

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Request To Submit Concurrent Development Applications

Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> MUMSP

Owner: Annette Grove

Company: City of Scottsdale

Address: 7447 E. Indian School Road, Suite 205, Scottsdale AZ 85251

Phone: 480-312-2399

Fax: 480-312-7971

E-mail: AGrove@ScottsdaleAz.Gov

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Annette Grove

Title: Senior Project Manager


Signature

Date: 12/22/17

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

City of Scottsdale Fire Station 603**APPLICATION NARRATIVE**

The purpose of this request is to gain Municipal Use Master Site Plan and Development Review approval for the design of approximately 10,822 square foot permanent fire station to replace an existing facility on McDonald Drive, east of Scottsdale Road. This project site is located on Indian Bend Road east of Hayden Road on a current vacant lot on the northern edge of the South Scottsdale Character Area. The new station will include crew living quarters and facilities, office space, OSHA compliant decontamination area, safety gear storage, wellness-fitness area, and an apparatus bay. This new Fire Station 603 located on 1.5 acres at Indian Bend Road and 82nd Street is currently zoned Planned Community Center (PCC) and will improve the coverage and response times serving the community.

Overall Design Approach

The building is positioned within the site to respond well to the surrounding context and to provide adequate buffers and open space. It is organized among two primary building components: the living quarters and apparatus bay. The primary business and living functions are located on the southern portion of the site and takes advantage of its linear, east-west proportion that will minimize solar heat gain from low sun angles. The north face of the building has provisions for glazing that are properly shaded and designed to bring in much-desired natural daylight that will reduce energy consumption, as well as reinforce the facility's connection to the community. The internal organization of spaces from public to private provides a logical spatial sequence for visitors and staff. The apparatus bay responds to climate with deep overhangs and shading devices to minimize east and west sun exposure. Building rooftop mechanical units are fully screened integrally with the architecture behind parapet walls. The overall scale of the fire station is within the maximum allowable height and is divided among three masses responding to the natural hierarchy of functions. This reduces the overall impact of the building while drawing one's eye to various points of visual interest. Building materials are durable, timeless, and will complement the surrounding context with hues representative of the natural Sonoran Desert.

Site Circulation Approach

The site plan approach most importantly optimizes response time and safe egress onto Indian Bend Road. The existing deceleration lane at the north edge of the property and the existing traffic median prohibit safe egress onto Indian Bend. The project takes advantage of its reciprocal access easement at the west property edge and the existing traffic-lighted intersection (northwest corner) that will permit safe egress to either east or westbound destinations as well as for fire department return trips to the station. Extensive site circulation analysis for large trucks, such as fire truck apparatus, refuse, and other large vehicles informed the overall parking lot design, vehicular access into and out of the site, and building placement. Visitor parking is located to the west immediately upon site entry, while staff parking is clearly accommodated at the east portion of the site. There are no public facilities or meeting rooms planned for this site. Refuse storage and collection occurs at the east edge of the site furthest from street visibility and public access while respecting efficient refuse truck maneuvering within the site. A sidewalk at the southern edge of the property is being provided per City Planning Staff request to permit a pedestrian linkage connecting the planned adjacent development from the east to commercial development to the west of the property. Site retention and desert landscaping is planned along the north edge of the site between the building development and the public right-of-way.

Southern Scottsdale Character Area

The design recognizes its location at the northern edge of the Southern Scottsdale Character Area and supports applicable policy goals outlined for this area such as:

Policy CD4.1: Encourage new development to incorporate designs such as shade structures, deep roof overhangs, and recessed windows to address passive solar cooling opportunities.

The site and building design specifically responds to the Sonoran Desert Climate by incorporating various passive sunshading strategies responding to Spring, Summer, and Autumn extreme sun angles. The proposed design leads by way of example and demonstrates that sunshading can serve as a viable and expressive form-giver for architecture.

Policy CD4.2: Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level. A variety of materials (opaque, semi-transparent, and transparent) and textures (stucco, masonry, and corrugated metal) adds visual interest and richness that will be appealing at the pedestrian scale. The use of materials, layering, and articulated massing reconciles both the large vehicle and human scales. One of the Fire Department's objectives is to convey a sense of transparency to the community. This is intentionally achieved by the articulation of the northwest "corner window" of the apparatus bay and the large north-facing window walls visually revealing the inner-workings of the station to passerby.

