



Marked Agendas

Approved Minutes

Approved Reports

**The February 6, 2020
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: February 6, 2020
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Dunbar Office Repaint 59-DR-2019

Location: 15020 and 15030 N Hayden Road

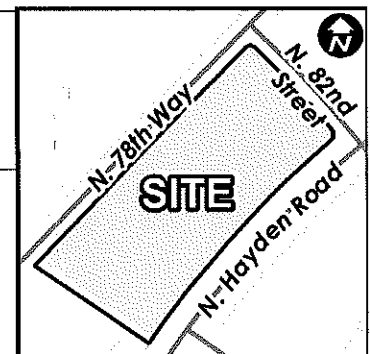
Request: Request for approval of new paint colors for two existing office buildings.

OWNER

Dunbar SACC, LLC
(310) 751-7970

APPLICANT CONTACT

Barton L Dunn
Painting Arizona Inc
602-505-8800



BACKGROUND

Zoning

The site is zoned Industrial Park (I-1), which is 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 sensitive design principles, and appropriate transition in areas adjacent to residential districts.

Context

The properties are existing office buildings located at the southwest corner of Hayden Road and N. 82nd Street

Adjacent Uses and Zoning

- North Commercial Offices and airport hangars, zoned Industrial Park (I-1); Scottsdale Industrial Airpark.
- South Commercial Offices, retail, and vehicle sales/leasing/repair, zoned Industrial Park (I-1), Highway Commercial (C-3), and General Commercial (C-4); Scottsdale Industrial Airpark and Scottsdale Business Center

- East Commercial Offices, retail, and vehicle sales/leasing/repair, zoned Industrial Park (I-1), Highway Commercial (C-3), and General Commercial (C-4); Scottsdale Industrial Airpark and Scottsdale Business Center
- West Commercial Offices and airport hangars, zoned Industrial Park (I-1); Scottsdale Industrial Airpark.

Key Items for Consideration

- Scottsdale Sensitive Design Principles (SSDP)
- Scottsdale Commercial Design Guidelines (SCDG)
- Design Guidelines for Office Development

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval to repaint the existing office buildings. The proposal consists of an exterior color scheme utilizing a general color palette of off-white as a main body color for the exposed aggregate portions of the main body, along with some portions of the building base. The concrete tilt panel portions of the main body are proposed as grayish-brown, along with portions of an exterior site wall and refuse enclosure. The existing mauve columns and landscape walls are proposed as a dark gray tone. Balconies would be accented with black.

Neighborhood Communication

Property owners within 750 feet of the site were notified of the application. Staff has not received any public comment as of the writing of this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

This site is located in the Scottsdale Industrial Airpark, adjacent to properties abutting the Airport runway, and primarily surrounded by similar office uses along with commercial, retail, and service uses. The Scottsdale Commercial Design Guidelines (SCDG) are intended to protect and enhance character and quality while maintaining and strengthening a recognizable identity and character that is unique to Scottsdale. They also speak to promoting quality design that is responsive to its contextual setting, and that the architecture of a project should contribute to the established design character of the community and/or neighborhood.

Due to the proposed use of the “Fossil” (DE6225) paint to be applied over top of the existing natural finish exposed aggregate material which surrounds the window areas, and due to the proposed application of the “Reclaimed Wood” (DET625) grayish-brown paint color accenting the building fronts and prominent in the rear, staff has concerns with the proposed color scheme pertaining to conformance with the Scottsdale Sensitive Design Principles (SSDP) and the Scottsdale Commercial Design Guidelines (SCDG).

In accordance with the above referenced principles and guidelines, the design of the built environment should respond to the desert environment through the use of textures and natural materials that provide visual interest and richness through the use of a simplified palette of materials and colors. Additionally, material colors should be muted desert tones which generally consist of tints, tones, and shades of reds, oranges, yellows, greens, blues, browns, and purples that

have a warmer soft saturation that consist of a subdued intensity. Colors that are more intense and saturated may be used as accents, and minimized in the overall composition of the building. Furthermore, materials with colors and coarse textures associated with this region should be utilized and a variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level.

