



Marked Agendas

Approved Minutes

Approved Reports

**The January 16, 2019
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: January 16, 2020
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Raintree Internalized Community Storage 35-DR-2019

Location: North Pima Road (217-15-035A)

Request: Request approval of the site plan, landscape plan, and building elevations for an internalized community storage building, with approximately 112,000 square feet of building area in a 2-story-tall building with a basement, all on a 2.5-acre site.

OWNER

1784 Capital Holdings
(602) 885-2552

ARCHITECT & APPLICANT

EAPC Architectural Engineers/Michelle Bach
(509-669-7946)

BACKGROUND

Previous DRB Hearing

The Development Review Board originally heard this case on December 19, 2019. The case was continued due to concerns with a lack of landscaping along the street frontage and quantity of false-front storage display windows along the west building elevation and associated illumination. The applicant has worked to revise the landscape plan, building elevations, and lighting sheets to address staff and Development Review Board concerns.

Zoning

The site is zoned I-1, Industrial Park. This zoning district is intended to provide for light manufacturing, light industrial, office, and supportive uses to sustain and enhance employment opportunities.

The site has been vacant since annexation into the City in 1963 through Ordinance No. 168. At that time, the City of Scottsdale R1-35, Single-family Residential, zoning was applied. In 2004, a zoning district map amendment changed the zoning from R1-35 to I-1 to allow for potential industrial and office uses.

Context

The site is located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection. The site is located directly east of the Loop 101 Frontage Road and that is also the primary access point to the site.

Adjacent Uses and Zoning

- North Existing Office Building, zoned I-1
- South Existing Office Building, zoned C-2
- East Vacant Parcel, zoned R1-35
- West 101 Freeway

Key Items for Consideration

- Commercial Design Guidelines
- Use of Signage
- Exterior Display
- Case was continued on December 19, 2019 with a vote of 6-1
- Applicant worked to revise landscaping, building elevations, and lighting

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The proposal includes a new internalized community storage facility with associated site and landscape improvements. The building is approximately 112,000 square feet with two levels above ground and one basement level.

Neighborhood Communication

Staff and the applicant have mailed postcards to all property owners within 750 feet of the subject site. Staff has also posted a hearing sign on site. At the time of writing this report, staff has only received one phone call with general questions about the case.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Plan

The building is centrally located on the parcel with generous landscape buffers along the eastern boundary, adjacent to the neighboring undeveloped residential parcel, and western boundary, facing the Loop 101 Frontage Road. Per the Development Review Board's direction at the previous meeting, the applicant has revised the landscape plan to add additional trees along the street frontage (see attachment #13). Vehicular access wraps along the south and east sides of the building leading to the storage facility's main entrance, roll up loading doors, screened parking, and refuse.

In compliance with past zoning stipulations, two points of vehicular access are provided. The Frontage Road is limited to one driveway (right in, right out) located in the southwest corner of the site. The applicant has gained ADOT approval of the driveway and will also be responsible for constructing a right turn deceleration lane at the site entrance. The secondary access point on the parcel is located in the southeast corner. In working with the southern property owner, easements

have been granted on both parcels to allow for ingress and egress from the Frontage Road to North 90th Street. The applicant will construct a shared driveway to provide physical access.

Elevations

The building façade is composed of large windows, sandalwood flashed masonry veneer, and desert blend masonry veneer along the base of the building. Elevations are broken up with pronounced light gray and dark brown metal panels and vertical red smooth face block elements. In addition, metal shade awnings are located over first and second floor windows.

During the last Development Review Board meeting, staff and board members expressed concern with the amount of false-front storage display windows along the west elevation as it can act as a form of signage for the tenant as well a beacon of light when the full-length windows are illuminated during the evening. The Commercial Design Guidelines state that brand identity should not be the dominant architectural feature and lighting should be used to highlight special features as opposed to major portions of buildings.

To address the board's concerns and further align with the design guidelines, the applicant revised the west elevation by completely removing the center window display on the first floor and eliminating a full window pane from the remaining display areas to result in shorter segments (see attachment #8). In addition, the applicant provided a detail for the internal display lighting (see attachment #16) which staff recommends be recessed and have a lumen and timing limitation per stipulation #25 and #26.

Development Information

• Existing Use:	Vacant parcel
• Proposed Use:	Internalized Storage Building
• Parcel Size:	2.24 net acres
	97,735 net square feet
• Building Area (above ground):	74,510 square feet
• Building Area (below ground):	37,255 square feet
• Total Building Area:	111,765 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Proposed:	0.76
• Building Height Allowed:	36 feet
• Building Height Proposed:	30 feet
• Parking Required:	30 spaces
• Parking Provided:	30 spaces
• Open Space Required:	15,663 square feet
• Open Space Provided:	27,603 square feet

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Raintree Internalized Community Storage per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

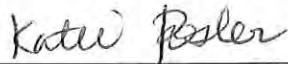
RESPONSIBLE DEPARTMENTS

Current Planning Services
Transportation Department

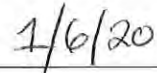
STAFF CONTACT

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APPROVED BY



Katie Posler, Planner, Report Author



Date



Tim Curtis, Current Planning Director

Phone: 480-312-4210 E-mail: tcurtis@scottsdaleaz.gov



Date



Randy Grant, Director

Planning and Development Services

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Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Applicant's Response to DRB concerns
 - 5. Site Plan
 - 6. Open Space Plan
 - 7. Building Elevations
 - 8. Revised Building Elevations
 - 9. Perspectives
 - 10. Revised Perspectives
 - 11. Material and Color Board
 - 12. Landscape Plan
 - 13. Revised Landscape plan
 - 14. Electrical Site Plan
 - 15. Exterior Lighting Cutsheets
 - 16. New Internal Lighting Cutsheets
 - 17. Neighborhood Outreach Map
 - 18. December 19th, 2019 Marked Agenda

**REVISED Stipulations for the
Development Review Board Application:
Raintree Internalized Community Storage
Case Number: 35-DR-2019**

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 (SRC), 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 DWL Architects, with a city staff date of 1/3/20.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by EAPC Architectural Engineers, with a city staff date of 1/3/20.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by EAPC Architectural Engineers, with a city staff date of 1/3/20.
 - d. The case drainage report submitted by Helix Engineering, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Helix Engineering, LLC and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

1. At the time of review, the applicable zoning case for the subject site was 9-ZN-2004.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. ~~With final plans, the applicant shall revise the west building elevation, facing the Loop 101 Frontage Road, so the false front storage display windows are on the ground level only and reduced to only one segment as opposed to the current three.~~

SITE DESIGN:

Ordinance

- C. Per 9-ZN-2004, Pima Freeway frontage road - There shall be a maximum of one site driveway (right-in, right-out) located at the southwestern corner of the property. The driveway design and location shall be subject to Arizona Department of Transportation approval.
- D. Per 9-ZN-2004, AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lane at the site entrance on Pima Freeway Frontage Road, in conformance with the Design Standards and Policies Manual. The design requirements shall be subject to conformance with Arizona Department of Transportation standards and shall be subject to their approval.
- E. Per 9-ZN-2004, The developer shall construct a minimum twenty-four (24) foot wide paved driveway within the easement and within the associated easement on the parcel to the south.

DRB Stipulations

5. The above mentioned driveway construction shall connect to the existing paved driveway on the parcel to the south.
6. With final plans, please update the site and improvement plans to connect the new southeast sidewalk connection to the existing sidewalk that wraps around the building to the south.
7. Final plans for the subject property and southern lot shall be submitted at the same time and no permits shall be issued until both sets of plans are approved so construction can occur at the same time.
8. All drive aisles shall have a width of twenty-four (24) feet.
9. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2147-1.

LANDSCAPE DESIGN:

Ordinance

- F. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- G. With final plans, the landscape plans shall be updated to add additional planting and tress along the northside of the building so that there is no more than seven (7) feet of uncovered space.

DRB Stipulations

10. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
11. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
12. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTERIOR LIGHTING:

Ordinance

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

13. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
14. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation
 - c. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

15. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

16. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET INFRASTRUCTURE:

Ordinance

- L. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- M. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. PIMA 101 FRONTAGE ROAD
 - i. Construct a driveway and associated deceleration lane per ADOT requirements and approval. ADOT permit must be secured prior to city permitting of project.
17. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

18. The civil construction document submittal shall be consistent with the approved water and wastewater basis of design reports (report). Any design that modifies the approved report requires from the owner a site-specific addendum to the report, subject to review and approval by City staff.
19. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.
20. No water services shall be allowed onto a twenty-inch water main.
21. Project sewer service shall not be allowed on an eighteen-inch sewer main. Sewer service will need to be made to a manhole, no outside drops allowed. Add a manhole for sewer service connection if none to accommodate connection exist.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

22. With the civil construction document submittal, the property 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.
23. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

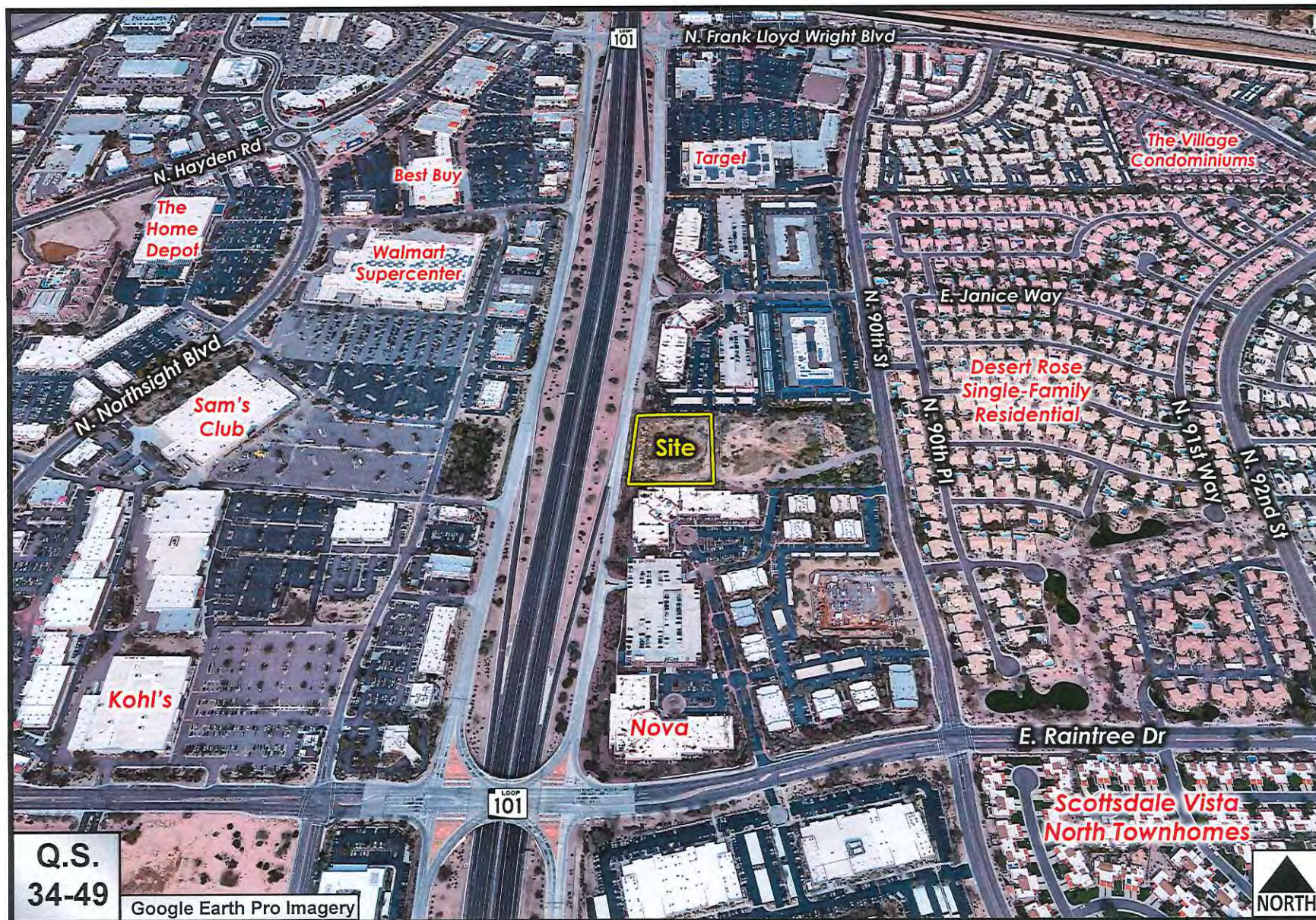
DRB Stipulations

24. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A vehicular access easement within proposed parking drive aisle from southern property boundary to the northern property boundary and then to the east, minimum twenty four feet wide to the parcel to the east.

