



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

THURSDAY, JANUARY 8, 2009

STUDY SESSION MINUTES

PRESENT: Robert Littlefield, Council Member
Jeremy Jones, Vice Chairman
David Ortega, Design Member
Michael Edwards, Design Member
David Brantner, Development Member
Eric Gerster, Development Member

STAFF: Steve Venker
Kieth Niederer
Don Hadder

CALL TO ORDER

Councilman Littlefield called the Development Review Board study session to order at 12:22 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

Mr. Venker noted that the agenda had been amended to include the election of officers. A tentative retreat agenda was provided to the Board Members.

Staff Approvals

1. PHO-Aztec-Verizon, 97-DR-2008

It was the consensus of the Board that staff should move forward with approval.

Review of January 8, 2009 DRB meeting agenda items

CONSENT AGENDA

78-DR-1992#2

Scottsdale Justice Center-Courts and Detention Modifications

In response to a question by Vice-Chairman Jones, Mr. Larson explained that the sally port area would be fully enclosed and prisoners being brought in were required to be handcuffed. The parking area shown will be used for police vehicles; no personal vehicles will be parked in the area. Prisoners will only be in the area when waiting to be transported by Maricopa County.

98-DR-2008

Thunderbird Seventh Day Adventist Church

Mr. Lamparez confirmed that the site contained adequate parking. Off-site parking in the adjacent empty lot could be considered for special events if necessary; street parking will not be permitted.

Study Session Item

2. Palmeraie, 13-ZN-2008

Mr. Hadder presented the site plan, building concepts and zoning map, noting that the architecture will be discussed at a later date. The project will be mixed use including two and four story components atop a large underground parking structure.

Mr. Jason Morris described the Ritz Carleton campus which would be comprised of a lodge building surrounded by casitas and single family homes, primarily located in Paradise Valley with the retail portion in Scottsdale fronting Scottsdale Road.

Mr. Paul Shepard, Five-Star project director, noted that the site plan showed 14 one-story buildings facing Scottsdale Road stretching from Palmeraie Drive to Indian Bend. Building heights will progress as the project moves away from Scottsdale Road. Palm trees will line the streets and be centered in the retail area. The project will be developed in two phases with the parking and retail in the first phase and the luxury condominiums being part of the second phase.

Mr. Shepard reviewed the design of the underground parking area, which will consist of two levels and 2300 spaces. Both central valet and self-parking will be available and a central receiving area designated for deliveries. The existing bus stop on Scottsdale Road will be reconstructed as part of the project. He reviewed both the vehicular and pedestrian circulation plans.

In response to a question by Vice-Chairman Jones, Mr. Pavulon explained that the garage air intake will be through ramps with louver ventilation along the north, south, and east. Fans will be incorporated when designing the pilasters and will exhaust to the roof area.

Vice-Chairman Jones noted that he had met previously with the architect. He noted that efforts were being made to mitigate the impact of the long façade along Scottsdale Road.

Board Member Ortega suggested that the shading requirements under table 9.2 be reviewed for guidance to effective desert shading. He felt that eight feet of glass with shading would be more appropriate for the retail area than the proposed 12 feet along Scottsdale Road. He commented that the tight interior circulation could prevent adequate pedestrian shading along the interior of the site. He suggested that a ramp to the garage be placed between the boutique hotel and the condominium units. With regard to a note in the application, he commented that Frank Lloyd Wright and Neutra were not retail designers and therefore were not an appropriate reference for the retail portion of the project; the Board is more interested in the sustainability of the project. Mr. Morris noted that the presentation to Scottsdale Road as well as the shading issues would be addressed at the next meeting.

The study session recessed at 1:03 p.m. to convene the regular meeting and reconvened at 1:06 p.m.

In response to a question by Board Member Edwards, Mr. Shepard clarified that the fire load will run through the main drive. Board Member Edwards mentioned that he had met previously with the architect and would have further comments regarding the architecture.

Board Member Brantner expressed concern about the setbacks noting that the area currently has an open feeling with significant setbacks. Mr. Pavulon noted that the setbacks were approximately 15 feet from the property line, which is within Ordinance requirements; the upcoming design presentation will provide a more accurate representation of the massing along Scottsdale Road.

Councilman Littlefield commented that the presentation to Scottsdale Road will be a key issue for approval.

Vice-Chairman Jones suggested that the notation regarding Frank Lloyd Wright and Neutra be eliminated from the application.

Vice-Chairman Jones commented that the City preference is to minimize the use of palm trees along the exterior of projects. He suggested that palms could be used along key entries as an extension of signage. He commented that along the east side more opportunity for variety and interest might be available because the energy code does not address glass for unoccupied areas. He suggested researching the use of non-reflective glass for the retail areas.

Board Member Ortega agreed that the use of palm trees along the exterior should be minimized. He made suggestions for alternative designs involving

clustering palm trees at the corner that would conform to the Scottsdale streetscape regulations. He reiterated his comments regarding the use of 12-foot glass sheets on the retail area.

ADJOURNMENT

With no further business to discuss, the study session of the Development Review Board adjourned at 1:21 p.m.

Respectfully submitted,
AV-Tronics, Inc