

**Marked Agendas
Approved Minutes
Approved Reports**

**The January 19, 2017
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 19, 2017 Item No. 8
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Fervor Creative Renovation and Addition 52-DR-2016

Location: 7038 E. Osborn Rd.

Request: Request approval of the site plan, landscape plan, and building elevations for renovations and an addition to an existing two-story office building, with 4,458 square feet of building area, on a 0.2-acre site.

OWNER

Fervor Creative
480-970-1400

ARCHITECT/DESIGNER

DeBartolo Architects
602-264-6617

APPLICANT CONTACT

Jeff Kershaw
DeBartolo Architects
602-264-6617

BACKGROUND

Zoning

This site is zoned Highway Commercial, Downtown Overlay (C-3 DO) intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses. With the Downtown Overlay to promote the goals and policies of the Downtown Plan and provide increased intensities to revitalize Downtown Area properties, this district encourages urban design forms to accommodate additional dwelling units in mixed-use developments and stimulates sustainable live/work lifestyles within a vital urban environment.

Context

Located northwest of the intersection of North 71st Street and East Osborn Road, the surrounding developments are office, church, and residential developments.

Action Taken _____

Adjacent Uses and Zoning

- North Existing buildings zoned Highway Commercial, Downtown Overlay (C-3 DO)
- South Existing church buildings, zoned Multiple-family Residential (R-5)
- East Existing multi-family development, zoned Downtown, Office/Commercial type 2, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO)
- West Existing buildings zoned Highway Commercial, Downtown Overlay (C-3 DO)

Key Items for Consideration

- Design Standards and Policy Manual (DSPM): Recessed window and entry openings and deeper roof overhangs are encouraged.
- Scottsdale Sensitive Design Principle (SSDP): Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.
- Downtown Urban Design and Architectural Guidelines (DUDAG): To reduce solar heat gain and reflection of glare, windows and large areas of glass should be recessed in deep shadow. Glass should be in shadow most of the day from early spring to late fall.
- Scottsdale Design Guidelines for Office Development: express a heavy mass in reference to the building materials such as cemented soils and aggregate concretes, adobe, and masonry traditionally used in the region

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for renovations and an addition to an existing two-story office building on a 0.2-acre site.

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

Located northwest of the intersection of North 71st Street and East Osborn Road, the proposed changes to the existing building are not anticipated to have a negative impact on the adjoining properties. The proposal does not include any change of use and will remain consistent with the General Plan mixed-use neighborhoods designation.

The existing building was constructed in 1985 in a modern architectural style and the building finishes consist of concrete block and stucco. The proposed expansion and façade changes will include a change in form, metal cladding, and a larger window system, but will remain within a modern architectural style. Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of buildings in the adjoining area were developed in the 1960s, 1970s, and 1980s and are reminiscent of a southwest architecture style of the era. The most recent development in the area is the Ten Wine Lofts Apartments on the

northwest corner of N. Bishop Lane and East Osborn Road. This development was complete in 2008, and consists of a contemporary southwest architectural style consistent with the Scottsdale Sensitive Design Principles and the Downtown Urban Design and Architectural Guidelines. The proposed changes respond to the contextual area, the form, materials, and massing create building features and elements that assist in providing a complementary building that is consistent in with most of the Scottsdale Sensitive Design Principles and Downtown Urban Design and Architectural Guidelines.

The window system is proposed in a custom twelve-inch-deep steel frame, designed to have the glass set flush with the outside edge of the steel. Without the window glazing recessed a minimum of fifty (50) percent of the wall depth, staff has concerns with the proposed design as it pertains to conformance with the Design Standards and Policy Manual, Scottsdale Sensitive Design Principles, Downtown Urban Design and Architectural Guidelines, and the Design Guidelines for Office Development.

Development Information

- Existing Use: Office
- Proposed Use: Office
- Parcel Size: 0.2 Acres
- Office space: 4,458 square feet
- Gross Floor Area Ratio Allowed: 1.3
- Gross Floor Area Ratio Proposed: 0.39
- Building Height Allowed: 36 feet, including rooftop appurtenances
- Building Height Proposed: 26 feet-2 inches, including rooftop appurtenances
- Parking Required: 9 spaces
- Parking Provided: 11 spaces

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Case 52-DR-2016, Fervor Creative per the attached stipulations, finding that the provisions of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Ben Moriarity

Planner

480-312-2307

E-mail: bmoriarity@ScottsdaleAZ.gov

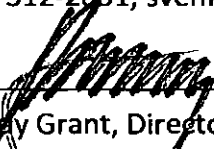
APPROVED BY


Ben Moriarity, Report Author

1/7/17
Date


Steve Venker, Development Review Board Coordinator
480-312-2831, svenker@scottsdaleaz.gov

1/4/17
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

1/6/17
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Building Elevations
 - 6. Perspective
 - 7. Material and Color Board
 - 8. Landscape Plans
 - 9. Electrical Site Plan
 - 10. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Fervor Creative Renovation and Addition
Case Number: 52-DR-2016**

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, 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 DeBartolo Architects, with a city staff date of 12/6/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by DeBartolo Architects, with a city staff date of 12/6/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by DeBartolo Architects, with a city staff date of 12/6/2016.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the site was were: 12-ZN-1970, 5-ZN-2003, and 45-DR-1984

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. Stipulation deleted per DRB approval~~
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.

LANDSCAPE DESIGN:

Ordinance

- B. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- C. All trees shall be mature as defined by the Zoning Ordinance, and fifty (50) percent of the trees shall have a minimum three (3) inch caliper single trunk or one and one-half (1½) inch caliper average trunk multi-trunk tree.