ADDITIONAL ITEMS:

DRB Stipulations

25. All internal light fixtures used for false window display areas along the building elevation shall have a maximum lumen count of 1,600 lumens and be recessed above the window height.
26. Internal lighting used for the false window display areas shall not be operated between the hours of 10pm and 7am.
27. Cardboard cutouts and other objects shall not be placed in the false window display area.



Context Aerial

35-DR-2019



Close-up Aerial

35-DR-2019



Zoning Aerial

35-DR-2019

June 27, 2019
October 21, 2019
Pre-App: 220-PA-2019
DR: 35-DR-2019

Pima Internalized Community Storage

Location:

North of the
NEC Pima Road and Raintree Drive
Scottsdale, Arizona

I. Summary of Request & Background

On the behalf of the property owner and developer, EAPC Architects Engineers, has prepared this Development Review to submit for approval of a two-story with one basement, approximately 111,765 gross square foot, internalized community self-storage facility. The site is located north of the NEC Pima Road and Raintree Drive in Scottsdale. It is approximately 2.24 net acres and is currently zoned I-1 (Industrial Park); APN: 217-15-035A.

II. Design & Development Plan Summary

The current site is vacant land. The project consists of a new self-storage facility and associated site improvements. The building will consist of one two-story with one basement level of climate-controlled building at 111,765 gross square feet. It is the intent to create an attractive, high quality designed facility incorporating a variety of architectural styles. The colors chosen for the project site will be consistent and aesthetically compatible with the neighboring developments. The mechanical equipment will be located on the roof and fully screened from street frontage and pedestrian activity. Screening will be integral to our design of the building.

Site Access & Circulation

Primary access to the site will be through a new driveway along Pima Road with a right turn lane through the Sherman Excess Land Release and ADOT right-of-way maps. There is secondary access to the site from the southeast through the Cavan access easement linking our parcel to the

Phoenix AZ	St. Paul, Bemidji MN	Minot, Bismarck, Fargo, Grand Forks, Williston ND
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Sioux Falls SD	Fort Collins CO	Norwich VT	ARG
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ATTACHMENT 3

**35-DR-2019
10/29/2019**



adjacent south parcel. The Cavan easement will allow ingress and egress access to our site from 90th street. All parking is located on the east side of the property away from the public road and will be screened by a six-foot cmu wall from the east. The circulation around the parking area has a minimum 33'-0" drive aisle on east side and 34'-0" drive aisle on the south side. Parking stalls are nine (9) feet by sixteen and a half (16.5) feet with a one and a half (1.5) foot overhang. There are also two additional drive-in garage style loading and unloading stalls in the east side of the building. The parking lot and drive aisles will be paved concrete surface with proper fire truck turning clearance. There is a sidewalk planned along the east side of the facility to provide pedestrian circulation and a connection to the south adjacent parcel.

Landscape/Outdoor Space

It is our intent to provide a naturally pleasing environmentally sensitive design using Sonoran Desert indigenous plant material. The placement of this indigenous plant material will be spaced to match the density of the surrounding natural desert. Plants will be in random grouping as commonly seen in the natural environment. Plant material will be selected to provide seasonal color along with striking dramatic shapes the natural desert provides. Desert accents will also be provided to complement the natural desert environment. The landscape base will consist of flowering shrubs and ground cover on top of natural desert pavement consisting of 1/2" screened express 'Painted Desert' decomposed granite. Existing desert trees and cactus will be preserved in place where possible and salvaged / replanted on site in accordance with the City of Scottsdale native plant ordinance. The irrigation system will be designed to be a low flow high efficiency drip irrigation system entirely underground. This system will not be visible throughout the landscape areas.

III. Development Review Board Criteria (Sec. 1.904)

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*



Response: Pima Internalized Community Storage will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The Property has a Mixed-Use Neighborhoods Land Use designation with a Regional Use District overlay. The proposal is compliant with this land use designation as well as the I-1 (Industrial Park) zoning ordinance provisions. The Property is in the Greater Airpark Character Plan and part of the Freeway Corridor/Regional Core on the Character Type Map in the General Plan.

The General Plan highlights the City's desire to guide growth and development decisions for the Greater Scottsdale Airpark. The focus of the Greater Scottsdale Airpark is to create development that sustains the existing neighborhoods while encouraging enhanced aviation, a variety of land uses, activities, mobility, recreation, open space, sustainability, and business diversity. The proposed development accomplishes a range of goals and policies compatible with the Greater Scottsdale Airpark including the development of an underutilized property, supporting business diversity and enhancing the identity of the area by integrating new, contemporary architecture and site planning.

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**

Response: The proposed architectural character is respectful of the existing built environment with heights and massing consistent with the surrounding Commercial and Industrial developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building vs. a traditional storage facility.

The open space areas and landscape character of the proposed development include a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate.

- b. Avoid excessive variety and monotonous repetition;**

Response: As mentioned above, one of the primary design goals was to create visually interesting architecture vs. a static building form typically found with storage buildings. The variety of building materials, architectural accents, metal panels and window placement create movement in the building façade avoiding monotonous repetition.



- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

Response: Please see the Scottsdale Sensitive Design Principle section below.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

Response: Not applicable.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response: Not applicable.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response: The Property is accessed via a new curb cut and right turn lane on Pima Road and an access easement through the property to the south allowing ingress and egress to 90th street. The access points will be developed with the redevelopment of this site. Pedestrian access will be enhanced along the building frontage with a landscape buffer and new streetscape vegetation. The circulation around the parking area has 33'-34' drives. Parking stalls are 9'x 16.5' with a 1.5' overhang and two enclosed loading bays.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: Rooftop mechanical equipment will be fully screened by parapet walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.

- 5. Within the Downtown Area, the building and site design shall:* Not applicable, the project is not located within the Downtown Area.



6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;*
- b. Location near pedestrian circulation routes consistent with the existing or future development or natural features;*
- c. Location near the primary pedestrian or vehicular entrance of a development;*
- d. Location in conformance with the Design Standards and Policies Manual for locations affection existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance and to standards for public safety.*

Response: Not applicable.

B. The burden is on the applicant to address all applicable criteria in this section.

Response: Acknowledged above.

IV. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

Response: The architectural character, range of building materials, enhanced pedestrian connectivity, and the quality and amount of new landscaping provide a design that is in harmony with the southwestern character of Scottsdale while drawing from the surrounding context with respect to appropriate scale, massing and setbacks.



2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The setting of this site is commercial in character with natural features such as washes along Pima Road. The developer is proposing to enhance the open space on site, predominately along the West street frontage and East property line providing an improved experience along Pima Road and creating a visually pleasing setting for the new building.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The property is a new development site on an underutilized vacant parcel. All landscaping will consist of low-water use desert appropriate landscaping materials. See Landscape Plan.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. Additional landscaping will contribute to the suburban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand. See Landscape Plan.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: The site falls within the Transitional Streetscape per the Streetscape Map in the General Plan. The proposed landscape setting is consistent with the Transitional Streetscape plant palette. The pedestrian experience internal to the site will also be enhanced with the development.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The site is located along Pima Road, a major arterial and north of Raintree Drive, a minor arterial. The Pima Road Freeway corridor is flanked with commercial development, which provide both a local and regional draw to the west of our site. This Property is nestled between commercial uses on the north and



south, the Pima 101 Freeway Loop on the west and vacant undeveloped land to the east. Bicycle racks will be provided onsite in conformance to City Code.

- 7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and relief through building, site and landscape design.

- 8. *Buildings should be designed with a logical hierarchy of masses.***

Response: The proposed architectural character is respectful of the surrounding built environment with heights and massing consistent with the surrounding commercial and industrial developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building vs. a traditional storage facility.

- 9. *The design of the built environment should respond to the desert environment.***

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate.

- 10. *Developments should strive to incorporate sustainable and healthy building practices and products.***

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized.

- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: Context appropriate, arid-region plant materials will be utilized with the proposed development. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. See Landscape plan.



- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The proposed development will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern in the area.

- 13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

Response: Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for future residents. See Photometric Plan.

- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Response: Signage will be respectful of the surrounding context in terms of size, color and location and will be consistent with the City's sign code.

January 2, 2020

Michelle Bach
901 E Madison St
Phoenix, AZ 85034

Subj: 35-DR-2019

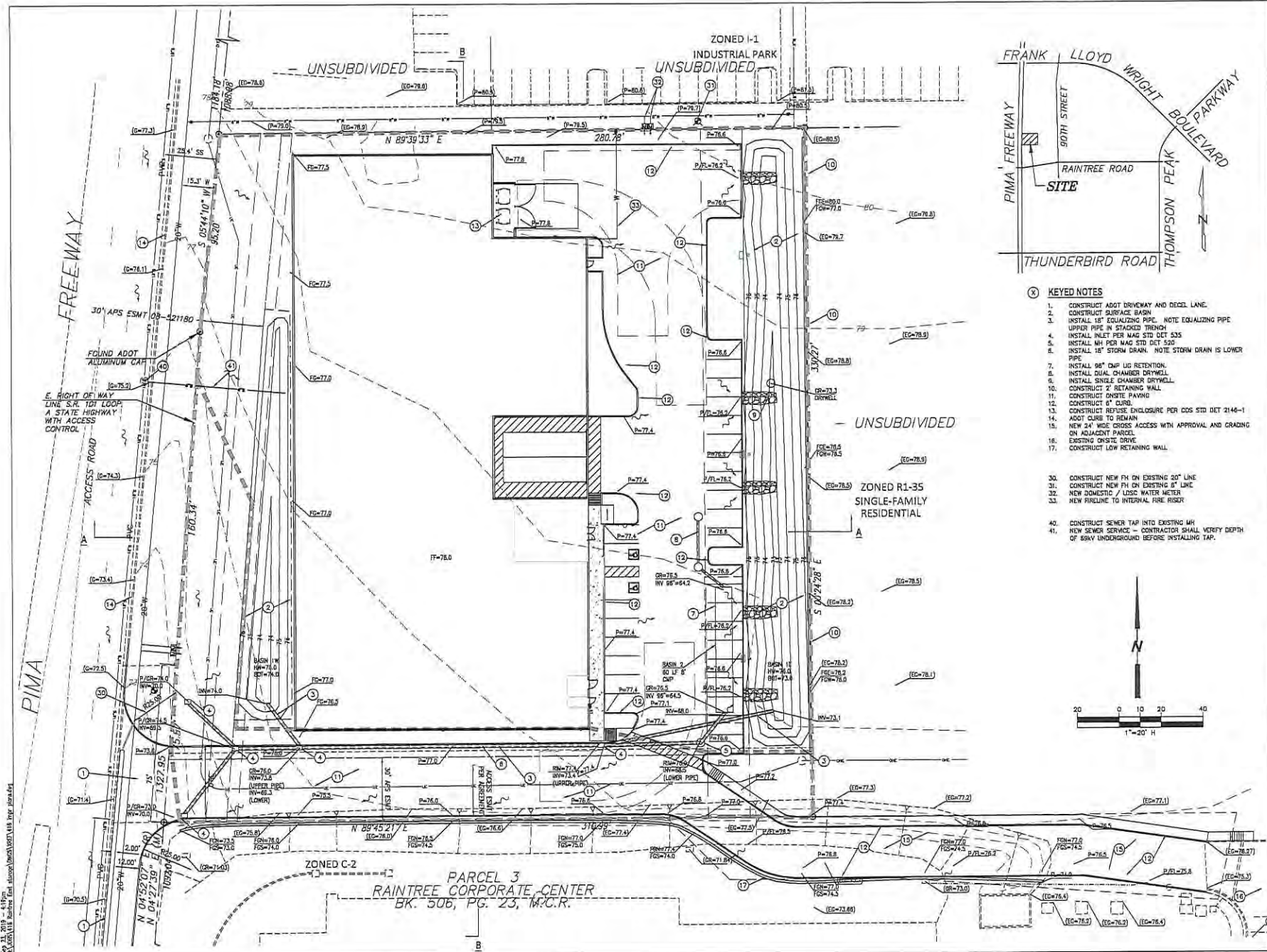
Re: Design Review Board
12/19/2019 Hearing