When using colors within the white palette, especially in a dominating or prominent role, the ideal application would limit the light reflective value (LRV) to achieve a less stark contrast with the natural environment, while also preventing excessive glare. In particular, Fossil (LRV 81) may conflict with the guidelines' intent in that aspect. The Reclaimed Wood color, although appropriate as an accent, veers into the cooler gray (versus warmer brown) spectrum.

Consistent with the SSDP and SCDG, the use of color in new and renovated development is intended to emphasize the regional traditions and the Sonoran Desert. As identified above, the regional area of Sonoran Desert has a variety of colors, and a more appropriate palette of colors for this project should be utilized to maintain compatibility with the existing architecture and materials of the building and with the Sonoran Desert.

- Staff is supportive of the use of color to provide interest and address the concern that the City steer building design to only subtle and warm tones. The context is important, however, in determining when brighter and cooler colors are appropriate. In this particular location the established color and material palette is darker and more muted- not dissimilar to all proposed colors. However, revitalization can be achieved with the same concept but using warmer and less reflective colors.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board continue case 59-DR-2019, Dunbar Office Repaint, and direct the applicant to revise the proposed color scheme 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

Casey Steinke

Associate Planner

480-312-2611

E-mail: csteinke@ScottsdaleAZ.gov

APPROVED BY



Casey Steinke, Report Author

1-16-20

Date



Tim Curtis, AICP, Current Planning Director

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

1/20/2020

Date



Randy Grant, Executive Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

1/22/20

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Building Photos (Existing)
 - 5. Building Perspectives (Proposed)

**Stipulations for the
Development Review Board Application:
Dunbar Office Repaint
Case Number: 59-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

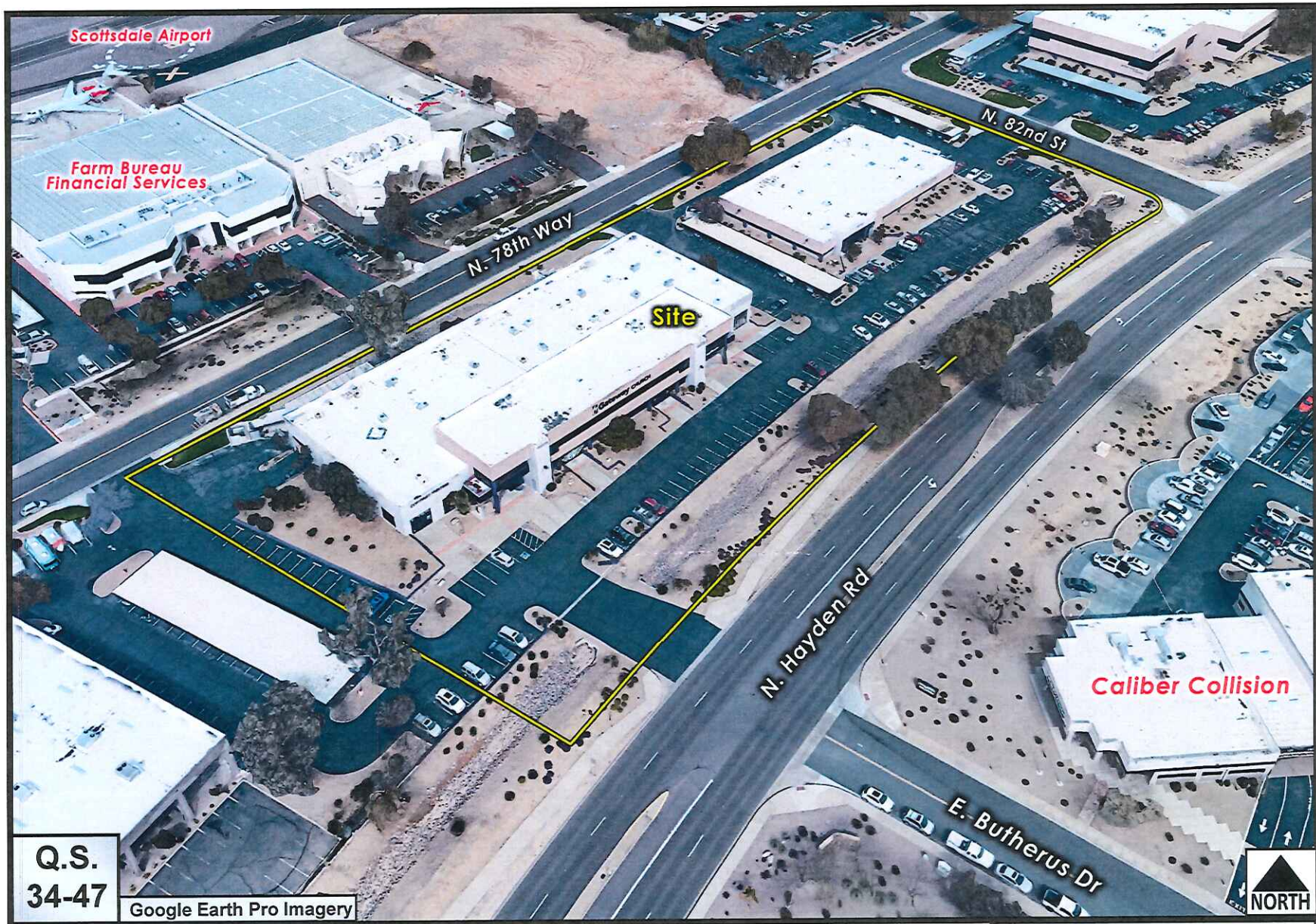
APPLICABLE DOCUMENTS AND PLANS:

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. Exterior building colors shall be applied to the existing buildings to be consistent with the building perspective renderings submitted by Painting Arizona Inc., **except that the applicant shall work with City Planning staff to select alternate colors for the main body that more closely adhere to the City of Scottsdale Commercial Design Guidelines.**



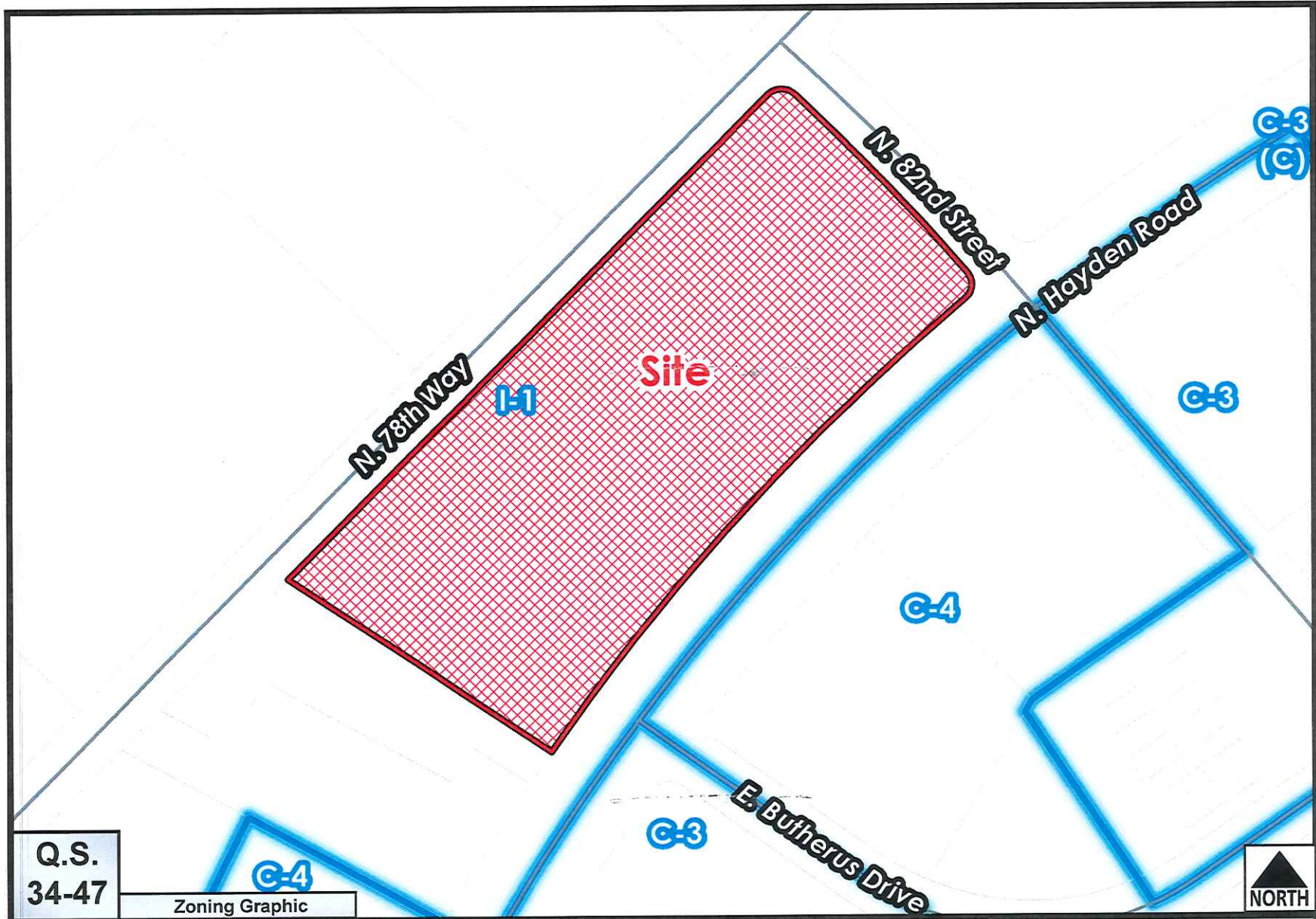
Context Aerial

59-DR-2019



Close-up Aerial

59-DR-2019



Existing Zoning

59-DR-2019



841 Apollo Street, Suite 334
El Segundo, California 90245
310-751-7970

December 31, 2019

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

RE: Dunbar SACC, LLC
15020 & 15030 N Hayden Road, Scottsdale, AZ

Dear Casey:

As the owners of Dunbar SACC, LLC, located at 15020 & 15030 N Hayden Road, Scottsdale, we have made the decision to enhance the property and curb appeal by updating the exterior paint to the two buildings. In doing so, we have provided a site plan outlining and identifying the two building locations and property lines. The current photos of the existing buildings provided show the condition of the buildings and the dated painting to the structures. The draw downs and exterior building color renderings show the colors we have agreed would look best for the buildings and the surrounding properties.