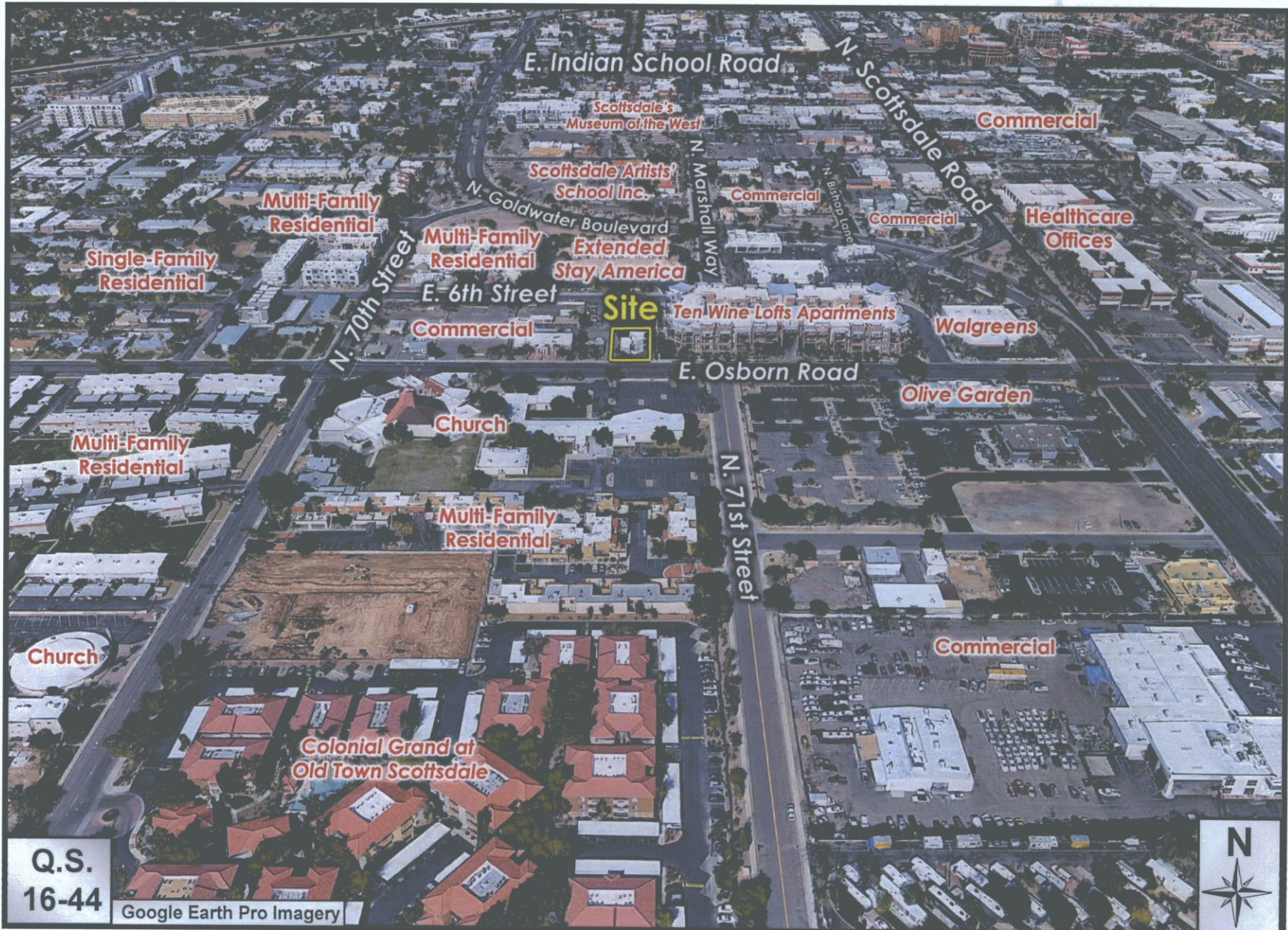
EXTERIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall be shielded.
- F. 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.

DRB Stipulations

- 4. Incorporate the following parking lot and site lighting into the project's design:
Parking Lot and Site Lighting:
 - 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 initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.



Q.S.
16-44

Google Earth Pro Imagery



Fervor Creative Renovation and Additions

52-DR-2016



Fervor Creative Renovation and Additions

52-DR-2016

ATTACHMENT #1A



Q.S.
16-44

2015 GIS Orthophoto

Fervor Creative Renovation and Additions

52-DR-2016

FERVOR CREATIVE PROJECT NARRATIVE

Fervor Creative is a full-service branding agency located in an existing two-story office building at 7038 East Osborn Road. They have owned the building since 2000 and are proposing to expand, modernize, and develop a new identity for their workspace that reflects their creativity. By making use of under-utilized outdoor patios and current roof area, the redevelopment includes approximately 1800 sf of additional area while increasing the overall footprint of the building by only 415 sf. No site work is proposed as part of this renovation with the exception of additional landscaping along the street front.

The proposed design will transform a compressed, inefficient office space, creating a sustainable interior work environment filled with natural light that responds to existing site parameters, solar orientation, and the context of Scottsdale and the Sonoran Desert. Interior spaces will connect to the exterior both visually, through floor-to-ceiling fenestration, and physically through operable portions that allow for natural ventilation during the many months of cool desert temperatures. These full-height windows also enhance the connection of the building to the street, moving the working and collaboration zones towards Osborn to further the Downtown development goal of increasing activity "on the street".

The proposed massing and materiality of the building tells a truthful tale of the building's heritage and this renovation. The existing first floor exposed CMU bearing walls will remain, anchoring the building to the site. These walls will be sandblasted to expose the nature of the concrete material. Standing seam metal clads the second floor expansion and will be allowed to weather in an honest expression of the steel as it patinas over time. Windows framed with steel plates punch through the masses and reflect the simplicity of historic desert architecture. On the south facade, a large overhang shades the full-height glazing in response to the desert climate.