Raintree Internalized Community Storage

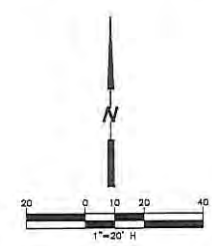
Design Review Board Comments:

1. Enhance the landscaping along the Pima frontage road.
Landscape plan has been revised to increase the landscaping along Pima. A revised landscape plan has been provided.
2. Reduce the amount of display windows along the Pima frontage road.
The display has been reduced along Pima. A full window pane has been removed from each floor and each section of the display area. The 1st floor center display has also been fully removed. Revised elevations and renderings have been provided.
3. Reduce the amount of night lighting in the display area along the Pima frontage road.
The window display lighting has been reduced along with a reduction in the lighting cast onto the outside landscape. A lighting cut sheet for the linear LED interior light has been provided.

	Phoenix AZ	St. Paul, Bemidji MN	Minot, Bismarck, Fargo, Grand Forks, Williston ND	
	Sioux Falls SD	Fort Collins CO	Norwich VT	Buenos Aires ARG



- KEYED NOTES**
1. CONSTRUCT ADOT DRIVEWAY AND DECEL LANE.
 2. CONSTRUCT SURFACE DRAIN.
 3. INSTALL 18" EQUALIZING PIPE. NOTE EQUALIZING PIPE UPPER PIPE IN STACKED TRENCH.
 4. INSTALL INLET PER MAG STD DET 525.
 5. INSTALL MH PER MAG STD DET 525.
 6. INSTALL 18" STORM DRAIN. NOTE STORM DRAIN IS LOWER PIPE.
 7. INSTALL 96" CMP UG RETENTION.
 8. INSTALL DUAL CHAMBER DRYWELL.
 9. INSTALL SINGLE CHAMBER DRYWELL.
 10. CONSTRUCT 2' RETAINING WALL.
 11. CONSTRUCT ONSTE PAVING.
 12. CONSTRUCT 4" CURB.
 13. CONSTRUCT REFUSE ENCLOSURE PER COS STD DET 2146-1.
 14. ADOT CURB TO REMAIN.
 15. NEW 24" WIDE CROSS ACCESS WITH APPROVAL AND GRADING ON ADJACENT PARCEL.
 16. EXISTING ONSTE DRIVE.
 17. CONSTRUCT LOW RETAINING WALL.
 30. CONSTRUCT NEW FH ON EXISTING 20" LINE.
 31. CONSTRUCT NEW FH ON EXISTING 8" LINE.
 32. NEW DOMESTIC / LOSS WATER METER.
 33. NEW FIRELINE TO INTERNAL FIRE RISER.
 40. CONSTRUCT SEWER TAP INTO EXISTING MH.
 41. NEW SEWER SERVICE - CONTRACTOR SHALL VERIFY DEPTH OF 50WY UNDERGROUND BEFORE INSTALLING TAP.



CIENT:
RKA Architects, Inc.
2233 East Thomas Rd
Phoenix, AZ 85016
(602) 955-3900



Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 112
Phoenix, AZ 85050
(602) 788-2616
www.helixeng.com

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1-800-782-5348
BLUE STAKE CENTER

RELEASE	DATE
5-18-19	PRELIM ENGR
9-10-19	REV SITE PLAN
9-20-19	REV SITE PLAN

REVISIONS	NO.	DATE
	1	
	2	
	3	

PROJECT NAME
SELF STORAGE
PROJECT ADDRESS
Rain Tree / 101
SCOTTSDALE, ARIZONA
85260
PROJECT AREA

HELIX JOB NUMBER
416
IN HOUSE
DRAWN BY: NT
CHECKED BY: SS

SHEET TITLE
G / D PLAN
SHEET
PAGE
GD-1 1 OF 2

PLAT SCALE: 1" = 20' H
35-DR-20
10/29/201

SITE PLAN

SCALE: 1" = 20'-0"

PARCEL 3
RAINTREE CORPORATE CENTER
BK. 506, PG. 23, M.C.R.

ZONED C-2
CENTRAL BUSINESS

PROPOSED INTERNALIZED
COMMUNITY STORAGE
(2 UP / 1 DOWN)
37,255 S.F.
TOTAL: 111,765 S.F.

- UNSUBDIVIDED -
ZONED R1-35
SINGLE-FAMILY
RESIDENTIAL

CAVAN ACCESS
EASEMENT

NORTH



PROJECT DIRECTORY

DEVELOPER

1784 CAPITAL HOLDINGS LLC
8777 NORTH GAVIN CENTER DR., SUITE 101
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: KELLY MOXONE
PHONE: (602) 285-2522
EMAIL: kmoxone@1784capital.com

SITE PLANNERS

SAPC ARCHITECTS ENGINEERS
301 E. MADISON ST.
PHOENIX, ARIZONA 85004
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-8555
EMAIL: mbach@sapc-az.com

DESIGN ARCHITECT

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PHOENIX, ARIZONA 85004
POINT OF CONTACT: SEAN WAIRFIELD
PHONE: (602) 364-3781
EMAIL: sean@dwlapc.com

CIVIL ENGINEER

WELBY ENGINEERING, LLC
3240 E. UNION HILLS DR. #112
PHOENIX, ARIZONA 85028
POINT OF CONTACT: STEVE BOWSER
PHONE: (602) 789-2818
EMAIL: sbowser@welbyeng.com

SITE PLAN DATA

EXISTING ZONING:	L-1 (INDUSTRIAL PARK)
APN:	217-15-035A
NET SITE AREA:	2.84 ACRES (97,697 S.F.)
PROPOSED BUILDING USE:	INTERNALIZED COMMUNITY STORAGE
OCCUPANCY TYPE:	S-1 (STORAGE) AND B (OFFICE)
BUILDING HEIGHT ALLOWED:	35'-0" FEET MAX
BUILDING HEIGHT PROVIDED:	22'-0" T.O.P.
BUILDING AREA:	111,765 S.F. (2 UP / 1 DOWN)
ALLOWED FAR (0.8 MAX):	78,871 S.F.
PROVIDED FAR (ABOVE GROUND):	74,510 S.F. (0.76)
BUILDING AREA (BELOW GROUND):	22,255 S.F.
SITE COVERAGE:	34%

PARKING CALCULATION:	30 SPACES
REQUIRED PARKING:	1/2500 S.F. OF ABOVE GRADE
INTERNALIZED COMMUNITY STORAGE:	24,510 S.F. @ 1/2500 = 30 SPACES

PROVIDED PARKING:	30 SPACES
REQUIRED ADA PARKING:	2 SPACES
PROVIDED ADA PARKING:	2 SPACES
BIKE PARKING REQUIRED (1/10 VEHICLES):	3 SPACES
BIKE PARKING PROVIDED:	3 SPACES

OPEN SPACE:	
REQUIRED OPEN SPACE (10% MIN) 12' BUILDING HEIGHT:	10 X 91,897 S.F. = 918,970 S.F.
OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:	20 X 303 X 91,897 S.F. = 5,874 S.F.
TOTAL OPEN SPACE REQUIRED:	918,970 S.F. + 5,874 S.F. = 15,661.7 S.F.
FRONT OPEN SPACE REQUIRED CORN:	15,661.7 S.F. X .50 = 7,830.85 S.F.

FRONT OPEN SPACE PROVIDED:	14,547 S.F.
OTHER OPEN SPACE PROVIDED:	13,128 S.F.
TOTAL OPEN SPACE PROVIDED:	27,675 S.F.

PARKING LOT AREA:	17,726 S.F.
PARKING LOT LANDSCAPING REQUIRED (12%):	2,127 S.F.
PARKING LOT LANDSCAPING PROVIDED:	2,775 S.F.

33% OF PARKING LOT LANDSCAPE AREA MUST BE > 7'-0" WIDE
33% OF LANDSCAPE AREA PROVIDED = 0.33 X 2,775 S.F. = 916 S.F. REQUIRED
2,004 S.F. PROVIDED

OPEN SPACE LEGEND:

	FRONT OPEN SPACE
	OTHER OPEN SPACE
	PARKING LOT LANDSCAPING
	PAVING



Architecture	Engineering	Interior
Wind Energy	Infrastructure	Construction

TEL: 602.441.4505 FAX:
301 E. Madison St., Phoenix, AZ 85034

Grand Opening MO	Temp MO	General MO
Phoenix MO	Phoenix MO	Phoenix MO
Scottsdale MO	Scottsdale MO	Scottsdale MO
DL, Pima MO	Fort Collins CO	Phoenix AZ

www.eapc.net

CLIENT

1784 Capital Holdings

PROJECT DESCRIPTION

PROPOSED
INTERNALIZED
COMMUNITY STORAGE

SCOTTSDALE

ARIZONA

ISSUE DATES

01 - DEVELOPMENT REVIEW #2	10-29-19
02 - DEVELOPMENT REVIEW	01-23-20
MARK - DISCUSSION	DATE

PROJECT NO: 20191481

DRAWN BY: MAB

CHECKED BY: MAB

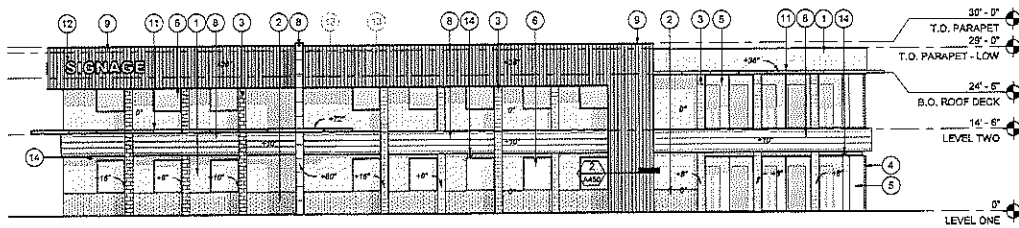
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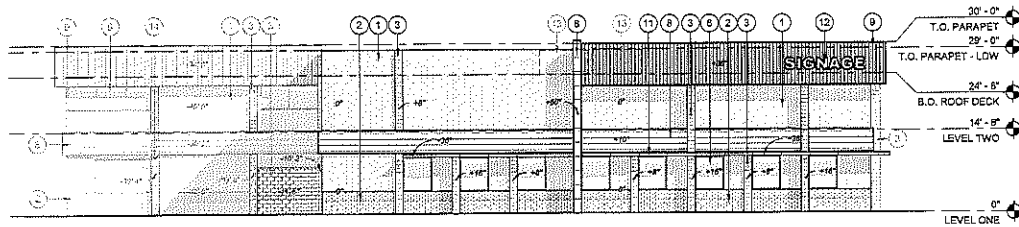
PRELIMINARY OPEN
SPACE PLAN

