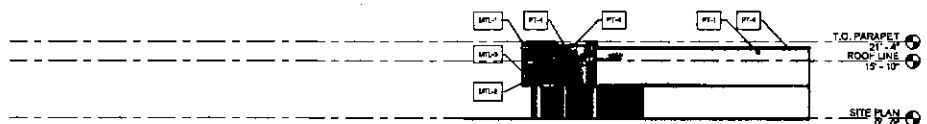
NORTH ELEVATION AT BUILDING 15425
1/8" = 1'-0"
A 101



WEST ELEVATION AT BUILDING 15425
1/8" = 1'-0"
A 101



NORTH ELEVATION AT BUILDING 15475
1/8" = 1'-0"
A 101



WEST ELEVATION AT BUILDING 15475
1/8" = 1'-0"
A 101

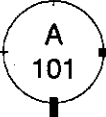
BUILDING COLOR ELEVATIONS
CITY OF SCOTTSDALE
DEVELOPMENT REVIEW SUBMITTAL: #2016-PA-0016

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



DESIGNER OF RECORD
ROBERT J. L. SMITH
A REGISTERED PROFESSIONAL ENGINEER
7577 N. HAYDEN LOOP, SUITE 100
SCOTTSDALE, ARIZONA 85260
PH: 480.344.4444
WWW.RJLSMITH.COM

DATE:	08/11/16
BY:	RLS
CHECKED BY:	RLS
DATE:	08/11/16



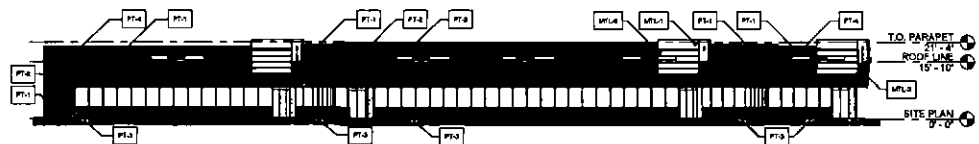
EXTERIOR MATERIALS AND FINISHES LEGEND

PAINT

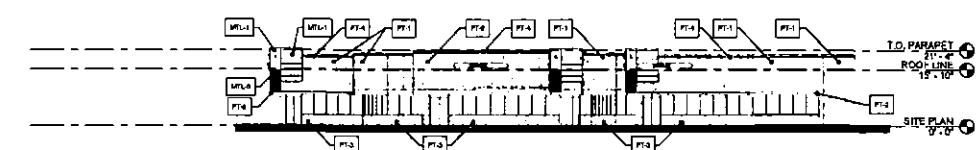
PT-1	DESCRIPTION BUILDING EXTERIOR MANUFACTURER COLOR FINISH	BASE PAINT BUILDING EXTERIOR DUNN EDWARDS DET #14 AND DND FLAT
PT-2	DESCRIPTION BUILDING EXTERIOR & BOTTOM BRICK COURSE MANUFACTURER COLOR FINISH	BASE PAINT BUILDING EXTERIOR & BOTTOM BRICK COURSE DUNN EDWARDS DET #28 PRECURED WOOD FLAT
PT-3	DESCRIPTION BUILDING EXTERIOR BELOW WINDOWS MANUFACTURER COLOR FINISH	ACCENT PAINT BUILDING EXTERIOR BELOW WINDOWS DUNN EDWARDS DET #18 STONE MASON FLAT
PT-4	DESCRIPTION BUILDING EXTERIOR AT TOP BRICK COURSE MANUFACTURER COLOR FINISH	ACCENT PAINT BUILDING EXTERIOR AT TOP BRICK COURSE DUNN EDWARDS DET #16 WEATHERED BROWN FLAT
PT-5	DESCRIPTION BUILDING EXTERIOR AT DOORS & GARAGE DOORS MANUFACTURER COLOR FINISH	ACCENT PAINT BUILDING EXTERIOR AT DOORS & GARAGE DOORS DUNN EDWARDS PURE GLEAM 6000 SYSTEM ALLANRICH FLAT