The existing parking layout is governed by the locations of existing mature trees that create valuable shade for the building occupants. The parking lot is undersized by several spaces based on the proposed gross floor area. The owner intends to utilize the Downtown Overlay district parking waiver to achieve compliance.

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city of scottsdale project # 000 01 0000

PARKING CALCULATIONS

PARKING REQUIRED (BEFORE WAIVER APPLIED):
 OFFICE 1 SPACE PER 300 SF OF GROSS FLOOR AREA
 GROSS FLOOR AREA: 4,458 SF
 PARKING SPACES REQ: 4458/300 = 14.85 15 SPACES

PARKING WAIVER:
 PURSUANT TO THE DOWNTOWN OVERLAY DISTRICT PARKING PROGRAM, A PARKING WAIVER IS ALLOWED FOR BUILDING AREA EXPANSIONS WHEN SUCH EXPANSIONS WILL HAVE MINIMAL IMPACT ON PARKING DEMAND. THIS WAIVER IS BASED ON MEETING TWO CRITERIA. THE BUSINESS IS WITHIN THE DOWNTOWN OVERLAY OR DOWNTOWN DISTRICT, AND THE NEW AREA OF THE EXPANSION IS USED FOR RETAIL, OFFICE, RESTAURANT, OR PERSONAL CARE SERVICES. THIS WAIVER EXEMPTS ONE (1) SPACE PER 300 GROSS SQUARE FEET OF NEW BUILDING AREA UP TO 2,000 SF.