OSP100



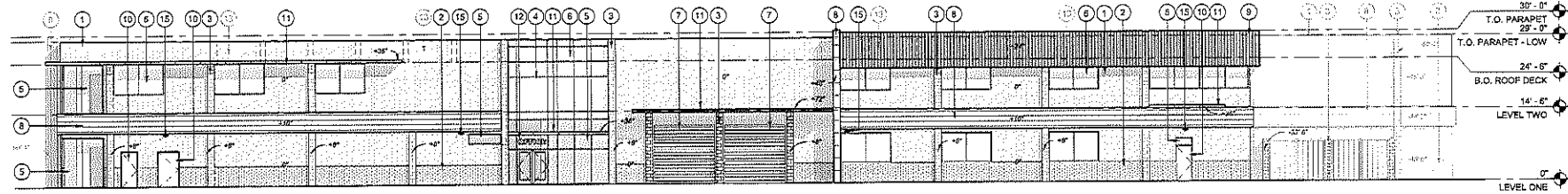
ELEVATION - SOUTH

1" = 10'-0"



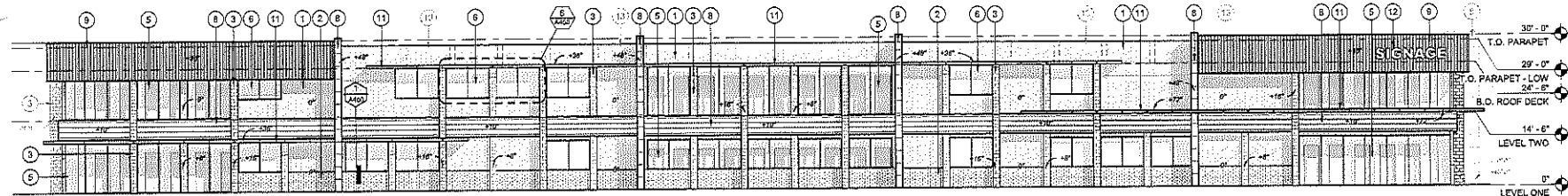
ELEVATION - NORTH

1" = 10'-0"



ELEVATION - EAST

1" = 10'-0"



ELEVATION - WEST

1" = 10'-0"

KEYNOTES

- 1 MASONRY VENEER (ECHELON, QUIK-BRIK TRADITIONAL - SANDALWOOD FLASHED)
- 2 MASONRY VENEER (ECHELON, FOUNDER'S FINISH - DESERT BLEND)
- 3 SMOOTH FACE BLOCK, INTEGRAL COLOR (SUPERLITE - FUEGO RED)
- 4 STOREFRONT (KAWNEER - CHARCOAL)
- 5 INSULATED GLAZING UNIT (GUARDIAN SUNGUARD, SUPERNETRAL, 58 - CLEAR)
- 6 SPANDREL GLAZING UNIT (IGU, OPACI-COAT-300 - #1-818 BLACK/CLEAR)
- 7 ROLL UP DOOR (JANUS - SILHOUETTE GRAY)
- 8 METAL WALL PANEL, CONCEALED FASTENERS (FIRESTONE - CITYSCAPE)
- 9 METAL WALL PANEL, CONCEALED FASTENERS (FIRESTONE - BURNISHED SLATE)
- 10 METAL DOORS, PAINTED (DUNN EDWARDS - DES352 MINK)
- 11 LOUVERED METAL SHADE AWNINGS, PAINTED (DUNN EDWARDS - DES360 FOIL)
- 12 PROPOSED SIGNAGE LOCATION
- 13 ROOF-MOUNTED MECHANICAL EQUIPMENT (4'-4" MAX HEIGHT)
- 14 LIGHTING FIXTURE (SB MOUNTED AT 10'-0" AFF)
- 15 LIGHTING FIXTURE (SC MOUNTED AT 10'-0" AFF)

ELEVATION GENERAL NOTES

1. NUMBER NOTATIONS (+8", +10", +16" ETC.) INDICATE DISTANCES BETWEEN PLANAR SURFACES RELATIVE TO THE EXTERIOR FACE OF GROUND LEVEL EXTERIOR WALL ASSEMBLY INDICATED ON ELEVATIONS AS 0".
2. PARAPET WALLS WILL EXCEED THE HEIGHT OF THE TALLEST ROOF-MOUNTED MECHANICAL EQUIPMENT.

DWL
ARCHITECTS*

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dwlarchitects.com

1784 CAPITAL HOLDINGS LLC

PIMA/RAINTREE STORAGE
FACILITY

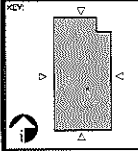
NWC RAIN TREE CIRCLE DR & 80TH ST
SCOTTSDALE, ARIZONA 85260

REVISIONS

No.	Description	Date
-----	-------------	------

DESIGN REVIEW

COMPILED BY
DWL ARCHITECTS & PLANNING, INC.



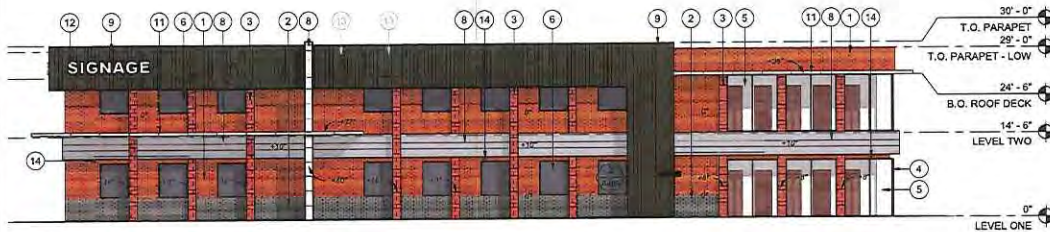
EXTERIOR
ELEVATIONS

PROJECT NUMBER
A401

DATE
12/02/2018

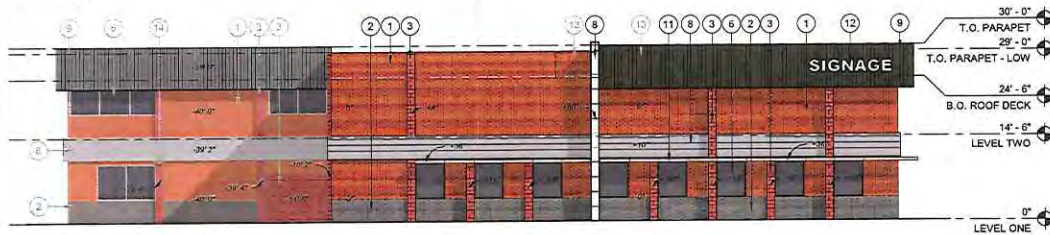
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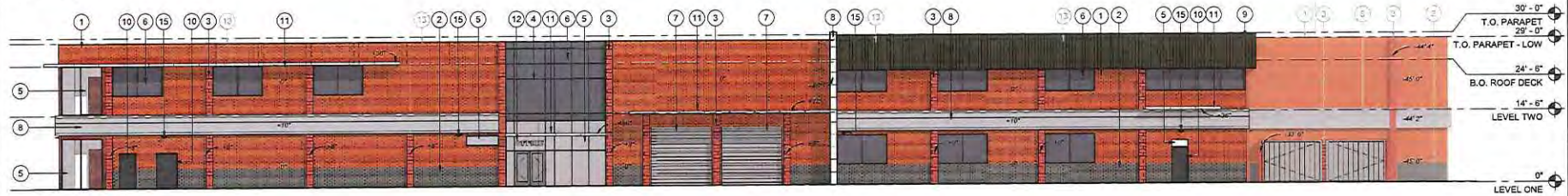
COLOR ELEVATION - SOUTH

1" = 10'-0"



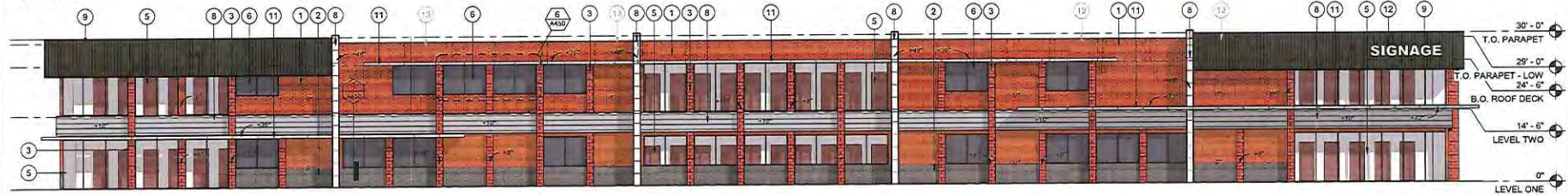
COLOR ELEVATION - NORTH

1" = 10'-0"



COLOR ELEVATION - EAST

1" = 10'-0"



COLOR ELEVATION - WEST

1" = 10'-0"

KEYNOTES

- 1 MASONRY VENEER (ECCHELON, QUIK-BRIK TRADITIONAL - SANDALWOOD FLASHED)
- 2 MASONRY VENEER (ECCHELON, FOUNDER'S FINISH - DESERT BLEND)
- 3 SMOOTH FACE BLOCK, INTEGRAL COLOR (SUPERLITE - FUEGO RED)
- 4 STOREFRONT (KAWNEER - CHARCOAL)
- 5 INSULATED GLAZING UNIT (GUARDIAN SUNGUARD, SUPERNEUTRAL 88 - CLEAR)
- 6 SPANDREL GLAZING UNIT - (IGU, OPACI-COAT-300 - #1-818 BLACK/CLEAR)
- 7 ROLL UP DOOR (JANUS - SILHOUETTE GRAY)
- 8 METAL WALL PANEL, CONCEALED FASTENERS (FIRESTONE - CITYSCAPE)
- 9 METAL WALL PANEL, CONCEALED FASTENERS (FIRESTONE - BURNISHED SLATE)
- 10 METAL DOORS, PAINTED (DUNN EDWARDS - DE6392 MINK)
- 11 LOUVERED METAL SHADE AWNINGS, PAINTED (DUNN EDWARDS - DE6369 FOIL)
- 12 PROPOSED SIGNAGE LOCATION
- 13 ROOF-MOUNTED MECHANICAL EQUIPMENT (4'-4" MAX HEIGHT)
- 14 LIGHTING FIXTURE (SS MOUNTED AT 10'-0" AFF)
- 15 LIGHTING FIXTURE (SC MOUNTED AT 10'-0" AFF)

ELEVATION GENERAL NOTES

1. NUMBER NOTATIONS (+8", +10", +16" ETC.) INDICATE DISTANCES BETWEEN PLANAR SURFACES RELATIVE TO THE EXTERIOR FACE OF GROUND LEVEL EXTERIOR WALL ASSEMBLY INDICATED ON ELEVATIONS AS 0".
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1784 CAPITAL HOLDINGS LLC
PIMARANTREE STORAGE
FACILITY
NWC RAIN TREE CIRCLE DR & 90TH ST
SCOTTSDALE, ARIZONA 85260

REVISIONS

No.	Description	Date

DESIGN REVIEW

DESIGNED BY: DWL ARCHITECTS + PLANNING, INC.

