#### **Project Narrative Silverleaf Auto Garages**

#### **Project Description:**

Silverleaf Auto Garages consists of two (2) buildings totaling approximately 23,250 sf. The Project is proposed as a Condominium with 14 individual units for the storage of the Owners personal automobiles. There will be a two story club house for the use by the Owners, as well as for special events. The clubhouse is oriented facing the recently completed City of Scottsdale soccer fields to the south. Additionally, there will be an adjacent outdoor, covered patio for use in conjunction with group activities.

#### Site & Building Design:

The design of the proposed Buildings will incorporate scored, split face & stack bond concrete unit masonry. The variation of masonry types will add enhanced detail to the building surfaces. More than 25 percent of the roofs are sloped which, exceeds the DC Ranch Guidelines for the DC Ranch Corporate Center requirement and is intended to add further interest to the building Architecture.

Exposed steel structural beams are cantilevered at the sloped roofs to entance the building aesthetics. The columns at the sloped roof club house are anchored with gabion baskets and filled with native DC Cobble rock that matches the DC Ranch area.

Glazing at the club house and clerestory windows below the sloped roofs are protected with generous roof overhangs and will be dark solar grey, insulated, low-e glass in dark bronze anodized storefront.

Site planning, landscape design and design elements and materials are further described under subsequent Sections in this **Project Narrative**.

The color palate is of desert earth and warm gray tones. The standing seam metal roofs will be of the same color and type for the R.E.I. Building. Entries to individual units employ flat seam metal accent panels that match the roof color.

#### Conformance with the Scottsdale Sensitive Design principles

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

The building is located in the DC Ranch Corporate Center which has specific Guidelines for the development standards for projects located within the subdivision. The building design is intended to be compatible with the other existing buildings in the area and specifically is harmonious with the R.E.I. Building to the north of the site (formally Arizona Outback Adventures).

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

The clubhouse is oriented facing the recently completed City of Scottsdale soccer fields to the south. Additionally, there will be an adjacent outdoor, covered patio for use in conjunction with group activities.

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

The building is located in an AO Flood Zone as defined by FEMA which requires the lowest finish floor to be 24" above the highest adjacent existing grade. There is an existing wash located along the eastern portion of the Site that will be maintained in its natural condition

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

The perimeter native site condition will be maintained throughout.

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

Not applicable for this Project

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.

Nearby access to the DC Ranch trail system will be provided.

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

The DC Ranch Corporate Center has several trails that connect to this project and the DC Ranch trail system.

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

The sloped roof elements of the buildings are located at the ends of the buildings and are along the street frontages. These elements transition to the auto storage units. Clerestory windows are provided below the sloped roofs and are protected with generous roof overhangs

### 9. The design of the built environment should respond to the desert environment:

Colors will be muted earth tones and warm grays. Ref: SITE and BUILDING DESIGN SECTION under this NARRATIVE

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

In addition to providing strong massing, orientation and views, the use of materials such as masonry, steel and metal roofing. Local products are anticipated to be used in construction.

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

Major native trees will be salvaged and replanted where applicable and enhanced landscaping will follow the DC Ranch Development Guidelines.

Irrigation will be a drip system that will reduce the water requirements.

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

Major native trees will be salvaged and replanted where applicable and enhanced landscaping will follow the DC Ranch Development Guidelines.

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

The lighting within the project will be integrated into the building aesthetic and provide outdoor pedestrian spaces adequate, secure lighting while avoiding glare to comply with the dark sky Ordinance. All of the lighting will use LED fixtures.

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

Signage will be in harmony with the character, scale and context of the building.

#### **Conformance with the Scottsdale Office Design Guidelines**

1. The design of office buildings should incorporate passive architectural solutions to east, south, and west faces of buildings to limit solar exposure and resulting heat gain.

Glazing located along the north and south walls (clerestory windows) is minimized to reduce solar heat gain and protected with large overhangs.

2. The windows (void) to wall (mass) ratio of a typical multi-story professional/business office building should not exceed 50:50 and should not be less than 70:30.

Windows are strategically located to provide views for the office areas.

### 3. The use of horizontal window/wall banding treatments should be limited and may be inappropriate in some settings.

The various building elements are expressed with different materials and offset to provide a logical transition of the material change.

4. The use of highly reflective, polished, or glossy materials should be limited and may be inappropriate in some contexts.

The use of highly reflective, polished, or glossy materials does not apply to this building. All glazing will be dark solar bronze insulated glass.

# 5. The building mechanical system, as it might affect the aesthetics and architectural composition of a building, should be carefully considered in early phases of design.

The mechanical system for the building will be rooftop package units and split systems with air handlers for the areas located below the mezzanine. The warehouse will be conditioned with evaporative coolers or air conditioned.

All mechanical units are screened by parapet walls.

#### 6. Where rooftops are viewed at close range from higher adjacent ground, roofing materials and color should be toward darker tones and kept dull and muted.

None of the rooftops are visible from adjacent buildings.

7. The exterior design of a building should reveal where possible differences in its internal functions are as expressions of height, massing, and composition of the elevation.

The building massing, materials and sloped roof area expresses the internal public, office and warehouse functions

8. All industrial buildings should incorporate sufficient architectural detail.

The auto storage units are integrated into the buildings and incorporate clerestory windows for articulation and detail.

9. The permanent use of prefabricated metal buildings is generally discouraged.

NOT APPLICABLE.

## 10. Industrial space should incorporate window openings if possible. Consider translucent glass for the diffused quality of light it provides.

Clerestory windows are provided throughout the auto storage units.

#### **Conformance with the Scottsdale Lighting Design Guidelines**

1. The city places a high value on lighting designs and technologies that are energy efficient and sensitive to their surrounding context.

All lighting for this Project will be L.E.D. Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

2. Lighting should provide a sense of personal safety in active areas of the site; allow for an even distribution of illumination in commonly used vehicular and pedestrian areas; and highlight architectural features of significance and meaning during nighttime hours.

All lighting for this Project is located at pedestrian areas or for security at the warehouse service drives and is directed away from adjacent properties.

3. High-pressure-sodium (HPS) is the preferred light source for most largescale projects. The preferred light source for smaller scale applications include linear fluorescent (RE170 series, triple-tube 4-pin) compact fluorescent, induction, and LED lamps.

All proposed lighting is L.E.D.

4. Incandescent and halogen sources are discouraged in all but the most unique applications.

All proposed lighting is L.E.D.

5. The design of lighting systems should anticipate lighting levels that will vary depending on building use, hours of operation, occupancy, and seasonal changes, and operate for only the minimum number of hours required.

Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

6. Recommended light level guidelines and uniformity ratios established in the Illuminating Engineering Society of North America (IESNA) Lighting Requirements should be used, along with predominant lighting characteristics of the surrounding area when determining appropriate lighting design solutions.

Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

7. Light glare or excess brightness should be minimized. Light trespass should be controlled by shielding or aiming fixtures away from adjacent uses.

All lighting is shielded and directed downward. Light fixtures located at the warehouse access drives are wall mounted on the building and directed downward. Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting. Exterior wall pack lighting is limited to one fixture along the east, adjacent to the Multi-family apartments.

8. Architectural and landscape lighting should only be used to highlight special features and to embellish the lighting levels of ground level pedestrian areas.

Not applicable. Not used for this Project.

### **9.** <u>Limited low voltage lighting of landscape features and plant material are</u> acceptable when associated with pedestrian spaces and site entrance.

Not applicable. Not used for this Project.