METAL

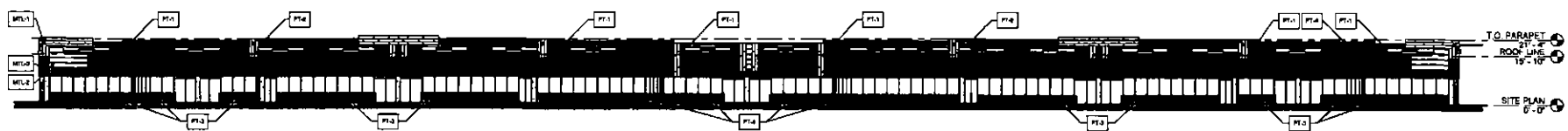
MTL-1	DESCRIPTION EXTENSION BUILDING MANUFACTURER FINISH COLOR	DESIGNATED METAL PANEL EXTENSION BUILDING ATAS VERSALUX SILVERSMITH AS3
MTL-2	DESCRIPTION EXTENSION BUILDING LOCATION COLOR	PERFORATED METAL PANEL WITH STAGGERED SLOTTED HOLE PATTERN 8% OPEN AREA EXTENSION BUILDING DUNN EDWARDS ANCHORZ
MTL-3	DESCRIPTION EXTENSION BUILDING MANUFACTURER FINISH COLOR	CONVULGATED METAL PANEL WITH STAGGERED SLOTTED HOLE PATTERN 8% OPEN AREA EXTENSION BUILDING ATAS DUNN EDWARDS SILVERSMITH # SHORT FIN SILVERSMITH AS3



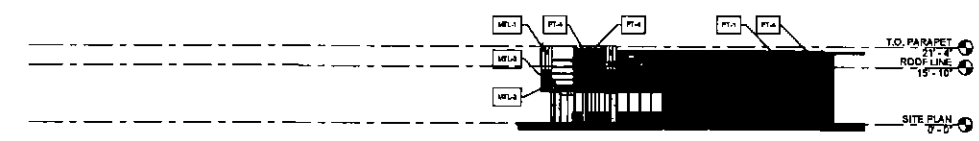
NORTH ELEVATION AT BUILDING 15425
1" = 10' A 100



WEST ELEVATION AT BUILDING 15425
1" = 10' A 100



NORTH ELEVATION AT BUILDING 15475
1" = 10' A 100

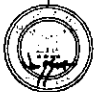


WEST ELEVATION AT BUILDING 15475
1" = 10' A 100

BUILDING ELEVATIONS

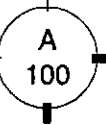
CITY OF SCOTTSDALE
DEVELOPMENT REVIEW SUBMITTAL: 0916-PA-2019

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



DESIGNER OF RECORD
PHILIP J. BERRY, INC.
1777 E. WILLOW STREET, SUITE 210
SCOTTSDALE, ARIZONA 85260
TEL: 480.941.4000
WWW.PJBERRYARCHITECTS.COM

DATE	BY	REVISION





BUILDING 15425 - EXISTING CONDITION



BUILDING 15425 - PROPOSED UPGRADE

- MTL-1 METAL PANEL IN SILVERMETH
- MTL-2 PERFORATED METAL IN DARK BRONZE ANODIZED
- PT-4 DUANE EDWARDS DEC714 WEATHERED BROWN
- CHANNEL LETTERS ON BACKER SOLI POWDERCOAT FINISH
- PT-1 DUANE EDWARDS DETE114 SO CHIC
- MTL-3 CORRUGATED METAL PANEL IN SILVERMETH
- PT-2 DUANE EDWARDS DETE142 CHIC
- PT-3 DUANE EDWARDS DETE15 STONE MASON
- PT-5 SOFFIT IN DUANE EDWARDS DETE142 CHIC
- EXISTING DARK BRONZE MALLIGHS TO NEWMAN
- PT-6 DUANE EDWARDS DETE15 STONE MASON



BUILDING 15425 - EXISTING CONDITION



BUILDING 15425 - PROPOSED UPGRADE

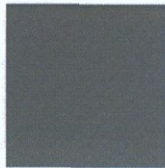
- PT-4 DUANE EDWARDS DEC714 WEATHERED BROWN
- PT-2 DUANE EDWARDS DETE142 CHIC
- MTL-4 METAL PANEL IN SILVERMETH
- PT-4 DUANE EDWARDS DETE15 RECLAIMED WOOD
- CHANNEL LETTERS ON BACKER SOLI POWDERCOAT FINISH
- EXISTING DARK BRONZE MALLIGHS TO NEWMAN
- PT-3 DUANE EDWARDS DETE15 STONE MASON