REV: 1



DATE: 12/02/2019

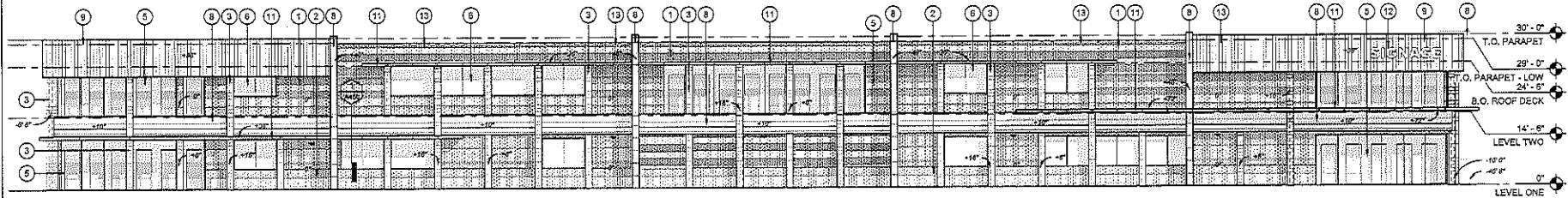
COLOR ELEVATIONS

PROJECT NUMBER: A402

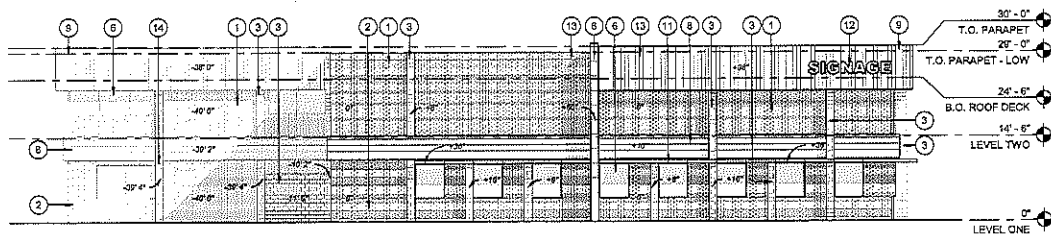
DESIGNED BY: NLNR

DATE: 12/02/2019

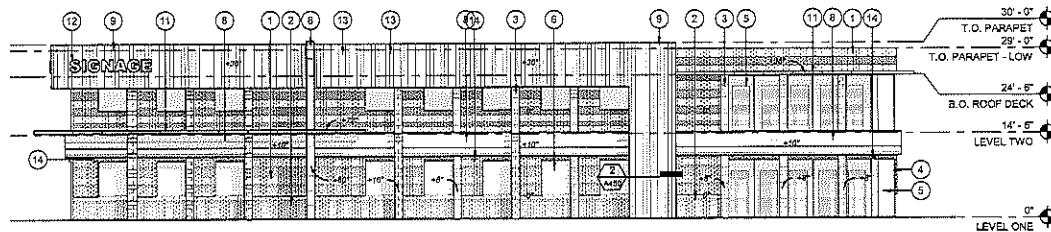
PROJECT NUMBER: 1909.04



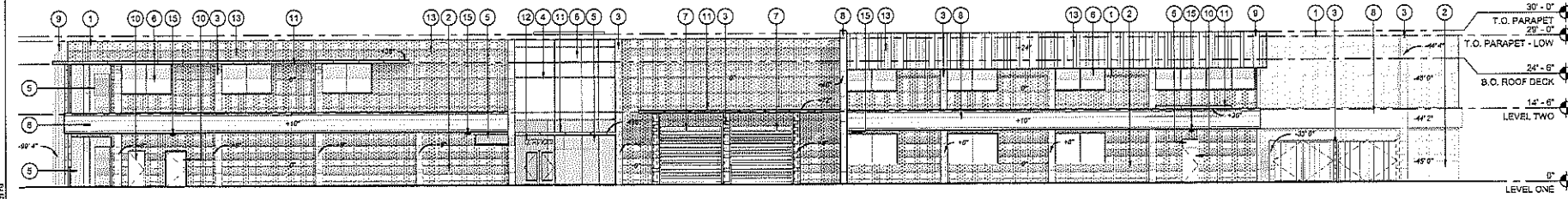
1 ELEVATION - WEST OPT 2
1" = 10'-0"



ELEVATION - NORTH OPT 2
1" = 10'-0"



3 ELEVATION - SOUTH OPT 2
1" = 10'-0"



4 ELEVATION - EAST OPT 2
1" = 10'-0"

KEYNOTES OPTION 2

- 1 MASONRY VENEER (ECHELON, QUIK-BRIK TRADITIONAL - SANDALWOOD FLASHED)
- 2 MASONRY VENEER (ECHELON, FOUNDER'S FINISH - DESERT BLEND)
- 3 SMOOTH FACE BLOCK, INTEGRAL COLOR (SUPERLITE - FUEGO RED)
- 4 STOREFRONT (KAWNEER - CHARCOAL)
- 5 INSULATED GLAZING UNIT (GUARDIAN SUNGUARD, SUPERNEUTRAL 68 - CLEAR)
- 6 SPANDREL GLAZING UNIT - (GG, GPACI-COAT-300 - #1-618 BLACK/CLEAR)
- 7 ROLL UP DOOR (JANUS - SILHOUETTE GRAY)
- 8 METAL WALL PANEL, CONCEALED FASTENERS (FIRESTONE - CITYSCAPE)
- 9 METAL WALL PANEL, CONCEALED FASTENERS (FIRESTONE - BURNISHED SLATE)
- 10 METAL DOORS, PAINTED (DUNN EDWARDS - DEB302 MINK)
- 11 LOUVERED METAL SHADE AWNINGS, PAINTED (DUNN EDWARDS - DEB360 FOL)
- 12 PROPOSED SIGNAGE LOCATION
- 13 ROOF-MOUNTED MECHANICAL EQUIPMENT (14'-4" MAX HEIGHT)
- 14 LIGHTING FIXTURE (SC MOUNTED AT 10'-0" AFF)
- 15 LIGHTING FIXTURE (SC MOUNTED AT 10'-4" AFF)

ELEVATION GENERAL NOTES

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2. PARAPET WALLS WILL EXCEED THE HEIGHT OF THE TALLEST ROOF-MOUNTED MECHANICAL EQUIPMENT.

CLIENT

1784 CAPITAL
HOLDINGS LLC

PROJECT DESCRIPTION

PIMA/RAINTREE
STORAGE FACILITY

CITY

STATE

ISSUE DATES

SP	SITE PLAN REVIEW	01-02-2023
MARK	DESCRIPTION	DWTC

PROJECT NO: 20191481

DRAWN BY: NL

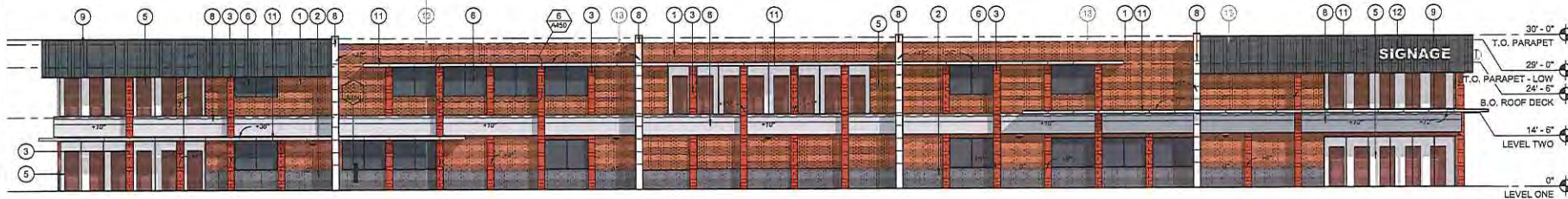
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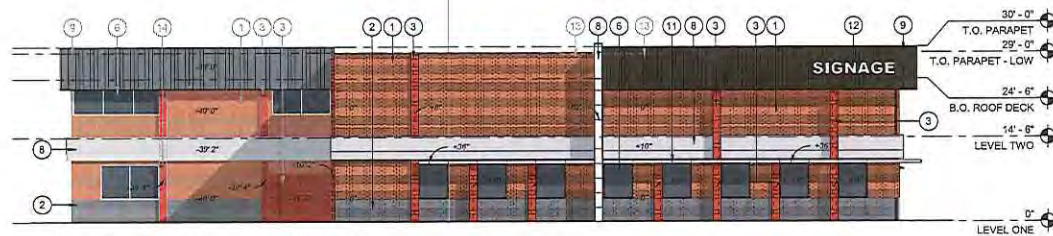
DRAWING TITLE

EXTERIOR ELEVATIONS
- OPTION 2

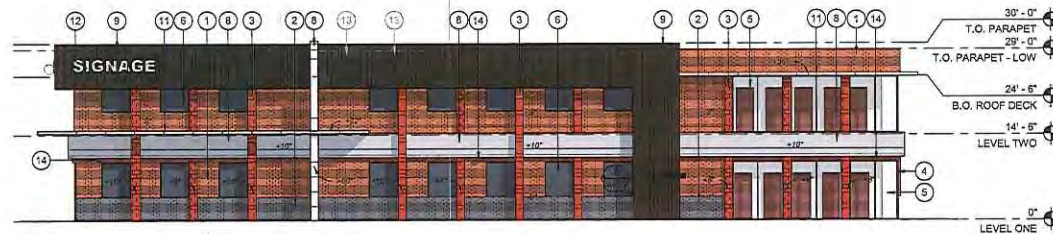
A402-B



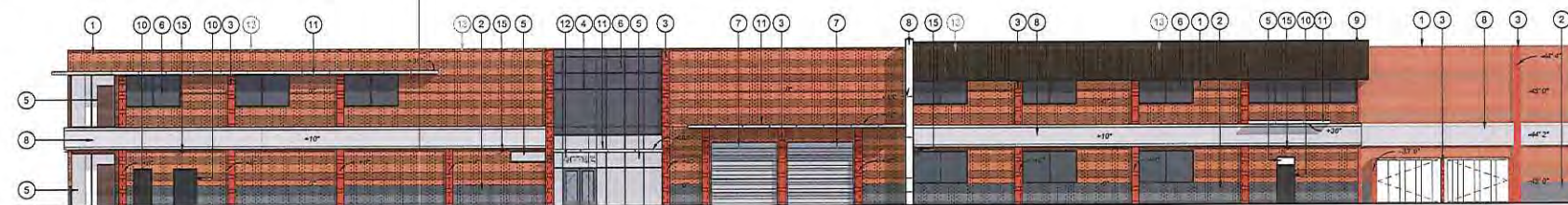
1 COLOR ELEVATION - WEST-opt 2
1" = 10'-0"



2 COLOR ELEVATION - NORTH - opt 2
1" = 10'-0"



3 COLOR ELEVATION - SOUTH - opt 2
1" = 10'-0"



4 COLOR ELEVATION - EAST - opt 2
1" = 10'-0"

KEYNOTES OPT 2

- 1 MASONRY VENEER (ECHELON, QUIK-BRIK TRADITIONAL - SANDALWOOD FLASHED)
- 2 MASONRY VENEER (ECHELON, FOUNDER'S FINISH - DESERT BLEND)
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- 6 SPANDREL GLAZING UNIT (IGU, OPACI-COAT-300 - #1-618 BLACK/CLEAR)
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ELEVATION GENERAL NOTES

1. NUMBER NOTATIONS (+8", +10", +18" ETC.) INDICATE DISTANCES BETWEEN PLANAR SURFACES RELATIVE TO THE EXTERIOR FACE OF GROUND LEVEL EXTERIOR WALL ASSEMBLY INDICATED ON ELEVATIONS AS 0".
2. PARAPET WALLS WILL EXCEED THE HEIGHT OF THE TALLEST ROOF-MOUNTED MECHANICAL EQUIPMENT.