NEW BUILDING AREA: 1800 SF
 SPACES WAIVED: 1800/300 = 6 SPACES

PARKING REQUIRED: 15 SPACES - 6 SPACES = 9 SPACES

PARKING PROVIDED (EXISTING): 11 SPACES

BICYCLE PARKING:
 REQUIRED (PER 9.103.C) = 2 SPACES
 PROVIDED 2 SPACES

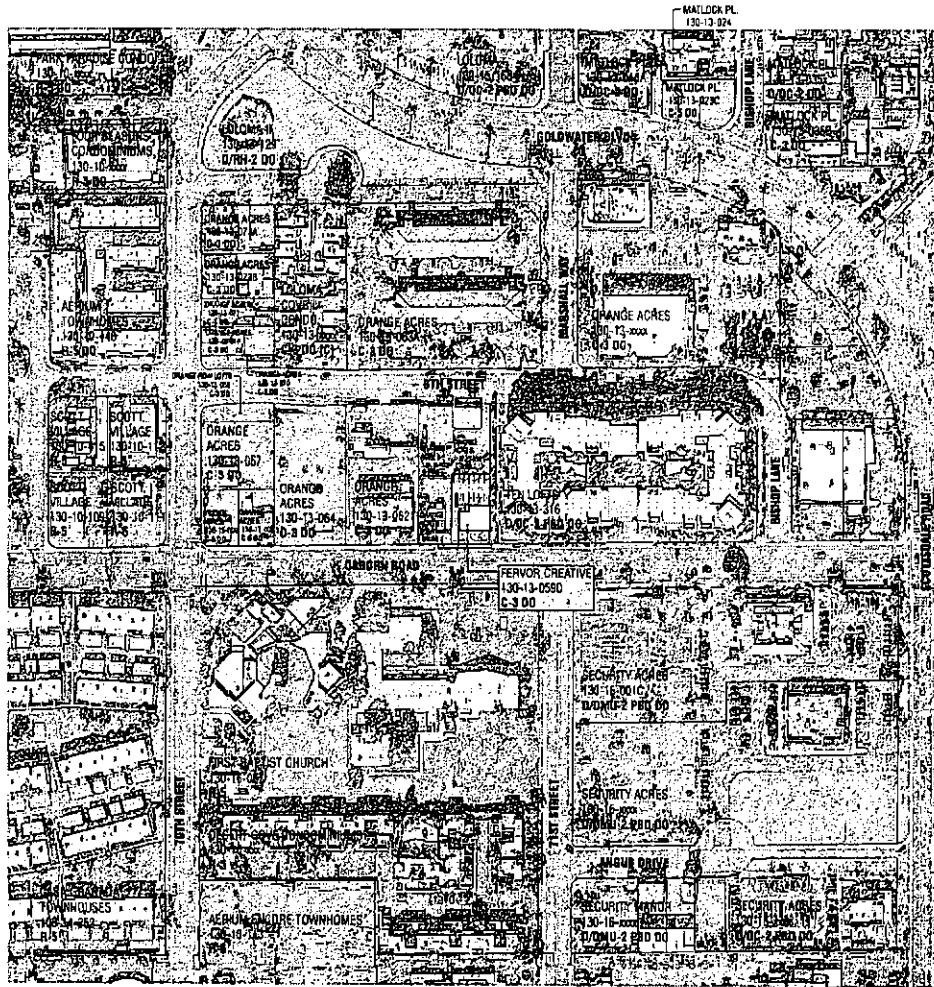
PROJECT DATA

GROSS LOT AREA 11,270 SF
 NET LOT AREA 8,554 SF

GROSS FLOOR AREA 4,458 SF
 BUILDING FOOTPRINT 2,775 SF

LOT COVERAGE (2175/8554) 25%

GROSS FLOOR AREA RATIO (GFAR PER DD ZONING) 1.3
 ALLOWABLE PROVIDED (4458/11270) .39



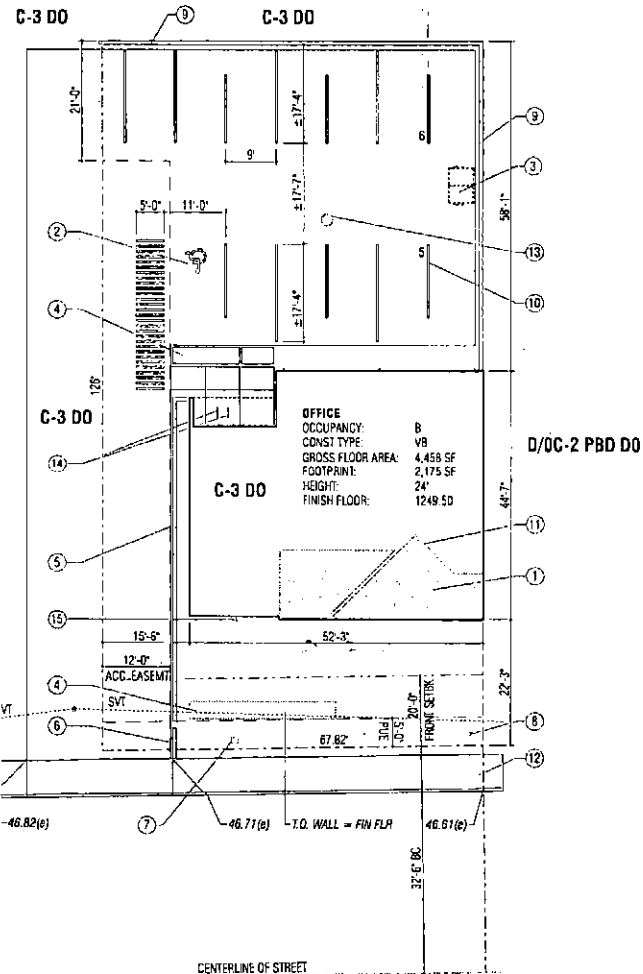
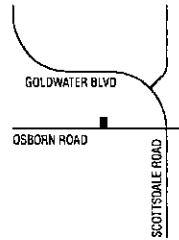
2 CONTEXT AERIAL
 SCALE: 1" = 10'

SITE PLAN GENERAL NOTES

A NO NEW WORK TO BE COMPLETED IN R.O.W.

SITE PLAN KEYED NOTES

- 1 SHADED AREA INDICATES ADDITION TO BUILDING FOOTPRINT.
- 2 VAN ACCESSIBLE PARKING SPACE TO BE RELOCATED AS SHOWN.
- 3 EXISTING LOCATION OF PRIVATELY-MAINTAINED TRASH RECEPTACLE.
- 4 EXISTING GABION WALL TO REMAIN.
- 5 EXISTING CMU LANDSCAPE HEADER TO REMAIN.
- 6 LOCATION OF EXISTING BUILDING MARQUEE TO REMAIN. WEATHERED STEEL PLATE ON EXPOSED CENTER-Scored CMU.
- 7 EXISTING IN-GROUND WATER METER IN BOX.
- 8 EXISTING ABOVE-GROUND TELECOM JUNCTION BOX.
- 9 EXISTING 6" HIGH CMU SITE WALL.
- 10 EXISTING PARKING STRIPING TO REMAIN.
- 11 DASHED LINE INDICATES EXTENT OF EXISTING BUILDING.
- 12 EXISTING 8" WIDE CONCRETE SIDEWALK TO REMAIN.
- 13 EXISTING DRYWELL TO REMAIN.
- 14 LOCATION OF NEW BIKE HOOP.
- 15 EXISTING WATER MAIN CONNECTION TO BUILDING.



1 ENLARGED SITE PLAN
 SCALE: 1" = 10'

city of scottsdale 52-DR-2016

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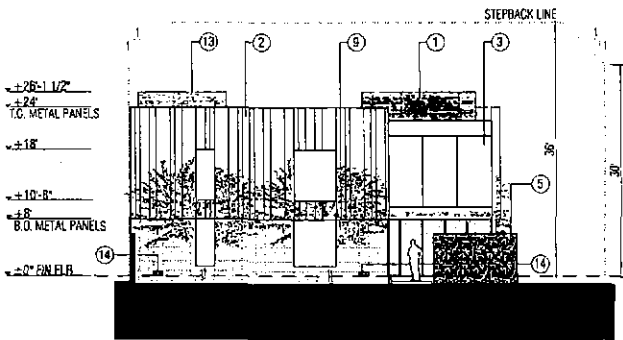


CONTEXT AERIAL + SITE PLAN

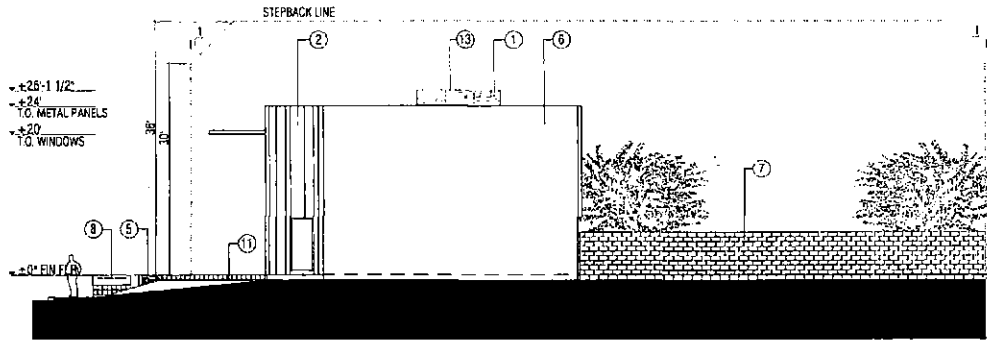
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KEYED NOTES