PT-1
DUANE EDWARDS
DETE14 SO CHIC



PT-2
DUANE EDWARDS
DETE14 RECLAIMED WOOD



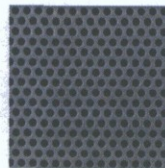
PT-3
DUANE EDWARDS
DETE15 STONE MASON



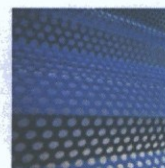
PT-4
DUANE EDWARDS
DEC714 WEATHERED BROWN



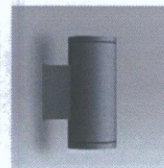
MTL-1
ATAS
VERSALDIX
SILVERMETH



MTL-2
ATAS
PERFORATED METAL
DARK BRONZE ANODIZED



MTL-3
ATAS
BELVEDERE P SHIRT IN
SILVERMETH

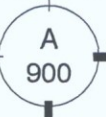


SITE LIGHTING
BELVEDERE LUX
MINILIGHT ROUND LED DOWNLIGHT
ALUMINUM GRAY



DESIGNED BY
PARRINELLO
ARCHITECTS
7272 W. Indian School Rd. Suite 214
Scottsdale, Arizona 85251
Telephone: 480.344.4000
www.parrinelloarchitects.com

Drawn by:	Author:
projected:	10022
date:	06/24/16

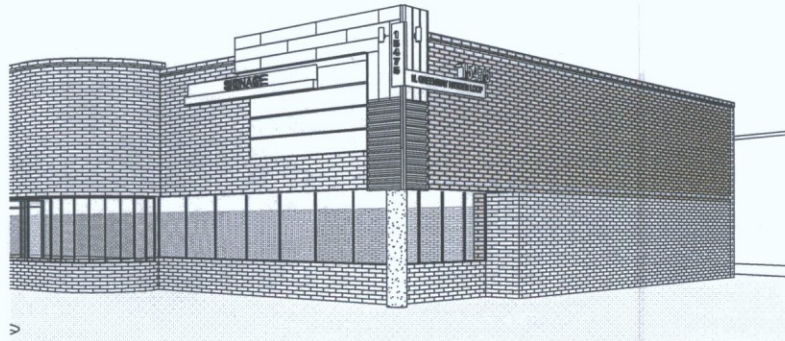




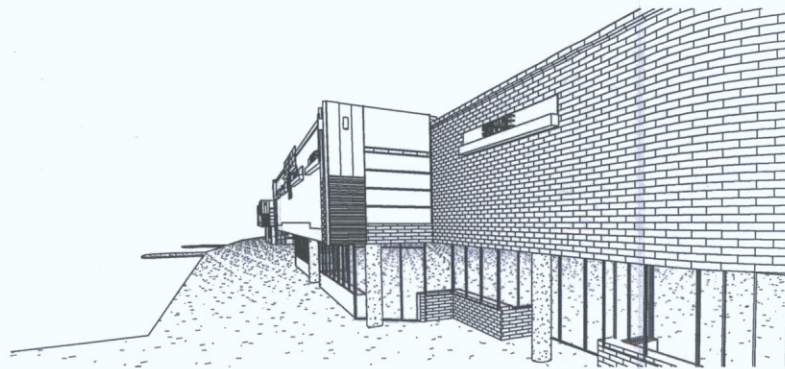
BUILDING 15475 - EXISTING CONDITION



BUILDING 15475 - EXISTING CONDITION



BUILDING 15475 - PROPOSED UPGRADE

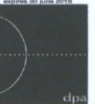