CLIENT

1784 CAPITAL HOLDINGS LLC

PROJECT DESCRIPTION

PIMA/RAINTREE STORAGE FACILITY

CITY

STATE

ISSUE DATES

SP	SITE PLAN REVIEW	01-02-2020
MARK	DESCRIPTION	DATE

PROJECT NO: 20191481

DRAWN BY: NL

CHECKED BY: MAB

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DRAWING TITLE

COLOR ELEVATIONS-OPTION2

A402-A



PERSPECTIVE VIEW LOOKING NORTHEAST

DWL
 ARCHITECTS+

 2333 North Central Avenue
 Phoenix Arizona 85004
 602.264.9731
 dwlarchitects.com

 1784 CAPITAL HOLDINGS LLC
 PIMA/RAINTREE STORAGE
 FACILITY

 NWC RAIN TREE CIRCLE DR & 80TH ST
 SCOTTSDALE, ARIZONA 85280

REVISIONS

No.	Description	Date

DESIGN REVIEW

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 DWL ARCHITECTS + PLANNERS, LLC

KEY:



RENDERINGS

SHEET NUMBER

A901

DESIGNED BY	REVIEWED BY
NL/NR	

DATE	PROJECT NUMBER
12/02/2019	1908.04



Architecture	Engineering	Industrial
Interior Design	Construction	

TEL: 601.441.4505 FAX:
901 E. Madison St. Phoenix, AZ 85034

Grand Forks ND	Fargo ND	Minneapolis ND
Minneapolis ND	Minneapolis ND	Minneapolis ND
Minneapolis ND	Minneapolis ND	Minneapolis ND

www.eapc.net

CLIENT

1784 CAPITAL
HOLDINGS LLC

PROJECT DESCRIPTION

PIMA/RAINTREE
STORAGE FACILITY

CITY

STATE

ISSUE DATES

SP	SITE PLAN REVIEW	12-30-2019
MARK	DESCRIPTION	DATE

PROJECT NO: 20191481
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A402-A



SOUTHWEST NIGHT VIEW



Architecture	Engineering	Interior
Wind Energy	Interior Design	Construction

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Grand Forks ND
Wichita KS
Denton TX
St. Paul MN
Fargo ND
Sioux Falls SD
Sioux Falls SD
Sioux Falls SD
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CLIENT
1784 CAPITAL
HOLDINGS LLC

PROJECT DESCRIPTION
PIMA/RAINTREE
STORAGE FACILITY

CITY
STATE

ISSUE DATES

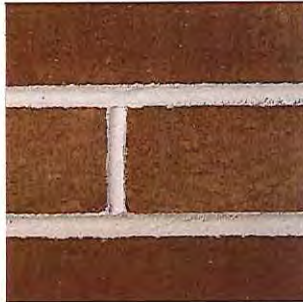
SP	SITE PLAN REVIEW	01-02-2023
MARK	DESCRIPTION	DATE

PROJECT NO: 20191481
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DRAWING TITLE
NIGHT RENDERING

A402-A



MASONRY VENEER
QUIK-BRIK TRADITIONAL
ECHELON
SANDALWOOD FLASHED



MASONRY VENEER
QUIK-BRIK FOUNDER'S FINISH
ECHELON
DESERT BLEND



CMU BLOCK
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE
FUEGO RED



ROLL-UP DOOR
JANUS INTERNATIONAL GROUP
SILHOUETTE GRAY



METAL WALL PANEL
WITH CONCEALED FASTENERS
FIRESTONE
CITYSCAPE



METAL WALL PANEL
WITH CONCEALED FASTENERS
FIRESTONE
BURNISHED SLATE



METAL DOORS
PAINTED
DUNN EDWARDS
DE6392 MINK



METAL SHADE AWNINGS
LOUVERED, PAINTED
DUNN EDWARDS
DE6360 FOIL

MATERIALS BOARD

DWL
ARCHITECTS+

2333 North Central Avenue
Phoenix, Arizona 85034
602.264.9731
dwforarchitects.com
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SHEET NUMBER:

A452

DWL PROJECT NUMBER: 1908.04

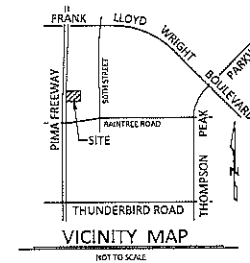
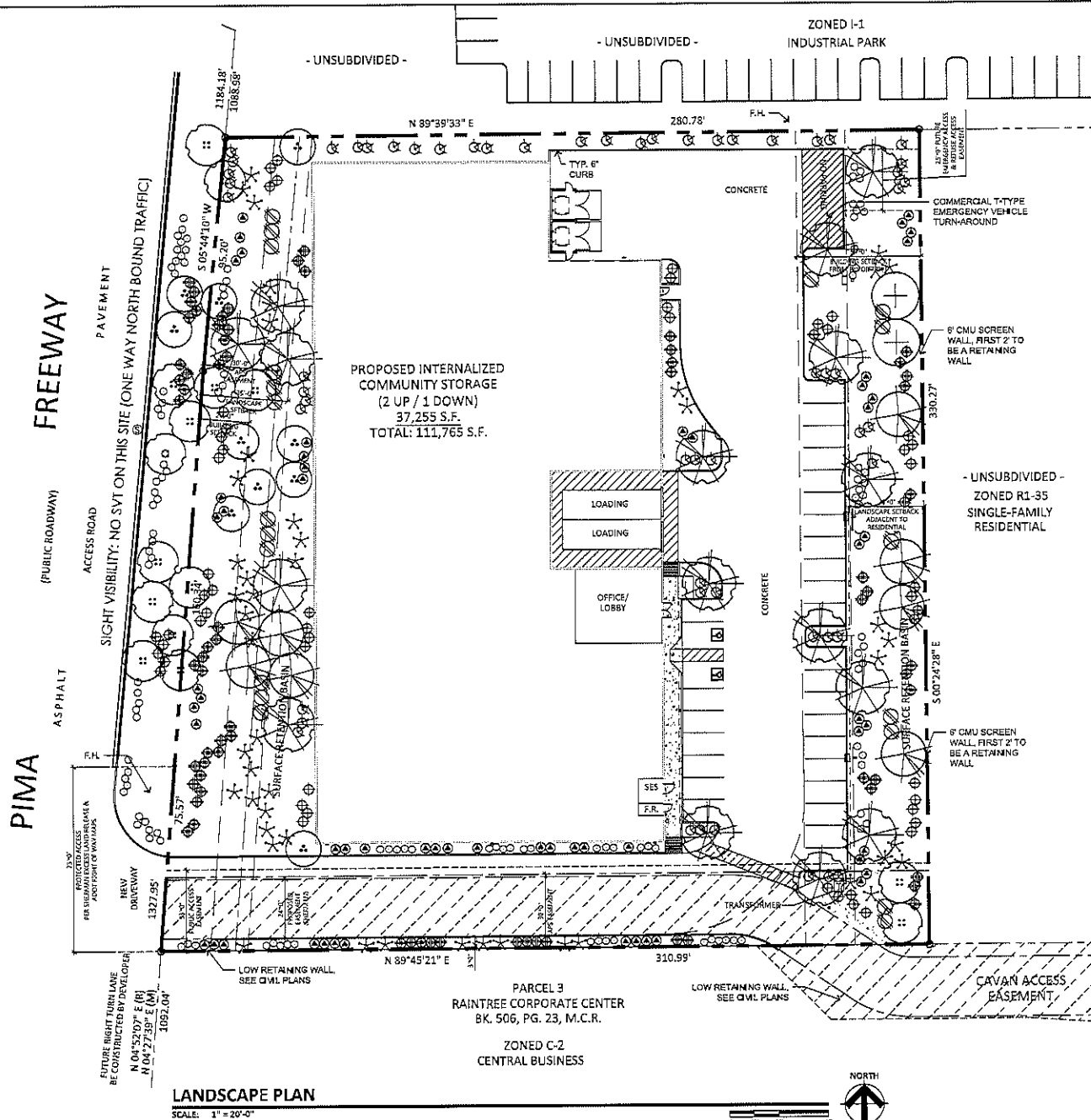
DATE:

10/20/2019

PIMA/RAINTREE STORAGE FACILITY

1784 CAPITAL HOLDINGS LLC

NWC RRAINTREE CIR 35-DR-2019
SCOTTSDAL 10/29/2019



101 E. Madison ST., Phoenix, AZ 85004

David F. King, P.E.
Principal
101 E. Madison ST., Phoenix, AZ 85004
Tel: 602.441.4999
Fax: 602.441.4999

www.eapc.com

CLIENT

PROJECT DESCRIPTION

PROPOSED INTERNALIZED COMMUNITY STORAGE

SCOTTSDALE

ARIZONA

ISSUE DATES

ID	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	12/18/19
2	MARK	

PROJECT NO: 20191481

DRAWN BY: MAB

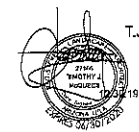
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DRAWING TITLE

LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

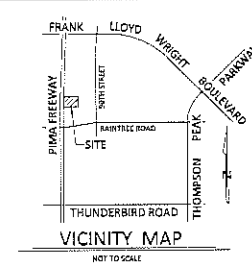
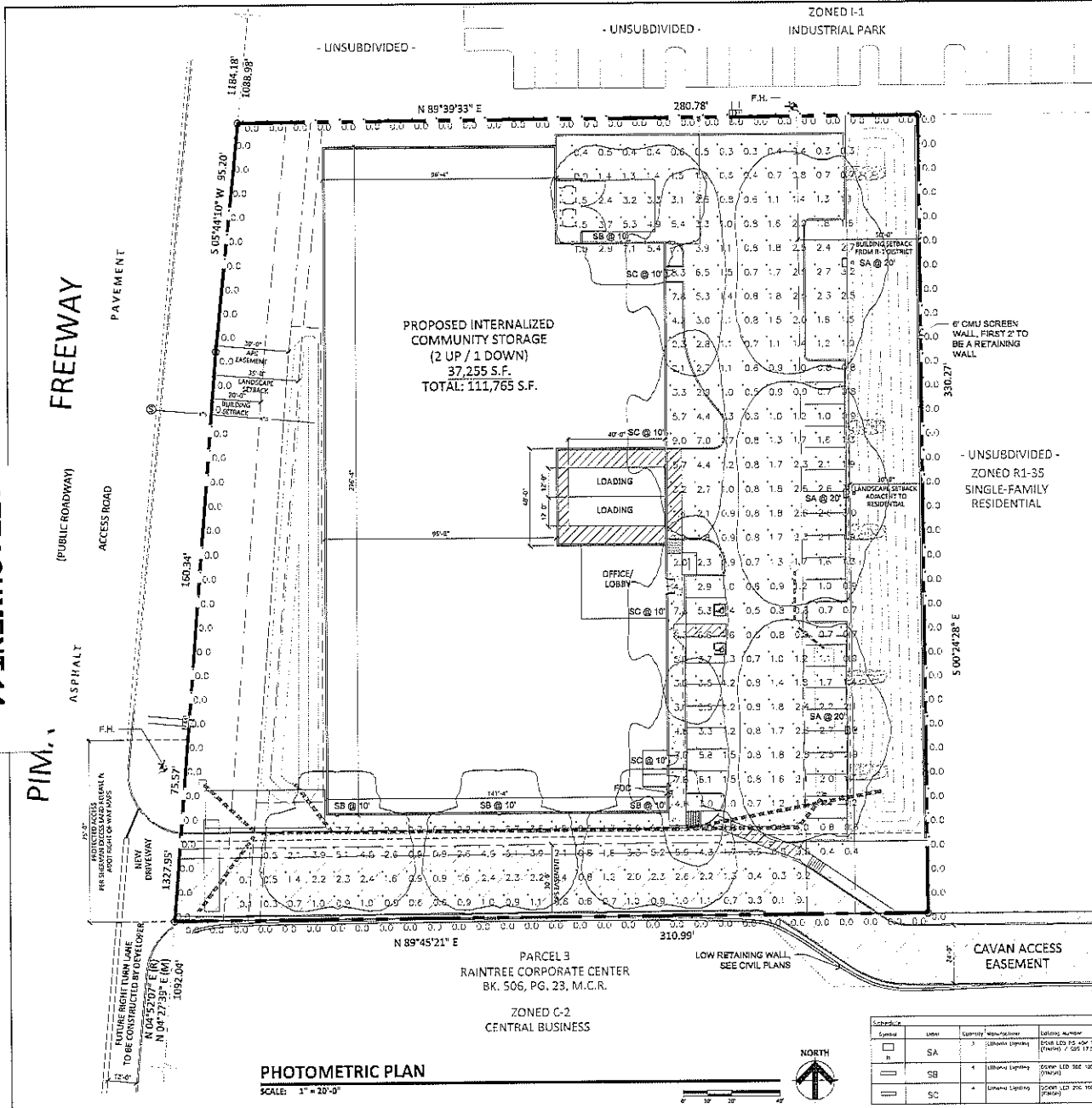
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (480) 240-9300

EMAIL: tmcqueen@tjma.com



La.01


EAPC

 Architecture Engineering
 Surveying Planning Construction

 TEL: 602.441.4800 FAX:
 601 E. Madison ST., Phoenix, AZ 85004

 Office: Phoenix, AZ 85004
 Warehouse: Phoenix, AZ 85004
 Surveying: Phoenix, AZ 85004
 Planning: Phoenix, AZ 85004
 Construction: Phoenix, AZ 85004

www.eapc.net

CLIENT

1784 Capital Holdings

PROJECT DESCRIPTION

PROPOSED
INTERNALIZED
COMMUNITY STORAGE

SCOTTSDALE

ARIZONA

ISSUE DATES

DATE	DESCRIPTION	BY
01-20-19	DEVELOPER REVIEW #2	10-20-19
01-20-19	DEVELOPER REVIEW #1	01-20-19
01-20-19	DATE	DATE

PROJECT NO.: 20191481

DRAWN BY: MAB

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All plans, specifications, schedules, etc., shall be read and understood in connection with the drawings and shall be held as such. Plans, specifications, schedules, etc., shall be held as such. Plans, specifications, schedules, etc., shall be held as such.