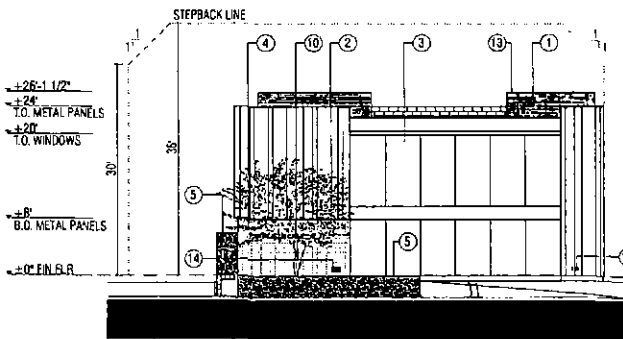
- 1 MECHANICAL EQUIPMENT SCREENING: WEATHERED 7/8" CORRUGATED METAL
- 2 METAL CLADDING: WEATHERED STANDING SEAM IN (3) WIDTHS.
- 3 CLEAR, LOW-E, INSULATED GLAZING
- 4 EXISTING EXPOSED CENTER-SCORE CMU TO REMAIN AND BE LIGHTLY SANDBLASTED.
- 5 EXISTING GABION WALL TO REMAIN
- 6 EXISTING STUCCO TO REMAIN
- 7 EXISTING EXPOSED CMU SITE WALL TO REMAIN
- 8 EXISTING BUILDING MARQUEE TO REMAIN
- 9 EXISTING STUCCO TO BE REMOVED TO EXPOSE EXISTING CMU FINISH TO BE LIGHTLY SANDBLASTED.
- 10 EXISTING BUILDING ADDRESS TO REMAIN
- 11 EXISTING CENTER-SCORE CMU LANDSCAPE HEADER TO REMAIN AND BE LIGHTLY SANDBLASTED.
- 12 WEATHERED STEEL CHANNEL
- 13 MECHANICAL UNIT BEHIND SCREENING
- 14 ROOF DRAIN PRIMARY AND OVERFLOW PIPING TO BE ROUTED INTERNALLY AND SHALL DISCHARGE AT GRADE. AT EXISTING MASONRY CONSTRUCTION, ONE BLOCK SHALL BE REMOVED AND A STEEL PLATE ASSEMBLY INSTALLED TO CONTAIN BOTH DRAIN PIPES. STEEL SHALL BE ALLOWED TO WEATHER.



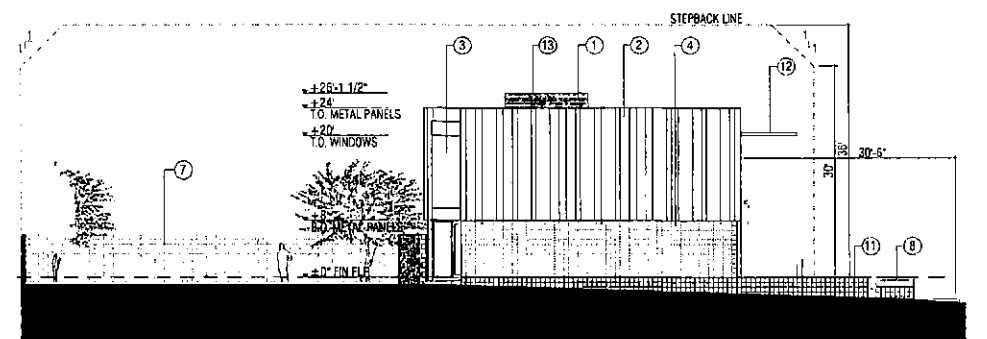
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"

city of scottsdale 52-DR-2016

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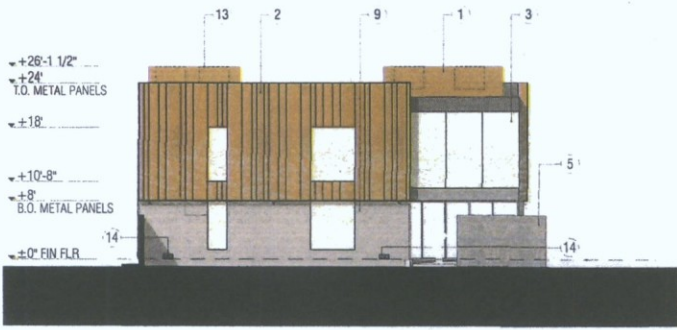


BUILDING ELEVATIONS

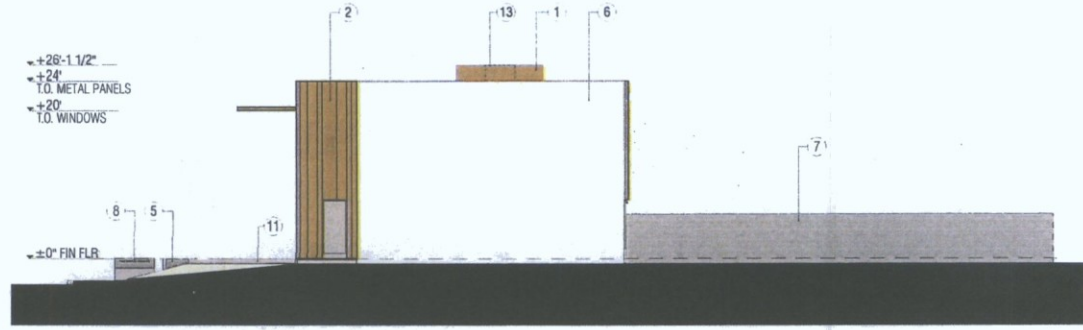
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KEYED NOTES