BUILDING 15475 - PROPOSED UPGRADE

LANDING AT THE QUARTER

LANDING AT THE AIRPARK

15455 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260

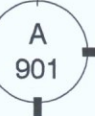


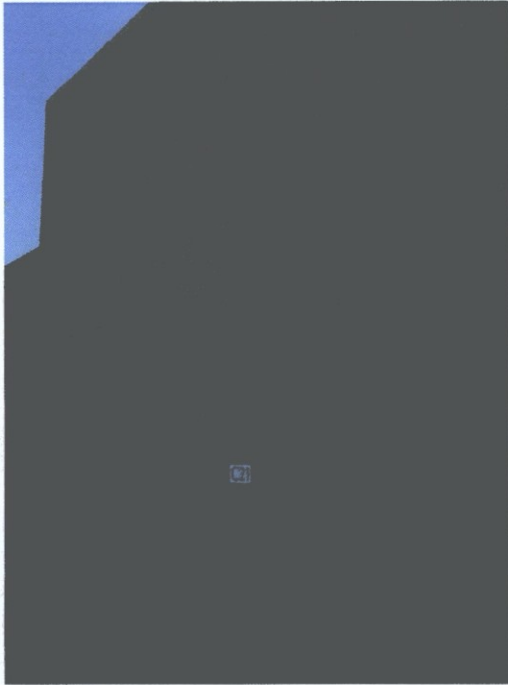
DESIGNERS OF
P R O J E C T S
A R C H I T E C T S
7272 e main school rd ste 614
scottsdale, arizona 85261
telephone 480 341 4300
www.cjsharper.com

drawn by:	cb
project no.:	1802
date:	08/24/18

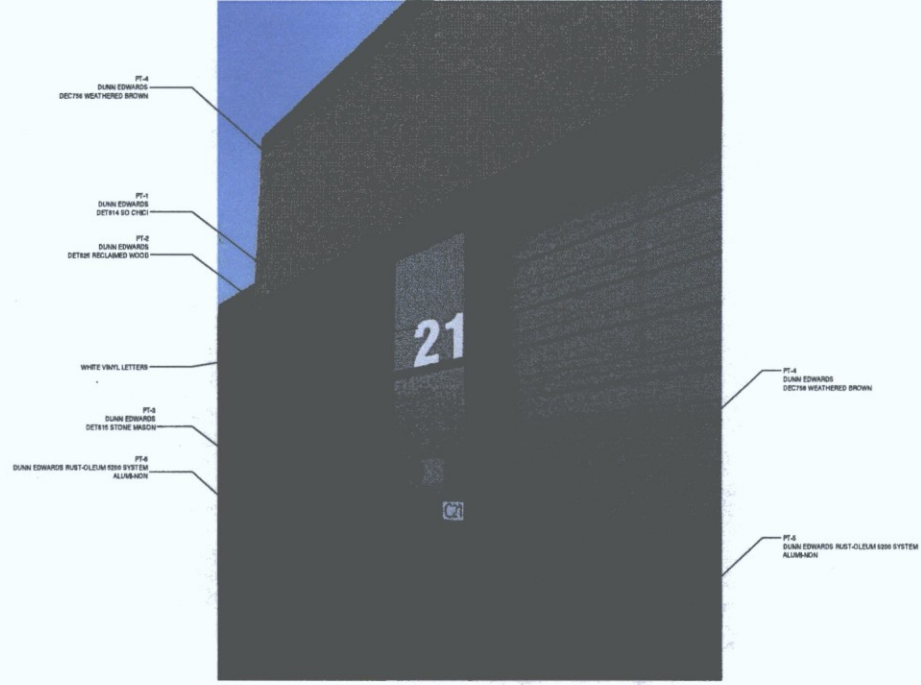
PERSPECTIVES

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW SUBMITTAL: #690-PA-2018





SERVICE YARD - EXISTING CONDITION



SERVICE YARD - PROPOSED UPGRADE

PT-4
DUNN EDWARDS
DECTR8 WEATHERED BROWN

PT-1
DUNN EDWARDS
DETR14 SO CHIC

PT-2
DUNN EDWARDS
DETR8 RECLAIMED WOOD

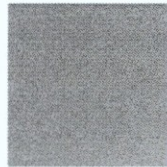
WHITE VINYL LETTERS

PT-3
DUNN EDWARDS
DETR18 STONE MASON

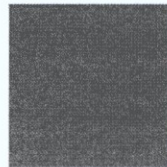
PT-4
DUNN EDWARDS RUST-OLEUM 5200 SYSTEM
ALIGN-ON