Policy CD4.3: Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment. The landscape architecture and building architecture work hand-in-hand through color, texture, form, and patterns to reinforce our relationship to the desert environment. Beginning at the street, the earthy colors and hues of the decomposed granite extends southward into the site and transitions vertically to larger angular rock contained in weathered steel gabion retaining walls. The walls are low-lying and arranged at various heights to conceal an on-site retention basin. While the grade drops to the east extending the natural rock downward to the earth, integrally colored masonry walls matching the same hues as the rock rise upward toward the west. Balancing the overall composition and in contrast to the masonry and steel, the north subtly textured stucco wall acts as a neutral backdrop and canvas to highlight the tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it. Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa.

Policy CD6.2: Encourage building design, orientation, and layout that reduce energy consumption. The building is T-shaped in plan with its primary conditioned interior space consisting of office and living functions running in a long, east-west orientation. With minimal building exposure to the east and west, the building reduces heat gain and cooling dependency. The bunk rooms are also strategically arranged along the south wall and deeply recessed to facilitate self-shading, reduced heat gain, and reduced energy consumption associated with mechanical cooling. Building design and layout intentionally creates the opportunity to capture north, indirect daylight into the office and daytime living quarters. The apparatus bay utilizes clerestory glazing to harvest an abundance of natural daylight while protecting itself from the harsh summer sun angles with deep perforated metal shading elements.

Policy CD6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment. This project is currently seeking LEED Certification and employs logical sustainable design strategies.

City of Scottsdale Sensitive Design Principles

The proposed design responds to the Sonoran Desert environment as outlined below among the City's sensitive design principles:

1. **The design character of any area should be enhanced and strengthened by new development.** The overall design recognizes its position at the northern edge of the Southern Scottsdale Character Area amid an evolving commercial zone, buffered from established

residential development, and near the City's eastern boundary. Adjacent commercial building massing utilizes a combination of stucco, metal, and small amounts of stone accents with low-slope roofs concealed by parapets. The proposed fire station building architecture will complement its context with a unique compositional expression of materials and form, while at the same time provide an identity matching the importance of this community asset.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as, project natural features such as scenic views of the Sonoran Desert and mountains and archeological and historical resources.*** The site location is near the transition between the City's suburban development and the vast expansiveness of the Salt River Pima-Maricopa Indian Community. The material palette of this proposal takes cues from prominent vistas to surrounding mountain ranges and, specifically, the purple and brown hues of the McDowell Mountains. The project site is located on an abandoned, previously developed site with no identified archeological or historical resources.
3. ***Development should be sensitive to existing topography and landscaping.*** The site is relatively flat with general drainage directed southward. Landscape architecture, civil engineering, and building design were conceived simultaneously with planting layout, building positioning and shape, and on-site retention. The shaping of the land to accommodate a retention basin is sensitively designed to be less visible by using varying heights of gabion retaining walls and gradual transitions of topography. Site walls will appear to emerge from and descend gradually into the site and the building will appear to grow out of its site through complimentary materials and colors.
4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*** The shaping of the land along the northern edge of the site to accommodate on-site drainage will promote percolation and reduce erosion to protect new habitats formed by the new landscape design.
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.*** One of the unique aspects of this site design, especially for a fire station fronting a minor arterial street, is having no interruption of the streetscape due to a wide driveway and pavement normally associated with the apparatus bay of this building type. As a result of taking advantage of the existing traffic-lighted intersection at the northwest corner of the site, this design will provide full continuity of landscaping along Indian Bend Road, with no interruption, between adjacent properties to the west and east that currently does not exist.
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.*** This project will exceed the minimum requirements for bicycle parking.
7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*** The proposed design provides ample opportunities for shade beginning with placement of shade trees along sidewalk connections at the street, along the main entry sequence, and at the northeast private patio that extends indoor functions to the outdoors. Consideration has been given for the gradual modulation of light between the harsh sunlight of the exteriors and interior lighting. Visitors approach from the west beneath a horizontal shade canopy comprised of perforated aluminum then proceed under solid, rain and shade-protected entry carved out of the building's mass. Vertical planes of perforated aluminum provide further protection from low sun angles further providing a sense of shelter. Additionally per the request of City planning staff, this project provides optional interconnectivity between the proposed development to the east

with the existing commercial development to the west by way of a sidewalk connection along the south edge of the site.