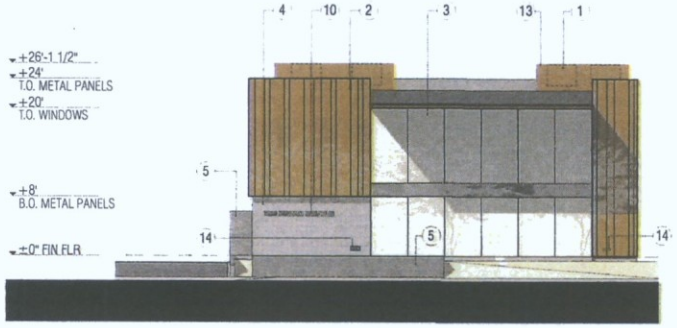
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- 12 WEATHERED STEEL CHANNEL
- 13 MECHANICAL UNIT BEHIND SCREENING
- 14 ROOF DRAIN PRIMARY AND OVERFLOW PIPING TO BE ROUTED INTERNALLY AND SHALL DISCHARGE AT GRADE. AT EXISTING MASONRY CONSTRUCTION, ONE BLOCK SHALL BE REMOVED AND A STEEL PLATE ASSEMBLY INSTALLED TO CONTAIN BOTH DRAIN PIPES. STEEL SHALL BE ALLOWED TO WEATHER.



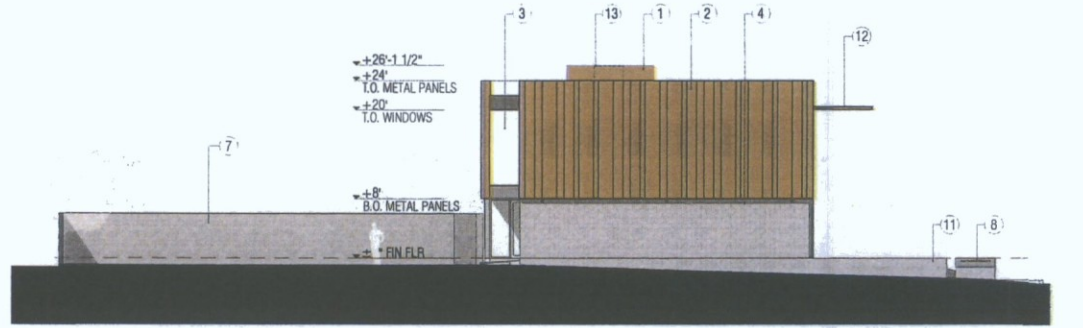
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"

city of scottsdale 52-DR-2016

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BUILDING ELEVATIONS

DR1.2



city of scottsdale 52-DR-2016

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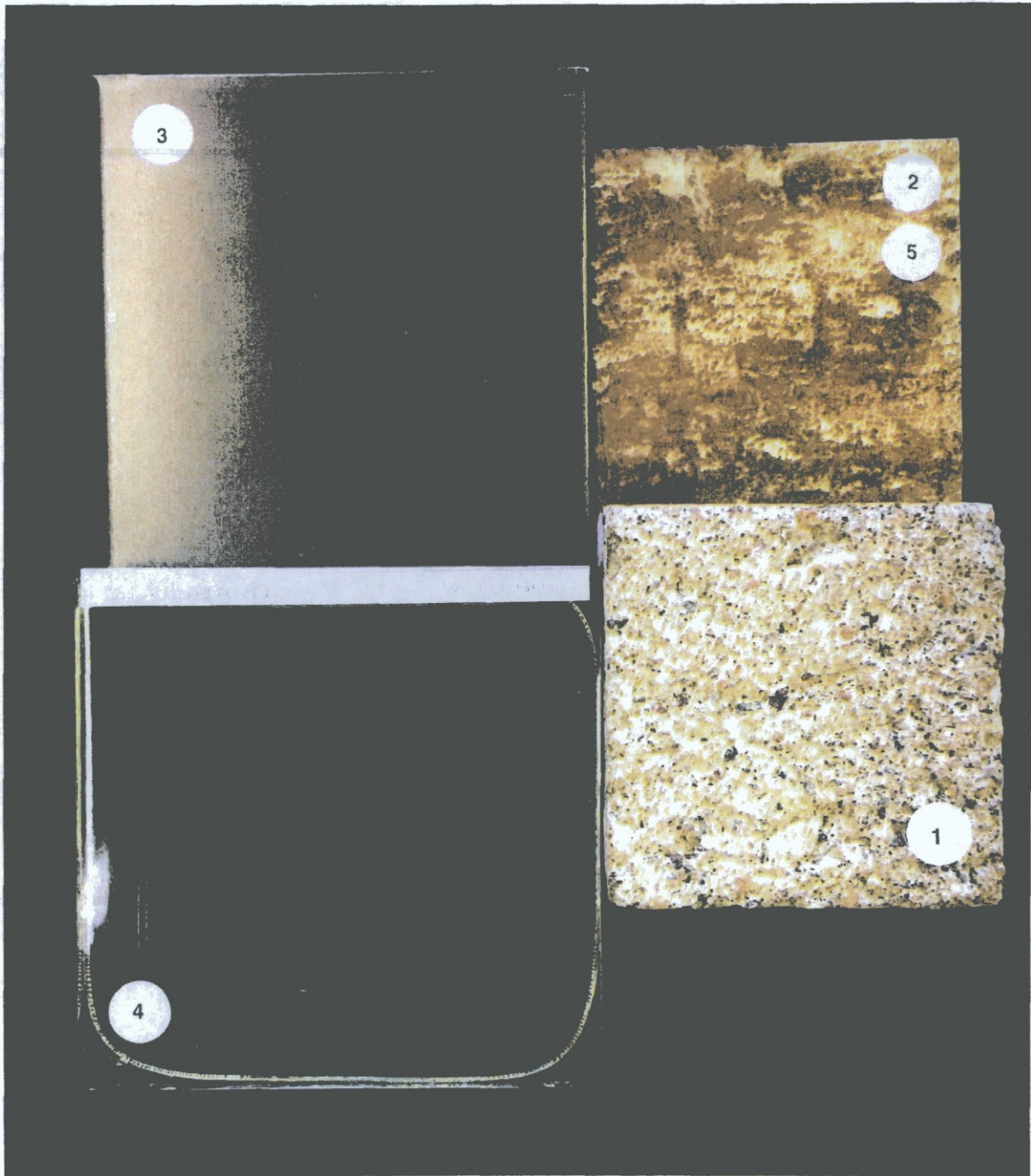
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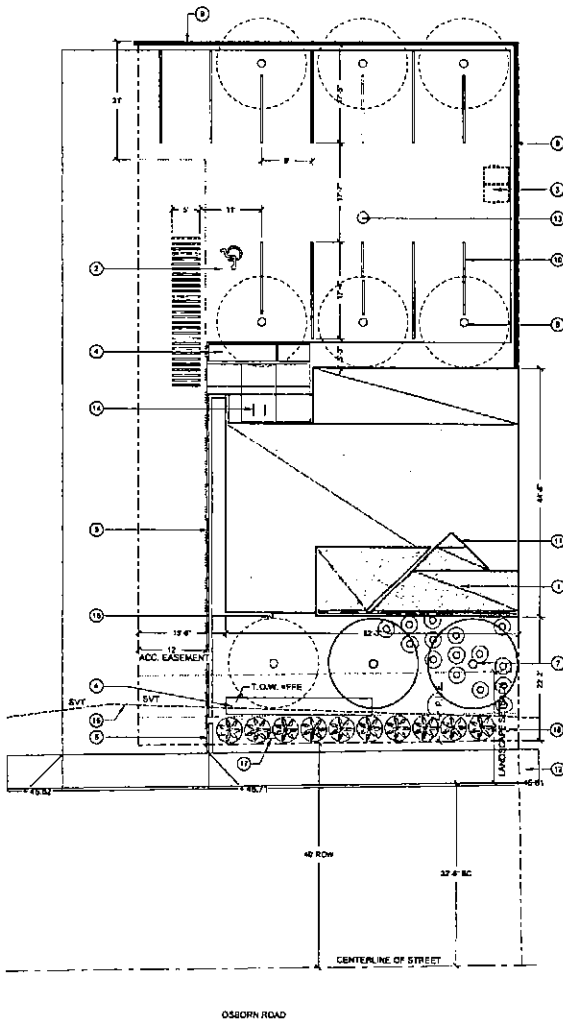