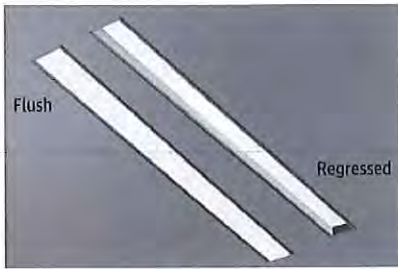
DRAWING TITLE

PHOTOMETRIC PLAN

PM100

35-DR-2019
10/29/2019

MARK ARCHITECTURAL LIGHTING™



Slot 4 LED Design2Ship™ Recessed Linear

Slot 4 LED takes both form and function a step further with increased efficacy and integral controls creating a digitally addressable luminaire that is perfect where visually harmonious illumination and energy efficiency are desired.

Slot 4 LED is the ideal choice for spaces that emphasize lines and clean contemporary design. It is a perfect fit for Armstrong TechZone™ ceiling systems. A regressed lens option provides added dimension to the sleek, slender design.

Type:

Project:

Catalog Number:

DO NOT TYPE HERE. Autopopulated field.

Specification Features (continued on page 2)

Housing

Nominal 4" x 2", 3", 4", 5", 6", 7", 8" and continuous rows in 1" increments as standard, upper housing fabricated from cold-rolled steel with extruded aluminum ceiling trim.

Finish

Painted high reflectance matte white powder coat.

Reflector

Precision-formed steel; high reflectance matte white powder coat; 93% reflectivity.

Shielding

Flush Lens: Snap-in 90% transmissive satin acrylic lens.

Regressed Lens: Lay-in 90% transmissive satin acrylic lens.

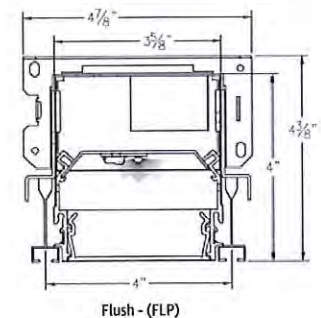
Mounting

Recessed. Available for sheetrock, 9/16" slot grid or 15/16" inverted tee ceilings, or 9/16" inverted tee.

Design2Ship

Maximum order quantity of 500 linear feet per order. 5 business days from clean release of the order.

Technical Drawing



Fixture Performance - SL4L*

Lumens Output	400 LMF		600 LMF**		800 LMF**		1000LMF	
	RLP	FLP	RLP	FLP	RLP	FLP	RLP	FLP
Delivered Lumens/FT	316	314	544	541	737	734	928	924
Input Watts/FT	4	4	6	6	8	8	10	10
Lumen/Watt	91	91	95	95	93	93	90	89

* CCT (35K)

* Consult factory for customized lumen output and wattage

** Based on calculated values



A+ Capable options indicated by this color background.



Ordering

Example: SL4L QS LOP 4FT FLP TG 90CRI 35K 400LMF NLIGHT

Series		Program		Linear Length Plan		Total Run Length		Fixture Style		Ceiling Trim			
SL4L	Slot 4 LED Linear Recessed	QS	Quick Ship (5 day Shipping)	LOP	Linear Optimized Plan	2FT	2'	7FT	7'	RLP ¹	Regressed Lens	FL ³	5/8" Flange(sheetrock)
						3FT	3'	8FT	8'	FLP ²	Flush Lens	TG	9/16" or 15/16" Flat or Inverted Tee
						4FT	4'	_FT	*Specify continuous linear feet in 1 foot increments				
						5FT	5'						
						6FT	6'			GB ³	Trimless(sheetrock)		
Direct Light Source Color Rendering		Direct LED Color Temp		Direct LED Light Output ⁴		Direct Distribution		Minimum Dimming Level		Voltage			
80CRI	80 CRI	30K	3000K	400LMF	400 Lumens per FT	(blank)	Standard Distribution	NODIM	Non - Dim	120	120V		
90CRI	90 CRI	35K	3500K	600LMF	600 Lumens per FT	WW ⁴	Wall Wash	MIN1	Constant current, dimming to 1%	277	277V		
		40K	4000K	800LMF	800 Lumens per FT			DARK	Constant current, dimming to 0.1%				
				1000LMF	1000 Lumens per FT								
Emergency Options		Control Input		Options									
(blank)	No Emergency	(blank) ⁶	Non-dim	CP	Chicago Plenum								
E10WLCp ⁵	4ft Emergency Section with battery pack	ZT	0 10V	PWS	6' pre-wire, 3/8 diameter, 18 gauge								
EC	4ft Emergency circuit	NLIGHT	nLight enabled										

Notes

- Supplied with lift and shift lay-in lens.
- Supplied with snap-in lens.
- Not intended for post sheetrock installation.

- Wall Wash not available with RLP lens option.
- Remote mounted. Not available with CP.
- Must select with NODIM option.

Specification Features (continued)

LED Components

Linear: Nichia® - 757 Series LED chips (available in 80 or 90 CRI)

LED Life

Rated 65,000 hours (L80) at 25 °C ambient temperature.

Color Consistency

The Acuity Brands circuit boards for the linear LED components use a precise binning algorithm which creates a consistent color temperature from board to board. Color variation is no greater than a 2.5 Step MacAdam (2.5SDCM) along the black body locus from board to board.

Driver

eldoLED constant current driver options delivers ultra-smooth dimming resolution from 100% to 0.1%, while assuring flicker free, low current inrush, 89% efficiency and low EMI.

Integrated Controls

Optional nLight® embedded controls make luminaire addressable-allowing it to digitally communicate with other nLight enabled controls such as dimmers, switches, occupancy sensors and photocontrols. Simply connect all the nLight enabled control devices using standard CAT5 Cabling. (Input option: NLIGHT)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

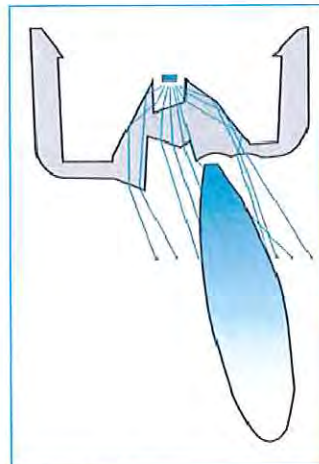
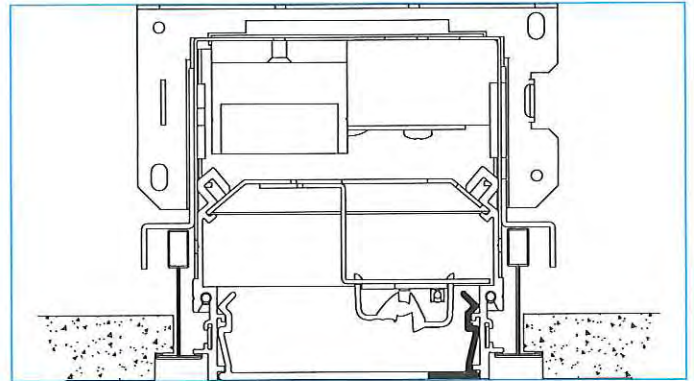
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background***
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

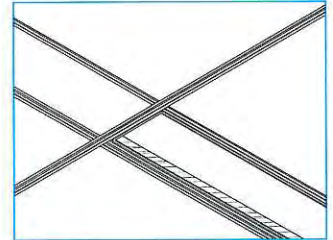
*See ordering tree for details

Optics

Slot LED's patent-pending, precision lumen DIRECTIR optics condition and refract light to deliver accurately controlled, striation-free, and uniform white light. All lumen DIRECTIR optics are injection-molded, optical grade, UV-resistant acrylic with selective finishing/polishing treatment.



Wall Wash (WW)



Certification

CSA tested to UL 1598 standards.

Listings

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/OPL to confirm which versions are qualified.

Warranty

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Photometry

For photometric information refer to www.marklighting.com.

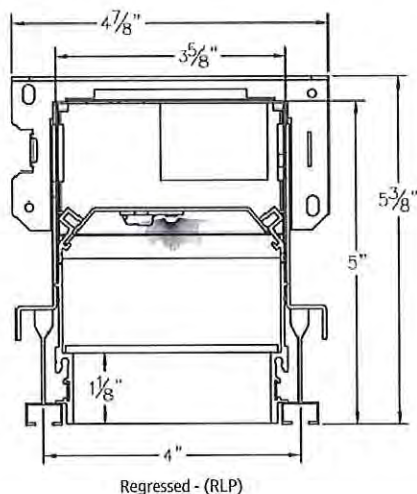
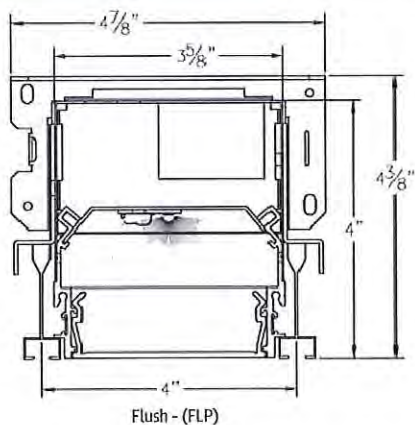
Design2Ship™ Program Details

1. All Quick Ship orders should be activated through Agile.
2. Ship dates are 5 business days from date of clean release. Order lines must process and code upon entry, if you have an UNK, NCI or BOM status, re-check your spec sheet to correct nomenclature.
3. All order received after 3:30pm EST will be processed the next business day and will receive an ESD from that date.
4. All purchase orders must be clearly identified as Quick Ship. Non-Quick Ship products should be ordered on a separate purchase order.
5. Orders with both Quick Ship products and non-Quick Ship products will default to the longest lead-time.
6. If an order exceeds the product specification sheet quantity, then the following shall apply:
 - a. If less than or equal to 2 times maximum Quick Ship quantity, the order will be split into two delivery dates. The first will go in 5 days followed by the second in 10 days.
 - b. If the order is more than 2 times maximum Quick Ship quantity, then the order would not qualify as a Quick Ship order.