8. ***Buildings should be designed with a logical hierarchy of masses to control the visual impact of a building's height and size and to highlight important building volumes and features, such as the building entry.*** The overall massing of the fire station is divided among three masses responding to the natural hierarchy of functions in relation to the minor arterial street, adjacent development, and to its own internal functional requirements. The west side of the building, which receives the most solar heat gain and faces the primary visitor entry approach, is articulated with additional emphasis. The northwest corner provides visual access to the interior and the same sunshading devices of fixed vertical shutters at the corner is utilized at the entry as well. The articulation of massing stepping down to the entry and the layering of sunshading devices reduces the overall impact of the building while drawing one's eye to various points of visual interest.
9. ***The design of the built environment should respond to the desert environment: interior spaces should be extended into the outdoors both physically and visually when appropriate; materials with colors and coarse textures associated with this region should be utilized; a variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level, materials should be used honestly and reflect their inherent qualities; and features such as shade structures, deep roof overhangs, and recessed windows should be incorporated.*** The overall design approach underscores every aspect of these principles. Transparency between passerby and building occupant is reinforced through effective space planning and strategic placement of windows. The northwest and northeast corners of the primary work and living quarters dissolve to the exteriors reinforcing the reciprocal relationship between indoors and outdoors. A variety of coarse, smooth, and lightly textured materials are incorporated bridging between landscape and architecture. Decomposed granite, larger angular rock at gabion walls, smooth ground face masonry that reveals its own aggregate, and light textured stucco provide a richness of timeless materials all complementary to each other and representative of the desert. Deep overhangs and layered steel sunshading elements soften the massing of the building and express an honest and responsible approach to protect from the harsh desert sun.
10. ***Development should strive to incorporate sustainable and healthy building practices and products.*** This project is seeking LEED Certification that strikes a balance between sensible sustainable design with long-term, low maintenance solutions.
11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*** Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa. Careful consideration has been given in plant selection, scale, arrangement, and creating a variety of densities and clusters to mimic building rhythms. Tree placement provides shade where needed and also contributes to framing the building signage at the street. The primary public face of the building to the street is marked by a lightly textured stucco wall that acts as a neutral backdrop to highlight tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it.
12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*** This project utilizes low-water use planting. There are no proposed water features associated with this project.
13. ***The extent and quality of lighting should be integrally designed as part of the built environment.*** Nearly all of the proposed exterior lighting is integrated with the building. Wall sconces are strategically placed for visual evening emphasis and overall building safety. The building soffit lighting at the main entrance reinforces inside-outside connectivity. Several trees

north of the building have accent uplighting to reinforce visual continuity at the street and for visual emphasis. Additionally, building signage at two locations indicated on the elevations will be back-lit.

14. **Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.** Building signage location has been an integral part of the building architecture. The north elevation is well-balanced and articulated with masonry, stucco, and metal yet with enough relief to bring focus to important building identification signage. The scale and graphic placement reinforces the northwest corner and visual connection to the main entrance. The signs will be back-lit providing soft illumination from within.

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> MUMSP

Project Name: City of Scottsdale, Fire Station 603

Property's Address: 8191 E. Indian Bend Road, Scottsdale, AZ 85250

Property's Current Zoning District Designation: _____

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>Annette Grove</u>	Agent/Applicant: <u>Steven Fucello</u>
Company: <u>City of Scottsdale</u>	Company: <u>Fucello Architects</u>
Address: <u>7447 E. Indian School Road, Suite 205, Scottsdale, AZ 85251</u>	Address: <u>7525 E. Camelback Road, Suite 204, Scottsdale, AZ 85251</u>
Phone: <u>480-312-2399</u> Fax: <u>480-312-7971</u>	Phone: <u>480-947-2960</u> Fax: <u>480-947-2964</u>
E-mail: <u>AGrove@ScottsdaleAz.Gov</u>	E-mail: <u>sfucello@fucelloarchitects.com</u>
Designer: _____	Engineer: <u>Sean Wozny</u>
Company: _____	Company: <u>Kimley-Horn</u>
Address: _____	Address: <u>7740 N. 16th Street, Suite 300, Phoenix, AZ 85020</u>
Phone: _____ Fax: _____	Phone: <u>602-944-5500</u> Fax: <u>602-944-7423</u>
E-mail: _____	E-mail: <u>sean.wozny@kimley-horn.com</u>

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.


Owner Signature


Agent/Applicant Signature

Official Use Only Submittal Date: _____ Development Application No.: _____

1-UP-2018
1/3/2018

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