PERSPECTIVE

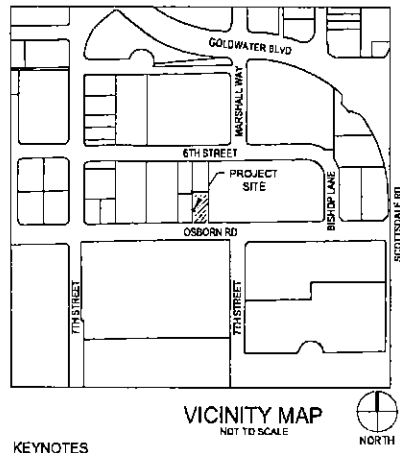
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1. CONCRETE MASONRY UNIT - EXISTING CENTER-SCORE BLOCK WITH 'LIGHT BLAST' FINISH
2. RANDOM WIDTH STANDING SEAM CLADDING - HOT ROLLED STEEL - ALLOWED TO WEATHER
3. HOT ROLLED STEEL - CLEAR SEALED
4. INSULATED GLAZING - 'GUARDIAN' BRAND 'SNX 62/27' - REFLECTIVITY: 12%
5. 7/8" CORRUGATED METAL ALLOWED TO WEATHER



1 LANDSCAPE PLAN
SCALE: 1" = 10'



- KEYNOTES**
- ① SHADED AREA INDICATES ADDITION TO BUILDING FOOTPRINT.
 - ② VAN ACCESSIBLE PARKING SPACE TO BE RELOCATED AS SHOWN.
 - ③ EXISTING LOCATION OF PRIVATELY-MAINTAINED TRASH RECEPTACLE.
 - ④ EXISTING GABION WALL TO REMAIN.
 - ⑤ EXISTING CMU LANDSCAPE HEADER TO REMAIN.
 - ⑥ LOCATION OF EXISTING BUILDING MARQUEE TO REMAIN; WEATHERED STEEL PLATE ON EXPOSED CENTER-SCORED CMU.
 - ⑦ NEW TREE LOCATION, TYP.
 - ⑧ EXISTING TREE TO REMAIN, TYP.
 - ⑨ EXISTING 6' HIGH CMU SITE WALL.
 - ⑩ EXISTING PARKING STRIPING TO REMAIN.
 - ⑪ DASHED LINE INDICATES EXTENT OF EXISTING BUILDING.
 - ⑫ EXISTING 6' WIDE CONCRETE SIDEWALK TO REMAIN.
 - ⑬ EXISTING DRYWELL TO REMAIN.
 - ⑭ LOCATION OF NEW BIKE HOOP, TYP.
 - ⑮ EXISTING WATER MAIN CONNECTION TO BUILDING.
 - ⑯ SIGHT VISIBILITY TRIANGLE.
 - ⑰ EXISTING IN-GROUND WATER METER IN BOX.
 - ⑱ EXISTING ABOVE-GROUND TELECOM JUNCTION BOX.
- NOTE: NO NEW WORK TO BE COMPLETED IN R.O.W.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	SIZE	MIN. CAL. H x W	QTY.
TREES				
①	EXISTING DESERT MUSEUM	VARIES		7
②	REMAIN IN PLACE			
③	PAKINSOHA HYBRID	38" BOX MULTI	2.5' CAL. 8" X 5"	2
④	DESERT MUSEUM			
ACCENTS				
⑤	EXISTING ALOE BARBADENSIS	VARIES		15
⑥	REMAIN IN PLACE			
⑦	EXISTING AGAVE SPP.	VARIES		10
⑧	REMAIN IN PLACE			
TOPDRESS / DUST CONTROL				
⑨	SALVAGE AND REUSE EXISTING DECOMPOSED GRANITE			630 S.F.