PT-4
DUNN EDWARDS
DECTR8 WEATHERED BROWN

PT-4
DUNN EDWARDS RUST-OLEUM 5200 SYSTEM
ALIGN-ON



PT-1
DUNN EDWARDS
DETR14 SO CHIC



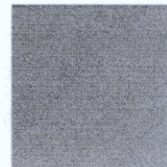
PT-2
DUNN EDWARDS
DETR8 RECLAIMED WOOD



PT-3
DUNN EDWARDS
DETR18 STONE MASON



PT-4
DUNN EDWARDS
DECTR8 WEATHERED BROWN



PT-5
DUNN EDWARDS RUST-OLEUM 5200 SYSTEM
ALIGN-ON

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

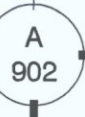


REVISED 20 June 2016

DESIGNER OF
PROGRESSIVE
ARCHITECTURE
7272 E Ironwood Road #114
Scottsdale, Arizona 85261
Tel: 480.341.4300
www.opartofprogress.com

drawn by: [initials]
project no.: 1602
date: 06/24/16

PERSPECTIVES
CITY OF SCOTTSDALE
DEVELOPMENT REVIEW SUBMITTAL: #696-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

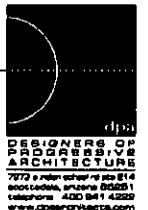
LANDING AT THE AIRPARK

15455 NORTH GREENWAY - HAYDEN LOOP SCOTTSDALE, AZ 85260

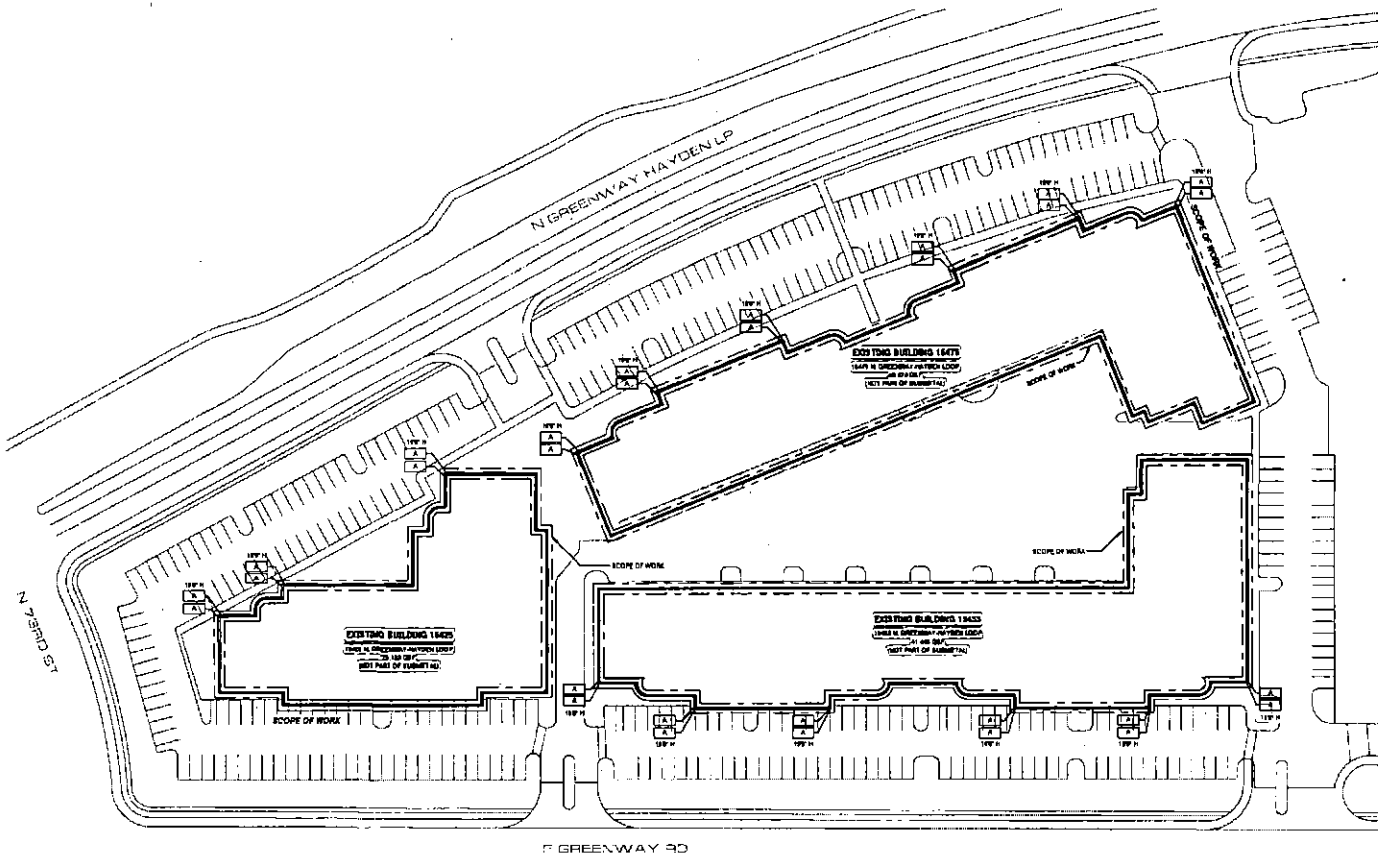
CITY OF SCOTTSDALE
DEVELOPMENT REVIEW SUBMITTAL
PRE-APP CASE # 696-PA-2016

proj# no
date

18022
09/29/16



WEST LOBBY LIGHTING FIXTURES
 A (2) SYSTEMALIX MENSLETT F01 AND LED DOWNLIGHT



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



DESIGNER OF RECORD
 PROJECT ARCHITECT
 A SCOTTSDALE, AZ FIRM
 7872 N. MILAN AVENUE, SUITE 214
 SCOTTSDALE, ARIZONA 85260
 PHONE: (480) 341-1234
 WWW: WWW.ASCE.COM

DATE: 08/27/14
 PROJECT: URBAN
 SHEET: 08/27/14

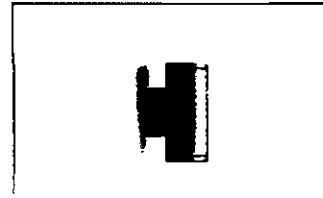
EXTERIOR SITE LIGHTING PLAN
 CITY OF SCOTTSDALE
 DEVELOPMENT REVIEW SUBMITTAL: 08/26/14-011

AS
 102

MINISLOT ROUND LED

SPECIFICATION SHEET PAGE 1 OF 1
Project name: _____
Type: _____