By updating the exterior paint, we anticipate the curb appeal will persuade prospective tenants so we are able to reach our goal of 100% occupancy.

Please contact me directly with any questions or to discuss further.

Sincerely,

Suzanne Shockey

Dunbar Real Estate Investment Management





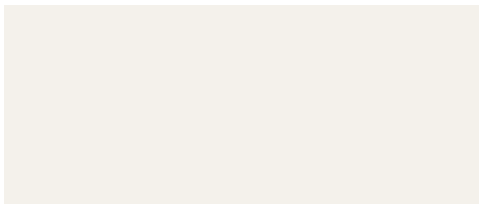






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Fossil 1
DE6225



Black 2
DEA187



Iron-ic 3
DET611



Reclaimed Wood 4
DET625



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①



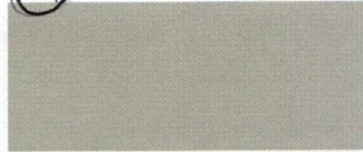
Fossil
DE6225

③



Iron-ic
DET611

④



Reclaimed Wood
DET625

Code Information

⚠ Alkali Sensitive: Colors that are more likely to fade early when used on highly alkaline surfaces, such as new masonry.

ⓁH Low Hide: Colors that are more transparent and may require multiple coats.

Ⓜ Interior Use Only: Colors with a low resistance to the sun's ultraviolet (UV) rays, causing them to fade.

Ⓜ Historic: Colors that are historically accurate.

Paint colors represented are approximations and are not exact matches. No guarantee is intended and approval or final color selections and color placement are the responsibility of the property owner or the owner's agent. Purchasing 8 oz. Perfect Palette Sampler color is highly recommended.