APPROVAL BLOCK / PRELIMINARY SUMMARY DATA

LANDSCAPE ARCHITECT: CITY OF PHOENIX	DATE
ESTIMATED R.O.W. COST: \$0	ESTIMATED S.F. OF LANDSCAPE IN R.O.W.: 0 S.F.
MAINTENANCE BY: OWNER	ESTIMATED S.F. OF LANDSCAPE IN PARKING LOT: 0 S.F.
SQUARE FOOTAGE OF T.L.R.F.: 0 S.F.	TOTAL ACRES (OR PORTIONS) OF LANDSCAPE AREA: 0.00 S.F.
	DATE OF PRELIMINARY SITE PLAN APPROVAL: 03/16



city of scottsdale 52-DR-2016

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PHOENIX, ARIZONA



LANDSCAPE PLAN

LS1.0

city of scottsdale 52-DR-2016

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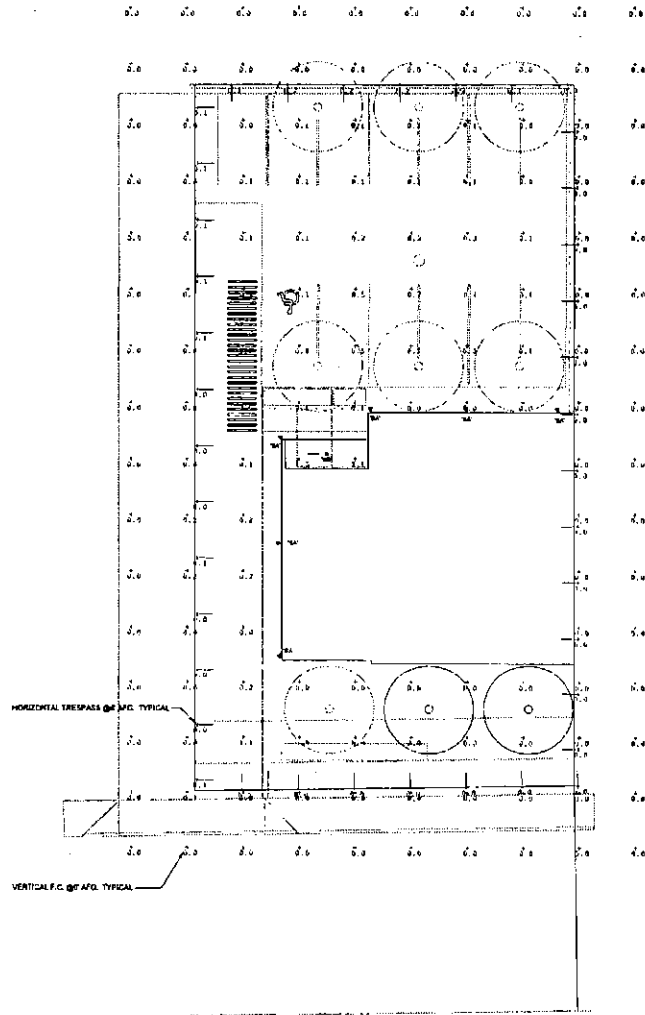
woodward engineering

2030 W. WILSON ROAD
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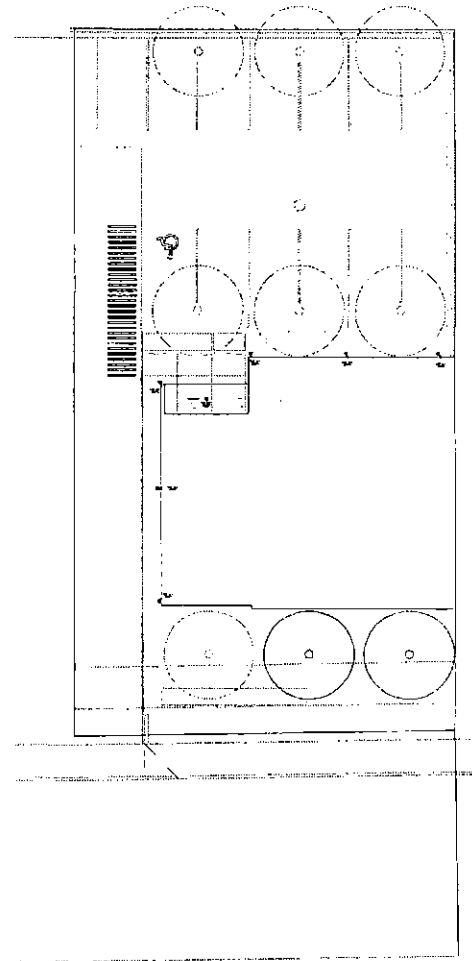


SITE LIGHTING PLAN
DR

E1.0



SITE PHOTOMETRIC PLAN
SCALE: 1"=100' N



SITE LIGHTING PLAN
SCALE: 1"=100' N

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Trespass, Horizontal @8' AFG, LLF=1.0	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
Site, Vertical @0' AFG, LLF=1.0	Illuminance	Fc	0.13	4.6	0.0	N.A.	N.A.

ATTACHMENT #9