TYPE A



General Information

Luminaire characteristics:
Power input: 17.5W
Luminaire: TBC
Luminaire efficacy: TBC

Source: White LED 3000K or 4000K
Luminaire maintenance: >70% of initial lumens at 50 000 hours (L70 L80-50 (LED) / L80-70 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.

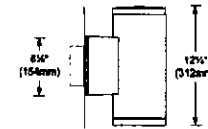
Finish: Aluminum gray or Anthracite gray

Weight: TBC

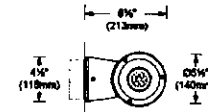
Warranty: 5 years limited warranty.

Certification: cULus listed.

Rating: IP65, IK08



SIDE VIEW



BOTTOM VIEW

ORDERING INFO

RESET

S.3950W - UNV - 14 <small>MODEL VOLTAGE FINISH</small>		ACCESSORIES (TO BE ORDERED SEPARATELY) <input checked="" type="radio"/> S.3911 - Wide beam lens <input type="radio"/> S.3912 - Ellipsoidal beam lens	
<input type="radio"/> S.3950 - 4000K <input checked="" type="radio"/> S.3950W - 3000K	<input checked="" type="radio"/> UNV - 120-277V	<input checked="" type="radio"/> 14 - Aluminum gray <input type="radio"/> 24 - Anthracite gray	

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

LAST UPDATE: MARCH 26, 2015 M3D - RY

SISTEMALUX



3320 Blvd. St-Laurent
Suite 102, Montreal (Quebec)
Canada H2N 1K7
P: 514.524.1329 F: 514.525.8107
www.sistemalux.com



PROJECT: LANDING AT THE QUARTER
 PROGRAM: EXTERIOR SITE LIGHTING
 DATE: 08/14/15
 DRAWING NO: 0101

-----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

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

From: 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 it 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.

ATTACHMENT #10

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.