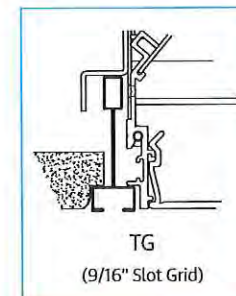
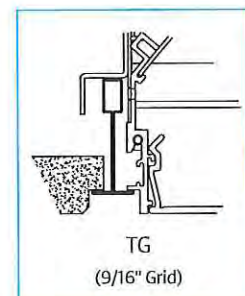
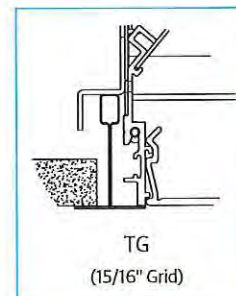
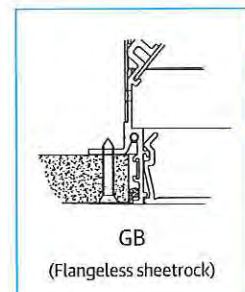
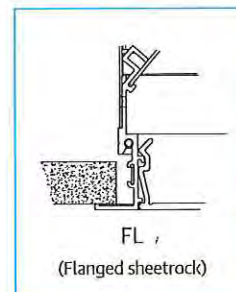
MAXIMUM QUANTITY OF 500 LINEAR FEET PER ORDER

7. Changes to the order is not permitted.
8. Cancellation after release will result in a 50% restock fee, minimum.
9. Order requirements:
 - a. Complete ship to address
 - b. Contact information
 - c. Complete Quick Ship catalog number
 - d. Pricing and commission rate
 - e. Any shipping notes / site restrictions

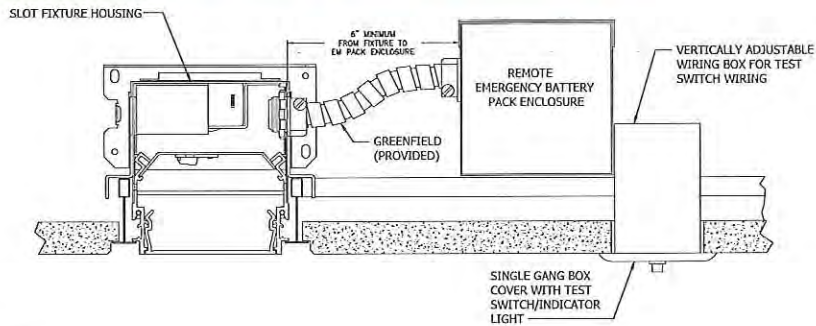
Technical Drawing



Ceiling Trim



Remote Emergency Battery Mounting



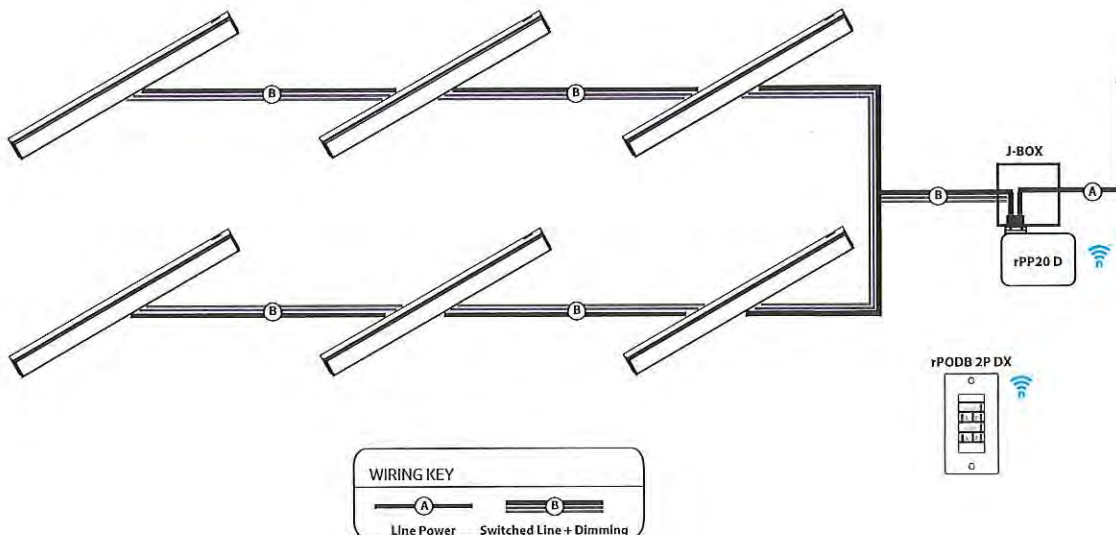
Notes

- Delivers 700 lumens per 4FT length. Default location is the right side of fixture and end of run.
- Provided with 4FT of flexible conduit. Maximum of 25FT remote distance if extended. Extension provided by others.

nLight Air Wireless

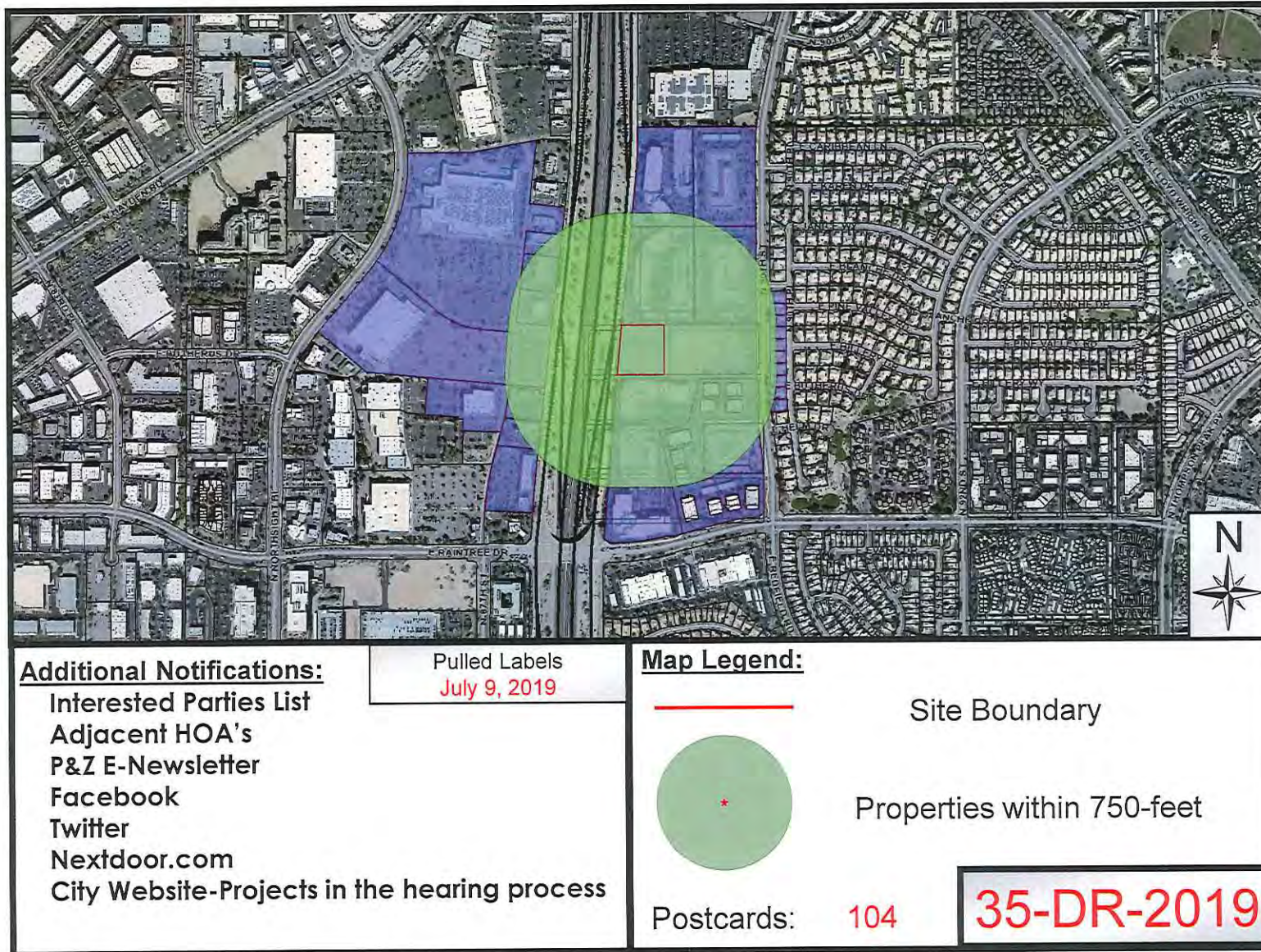
To Make fixture NLTAIR2 compatible the following components are required:

- 1) rpp20 D
- 2) rPODB 2P DX



City Notifications – Mailing List Selection Map
Raintree Internalized Community Storage

Attachment 17



SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



DEVELOPMENT REVIEW BOARD

Guy Phillips, Council Member/Chair
Tammy Caputi, Vice Chair
Prescott Smith, Planning Commissioner
Doug Craig, Design Member

Shakir Gushgari, Design Member
Joe Young, Design Member
William Scarbrough, Development Member

Thursday, December 19, 2019

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – **1:01 pm**

Roll Call - **ALL PRESENT**

Administrative Report – Steve Venker

1. Identify supplemental information, if any, related to the December 19, 2019 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the December 5, 2019 Development Review Board [Meeting Minutes](#).
APPROVED 7-0; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY VICE CHAIR CAPUTI.

REGULAR AGENDA

3. [20-DR-2019#2 \(Honor Health Osborn Phase One Medical Office Building\)](#) Bryan Cluff
Request approval of the east building elevation for a new 5-story-tall medical office building with approximately 116,000 square feet of building area on a 3.8-acre site.
7242 East Osborn Road
Devenney Group, LTD., Architect/Designer
APPROVED 7-0 WITH ADDED STIPULATION; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER SCARBROUGH.

4. [2-DR-1994#3 \(Detroit Coney Grill Awnings and Canopy\)](#) Katie Posler
Request approval of the site plan and building elevations for new awnings above doors and windows and a new canopy above an existing patio at a restaurant located on a 0.9-acre pad site in the Gateview Park shopping center.
6953 North Hayden Road
Ross Design Group, Architect/Designer
CONTINUED FOR 30 DAYS 6-1; MOTION BY BOARD MEMBER YOUNG, 2ND BY COMMISSIONER SMITH WITH VICE CHAIR CAPUTI DISSENTING.
5. [13-DR-2019 \(Marvelle Arcadia\)](#) Meredith Tessier
Request approval of the site plan, landscape plan and building elevations for a new minimal residential healthcare facility comprised of 160 dwelling units in three-story-tall building, with approximately 170,000 square feet of building area, all on a 5.8 gross acre site.
6080 East Thomas Road
ORB Architecture LLC, Architect/Designer
APPROVED 5-1 WITH ADDITIONAL STIPULATIONS; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER CRAIG WITH BOARD MEMBER GUSHGARI DISSENTING AND COMMISSIONER SMITH RECUSING.
6. [35-DR-2019 \(Raintree Internalized Community Storage\)](#) Katie Posler
Request approval of the site plan, landscape plan, and building elevations for an internalized community storage building, with approximately 110,844 square feet of building area in a 2-story-tall building with a basement, all on a 2.5-acre site.
14900 North Pima Road
EAPC Architectural Engineers/Michelle Bach, Architect/Designer
CONTINUED 6-1; MOTION BY VICE CHAIR CAPUTI, 2ND BY BOARD MEMBER SCARBROUGH WITH BOARD MEMBER GUSHGARI DISSENTING.

Non-Action Agenda

7. [28-DR-2019 \(North Scottsdale Self Storage\)](#) Jesus Murillo
This is a non-action item. Staff is requesting that the Development Review Board provide comments regarding conceptual building elevations for the design of an internalized community storage building.
10830 North Scottsdale Road
EAPC Architectural Engineers, Architect/Designer
THE BOARD DISCUSSED AND STAFF PROVIDED COMMENTS REGARDING THE CONCEPTUAL BUILDING ELEVATIONS.

Adjournment - 2:52 PM



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).